

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**JUNE 24, 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. 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**

**V. 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. Dean Ishi - TPM 03-31** - continued open from March 25, 2004

**Dean Ishi, et al, Tentative Parcel Map** request dividing two parcels totaling 133 acres into four parcels, one at 73 acres and three at 20 acres each, and a request for an exception to the requirements of Butte County Code Section 20-133 to allow more than 20 parcels on a cul-de-sac road. The property is zoned FR-20 (Foothill Recreational – 20 acre parcels) and is located on the west side of Round Valley Ranch Road, approximately 1.3 miles southwest of the intersection with Clark Road, Paradise. APN 055-250-028 and 055-370-037 (MM) (TPM 03-31)

**B. Fox KCVU – MUP 04-07** – staff recommends approval

**Fox KCVU**, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to allow a 4.5 meter (14.7-foot) diameter ground-mounted receive-only satellite dish on property zoned TM-5 (Timber Mountain – 5 acre parcels). The property is located on the west side of Cohasset Road, approximately 1.3 miles north of Mud Creek Road, at 11045 Cohasset Road, Cohasset. APN 056-070-079 (SB) (MUP 04-07)

**C. UP 04-17** – staff recommends approval

**Marlene Perry and Kathy McCullough**, (Item determined to be categorically exempt from environmental review), **Use Permit** to allow the change of a nonconforming use to allow a preschool for up to 30 children on property zoned SR-1 (Suburban Residential – 1 acre parcels). The property is located on the west side of Durham Dayton Road, at 2547 Durham Dayton Road, Durham. APN 039-540-025 (SB) (UP 04-17)

**D. TPM 04-21** – staff recommends denial

**Linda Russell, Tentative Parcel Map** to divide a 38.78-acre parcel into two parcels of 10-acres each and an 18.78-acre remainder on property zoned TM-10 (Timber Mountain – 10 acre parcels). The property is located on the west side of Doe Mill Road, just south of the south intersection of Doe Mill Road and Schott Road, east of Forest Ranch. APN 063-040-057 (DB) (TPM 04-21)

**E. TSM 04-06** – staff recommends approval

**Pat Conroy and M. Donn Marshall**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts, **Tentative Subdivision Map** to create 7, 1.0 +/- acre residential parcels from a 7.98 acre parcel on property zoned SR-1 (Suburban Residential – 1 acre parcels). The property is located on the northeast corner of Highway 99 and Keefer Road, north of Chico. APN 047-460-005 (CD) (TSM 04-06)

**VII. 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

**VIII. MINUTES** - Approval of the Minutes for June 10, 2004

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

**X. ADJOURNMENT**

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