

BUTTE COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 14, 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.

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 July 8, 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. TPM 03-26 – Staff recommends approval

Ruddy Creek Partnership (% Chuck LaFlamme) – Remand from the Board of Supervisors for a Tentative Parcel Map to divide a 17.4 +/- acre parcel into four 1.01 +/- acre parcels for residential development, with a remainder parcel of 13.4 +/- acres on property zoned A-R (Agricultural Residential). The property is located on the southeast corner of 18th Street and Feather Avenue, Thermalito. APN 030-360-083 (SB) (TPM 03-26)

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

C. REZ 04-01 and TSM 04-05 – Staff recommends denial

Robert Taylor (Sierra Vista Subdivision), Rezone from FR-40 (Foothill Recreational – 40 acre minimum parcel size) to A-R (Agricultural Residential) on two parcels totaling 88.6 acres; and **Tentative Subdivision Map**, to create 40 residential lots ranging in size from 1.01 to 2.11 acres from two parcel totaling 88.6 acres. The property is located on the east side of Oroville Quincy Highway, approx. 6,000 feet north of Forbestown Road, east of Oroville. APN 072-180-013, 052 (DB) (REZ 04-01 and TSM 04-05)

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

D. General Plan Annual Report – The Department of Development Services is submitting a General Plan annual report for review and adoption in accordance with Government Code Section 65400 (b).

E. General Plan Consistency finding for proposed Capital Improvement Program for fiscal Years 2004/2005 – 2005/2006.

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

Discussion – Second meeting in December for December 23, 2004 regarding attendance.

VIII. MINUTES - September 9, 2004, and September 23, 2004.

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

X. ADJOURNMENT

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