

BUTTE COUNTY PLANNING COMMISSION AGENDA

FEBRUARY 12, 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, Lambert, Evans, Nelson, and Chairman Leland.

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

IV. MINUTES – January 22, 2004

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)

VI. 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. Steve Schuster, Tentative Subdivision Map** to create 118 single family residential parcels in accordance with a previously approved Planned Unit Development and Development Agreement. The property is 300 acres total in size. The 118 residential parcels would be clustered in the southwest and northwest portion of the 229 acre area that is the subject of the Development Agreement and Planned Unit Development. Approximately 70.15 acres would remain and not be subject to development. The proposed single family residential lots would range in size from one-third of an acre to over one acre in size, with half-acre lots being the predominant size. In accordance with the Development Agreement, traffic circulation would be accomplished by subdivision road connections to Hicks Lane at two locations on the east side of the property, and Spyglass Road and Guntren Road on the west side of the property. In accordance with the Development Agreement a total of 103 acres of open space would be retained along Hicks Lane and Mud Creek, and a total of approximately 32 acres of open space would be retained along Keefer Slough and north of Mud Creek. Drainage and storm water run-off would be directed into three on-site retention basins. Sewage disposal would be accomplished by a community sewage disposal system to be located on the 103-acre open space parcel. Domestic and fire flow water supplies would be accomplished through a public water system. The property is zoned SR-1/PD (Suburban Residential, 1-acre parcels, Planned Development) and OS/PD (Open Space, Planned Development) and is located north of Chico and west of the Chico Airport on the west side of Hicks Lane, approximately 3,000 feet south of Keefer Road, in the North Chico Specific Plan Area. Assessor Parcel No.: 047-710-001 (DB) (TSM 03-01)

Remand to Planning Commission from Board of Supervisors, Drainage Easement

On September 9, 2003, the Butte County Board of Supervisors held an appeal hearing on the Development Review Committee's approval of the tentative subdivision map described below. The Board of Supervisors continued the appeal hearing, and requested that the Planning Commission review the issues associated with Section 3.1 of the Development Agreement, which requires the landowner to dedicate an 82-foot wide easement to the County for the construction and maintenance of a connector canal between Keefer Slough and Mud Creek, as may be proposed by the Army Corps of Engineers. This easement had not been recorded as required by the Development Agreement.

County Staff has since required the applicant to record the easement in accordance with the Development Agreement, and to make the changes to the tentative subdivision map necessary to accommodate the easement. This information will be reviewed by the Planning Commission for further recommendation to the Board of Supervisors.

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. Directors' Report
- B. General Plan/Zoning Ordinance Update
- C. Legislative Case Law update
- D. Planning Commission Concerns
 - 1. Agricultural Buffer Power Point Presentation by Butte County Agricultural Commissioner Richard Price – Information Only.

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

X. ADJOURNMENT

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