



TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"
Red Bluff, California 96080

Commissioner Don Jones	District 1
Commissioner Linda Walker – Chairperson	District 2
Commissioner Kim Tipton	District 3
Commissioner William Turri	District 4
Commissioner Delbert David – Vice Chair	District 5

AGENDA

DATE: Thursday, May 15, 2008
TIME: 9:00 a.m.
NEW LOCATION: BOARD OF SUPERVISORS CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off all cell phones during the meeting.

I. CITIZENS' CONCERNS:

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2 (b) (typically, this applies to items meeting criteria as an off agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

II. MINUTES OF MEETING: April 3, 2008 Study Session

Correction Noted: Under Staff Present: Will Murphy was not in attendance

III. PUBLIC HEARING:

USE PERMIT #08-05, ABA ENERGY (PRESIDENT OF THE BOARD OF TRUSTEES OF SANTA CLARA COLLEGE, SURFACE OWNER). TO ESTABLISH AN ADDITIONAL NATURAL GAS WELL, SANTA CLARA #1, ON AN EXISTING WELL SITE IN A UA; UPLAND AGRICULTURAL ZONING DISTRICT. THE SITE IS LOCATED SE OF CORNING, APPROXIMATELY ¾ OF A MILE WEST OF INTERSTATE 5 AND 320 FEET NORTH OF THE GLENN – TEHAMA COUNTY LINE AT A POINT APPROXIMATELY 475 FEET EAST AND

320 FEET NORTH OF THE SW CORNER OF SECTION 33, TOWNSHIP 23 N. RANGE 3W, M.D.B.&M.. APN: 89-320-22. APPROXIMATELY 415.12 ACRES.

- a). Commission final action on Use Permit #08-05

REVISED USE PERMIT #02-26 DONNA BOOTS. TO ALLOW WINE TASTING AT AN ESTABLISHED VINEYARD AND WINERY IN AN R1-A-MH-B:435; ONE FAMILY RESIDENTIAL- SPECIAL ANIMAL RAISING COMBINING-SPECIAL MOBILE HOME COMBINING-SPECIAL BUILDING SITE COMBINING (435,000 SQ. FT. MINIMUM, 10 ACRE) ZONING DISTRICT. THE PROJECT SITE IS LOCATED APPROXIMATELY ½ MILE EAST OF MANTON ON THE SOUTH SIDE OF FORWARD ROAD, APPROXIMATELY 1,350 FEET NORTHEAST OF THE MANTON SCHOOL RD./ FORWARD RD. INTERSECTION. APN: 011-050-45. APPROXIMATELY 9.76 ACRES.

- a). Commission final action on Revised Use Permit #02-26

CONSIDER APPROVING THE AMENDED RECLAMATION PLAN, SUBMITTED BY 7-11 MATERIALS, INC. THE CURRENT OPERATOR OF PINE CREEK ROCK, FOR RECLAMATION PLAN 94-1 AS REQUIRED BY THE CONDITIONAL REVOCATION OF USE PERMIT 94-2. CONSIDER APPROVING AMENDED RECLAMATION PLAN 94-1 AS SUBMITTED BY 7-11 MATERIALS, INC. THE CURRENT OPERATOR OF PINE CREEK ROCK. INCLUDED WITH, AND INCORPORATED AS AN ADDENDUM TO THE AMENDED RECLAMATION PLAN, ARE THE COMMENTS SUBMITTED TO TEHAMA COUNTY PLANNING DEPARTMENT FROM THE DEPARTMENT OF CONSERVATION (DOC), OFFICE OF MINE RECLAMATION, BY LETTER DATED DECEMBER 14, 2007, AND THE RESPONSE TO COMMENTS PREPARED BY THE TEHAMA COUNTY PLANNING DEPARTMENT AND SENT TO DOC BY LETTER DATED APRIL 15, 2008. THE MINING OPERATION PERMITTED BY USE PERMIT 94-2 IS LOCATED IN SOUTHERN TEHAMA COUNTY ON THE SOUTH SIDE OF PINE CREEK ALONG THE TEHAMA COUNTY / BUTTE COUNTY LINE. DESCRIBED AS A PORTION OF SECTIONS 35 & 36, T. 24 N., R. 1 W., M.D.M. APN'S 79-070-09 & 79-070-11

- a). Commission action on Subfinding #1 and Finding #1
- b). Commission action on Amended Reclamation Plan 94-1 with Addendums

or

- c). Commission action on Subfindings & Findings 2 through 7
- d). Commission approve Amended Reclamation Plan 94-1 with addendums
- e). Extend the requirement to have an approved Financial Assurance Cost Estimate and Mechanism until Sept. 18, 2008

or

- f). Commission deny approval of Amended Reclamation Plan 94-1 and enforce the Board of Supervisors order of conditional revocation on March 6, 2007, thereby revoking Use Permit 94-2.

or

- g). Develop alternative responses to comments for re-submission to OMR and Grant a Two Month Extension of the deadline for submission and approval of an amended Reclamation Plan, Financial Assurance Cost Estimate & Mechanism

(HELDOVER) TRACT MAP #04-1003, ROLLING HILLS PARTNERS (REVISED CONDITION #38). THE APPROVED TIME EXTENSION FOR REVISED TRACT MAP #04-1003, LOCATED NORTH OF RED BLUFF, APPROXIMATELY 2 MILE EAST OF I-5, AT THE SOUTHEAST CORNER OF THE KOBUNTIE COURT/PENNELEME ROAD INTERSECTION, TO CREATE 6 PARCELS; ONE PARCEL OF 10.65 ACRES, ONE PARCEL OF 7.68 ACRES, ONE PARCEL OF 6.83 ACRES, ONE PARCEL OF 29.42 ACRES, ONE PARCEL OF 8.20 ACRES AND ONE PARCEL OF 4.11 ACRES IN AN R1-A-B:435; ONE-FAMILY RESIDENTIAL-SPECIAL ANIMAL AND SPECIAL BUILDING SITE (435,000 SQ. FT. ; 10 ACRE MINIMUM) COMBINING ZONING DISTRICT AND A MINOR PORTION IN A PD; PLANNED DEVELOPMENT ZONING DISTRICT WAS CONDITIONED TO CREATE A " FIRE SUPPRESSION ASSESSMENT ZONE – A REVISED CONDITION HAS BEEN SUBMITTED BY TEHAMA COUNTY COOPERATIVE FIRE PROTECTION.

- a) Commission action on Revised Condition #38 for Tract Map #04-1003

REZONE 08-02, LAKE CALIFORNIA; LOT 530 GR TO R-1; LOT 531B R-1 TO GR. TO REZONE LOT 530 OF TRACT 1006, RIVER LAKES SUBDIVISION UNIT NO. 4 FROM GR; GENERAL RECREATION DISTRICT TO R-1; ONE-FAMILY RESIDENTIAL ZONING DISTRICT AND TO REZONE A PORTION OF LOT 531 (LOT 531B) AND PARCEL "U" OF RIVER LAKES SUBDIVISION UNIT NO. 4 THAT WAS MERGED WITH LOTS 532-535 PURSUANT TO LOT LINE ADJUSTMENT 07-36 AND CERTIFICATE OF MERGER 07-35 FROM R-1; ONE-FAMILY RESIDENTIAL ZONING DISTRICT TO GR; GENERAL RECREATION. LOCATED WITHIN THE LAKE CALIFORNIA COMMUNITY, SECTION 22, T.29N., R3W., M.D.B.&M ON THE WEST SIDE OF NORTH MARINA WAY DRIVE, APPROXIMATELY 630 FEET WEST OF THE SOUTH MARINA WAY DRIVE/FINGER POINT WAY INTERSECTION. A.P.N. 102-120-09 AND A.P.N. 102-120-10.

- a). Commission recommend Subfindings & Findings to the Board of Supervisors
- b). Commission recommend approval or denial of Rezone 08-02 to Board of Supervisors

(HELDOVER) REVISED USE PERMIT #04-35, SPECIALIZED FIBERS (BUCKY LEE, INC., OWNER AND CRANE MILLS, OWNER). TO INCREASE THE ALLOWABLE TONNAGE ACCEPTED BY AN ESTABLISHED WASTE PAPER RECYCLING PLANT IN AN M-2; GENERAL INDUSTRIAL ZONING DISTRICT FROM 405 TONS PER MONTH TO 800 TONS PER MONTH. ALSO, TO INCLUDE TWO MORE ADJOINING PARCELS WEST OF THE EXISTING OPERATION; ONE PARCEL CONTAINING EXISTING STRUCTURES AND ONE PARCEL BEING VACANT. APN: 87-100-69, 70 AND 71. APPROXIMATELY 18.37 ACRES.

- a) Planning Commission action on Subfindings and Findings

IV. OTHER MATTERS:

USE PERMIT #01-2, DAVID KINNER. (ONE YEAR TIME EXTENSION). A ONE YEAR TIME EXTENSION OF USE PERMIT #01-2 TO ESTABLISH A NATURAL GAS FIRED ELECTRICAL GENERATION PLANT ON AN APPROXIMATELY 4.0 ACRE SITE IN AN EA-B:871: EXCLUSIVE AGRICULTURAL-SPECIAL BUILDING SITE (871,000 SQ. FT.; 20 ACRE MINIMUM)COMBINING ZONING DISTRICT. THE PROJECT WILL GENERATE 43 MEGAWATTS OF ELECTRICAL POWER FOR A 15 TO 20 YEAR PERIOD IN ORDER TO MEET THE PEAKING NEEDS OF CALIFORNIA ELECTRICAL POWER USERS. THE PROJECT WILL REQUIRE THE EXTENSION OF AN ELECTRICAL TRANSMISSION LINE FROM THE PROJECT SITE TO A SUB-STATION APPROXIMATELY 4.0 MILES NORTHEAST OF THE SITE. THE PROJECT WILL REQUIRE THE INSTALLATION OF A 1,400 FOOT NATURAL GAS PIPELINE. THE ELECTRICAL TRANSMISSION LINE AND THE NATURAL GAS PIPELINE WILL BE INSTALLED WITHIN UTILITY EASEMENTS. THE PROJECT IS LOCATED APPROXIMATELY 4.0 MILES SOUTH OF RED BLUFF, 2,900 FEET NORTH OF FLORES AVENUE AND ADJACENT TO THE EAST SIDE OF INTERSTATE 5. A.P.N.: 37-020-14. 21.0 ACRES.

- a). Commission action on one year time extension

V. ADJOURN

June Field Trip – Suggested June 12, 2008

NOTE:

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$270.00 filing fee (\$390.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080. **Postmarks will not be accepted.**