

BUTTE COUNTY PLANNING COMMISSION
AGENDA
FEBRUARY 26, 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 (Revised) and February 12, 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

MITIGATED NEGATIVE DECLARATION/USE PERMIT

- A. **Chico Area Recreation District (CARD)**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** for a community park (“Gailey Luther DeGarmo Park”) on property zoned C-2 (General Commercial). The property is located on the east side of the Esplanade, bounded by Leora Court to the north and State Route 99 to the east, in the northeast Chico area. APN 006-220-002, 014 (SB) (UP 03-13)

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

- B. **Ted Runge**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and – **Tentative Parcel Map** to divide a 17.8-acre parcel into three parcels: one parcel of 5.73 acres, one parcel of 5.93 acres, and one parcel of 6.16 acres. Sewage disposal would be handled by individual, on-site septic systems and domestic water obtained from individual, on-site wells. All of the proposed parcels would have frontage on Power House Hill Road, which is a public road. The property is zoned AR-2.5 (Agricultural Residential – 2.5-acre minimum parcel size) and is located on the east side of Power House Hill Road, approximately 0.4 miles south of Lone Tree Road, south Oroville area. APN 036-530-034 (SB) (TPM 03-10)

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- C. **Ruddy Creek Partnership**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 17.8± acre parcel into four 1.01± acre parcels for residential development and a remainder parcel of 13.4± acres. Sewage disposal and domestic water services would be through the Thermalito Irrigation District (TID). Parcels 2, 3, and 4 would front on 18th Street. Parcel 1, a corner lot, would front on both 18th Street and on Feather Avenue. The Remainder Parcel would front on Feather Avenue. The Remainder Parcel would ultimately be developed with a 87-space mobile home park. The property is zoned A-R (Agricultural Residential) and is located on the southeast corner of Feather Avenue and 18th Street, Thermalito. APN 030-360-082, 083, 084 (SB) (TPM 03-26)

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

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

X. ADJOURNMENT

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