

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**APRIL 8, 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 03-23** - Continued from January 8, 2004

**Land Ho Property**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 226+/- acre parcel into five 45+/- acre parcels on property zoned “U” (Unclassified – 20 acre minimum parcel size). Sewage disposal would be handled by individual, on-site septic systems and domestic water obtained from individual on-site wells. Alternate technologies for the generation of electricity, such as marine generators, and wind and solar power are proposed. The property is located approximately 0.6 miles south of Big Ridge Road, and approximately 1.3 miles west of Indian Cemetery Road, south of Berry Creek. APN 071-070-008. (SB) (TPM 03-23).

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

B. **MIN 96-03** - The applicant is requesting this be continued, the date to be set at the hearing.

**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. **TPM 02-07** (Time Extension) – staff recommends approval

**Jim Carrell, request for an Extension of Time to file Final Map**, APN 058-200-008, creating two parcels of 75 +/- acres and 10 +/- acres from an 85 acre parcel located west of and adjacent to SR-70 at the intersection of Tim Tam Lane, near Jarbo Gap. Engineer: Michael G. Evans (DB)

Originally Approved: April 25, 2002

Two years to complete: April 25, 2004

Grant five year extension to: April 25, 2009

**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** - Approval of the Minutes for March 25, 2004

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

**X. ADJOURNMENT**

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