

BUTTE COUNTY PLANNING COMMISSION
AGENDA
MARCH 11, 2004

TIME: 9:00 a.m.

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

I. PLEDGE OF ALLEGIANCE

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

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

IV. 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.

None

V. 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)

VI. 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.

The recommendation of County staff is indicated below. It is only a recommendation and has not yet been considered by the Planning Commission. Copies of the Staff Report are available at the Planning Division Office

A. TPM 00-12 - continued from September 11, 2003

Michael Caprealian, (Item not subject to environmental review), **Tentative Parcel Map** to divide 21.52 acres into two (2) parcels of 11.51 acres and 10.01 acres on property zoned FR-10 (Foothill Recreational – 10 acre parcels). The property is located on the east side of Helltown Road, approximately two (2) miles north of Centerville. APN 011-400-039 (SB) (TPM 00-12)

B. MIN 96-03 – This hearing will be continued until April 8, 2004 at 9:00 a.m.

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

C. UP 04-09 - staff recommends approval

Scott D. Stephens, (item determined to be categorically exempt from environmental review), an amendment to the Deer Creek Rock Mining Permit. This amendment involves modifying Condition #17 by reducing the required road standard from RS-3A (36 foot wide road) to RS-3C (24 foot wide road) Improvement Standard. The property is zoned “U” (Unclassified) and is located approximately 1.5 miles northeast of the intersection of Canyon Shadows Road and SR-32. The Condition Amendment pertains to the section of Humboldt Road between Canyon Shadows Road and SR-32, Chico area APN 11-040-023 (DB) (UP 04-09)

D. UP 04-08 - staff recommends approval.

James Ray, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** to allow a residential use in a C-1, light commercial zone. The property is zoned C-1 (Light Commercial) and is located at the southeast corner of Lincoln Boulevard and Kenilworth Avenue, Palermo. **APN:** 026-172-001 (MM) (UP 04-08)

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

VII. 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. Directors' Report
- B. General Plan/Zoning Ordinance Update
- C. Legislative Case Law update
- D. Planning Commission Concerns

VIII. MINUTES – None

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

X. ADJOURNMENT

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