



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

**TEHAMA COUNTY
PLANNING COMMISSION
RED BLUFF, CALIFORNIA**

AGENDA

DATE: Thursday, October 18, 2007
TIME: 9:00 a.m.
LOCATION: BOARD OF SUPERVISORS CHAMBERS
633 WASHINGTON ST., 2ND FLOOR
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: September 20, 2007
September 27, 2007 Study Session

III. PUBLIC HEARING:

TEHAMA COUNTY DRAFT LAND DEVELOPMENT AND ENGINEERING STANDARDS 2007. THE TEHAMA COUNTY PLANNING COMMISSION WILL DISCUSS AND MAKE A RECOMMENDATIONS TO THE TEHAMA COUNTY BOARD OF SUPERVISORS ON THE ADOPTION OF NEW LAND DEVELOPMENT AND ENGINEERING STANDARDS AS PREPARED BY THE TEHAMA COUNTY PUBLIC WORKS DEPARTMENT AND CIRCULATED IN DRAFT FORM IN JULY 2007. COPIES OF THE DRAFT STANDARDS ARE AVAILABLE AT TEHAMA COUNTY PUBLIC WORKS, 9380 SAN BENITO AVE., GERBER, CA.

a) Planning Commission recommend adoption by the Board of Supervisors

IV. OTHER MATTERS:

(TIME EXTENSION) TRACT MAP #05-1000, JEROME DOBSON TO CREATE 9 PARCELS: ONE PARCEL OF 35.33 ACRES, ONE PARCEL OF 32.41 ACRES, ONE PARCEL OF 48.73 ACRES, ONE PARCEL OF 33.44 ACRES, ONE PARCEL OF 50.98 ACRES, ONE PARCEL OF 37.84 ACRES, ONE PARCEL OF 52.67 ACRES, ONE PARCEL OF 38.64 ACRES AND ONE PARCEL OF 39.34 ACRES AND AN APPROXIMATELY 111.7 ACRE REMAINDER PARCEL IN AN UA; UPLAND AGRICULTURAL AND AN EA-B:871; EXCLUSIVE AGRICULTURAL - SPECIAL BUILDING SITE (871,000 SQ. FT. ;20 ACRE MINIMUM) COMBINING ZONING DISTRICT. THE SITE IS LOCATED IN THE MANTON AREA ON THE NORTH SIDE OF FORWARD ROAD, INCLUDING LANDS IN SECTIONS 22 AND 23, T 30N, R1E M.D.B.&M. SOUTH OF DIGGER CREEK AND WEST OF PONDEROSA WAY. APN'S: 011-050-44 AND (A PORTION OF) 11-440-46. 360.0 ACRES OF APPROXIMATELY 471.7 ACRES .

- a) Commission action on Subfinding & Finding #1
- b) Commission action on Exemption from CEQA pursuant to Section 15162(a)(b)
- c) Commission action on Subfindings and Findings
- d) Commission action on Conditions
- e) Commission action on two year time extension

AMENDMENT TO RECLAMATION PLAN #94-1, CONSIDER APPROVING AN AMENDMENT TO RECLAMATION PLAN 94-1 AS SUBMITTED BY RONEY LAND AND CATTLE COMPANY, THE PROPERTY OWNER AND PERMIT HOLDER, OR CONSIDER APPROVING AN AMENDMENT TO RECLAMATION PLAN 94-1 AS SUBMITTED BY 7-11 MATERIALS, THE CURRENT OPERATOR OF THE MINE. 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.

A) Modify Condition to require, permit, or prohibit a different range of activities as designated by the Commission.

Or;

Remove Condition and make extension unconditional

In the event that the Applicant/Operator declines to accept the condition (if any) selected by the Planning Commission:

B) Adopt Subfindings and Findings 1 through 4 for Amended Reclamation Plan 94-1 submitted by 7-11 Materials, and deny Amended Reclamation Plan 94-1 submitted by 7-11 Materials thereby revoking Use Permit 94-1 pursuant to the Board of Supervisors order dated March 6, 2007.

C) Consider re-introduction of Reclamation Plan prepared and previously submitted and withdrawn by Roney Land & Cattle Co. if both parties agree.

ACTION: 1. No action if both parties do not agree to re-submittal.

2. Both parties having agreed to re-submittal accept re-introduction of Amended Reclamation Plan on Use Permit #94-2 submitted by Roney Land & Cattle Co.

C1) Consider Notice of Exemption for Amended Reclamation Plan 94-1.

ACTION: Approve exemption

C2) Consider Adoption of Subfindings and Findings in Staff Report

C3) Approval of one of the Amended Reclamation Plans submitted for Reclamation Plan 94-1 and dismiss as moot one of the Reclamation Plans

D) Extend the consideration of the Financial Assurances on Amended Reclamation Plan 94-1 until January 17, 2008.

V. WORK/STUDY SESSION:

TEHAMA COUNTY DRAFT GENERAL PLAN

Discussion of Draft General Plan Policy Document

November Field Trip – Suggested November 8, 2007

NOTE: 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.