

BUTTE COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 23, 2003

TIME: 9:00 a.m.

PLACE: Board of Supervisors' Room
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL - Commissioners Marin, Leland, Nelson, Evans, and Chairman Lambert.

III. ACCEPTANCE OF AGENDA Commission members and staff may request additions, deletions, or changes in the Agenda order.

IV. MINUTES - Planning Commission Minutes of October 9, 2003.

V. CONSENT Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made, however, some questions may be asked.

The Chair will ask if any commissioner or member of the public wishes to pull a consent item for discussion. Brief questions may be asked on any item.

VI. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA
(Presentations will be limited to five minutes. The Planning Commission is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda)

VII. PUBLIC HEARINGS The Chair will call for staff comments. The hearing will be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be closed to the public and discussion confined to the Commission. The Commission will then make a motion and vote on the item.

It is requested that public initiated presentations be limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

A. DET 04-01 - Staff recommends approval

Lee J. Kupcho - Legal Lot Determination and Conditional Certificate of Compliance on property zoned "U" (Unclassified) and S-H (Scenic Highway). The property is located on the east side of Highway 162, approximately 1.6 miles from the intersection of Highway 162 and Simmons Road, on Kramer Road, Berry Creek. APN 071-090-011 (MM)

There is a 15-day appeal period on all decisions with the Clerk of the Board.

B. TSM 00-02 - staff recommends approval

Ridgeway Development, (Item not subject to environmental review), Request for an Extension of Time to file Final Map, Tentative Subdivision Map to create 177 single-family residential lots, and 34 lots to contain 140 condominium (multi-family) residential units, for a total of 317 residential units. The property is located on the south side of Olive Highway, immediately east of Apica Avenue, in the Oroville area. APN 069-520-023, 039, and 040 (CS) TSM 00-02

Originally Approved: November 20, 2001
Two years to complete: November 20, 2003
Grant five year extension to: November 20, 2008

There is a 15-day appeal period on all decisions with the Clerk of the Board.

C. MIN 96-03 - Staff recommends approval

M&T Chico Ranch Mining Permit and Reclamation Plan - The project consists of a long-term, off-channel gravel mining operation. The mining would take place on 193-acres of a 235-acre site over a 20 to 30-year period. Reclamation would occur incrementally and would consist of the creation of, open-water, wetland wildlife habitat and agricultural uses. The aggregate would be processed (washed and screened) on a 40-acre area at the site. The project is located on a portion of the M&T Chico Ranch approximately 1.5 miles east of the Sacramento River and approximately 5-miles southwest of the City of Chico, in an area north of and adjacent to Ord Ferry Road, and east of, and partially adjacent to, River Road. Access to the site would be provided by River Road. Assessor Parcel Numbers: 039-530-019, 039-530-020 (File # MIN 96-03) (DB)

There is a 10-day appeal period on all decisions with the Clerk of the Board

VIII. GENERAL BUSINESS *This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff has been directed to do research and bring back to the Commission. Items A, B, & C may not always be addressed at every hearing, but will always be listed as part of the agenda.*

A. Director's Report

B. General Plan/Zoning Ordinance Update

C. Legislative Case Law update

D. Planning Commission Concerns

IX. COMMUNICATIONS: *Communications received and referred. (Copies of all communications are available in the Planning Division Office.)*

X. ADJOURNMENT