

BUTTE COUNTY PLANNING COMMISSION
AGENDA
DECEMBER 11, 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 – October 23, 2003, and November 13, 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. **TSM 00-02** - continued open from 10/23/03

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

B. **TPM 03-23** - continued open from November 13, 2003

Ray Scales, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide an 11.04± acre parcel into one parcel of 5.01± acres and one parcel of 6.03± acres. Sewage disposal would be handled by individual on-site septic systems and domestic water obtained from on-site wells. Proposed Parcel 2 is already developed with a dwelling. Parcel 2 would front on Breeze Hollow Lane, which is a private road that lies within an existing 60-foot wide right-of-way. Parcel 1 would have access to Breeze Hollow Lane via a proposed 234-foot long, 60-foot wide non-exclusive easement across Parcel 2. The project site is zoned AR-5 and is designated by the Butte County General Plan as Low Density Residential. The project site is located on the north side of Breeze Hollow Lane, approximately 0.5 miles west of Miners Ranch Road, at 176 Breeze Hollow Lane, Oroville, APN 036-230-054 in Section 25, T19N, R04E, MDB&M. (SB) (TPM 03-23)

C. **MUP 04-01** - staff recommends approval

Ubiquitel PCS, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to collocate six (6) panel antennas, 4 to 5 square feet each, centered at the 160-foot level on an existing 182-foot tall monopole. Three (3) ground-mounted equipment cabinets are also proposed to be placed near the base of the monopole within an existing lease area. The property is zoned C-2 (General Commercial) and is located on the east side of Old Skyway, at 13700 Old Skyway (Magalia Community Church), Magalia. APN 066-470-033 (SB) (MUP 04-01)

D. **MUP 04-02** - staff recommends approval

Cingular Wireless, (Item determined to be categorically exempt from environmental review) **Minor Use Permit** to collocate twelve (12) 4.6 square foot panel antennas centered at the 162-foot level on an existing 181-foot tall lattice tower. A 10-foot by 16-foot (160 square feet) equipment shelter is proposed to be placed at the base of the tower within an

existing lease area on property zoned A-40 (Agricultural, 40-acre minimum parcel size). The property is located on the east side of SR-99, approximately 0.23 miles south of Ord Ranch Road, north of Gridley. APN 025-200-119 (SB) (MUP 04-02)

E. MUP 04-03 - staff recommends approval

Nextel Communications, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to collocate twelve (12) 4.4 square foot panel antennas centered at the 92-foot level on an existing 120-foot tall monopole. A 12-foot by 20-foot (240 square feet) equipment shelter is proposed to be placed within the existing lease area. The property is zoned A-40 (Agricultural, 40-acre minimum parcel size), located approximately 1,325 feet east of Aguas Frias Road, approximately 0.9 miles south of Durham Dayton Highway, southeast of Dayton. APN 039-260-018 (SB) (MUP 04-03)

F. DET 04-02 - staff recommends approval

Tom Turk, Legal Lot Determination/Conditional Certificate of Compliance on property zoned AR-1 (Agricultural Residential – 1 acre parcels). The property is located at the end of the northerly extension of Sidney Drive, off of Canyon Drive, east Oroville area. APN 068-020-023 (MM) (DET 04-02).

G. ZCA 04-02 - staff recommends approval

Department of Development Services – Ordinance Amending Butte County Zoning Regulation set forth in Butte County Code Chapter 24 by requiring that a Use Permit be obtained prior to the construction and operation of large retail projects and through the addition of design standards for such projects. (RM) (County-wide)

1:00 p.m.

H. Department of Development Services – Draft Housing Element Workshop

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