

TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530-527-2200 Fax (530) 527-2655



Commissioner Bill Moule - Vice-Chairman

Commissioner Noel Bookout

Commissioner Gary Durden – Chairman

Commissioner Sherman Lee

Commissioner Linda Walker

Airport Land Use Commissioner Lynn Chamblin

Airport Land Use Commissioner R. J “Tony” Miller

District 1

District 2

District 3

District 4

District 5

PLANNING COMMISSION AGENDA

DATE: Thursday, March 21, 2019

TIME: 9:00 AM

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.

Recording Device used to record the meeting.

I. PLEDGE OF ALLEGIANCE

II. 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 speakers identity is purely voluntary during the public comment period.

III. MINUTES OF THE MEETING

A) Approval of the January 17, 2019 Planning Commission meeting minutes

B) Approval of the February 7, 2019 Planning Commission meeting minutes.

IV. INFORMATIONAL ITEMS

A) Planning 101 Presentation

B) Brown Act Presentation

V. ADJOURN**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 filing fee 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.

MINUTES, AGENDAS and AGENDA MATERIAL are available on our website at www.co.tehama.ca.us



Planning Commission
Meeting Date: March 21, 2019
Prepared By: Jessica Frenken
Preparer Phone: 530-527-2200
Preparer Email: jfrenken@co.tehama.ca.us
Regular Item

Minutes 1/17/19

Requested Action(s)

A) Approval of the January 17, 2019 Planning Commission meeting minutes

Background Information:

Attachment List:

January 17, 2019 PC Minutes (DOC)

TEHAMA COUNTY PLANNING COMMISSION

3.1.a

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

Phone 530 527-4655 Fax (530) 527-2655



Commissioner Bill Moule – Vice-Chairperson
Commissioner Noel Bookout
Commissioner Gary Durden – Chairperson
Commissioner Sherman Lee
Commissioner Linda Walker

District 1
District 2
District 3
District 4
District 5

PLANNING COMMISSION MINUTES

MINUTES FOR THE MEETING HELD ON: January 17, 2019

LOCATION: Board Chambers
Administration Building
727 Oak Street
Red Bluff, CA 96080

COMMISSIONERS PRESENT: Durden, Moule, Bookout, Walker

COMMISSIONERS ABSENT: Lee

COUNTY STAFF PRESENT: Kristen Maze, Planning Director
Katie Younger, Planner I
Andrew Plett, Deputy County Counsel
Scot Timboe, Planner III

I. PLEDGE OF ALLEGIANCE

Chairman Durden opened the meeting and led in the pledge of allegiance.

II. CITIZENS CONCERNS

None.

III. MINUTES OF THE MEETING

A) Approval of minutes from December 6th, 2018 Planning Commission meeting.

RESULT:	APPROVED [3:0]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Noel Bookout, Commissioner
AYES:	Durden, Moule, Bookout

IV. OTHER MATTERS

**1. NOMINATION AND APPOINTMENT OF PLANNING COMMISSION
CHAIRPERSON AND VICE CHAIRPERSON 2019.**

Attachment: January 17, 2019 PC Minutes (14352 : Minutes 1/17/19)

Commissioner Moule nominates Commissioner Durden for Chairperson. Commissioner Bookout nominates Commissioner Moule for Vice Chairperson. Commissioner Walker seconds both motions.

RESULT: APPROVED [4:0]

MOVER: Bill Moule, Vice-Chairperson, Noel Bookout, Commissioner

SECONDER: Linda Walker, Commissioner

AYES: Moule, Bookout, Walker, Durden

V. REGULAR ITEMS

1. REQUEST FOR GENERAL PLAN FINDING OF CONSISTENCY FOR THE TUSCAN SPRINGS ROAD VACATION

Will Pike, County Surveyor makes presentation on Tuscan Springs Road vacation, states that the property owner asked for the road vacation due to trespassers. Mr. Pike also stated that there is no need for any road way or use.

Commissioner Durden requested about an existing gate, and how trespassers are getting into the property. Mr. Pike explains they are driving to the gate and walking the rest of the way in and the property owner is trying to legally keep trespassers out of the area.

Commissioner Walker asked how this would affect fire access to the area. Mr. Pike explained that fire and emergency access would not be affected, nor would PG&E, who has a facility which is under an easement, and will retain those rights.

Commissioner Walker stated that we are alleviating the counties responsibilities to the road. Mr. Pike confirmed the statement and added that it is also removing the rights of the public to use that road at the request of the property owner.

Chairman Durden asked for a motion from the Commission.

A. Adoption the finding that Tuscan Springs Road Vacation Project is CEQA Exempt per Section 15305; minor alterations in land use limitations; and

RESULT: APPROVED [4:0]

MOVER: Bill Moule, Vice-Chairman

SECONDER: Linda Walker, Commissioner

AYES: Durden, Bookout, Moule, Walker

B. Adoption the finding that the Tuscan Springs Road Vacation Project is consistent with the Tehama County General Plan 2009-2029 pursuant to the findings attached in Attachment A.

RESULT: APPROVED [4:0]
MOVER: Bill Moule Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Durden, Bookout, Moule, Walker

2. USE PERMIT #18-03 BENTON

Scot Timboe, Planner III introduced the project to the Commission and public, service for a 100' internet antenna.

Commissioner Durden asks how the pole is to be serviced, and the location of the pole in reference to 20' setbacks to the property line. Mr. Timboe shows the pegs used to service the pole.

Commissioner Walker discusses the footings, and how deep it is embedded into the ground.

Commissioner Bookout asked about clarification on the bridge crossing that would be necessary. Mr. Timboe explains the state requirement through CalFire and the options the property owner has to provide access.

Commissioner Durden asked for a motion from the Commission

B. Move that Use Permit #18-03 is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3), and approve the VEQA Findings within Attachment C; and

RESULT: APPROVED [3:1]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Moule, Bookout, Walker
OPPOSED: Durden

C. Move that the Planning Commission approve the Findings in Attachment C for Use Permit #18-03; and

RESULT: APPROVED [3:1]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Moule, Bookout, Walker
OPPOSED: Durden

D. Move that the Planning Commission approve Use Permit #18-03 subject to the Conditions in Attachment D.

RESULT: **APPROVED [3:1]**
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Moule, Bookout, Walker
OPPOSED: Durden

3. DEER CREEK MINE NO. 91-52-0028 AMENDED USE PERMIT NO. 90-25 AND RECLAMATION PLAN

Scot Timboe, Planner III presented the project to the Commission to change the floor depth, which requires a minor amendment to the use permit. Mr. Timboe explains that the mine would keep the exact same footprint with 1% slope and that the mine is up to date with SMARA.

Commissioner Durden reaffirms the maximum floor depth will be 35 feet. Mr. Timboe confirms, but only on one side, which is why the use permit needs to be modified.

Commissioner Bookout clarified the expiration date. Mr. Timboe explains that there was a fifteen year extension. Commissioner Walker asks how the mine is served. Mr. Timboe and Rod Winkle, the operator, explain the amount of trucks vary by day. Mr. Winkle explains that the mine also has many days where it is not utilized.

Commissioner Durden closes public hearing, asks Commission for action.

B. Request adoption of CEQA finding contained in Attachment E amending Use Permit #90-25 and Reclamation Plain is categorically exempt from CEQA pursuant to Categorical Exemptions 15304, 15307 and 15308 that include minor alterations to land and action taken by an agency for the protection of Natural Resources and the Environment; and

RESULT: **APPROVED [4:0]**
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Durden, Moule, Bookout, Walker

C. Request adoption of findings that contained in Attachment E relative to the amended Use Permit # 90-25 and Reclamation Plain that also incorporates the updated geologic and hydrologic conditions with the updated December 11, 2018 Financial Assurance Cost Estimate and December 18. 2018 Financial Mechanism, and

Tehama County Planning Commission

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice- Chairman
SECONDER: Linda Walker, Commissioner
AYES: Walker, Moule, Bookout, Durden

D. Request approval of the Amended Use Permit #90-25 and Reclamation Plain as contained in Attachment B along with the financial documents.

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Walker, Moule, Bookout, Durden

V. ADJOURN



Planning Commission
Meeting Date: March 21, 2019
Prepared By: Jessica Frenken
Preparer Phone: 530-527-2200
Preparer Email: jfrenken@co.tehama.ca.us
Regular Item

Minutes 2/7/2019

Requested Action(s)

B) Approval of the February 7, 2019 Planning Commission meeting minutes.

Background Information:

Attachment List:

February 7, 2019 PC Minutes (DOC)

TEHAMA COUNTY PLANNING COMMISSION

3.2.a

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530 527-4655 Fax (530) 527-2655



Commissioner Bill Moule – Vice-Chairperson
Commissioner Noel Bookout
Commissioner Gary Durden – Chairperson
Commissioner Sherman Lee
Commissioner Linda Walker

District 1
District 2
District 3
District 4
District 5

PLANNING COMMISSION MINUTES

MINUTES FOR THE MEETING HELD ON: February 7, 2019

LOCATION: Board Chambers
Administration Building
727 Oak Street
Red Bluff, CA 96080

COMMISSIONERS PRESENT: Durden, Moule, Bookout, Walker

COMMISSIONERS ABSENT: Lee

COUNTY STAFF PRESENT: Kristen Maze, Planning Director
Katie Younger, Planner I
Andrew Plett, Deputy County Counsel
Scot Timboe, Planner III

I. PLEDGE OF ALLEGIANCE

Chairman Durden opened the meeting and led in the pledge of allegiance.

II. CITIZENS CONCERNS

None.

III. MINUTES OF THE MEETING

None.

IV. REGULAR ITEMS

1. REZONE #18-06, C2-C3 COMBINATION

Scot Timboe, Planner III, presented the project and discussed the proposed changes within the Zoning code pertaining to the C2 and C3 zoning Districts.

The Commission asked questions and discussed some of the changes including existing residences, non-conforming uses, uses requiring use permits and agricultural uses.

Chairman Durden asked for a motion from the Commission.

Attachment: February 7, 2019 PC Minutes (14353 : Minutes 2/7/2019)

Tehama County Planning Commission

A. Recommend that the Board of Supervisors find that Rezone #18-06 (A&B) and the repeal of Chapter 17.28 are exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3);

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Durden, Moule, Bookout, Walker

C. Recommend that the Board of Supervisors adopt the repeal Ordinance of Chapter 17.28 C-3; General Commercial District (Attachment D);

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Durden, Moule, Bookout, Walker

D. Recommend that the Board of Supervisors adopt the Ordinances for Rezone #18-06 (A&B) (Text Amendments and Map Amendment), which will further implement the 2009-2029 Tehama County General Plan.

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Noel Bookout, Commissioner
AYES: Durden, Moule, Bookout, Walker

V. ADJOURN

Attachment: February 7, 2019 PC Minutes (14353 : Minutes 2/7/2019)