

BUTTE COUNTY PLANNING COMMISSION

AGENDA

JUNE 26, 2003

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, 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 6/12/03.

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.

None

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.

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 03-05 - Continued open from April 10, 2003

Edward Berger, (Item not subject to environmental review) **Tentative Parcel Map** to divide a 26± acre parcel into one parcel of 10± acres and one parcel of 11.248± acres. The project also includes a Lot Line Adjustment with APN 040-110-030, which is surrounded by APN 040-110-068, to increase it in size from 1.61 acres to 6.61 acres. Sewage disposal would be handled by individual on-site septic systems and domestic water obtained from wells. Both of the proposed parcels would have frontage on Esquon Road, which is a public road. The lot line adjustment with APN 040-110-030 would result in that parcel having frontage on Esquon Road. The property is zoned A-10 (Agricultural, 10-acre parcels) and is located on the east side of Esquon Road, approximately 1,500 feet south of Mesa Road, northeast of Durham. APN 040-110-068 (SB) (TPM 03-05) (Continued open from March 27, 2003)

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

B. UP 03-12 – continued open from June 12, 2003

Bruce and Sue Miller, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** to allow for replacement and expansion of a legal nonconforming dwelling (cabin). The existing cabin will be demolished and replaced with a new, larger cabin. The parcel is zoned “U” (Unclassified) and currently has a General Plan designation of Timber Mountain and is zoned U (Unclassified). The property is located on the west side of Jones Creek Road, approximately one-quarter mile from the intersection of Humboldt Road and Shake Mill Road, and 260 feet southeast of Humboldt Road, at 9533 Jones Creek Road, Forest Ranch. APN 060-250-003 (MM) (UP 03-12)

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

C. MUP 03-09

Nathan Giesbrecht, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to allow a permanent second dwelling unit on property zoned AR-5 (Agricultural – 5 acre parcels). The property is located on the north side of Foothill Boulevard, approximately 2,000 feet west of Dunstone Drive, at 4497 Foothill Blvd., east of Oroville. APN 036-330-044 (SB) (MUP 03-09)

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

D. MUP 03-11

Ubiquitel PCS, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to collocate six (6) 3.1 sq. ft. panel antennas centered at the 106 foot level on an existing 136-foot tall communication monopole. The project also includes the installation of seven (7) small equipment cabinets within the existing lease area. The property is zoned C-C (Community Commercial) and WP (Watershed Protection Overlay) and is located on the northeast side of Lakeridge Court, approximately 390 feet north of Lakeridge Circle, at 14147 Lakeridge Court, Paradise Pines area. APN 066-310-016 (SB) (MUP 03-11)

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

E. UP 03-17

Metro PCS Inc., (Item determined to be categorically exempt from environmental review), **Use Permit** to add six 1.8 square foot panel antennas centered at the 101-foot level on an existing 150-foot tall lattice tower, and to install ground mounted equipment cabinets on property zoned “U” (Unclassified). The property is located on the east side of Highway 99, approximately 0.34 miles south of Highway 149, behind 8222 Highway 99 (Chico Game Fish Farm), approximately 9 miles south of Chico. APN 041-190-025 (SB) (UP 03-17)

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

F. UP 03-16 – staff recommends

Salvation Army, (Items determined to be categorically exempt from environmental review), **Use Permit** to allow a 50 bed drug and alcohol rehabilitation facility in an existing structure on property zoned M-1 (Light Industrial). The property is located on the east side of Cohasset Road at the southeast corner of Diesel Lane and Cohasset Road, north of Chico. APN 048-010-073 (CS) (UP 03-16)

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

G. Determination of General Plan Conformity in accordance with Calif. Government Code Section 65402 for the County’s acquisition of property located at 13897 Highway 99, to expand Fire Station 41 to allow access to Highway 99, Chico. APN 047-260-026

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