SHASTA COUNTY
PLANNING COMMISSION

MINUTES **Special Meeting**

Date: May 31, 2007
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL **Commissioners**

Present:	John Cornelius	District 3
	Dave Rutledge	District 1
	Jerry Smith	District 2
	Roy Ramsey	District 4
	Shirley Easley	District 5

Staff Present: Russ Mull, Director of Resource Management
Mike Ralston, Assistant County Counsel
Bill Walker, Senior Planner
Jim Smith, Environmental Health Division Manager
Jim Diehl, Shasta County Fire Department
Patrick Minturn, Director of Public Works
Al Cathey, Public Works/Subdivision Engineer
Dawn Duckett, Staff Services Manager, Recording Secretary

Note: **All unanimous actions reflect a 5-0 vote.**

Key: California Environmental Quality Act (CEQA): Mitigated Negative Declaration (MND), Negative Declaration (ND), Categorically Exempt (CE), De Minimis Finding of Significance (DM).

CONFLICT OF INTEREST DECLARATIONS: Commissioner Easley disclosed that in the summer of 2006, she toured the subject property and in the fall of 2006, she was asked to sign a petition regarding the project. Both events took place prior to Ms. Easley being appointed to the Planning Commission.

OPEN TIME: No speakers.

PUBLIC HEARING:

R1: **Use Permit 05-010 and Reclamation Plan 05-001 (Shasta Ranch Mining and Reclamation Plan)** ***Continued from March 22, 2007, and May 10, 2007***: The project is located near the Sacramento River, northeast of Balls Ferry Road, between Riverland Drive and Blue Jay Road approximately 2.5 miles southeast of the City of Anderson. Access to the project site is gained from Balls Ferry Road by way of a private road located

approximately 100 yards northwest of the Balls Ferry Road and Kimberly Road intersection. The project site is located in the following Shasta County Assessor's Parcels: 091-040-002, 091-050-002 and 091-080-002 (Section 53, 55, 56, 59, 60 of the P. B. Reading Grant).

The proposed project is a request for approval for a Use Permit (UP 05-010) and Reclamation Plan (RP 05-001) to mine alluvial sand and gravel near the Sacramento River. The project site encompasses approximately 947 acres, of which 268 acres will be mined for aggregate material. The mined aggregate (gravel) would be crushed, screened, washed, stockpiled, and loaded for off-site transport. Approximately 3.43 million cubic yards of overburden and 6.06 million cubic yards of soil and gravel would be excavated. The project would generate an average of 60 truck round-trips, and a maximum of 120 truck round-trips, per day. The project would operate for approximately 30 years until the year 2037. There are three phases, and each phase would operate for 8 to 10 years. Upon completion of all mining activities, the areas of disturbance would be reclaimed to agricultural farmland, ponds, and open space.

The public hearing will be opened to discuss only those issues pertaining to traffic and public utilities. Planner: Walker.

Senior Planner Bill Walker presented the staff report. Mark Teague, from Pacific Municipal Consultants (Environmental Impact Report (EIR) Consultant), discussed the public comments received since recirculating the Traffic and Utilities sections of the EIR, stating that the majority of responses to comments reiterated or reaffirmed responses given in the Final EIR.

The public hearing was opened and Lyle Tullis, the applicant, spoke in favor of the project. Mr. Tullis told the Commission that the traffic study performed for the project stated that the project would have virtually no impact on the roads in the area and that the haul routes would be limited to 64 truck round trips per day. He said that he agreed with the conditions of approval for the project and that the use of biodiesel fuel will reduce emissions by as much as 10 percent.

Speaking in opposition to the project were:

Speaker's Name	***Comment/Issue/Concern***
Joann Moore	Ms. Moore provided a PowerPoint presentation which included photographs of existing traffic conditions in the project area. She discussed the proposed truck routes and stated that the EIR doesn't include use percentages of traffic for each route. Ms. Moore added that the road conditions will deteriorate due to truck traffic and stated problems with road widths being too narrow to accommodate large trucks. Ms. Moore also discussed health risks related to truck emissions and recommended denial of the project.
Dale Hansen	Mr. Hansen (Superintendent of the Cottonwood School District) stated that afternoon school dismissal times are

staggered and that the proposed truck schedules should be restricted in the afternoons as well as during the morning hours.

Ken Behnke	Mr. Behnke voiced concerns regarding traffic and safety. He discussed several bridges and irrigation ditches in the area as well as truck traffic interfering with garbage collection and mail delivery. Mr. Behnke stated that there is a 100-year supply of gravel available at the Clear Creek gravel plant.
Lori Pritchett	Ms. Pritchett (Cottonwood Enrichment Council) discussed concerns regarding truck traffic traveling through Tehama County and parts of historic downtown Cottonwood. She asked that the historic integrity of downtown Cottonwood be maintained.
Rita Frankovich	Ms. Frankovich agreed with the previous speaker and added that truck traffic will have a negative impact to businesses located in downtown Cottonwood.
Kathy Valles	Ms. Valles displayed photos of existing traffic conditions in the project area and discussed traffic safety issues. She told the Commission that there are many accidents in the area due to the narrowness of the roads.
Michael Hendrix	Mr. Hendrix agreed with the previous speakers regarding the issue of the roads being too narrow to accommodate large trucks. He also discussed air pollution, noise, and health risks related to emissions.
Debra Earhart	Ms. Earhart voiced concerns regarding truck traffic through downtown Cottonwood, noise, dust, and hazards created by loose gravel on the roads.
Larry Sergent	Mr. Sergent discussed traffic/safety issues for cyclists on the roads and concerns regarding air quality and loose gravel.
Colette Bither	Ms. Bither voiced concerns regarding health risks caused by dust and emissions. She asked that trucks wait until after the school busses have completed their routes.
Alexa Bither	Ms. Bither discussed health risks, noise, dust, and emissions.
Art Bither	Mr. Bither voiced general opposition to the project.
Lloyd Bither	Mr. Bither discussed negative impacts to animals in the project area.

Karen Bither	Ms. Bither agreed with previous speakers and discussed traffic speeds and low visibility on the area roads.
Gail Mellow	Ms. Mellow distributed a petition to the Commission and discussed road conditions. She disagreed with the findings in the EIR that the number of truck trips would have a limited impact to the roads. Ms. Mellow also discussed inconsistencies in the traffic study prepared for the project.
Randy Smith	Mr. Smith discussed the importance of gravel and asked for approval of the project. He was advised by Chairman Cornelius that this was the time set for testimony in opposition to the project.
Elain Rutkowski	Ms. Rutkowski agreed with the previous speakers in opposition to the project.
Gail Mellow	Ms. Mellow concluded her discussion of traffic issues and safety concerns.
Kathy Valles	Ms. Valles stated that there are more cyclists on roads due to rising fuel costs. She also stated that she wasn't notified in 1999 when parts of the Balls Ferry Road area were rezoned to an Interim Mineral Resource district.
Jason Bither	Mr. Bither described a previous incident that occurred when he was run off the road by a truck while he was traveling in his wheelchair.

Lyle Tullis provided rebuttal remarks stating that truck route test runs had been performed and that all tests revealed that the trucks had no problem maneuvering safely on the roads. He added that the gravel plant would not operate during the evening. Mr. Tullis told the Commission that an agreement had been signed with Tehama County requiring that the plant provide aggregate to maintain County roads and that the plant would be paying a per-ton fee for the use of County roads. He also said that he would agree to a maximum of 64 truck round trips per day for the project. There being no other speakers for or against the project, the public hearing was closed.

Bill Walker advised the Commission that Condition 30 for the Use Permit could be revised to state a maximum of 64 of truck round trips per day, to which the Commission agreed.

ACTION: By motion made, seconded (Rutledge/Cornelius), and carried with Commissioners Ramsey, Easley, Cornelius, and Rutledge voting AYE and Commissioner Smith voting NO, for a 4-1 vote, the Commission by Resolution 2007-050 reviewed and certified the Environmental Impact Report for the Shasta Ranch Mining and Reclamation Plan and adopted the related Mitigation Monitoring Program; and by Resolution 2007-051 approved Use Permit 05-010 based on the findings and subject to the conditions, as amended, listed in the Resolution; and by Resolution 2007-052 approved Reclamation Plan 05-001 based on the findings and subject to the conditions listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 3:55 p.m.

Submitted by:

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Dawn Duckett, Staff Services Manager
Recording Secretary