

**TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
MEETING OCTOBER 18, 2007**

The Tehama County Planning Commission met in a regular session at 9:00 am. On Thursday, October 18, 2007 at the Board of Supervisors Chambers, 633 Washington Street, Red Bluff, California, with the following members present: Commissioners Toni Turri, Linda Walker, Don Jones, Kim Tipton, and Delbert David.

Chairperson Tony Turri presided. Present were Planning Director George Robson, and Recording Secretary Kellee A. Taresh.

Chairperson Turri temporarily adjourned the Planning Commission meeting at 9:02 a.m. to open the Airport Land Use Commission meeting.

Chairperson Turri reconvened the Planning Commission meeting at 9:03 a.m.

CITIZEN'S CONCERNS:

Chairperson Turri called for public comments. None were received.

MINUTES OF MEETING –September 20, 2007:

September 20, 2007
September 27, 2007 Study Session

It was moved by Commissioner Jones, seconded by Commissioner David and carried by a vote of 5:0 of the Tehama County Planning Commission to approve the minutes of the September 20, 2007 Planning Commission meeting and the September 27, 2007 Planning Commission Study Session as mailed.

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.

Chairperson Turri opened the public hearing.

Gary Antone was present and explained the new Draft land Development and Engineering Standards 2007. He stated today's meeting was to get the Commission's recommendations on the document. He explained that all Engineers, Surveyors and Developers as well as public comments were

incorporated into the document. Mr. Antone stated he had received positive feedback during the process and thanked all those involved in developing this document.

Mr. Antone also explained the Commission would not be addressing Chapter 4 and Chapter 6 at today's meeting as there are ordinance issues to complete and incorporate. He estimated it would be 90-120 days before these two chapters would be back for Commission action.

Discussion followed with the Commissioners regarding clarifications and questions they had within the document.

Chairperson Turri opened the public comment period.

Richard Clapp addressed the Commissioners and asked about the "Family Exemption" which had been discussed and asked if this is something that could be tracked if the property changed hands.

Mr. Robson responded it would not be possible to track a "Family Exemption" as it encroaches upon the public being able to buy and sell at will.

Mr. Clapp responded he felt the realtors should be able to inform potential clients that there is/is not a "Family Exemption" on a certain piece of property.

Windy Wilson, Tehama County Farm Bureau

Ms. Wilson was present and submitted a handout to the Commissioners. She read the handout in its entirety. She stated most of their concerns are within Chapter 4 which is not before the Commission today.

Gary Antone explained Chapter 4 – Grading and Erosion Control and the ordinances that will need to be updated regarding this Chapter.

Discussion followed with questions from the Commissioners.

Chairperson Turri closed the Public Hearing

A motion was made by Commissioner Tipton, seconded by Commissioner David, and carried by a vote of 5:0 of the Tehama County Planning Commission to recommend the new Tehama County Land Development and Engineering Design Standards 2007, excepting Chapters 4 and 6, to the Tehama County Board of Supervisors for approval.

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 .

Mr. Robson explained the project and request for a two year time extension on Tract Map 05-1000.

Mr. Robson stated that Commissioner Tipton was recusing herself for cause.

Commissioner Tipton left the meeting at 9:28 a.m.

Mr. Robson explained the conditions remained the same except for wording clarification on Conditions 3, 4, 5, 6, 7, 8 and addition of Conditions 23 and 24.

Chairperson Turri opened the meeting to public comments, none were received.

Chairperson Turri closed the public comment period.

A motion was made by Commissioner Jones, seconded by Commissioner Walker and carried by a vote of 4:0:1 of the Tehama County Planning Commission to adopt the Subfinding and Finding #1 as presented in the staff report pursuant to the CEQA for Tract Map #05-1000.

Subfinding #1

The Time Extension for Tract Map #05-1000, Jerome Dobson, is not substantially different from the previously approved project.

Finding #1

The Mitigated Negative Declaration adopted for Tract Map #05-1000, Jerome Dobson, provides for an end use of the project site which is the same end use that is being proposed by the Time Extension. Therefore, Tract Map #05-1000 is exempt from CEQA pursuant to Section 15162 (a) (b). (Previously adopted Negative Declaration for the project)

A motion was made by Commissioner Jones, seconded by Commissioner Walker and carried by a vote of 4:0:1 of the Tehama County Planning Commission that Tract Map #05-1000 is exempt from CEQA pursuant to Section 15162(a)(b), previously adopted Mitigated Negative Declaration for the project.

A motion was made by Commissioner Jones, seconded by Commissioner David and carried by a vote of 4:0:1 of the Tehama County Planning Commission adopt the Subfindings and Findings presented in the Staff Report on Revised Tract Map #07-1005.

Subfinding #1

Tract Map #05-1000 subdivides 360 acres into 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 maximum density for parcels in the Grazing Land Use Category range is one parcel per 40 acres (Table AG-7 from the Tehama County General Plan).

Finding #1

Tract Map #05-1000 is consistent with the Grazing classification of the Tehama County General Plan.

Subfinding #2

Tract Map #05-1000 is subject to conditions that direct the design and improvements of the subdivision to meet the requirements of the Tehama County Land Division Standards which are integrated by reference into the Tehama County General Plan.

Finding #2

That the design and improvements of Tract Map #05-1000 are consistent with the Tehama County General Plan.

Subfinding #3

The site and location of Tract Map #05-1000 contains primarily Class IV and VI soils as shown on the Soil Survey of Tehama County, which characterizes these soils as suitable for a variety of agricultural uses.

Finding #3

The site, size and soils for Tract Map #05-1000 are physically suitable for agricultural use.

Subfinding #4

The topography of the site, and the size of the parcels for Tract Map #05-1000 will allow for the establishment of agricultural uses including accessory residential and other structures not exceeding one family per 40 acres.

Finding #4

The site is physically suitable for the proposed density of development allowed by Table AG-7 of the Tehama County General Plan. (40 acres)

Subfinding #5

Tract Map #05-1000 will create 9 parcels with an average density of 40 acres. The proposed parcels will be served by newly a constructed road and private driveways for access.

Finding #5

That the design of Tract Map #05-1000 or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

Subfinding #6

No permit to dispose of sewage or other liquid waste generated by use on the proposed parcels will be allowed until applicable provisions of State and local law and Tehama County On-Site Sewage Disposal Code, as amended, have been complied with.

Finding #6

The development of Tract Map #05-1000 is not likely to cause serious public health problems.

Subfinding #7

All of the proposed parcels will be served by a private road constructed by the developer. The road will be located outside the existing Forward Road and Ponderosa Way road and utility easements and there are no other easements through the parcel.

Finding #7

That the design of Tract Map #05-1000 or type of improvements required will not conflict with easements acquired by the public at large, for access through or use of, property within the subdivision.

A motion was made by Commissioner Jones, seconded by Commissioner David and carried by a vote of 4:0:1 of the Tehama County Planning Commission to approve a two year time extension for Tract Map 05-1000 subject to the following conditions approved by the Technical Advisory Committee on 10/3/07:

Condition # 1.

COMPLIANCE WITH AGENCY REQUIREMENTS. Applicant shall meet the requirements of all Federal, State and local agencies, especially the Tehama County Building Department and the Department of Environmental Health.

Condition # 2.

LIQUID WASTE. Proposed parcels Shall be identified on the recorded map with the following statement: "This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until applicable provisions of State and local law and Tehama County On-Site-sewage Disposal Code, as, amended, have been complied with".

Condition #3.

EMERGENCY FIRE SUPPRESSION WATER

A community water system including the placement of a hydrant and street valve with a capacity to flow 500 GPM for a duration of four hours. Specific location of the hydrant and approval of the system design shall rest with the County Fire Marshal. The developer shall provide for a means of providing for maintenance and repair of the community water system in perpetuity.

Or

Any dwelling unit constructed or sited within the boundaries of this parcel map shall have engineered and installed an automatic fire suppression system which complies with the most current editions of: the uniform building code standards; NFPA 13 D (Standard for Installation of Sprinkler Systems in Residential Occupancies); and Tehama County Fire Department standards.

And a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #4.

EMERGENCY ACCESS. All parcels shall allow for emergency access (driveways) that shall meet or exceed Article II of Tehama County Ordinance 1537, Sections 9.14.020, 9.14.022, 9.14.023, 9.14.024, 9.14.025, 9.14.026, 9.14.027, 9.14.030, 9.14.031, and a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #5.

VEHICULAR ACCESS. Any roadway (including private) which provides vehicular access to more than one parcel or access to a single parcel with more than two buildings or four or more dwelling units, shall meet or exceed Article II of Tehama County Ordinance 1537, Sections 9.14.020, 9.14.021, 9.14.022, 9.14.023, 9.14.024, 9.14.025, 9.14.027, 9.14.028, 9.14.029. TCFD shall approve construction prior to final approval of road construction by road department, and a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #6.

SIGNING OF ROADS. .Signing of roads (including private) shall meet or exceed Article III of Tehama County Ordinance 1537, Sections 9.14.040, 9.14.041, 9.14.042, 9.14.043, 9.14.044, 9.14.045, 9.14.046, 9.14.047, and shall be installed prior to final acceptance by the local jurisdiction of road improvements, and a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #7.

SETBACK. All parcels shall be laid out to allow setback for structure defensible space in accordance with Tehama County Ordinance 1537, Article V, Section 9.14.071 (a) "All parcels 1 acre and larger within the SRA shall provide a minimum 30' foot setback for buildings and accessory buildings from all property lines and/or the center of a road" and a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #8.

DISPOSAL. According to Article V of Tehama County Ordinance 1537, Section 9.14.072: Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of

road construction or final inspection of a building permit, and a notation to that effect shall be placed upon the final map.

(Condition Amended by Tehama County Cooperative Fire Protection 8-10-07)

Condition #9.

LAND DIVISION STANDARDS: The Developer shall comply with the following;

- A.) All the pertinent requirements of Title 16, Subdivisions, Chapters 16.04 thru 16.40 of the Tehama County Code, the Tehama County Land Division Standards, the Subdivision Map Act, as amended.
- B.) The "NOTE" pursuant to State of California Government Code Section 66411.1 (b) (2) per the Tehama County Technical Advisory Committee (T.A.C.) minutes.
- C.) The requirements of the Regional Water Quality Control Board regarding storm water permitting.

Condition #10.

DEDICATION OF EASEMENT: The Developer shall dedicate to the public an easement 30' half width right-of-way along Forward Road (Co. Rd. # 346) and provide for a 50' radius return at intersection for proposed private road, public utilities and related purposes .

Condition #11.

DEDICATION OF EASEMENT: The Developer shall dedicate to the public an easement 60' full width right-of-way along Ponderosa Road (Co. Rd. # 707) for public roads, public utilities, and related purposes.

Condition #12.

PUBLIC ROAD IMPROVEMENT REQUIREMENTS:

Prior to the recordation of the Parcel Map, Developer shall construct all road and storm drainage systems and related improvements.

- A.) Developer shall submit improvement plans, prepared by a Registered Civil Engineer (RCE), to the Tehama County Public Works Department (TCPWD) that meet the following;
 - 1.) Improvement plans for Forward Road (Co. Rd. # 346) and Ponderosa Road (Co. RD. # 707) shall delineate a one-half width roadway cross-section per Section X of the Tehama County Land Division Standards "TYPICAL ROAD SECTIONS" Drawing No.10 - 4 (Local Road / Cul-De-Sac Road) with an engineered structural section based on "R" value tests and traffic indices.
 - 2.) Improvement plans shall be prepared in accordance with applicable sections of the CalTrans "Highway Design Manual" and Tehama County Land Division Standards, as amended.
 - 3.) Said improvement plans shall be checked and approved by the TCPWD prior to commencement of construction.
 - 4.) Developer shall reimburse the TCPWD, via a Service Agreement, for all labor (pursuant to applicable "Fee Schedule" rates), equipment usage, materials and administrative costs expended by TCPWD in the checking and processing of improvement plans and construction inspection.
 - 5.) Developer shall obtain an Encroachment Permit from the TCPWD prior to the start of any work within a County maintained right of way.

B.) Developer shall provide the County Engineer with a RCE certification that all roads, storm drainage systems and related improvements, as described in the conditions

of approval, have been constructed in accordance with applicable sections of the CalTrans "Highway Design Manual" and the Tehama County Land Division Standards, as amended.

Note: The RCE Certification shall include copies of the following test results:

- 1.) Gradation of sub-base and base materials.
- 2.) Compaction tests of sub-base and base.
- 3.) Chip gradation and oil certification.

C.) The Director of Public Works **may** approve alternative methods for satisfying the above described condition for the construction of improvements.

Condition #13.

PRIVATE ROAD IMPROVEMENT REQUIREMENTS: Prior to the recordation of the Final Map, Developer shall construct all road and storm drainage systems and related improvements for the proposed private road in accordance with the following requirements;

A.) The proposed private road shall follow the property lines along Lots 2, 3, & 4.

B.) Developer shall submit improvement plans, prepared by a Registered Civil Engineer (RCE), to the Tehama County Public Works Department (TCPWD) that meet the following;

- 1.) Improvement plans for the proposed private road shall delineate roadway cross-section shown in Section III, J-1 of the Tehama County Land Division Standards.
- 2.) Improvement plans shall be prepared in accordance with applicable sections of the CalTrans "Highway Design Manual" and Tehama County Land Division Standards, as amended.
- 3.) Said improvement plans shall be checked and approved by the TCPWD prior to commencement of construction.
- 4.) Developer shall reimburse the TCPWD, via a Service Agreement, for all labor (pursuant to applicable "Fee Schedule" rates), equipment usage, materials and administrative costs expended by TCPWD in the checking and processing of improvement plans and construction inspection.
- 5.) New private road shall have a CalTrans Type "C" Road Connection.

C.) Developer shall establish a Permanent Road Division Pursuant to the Streets and Highways Code Section 1160 through Section 1197 for maintaining private roads.

D.) New street names shall be approved by the Tehama County Planning Department .

E.) Street name signs and stop sign shall be installed per the Land Division Standards.

F.) Developer shall provide the TCPWD with a copy of Tehama County Fire / C D F approval of above described improvements .

Condition #14.

DRAINAGE DESIGN REQUIREMENTS :

A.) The Developer shall provide a drainage design plan prepared by a Registered Civil Engineer which certifies proposed improvements and appurtenant drainage facilities will not adversely impact adjacent lands. Drainage design must meet requirements of section IV of the Tehama County Land Division Standards.

B.) The above said drainage study shall be submitted to the TCPWD for its review and comment prior to the approval of improvement plans and commencement of construction. All pertinent calculations and studies must be included with design for approval.

C.) Developer shall reimburse the TCPWD, via a Service Agreement, for all costs (pursuant to applicable "Fee Schedule" rates), incurred in the review and processing of drainage study / report, improvement plans and construction inspection .

Condition #15.

FUGITIVE DUST PERMIT. The developer shall obtain a Fugitive Dust Permit and submit a construction emission dust/control plan prior to the time any construction begins.

Condition #16.

LAND CLEARING PERMIT. No open burning shall occur on this property unless a land clearing permit is obtained from the District.

Condition #17.

WOOD BURNING DEVICES. Only U. S. EPA Phase II certified wood burning devices are to be installed in the residences as necessary. The total emission potential from each residence shall not exceed 7.5 grams per hour from wood burning devices.

Condition #18

Mitigation Measure # II.A.1

NOTICE. Final subdivision map to include a notice stating: Pursuant to Public Resources Code 4581 through 4584, landowners or others intending to remove trees shall obtain a permit from the California Department of Forestry and Fire Protection.

Condition #19.

Mitigation Measure VIII.C.1

Final subdivision maps submitted to the County for development at the project site shall include erosion and sediment control mitigation measures that conform to Chapter 70 of the Uniform Building Code, as well as any Tehama County grading ordinances that may be adopted in the future. Locally pertinent erosion and sediment control measures also are available from the field offices of the SCS and Agricultural Soil Conservation and Stabilization Service.

Mitigation measures to control soil erosion, sedimentation, and ground instability due to construction should include, but are not limited to the following:

- Private access roads and driveways shall be limited, as much as is possible within constraints for fire access, to the existing roadways. Any additional roadways shall be oriented and graded to minimize topographic alteration and cut and fill slopes.
- Ground disturbing work for any road construction shall be limited to the dry season to the greatest feasible extent, and all erodible surfaces shall be protected by mulching or landscaping prior to the advent of the rainy season (Sept. to March).

- If construction operations occur during rainy periods, use of erosion control measures, such as straw-bale dikes, gravel filters, stabilized construction entrances and sediment traps shall be required. All accumulated sediment shall be properly stabilized, revegetated, or disposed of at the conclusion of construction.
- Cut and fill slopes and drainage structures should be protected from direct exposure to water runoff. Cut or fill slopes and their drainage facilities shall be designed to Uniform Building Code guidelines and standards and, in general, should be no steeper than 2:1 (horizontal to vertical) unless authorized by a civil engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated, and cut slope angles shall be approved by an engineering geologist, geotechnical engineer, or civil engineer.
- Drainage facilities shall be lined as necessary to prevent erosion of site soils. Erosion may increase due to site construction activities, particularly in view of the silty soil conditions. However, a detailed geotechnical investigation shall be performed to determine specific site characteristics prior to construction of roadways, buildings, or other improvements. A civil engineer shall be involved during the construction phase(s) to assure that recommendations are implemented or modified as necessary.
- Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and sedimentation, and convey the runoff in a manner that does not result in off-site impacts (such as erosion, sedimentation, flooding, or water quality effects). Conduits intended to convey drainage water shall be protected with energy dissipating devices, as appropriate, and where deemed necessary by the Geotechnical Engineer or erosion control specialist, lined with an impermeable, impact resistant material.

Condition #20.

Mitigation Measure VIII.C.2

Final subdivision maps that include on-site grading shall include a stormwater pollution protection plan(s) (SWPPP) which includes erosion and sedimentation control measures. The specific measures to be implemented are subject to approval of the County and the CVRWQCB. The plans shall include, but are not limited to, measures such as:

- Native vegetation shall be retained, protected, and supplemented wherever possible. Exposure of soil areas shall be limited to the immediate area required for construction operations. The native vegetative ground cover shall not be destroyed, removed or disturbed more than 15 days prior to grading unless otherwise approved by the County engineer.
- No equipment or vehicles should disturb natural drainage-ways or channels without proper temporary or permanent culverts in place.

- Limit excavation and grading activities to the dry season (April to Oct.). This will reduce the chance of intense rainfall and erosive surface runoff, as well as the potential for saturation in swale areas.
- If excavation occurs during the rainy season, storm runoff should be regulated by temporary on-site detention basins with multiple discharge points to natural drainage-ways. If work is stopped due to rains, a positive grading away from the slopes should be provided to carry the surface runoff to areas where flow can be controlled, such as the temporary detention basins.
- Temporary erosion control measures (such as silt fences, staked straw bales, etc.) should be employed at the base of disturbed slopes until revegetation is established.
- No disturbed surface or soil should be left standing through a winter season without erosion control measures (such as revegetation of exposed slopes).
- Sediment shall be retained on-site by a system of sediment basins, traps or other similar measures (selected measures must be installed prior to extensive clearing and grading operations). Any trapped sediment should be reused or removed to an approved disposal site.
- After completion of slope grading, erosion protection should be provided and must include slope planting preferably with light-weight plants, deep-rooted for steep slopes, on the exposed surface of the graded slopes. Revegetation should be facilitated by mulching, hydroseeding or other methods, and should be initiated no more than 60 days after completion of grading.
- Employ energy dissipators where drainage outlets discharge on erodible soil or into natural drainage-ways. Temporary dissipators may be used for temporary storm runoff outlets during construction phase, permanent dissipators should be included for permanent outlets, unless the erosion and control plan indicates the conditions that render it unnecessary (subject to the approval of the County Department of Public Works).
- All construction phase contractors should provide a spill prevention and countermeasure plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the Plan area site during construction, including sanitary wastes, cement, and petroleum products.
- Provide temporary erosion control vegetation, such as annual grasses, to be seeded on all cut and fill slopes prior to the onset of the rainy season.

Condition #21.

Mitigation Measure VIII.D.1

Final subdivision maps submitted for development at the project site shall include detailed drainage plans for evaluation and approval by the County and the CA CVRWQCB. The

drainage plans shall include characterization of existing site drainage patterns and estimates of runoff from the site during an appropriate storm event return interval (10-year and 100-year), projected drainage patterns and runoff conditions of the project at build out, and a detailed plan to collect and control storm runoff to prevent on-site and off-site impacts.

Additional engineering reports and/or hydrologic modeling will be needed to estimate runoff volumes and flood hydrographs for specific designs. Detention basin(s) may be needed to accommodate storm runoff from design storms. If so, a basin management plan shall be developed to ensure adequate storage volume over the life of the project, given possible accumulation of sediment and vegetative reduction of capacity over time.

Condition #22.

Mitigation Measure VIII.F.1

Final subdivision maps submitted for development at the project site shall include a water quality control plan for the construction and operational phases of the proposed project for review by the County. The plan should include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff, and in runoff released to off-site receiving waters. Specific techniques shall include, but are not limited to:

- Design and construct parking lots and other paved areas so as much runoff as possible is directed towards "greenstrip" areas where it can be decontaminated naturally. Such vegetative filter strips should use grasses and legumes (not shrubs) to help control sediment and water quality under sheet flow conditions.

- Equip storm drain inlets with silt and grease traps to remove oil, debris and other suspended pollutants.

- Minimize the use of fertilizers and pesticides.

Condition #23

Tehama County Cooperative Fire Protection

Any new barrier or gate installed on any access that qualifies as a road or any access to a commercial or industrial parcel shall be approved by the county fire chief.

- i. Any such gate shall be electrically operated for entry and exit by a radio operated controller approved by the county fire chief (such as Click2Enter or its equivalent).*
- ii. Radio controlled exit may be waived by installation of a "free exit" loop.*
- iii. Electrically operated gates shall "fail" to the open position when the power is off. Gates shall remain open until power is restored.*

(Condition Added by Tehama County Cooperative Fire Protection 8-10-07)

Condition #24

Tehama County Cooperative Fire Protection

Any building permits issued for any parcel shall be conditioned upon compliance with all pertinent sections of Chapter 9.14 of the Tehama County Code as it reads at the time of permit issuance, and a notation to that effect shall be placed upon the final map.

(Condition Added by Tehama County Cooperative Fire Protection 8-10-07)

Commissioner Tipton reentered the meeting at 9:44 a.m.

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.

Mr. Robson explained the operator, 711 Materials, has submitted a new Reclamation Plan and it is under review by staff. He explained it would be sent to Dept. of Conservation for review. Mr. Robson also explained to the Commissioners that the Tehama County Board of Supervisors approved a request from the operator to extract an additional 5 acres in addition to the 2.2 acres granted by the Planning Commission.

Mr. Robson stated that John Stoufer, Planner with the Planning Department had visited the site on October 17, 2007 and stated that staff does not object to the request for an additional 5 acres.

Mr. Stoufer explained he had met with the operator and lined out the boundary for extraction which would take into effect the buffer along all wetlands and streams. Mr. Stoufer explained the 2007 limit for extraction is 220,000 cubic yards and with the additional 3.7 acres, in addition to the 5 acres the Tehama County Board of Supervisors approved, they will have enough material to get through 2007.

Commissioner Jones stated he would like to have this back before the Commission next month for a status report on the new Reclamation Plan.

Commissioner Tipton asked about the top soil processing.

Mr. Stoufer explained that 8-10" of top soil had been moved to the Western edge. Mr. Stoufer explained they are ripping 9 acres to regrade and reseed. He explained there is a high spot that will be removed also.

Chairperson Turri opened the meeting to public comments.

Stewart Altemus, the operator's attorney was present.

Mr. Altemus explained it is difficult to estimate the amount of material if a 3.7 acre limit is imposed. He explained he would like to have the ability to come back and ask for more if they don't meet 220,000 cubic yards as the stock piles are low.

Tom Henry, Downey Brand Attorneys was present.

Mr. Henry stated they are ripping the ground in an effort to revitalize the soil for the replant of grasses. He stated ripping allows for root depth and better drainage in the clay soil.

Commissioner Tipton asked Mr. Henry what type of grasses they would be seeding.

Mr. Henry stated grazing grasses with input from the property owner, Mr. Roney and Tehama County Agriculture Dept.

Chairperson Turri closed the public comment period.

It was moved by Commissioner Jones, seconded by Commissioner Tipton and carried by a vote of 5:0 of the Tehama County Planning Commission to modify the Condition to allow the operator to mine an additional 3.7 acres.

Meeting recessed at 10:05 a.m.

Meeting reconvened at 10:16 a.m.

WORK/STUDY SESSION:
TEHAMA COUNTY DRAFT GENERAL PLAN
CHAPTER 2.0 – LAND USE (CONTINUED)

The Commission started with Page 2.0-23.

No changes were made to Pages 2.0-23 through 2.0-35.

Policy LU - 1.1 – Implementation Measure LU-1.1a (Page 2.0-36)

Discussion was held regarding the wording of this Implementation Measure, “with fifteen or more parcels”.

Response: The Commissioners decided to remove “with fifteen or more parcels to”.

Implementation Measure LU-1.3b (Page 2.0-37)

Discussion was held regarding the wording of this Implementation Measure and the reference to “cluster”.

Response: The Commission decided this measure needs to be reworded, as there are interpretation problems with “clustering”.

Policy LU-1.4 (Page 2.0-37)

Discussion was held regarding the wording of last sentence: “...are not specifically designated for in the General Plan.”

Response: Reword to read “...are not specifically designated as residential in the General Plan.”

Implementation Measure LU-1.4a (Page 2.0-37)

Discussion concerning this measure was held.

Response: Reference AG1.3a and AG1.3b in this Implementation Measure for clarity and reader enhancement.

Implementation Measure – LU1.4c (addition to Page 2.0-37)

Discussion was held regarding “Encourage”

Response: It was decided to add “to the extent as allowed by law.”

Implementation Measure – LU1.4e (addition to Page 2.0-37)

Scott Friend read a new implementation measure to be numbered LU1.4e:

“Strongly discourage the subdivision of land for residential development into lots less than 10 acres in size within those areas designated with the SP – Special Planning land use designation until such time as a Specific Plan or Master Development Plan has been prepared and approved by the County.”

Response: Discussion followed regarding changing 10 Ac to 20 Ac as Valley Floor Ag is 20 Ac for non-contracted parcels, Commission will review this option when they get to the maps.

Implementation Measure LU-2.1a (Page 2.0-38)

Mr. Robson stated U.S. Soil Conservation Service does not exist.

Response: Replace “U.S. Soil Conservation Service” with “Department of Conservation”.

Implementation Measure LU-2.2a and LU-2.2b (Page 2.0-38)

Discussion was held regarding the 300-foot buffer referred to in this implementation measure.

Response: Leave the current wording as is.

Policy LU-3.1- Implementation Measure LU-3.1a (Page 2.0-39)

Discussion followed regarding “fair-share and infrastructure”.

Response: No change recommended at this time.

There was discussion regarding “Right to Farm” and disclosure of 300-foot buffer zone.

Scott Friend indicated that the City of Orland has an ordinance that may be of interest.

Mr. Robson stated he would get a copy to review.

The Commissioners asked that they not meet next week, October 25, 2007, but will continue with the Work Study Sessions on November 1, 2007 at 9:00 a.m. in Annex Conference Room E.

November Field Trip – Suggested date is November 8, 2007.

There being no further business, the meeting was adjourned at 11:35 a.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

TONY TURRI, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION