

BUTTE COUNTY PLANNING COMMISSION
AGENDA
JANUARY 08, 2004

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, Evans, Nelson, and Chairman Lambert.

III. SELECTION - Selection of Chairman, Vice Chairman, and Second Vice Chairman for 2004.

IV. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions, or changes in the Agenda order.

V. MINUTES - None

VI. 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

VII. 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)

VIII. 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. UP 04-02 - staff recommends approval

Tait & Associates, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** to modify an existing communication equipment facility by replacing a 1,000 gallon underground fuel storage tank with a 1,000 gallon above ground tank. The fuel tank is used as a source of diesel fuel for the generator in case of a power failure. The proposed fuel tank would be located on the north side of the building and placed on top of a concrete foundation. The property is located on the south side of Rachel Drive, approximately 200 feet east of Heritage Road, in the Kelly Ridge Area, east of Oroville. APN 069-590-008 (MM) (UP 04-02)

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

B. TPM 02-03 - staff recommends approval

Arnold Cummings, (Item not subject to environmental review), **Request for an Extension of Time to File Final Map**, APN 036-660-002, to divide a 2.9 acre parcel into three parcels of 0.18 acres and one parcel of 0.24 acres, with a remainder parcel of 2.3 acres on property zoned R-1 (Residential). The property is located on the east side of Autry Lane, approximately 470 feet south of Las Plumas Avenue, Oroville. (SB) (TPM 02-03)

Originally approved: December 13, 2001
Two years to complete: December 13, 2003
Five year extension to: December 13, 2008

There is a 15-day appeal period on all decisions with the Clerk of the Board

C. TPM 04-06 - staff recommends approval

Dennis Scott Steedman, (Item determined to be categorically exempt from environmental review), **Tentative Parcel Map** to divide a 30,400 square foot lot into two parcels: one parcel of 13,775 square feet (0.316 acres) and one parcel of 16,615 square feet (0.38 acres) on property zoned A-R (Agricultural Residential). This property is located on the east side of 20th Street, approximately 150 feet north of Poplar Street, at 1704 and 1710 20th Street, Thermalito. APN 030-072-066 (SB) (TPM 04-06)

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

D. TPM 03-23 - staff recommends denial

Land Ho Property, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 226+/- acre parcel into five 45+/- acre parcels on property zoned “U” (Unclassified – 20 acre minimum parcel size). Sewage disposal would be handled by individual, on-site septic systems and domestic water obtained from individual on-site wells. Alternate technologies for the generation of electricity, such as marine generators, and wind and solar power are proposed. The property is located approximately 0.6 miles south of Big Ridge Road, and approximately 1.3 miles west of Indian Cemetery Road, south of Berry Creek. APN 071-070-008. (SB) (TPM 03-23).

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

E. REZ03-03/TPM 04-04 - staff recommends approval

John McLaughlin proposed **Negative Declaration** with mitigation measures regarding environmental impacts, **Rezone** to rezone a 10± acre parcel from TM-5 and PUD to TM-1 (Timber Mountain, 1-acre minimum parcel size) and **Tentative Parcel Map** to divide a 10± acre parcel into four 2.5± acre parcels for residential development on property zoned TM-5. Sewage disposal for future dwellings on the site would be provided by individual, on-site septic systems. Domestic water would be obtained from individual wells. Each of the proposed parcels would front on the Christina Drive cul-de-sac. APN 063-180-019 (SB) (REZ 03-03/TPM 04-04)

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

F. COR 03-04 - Staff recommends denial

Jeff and Cindy Caswell, (Item not subject to environmental review), **Certificate of Correction** to remove a note on a recorded Parcel Map which prohibits development below a bluff line. The property is zoned “U” (Unclassified, 20-acre minimum parcel size) and is located on the west side of Old Stage Road, approximately 1.4 miles north of the intersection of Williams Road and Old Stage Road, northwest of Butte College. APN 041-100-061 (SB) (COR 03-04)

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

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)

IX. 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. Directors' Report
- B. General Plan/Zoning Ordinance Update
- C. Legislative Case Law update
- D. Planning Commission Concerns

X. COMMUNICATIONS - *Communications received and referred. (Copies of all communications are available in the Planning Division Office.)*

XI. ADJOURNMENT

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