

BUTTE COUNTY PLANNING COMMISSION

AGENDA

JULY 24, 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 6/26/03 – Continued from July 10, 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.

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 June 26, 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)

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

B. GPA/RZ 03-01, Continued open from July 10, 2003.

Development Services Department, proposed **Negative Declaration** regarding environmental impacts and **General Plan Amendment and Rezone**. The project applicant is applying for a change in the **General Plan** designation and **zoning** of the property (1.4 acres in size). The current zoning on the property is Heavy Commercial (C-2) and the current General Plan designation is Commercial. The proposed zoning is Public, Quasi-Public, and the proposed General Plan designation is Public. These changes are being requested to accommodate development of Butte County Fire Station #42 facility, which is currently located on Cohasset Road. This Fire Station is to be staffed with 3 to 5 full time onsite firefighters and volunteer firefighters. APN 007-240-078 (MM) (GPA/RZ 03-01)

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

C. MUP 03-10 – continued open from July 10, 2003

Russell and Teresa Schwab, (Item determined to be statutorily exempt from environmental review), **Minor Use Permit** for a large family day care facility in the AR-1 (Agricultural Residential – 1 acre parcel) zone. The property is located on the north side of Canyon Highlands Drive, approximately 1,600 feet east of Highlands Blvd., at 292 Canyon Highlands Drive, Oroville. APN 033-150-021 (MM) (MUP 03-10)

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

D. TPM 03-15 – Continued open from July 10, 2003

Robert and Elizabeth Nottelmann, (Item not subject to environmental review), **Tentative Parcel Map** to divide a 40.24 acre parcel into two parcels of 20.1 +/- acres each on property zoned A-20 (Agricultural – 20 acre parcels). The property is located on the south side of Fimple Road, approximately 930 feet south of Konning Avenue, at 10141 Fimple Road, northwest of Durham. APN 039-230-112 (SB) (TPM 03-15)

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