

BUTTE COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 9, 2003

TIME: 9:00 a.m.

PLACE: Board of Supervisors' Room
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 September 25, 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.

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.

A. MUP 03-07 - continued open from August 28, 2003

Stephen Gale, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Minor Use Permit** to establish a large winery on property zoned A-5 (Agricultural – 5 acre parcels). The property is located on the west side of Stanford Lane, approximately 1,500 feet south of Durham Dayton Highway, in the Durham area. APN 040-200-023 (CS) (MUP 03-07)

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

B. TPM 03-20 - staff recommends approval

Edward F. Niderost, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 2.0 acre parcel into two 1.0 acre parcels on property zoned SR-1 (Suburban Residential – 1 acre parcels). The property is located on the north side of Butte Avenue, at the intersection of Butte Avenue and Northgraves Avenue, Chico. APN 004-490-020 (MM) (TPM 03-20)

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

C. TPM 03-28 – staff recommends approval

Robert Hershberger, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 1.8 acre parcel (+/-) into three 0.60 acre parcels and request an exception to the sewage disposal requirements of Appendix VII of the Butte County Improvement standards for the two existing septic systems on proposed Parcels 1 and 2 on property zoned R-P (Residential Professional). The property is located on the north side of Manzanita Avenue, approximately 850 feet east of Marigold Avenue, Chico. APN 048-210-011 (MM) (TPM 03-28)

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