

BUTTE COUNTY PLANNING COMMISSION
AGENDA
JULY 8, 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. **TPM 03-23** - continued open from March 25, 2004

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

- B. **UP 04-17** – Motion of Intent to approve, continued closed from June 24, 2004.

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)

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

- C. **TSM 04-03** – staff recommends approval

Richard Hall, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** to subdivide an 8.81 +/- acre parcel into 28 single family lots (in three phases) on property zoned A-R (Agricultural Residential). The property is located on the west side of 10th Street, approximately 350 feet south of Feather Avenue, in the Thermalito area of Oroville. APN 030-132-017 (CD) (TSM 04-03)

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

- 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 24, 2004

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

X. ADJOURNMENT

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