

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**SEPTEMBER 11, 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 August 28, 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 00-12** – continued from August 14, 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)

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

**B. UP 00-03** - Continued from July 24, 2003

**Robyn Kissler**, (Item not subject to environmental review), **Revocation of a Use Permit, UP 00-03(revision of UP 99-22)**, to allow a private kennel to be used for show dogs on property zoned AR-1 (Agricultural Residential – 1 acre parcels). The property is located on the north side of Brown Boulevard, approximately 900 feet west of Palermo Honcut Highway in Honcut. APN 028-062-016 (CS) (UP 00-03)

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

**C. REZ 03-01** – staff recommends approval

**Fourteen Mile House, Inc.**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Rezone from** for 43.2 acres on the east side of State Route 32, across from Woodland Park Road. The requested zone is Foothill Recreation – 2-acre minimum parcel size. The property is currently configured in four individual parcels for residential development. The parcels are 5.41, 7.24, 17.79, and 12.79 acres in size. Sewage disposal for the project would be provided by individual septic tank, and water would be obtained from a well on the site. The property was rezoned as a part of the Fourteen Mile House PUD rezone, and residential development has been completed in the first two “units” of that development. The subject property is the third “unit” of that residential development, but is subject to a separate homeowners association. An environmental analysis was conducted prior to the approval of said rezone and another environmental review was prepared for the subdivision map approval that created the four parcels. The property is located on the east side of Deer Creek Highway, at Black Oak Terrace, about two miles south of Forrest Ranch. APN 063-360-018 (CS) (REZ 03-01)

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

**D. TSM 00-04** - Staff recommends approval

**Ronald Laffins, Trustees of J & J Electric Pension Trust, The Villas at Butte Creek,** (Item not subject to environmental review), **Request for an Extension of Time to file Final Map,** Tentative Subdivision map located southwest of, and adjacent to, State Highway 99 and is situated on both sides of Estates Drive, Chico. APN 040-350-019, 022 (SB) TSM 00-04

Originally Approved: August 14, 2001  
Two years to complete: August 14, 2003  
Grant five year extension to: August 14, 2008

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

**E. 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 10-day appeal period on all decisions with the Clerk of the Board.

**F. DET 03-07** - staff recommends approval

**Bruce E. Snyder,** (Item determined to be a General Rule Exemption under CEQA), application for a **Legal Lot Determination and Conditional Certificate of Compliance** on property zoned AR-2.5 (Agricultural Residential – 2.5 acre minimum). The property is located at the southern end of Nimshew Road, approximately 4,500 feet south of Pine Canyon Drive, Paradise area. APN 066-370-024 (SB) (DET 03-07)

There is a 15-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**