



Planning Commission
Meeting Date: April 20, 2017
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Regular Item

CONSIDERATION OF USE PERMIT #17-02, TO ALLOW A CARETAKER UNIT IN TPZ; TIMBER PRODUCTION ZONING DISTRICT, LOCATED IN MINERAL APPROXIMATELY 450 FT. SOUTH OF HWY 36E ON THE EASTSIDE OF THE PRIMARY ENTRY ROAD TO THE RANCH. APN 013-340-005

Requested Action(s)

RECOMMENDATION:

Staff recommends the Planning Commission approve Use Permit #17-02 with the Conditions of Approval contained in Attachment E.

ACTION:

- A. Conduct a Public Hearing - Use Permit #17-02, to establish a Caretaker Unit (Dwelling) in a TPZ; Timber Production Zone District, which may be permitted upon securing a use permit when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products (TC code Section 17.66.030 (C));**
- B. Move that Use Permit #17-02 is exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), a Class 3 Exemption that allows single family residence (Dwelling or Caretaker Unit), and approve the CEQA Findings within Attachment D; and**
- C. Move that the Planning Commission approve the Findings/Subfindings in Attachment D for Use Permit #17-02; and**
- D. Move that the Planning Commission approve Use Permit #17-02 subject to the Conditions in Attachment E;**

Or;

Failing to make the recommended findings, move that the Planning Commission continue the item to the next Planning Commission meeting and direct staff to prepare findings to deny Use Permit #17-02.

Financial Impact:

None

Background Information:

The applicant is requesting to establish a caretaker unit (1,500 s.f Dwelling) and a detached garage/carport for the fulltime Ranch Foreman position at Battle Creek

Meadows Ranch (BCMR). The proposed caretaker unit (Dwelling) will be located on an 82.59 acre lot in a TPZ; Timber Production Zoning District. TPZ allows a Dwelling (Caretaker Unit) for the management of forest products with a Use Permit, pursuant to Tehama County Code Section 17.66.030 (C), when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products. The BCMR timberlands are operated under an approved Non-Industrial Timber Management Plan (NTMP) representing a current inventory of 24,400 thousand board feet (MBF) of merchantable timber and have averaged annual harvests of 560 MBF over the last 15 years (See Attachment B, Applicants Letter).