1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes

   Approval of minutes of the meeting of April 7, 2004.

Consent Calendar

Items recommended for the Consent Calendar are considered by staff to be routine in nature, and staff recommends that they be enacted by a single motion under this agenda item. There will be no separate discussion of these items unless a member of the audience, the applicant or a member of the Planning Commission asks that it be removed from the Consent Calendar. Anyone not fully aware of the project or dissatisfied with the recommended action on the Consent Calendar should advise the Commission or staff before the Commission begins its proceedings. Items removed from the Consent Calendar will be discussed in the same order as listed, following the approval of the balance of the Consent Calendar.
Action on Consent Calendar: Open the public hearing, receive any testimony, close the hearing and move to take action as recommended in the staff report.

5. **Project #04-007*** and Subdivision Map #03-01 to rezone 120.8 acres from AG (General Agricultural) District to AR (Agricultural Preserve) District and APR (Agricultural Preserve Residential) District and the subdivision of the property into six two-acre Agricultural Preserve Residential District parcels and one 109-acre Agricultural Preserve District; located on the north side of South Butte Road, approximately 100 feet west of South Butte Road and Wyncoop Road; A. P. #13-200-063; applicant / property owner - Richard Wilson *(Recommend continuance to May 19, 2004)*

Public Hearings

6. **Use Permit #03-18*** to allow an existing secondary mobile home to remain for temporary occupancy by an agricultural caretaker; AG (General Agricultural) District; located at 1901 Pacific Avenue, Rio Oso; A. P. #28-190-007; applicants / property owners - Bryan & Jennifer Alger

7. **Project #04-006*** request for a use permit to construct a new 27,200 square foot rice storage warehouse; AG (General Agricultural) District; located south of Knights and Ensley Roads and east of State Highway 113, in the community of Knights Landing; A. P. #34-050-035, -036 & -039 and #34-071-006; applicant / property owner - Sutter Basin Growers Co-op

8. **Project #04-005*** request for a tentative parcel map for the subdivision of 43.1 acres into two parcels of 2.2 acres for a homesite parcel and a 40.8-acre agricultural remainder; AG (General Agricultural) District; located at 2330 Eager Road, Yuba City; A. P. #10-230-018; applicant / property owner - Robert Coats

9. **Project #04-001*** request for a use permit to allow an agricultural retail chemical and fertilizer outlet within an existing prune dehydrator facility; AG (General Agricultural) District; located at 3800 Live Oak Boulevard, Yuba City; A. P. #10-260-015; applicant - Simplot / property owners - Gavrilo & Betty Spaich

10. **Project #04-009*** request for a Zoning Code amendment to amend Division 43, Commercial-Industrial District (C-M), of the Sutter County Zoning Code to require adult entertainment businesses to obtain a use permit and a related word change to Sutter County Code Section 465-050 to change permitted to considered; located Countywide; initiated by the Sutter County Board of Supervisors

11. Comments from the Public
Any member of the audience wishing to address the Commission regarding topics not on the agenda may do so at this time; however, no action may be taken on items not appearing on the agenda unless provided for in State law.

12. Miscellaneous Business from the Commission/Staff

A. Possible cancellation of the first meeting in May (May 5, 2004)
B. Other business and reports

13. Report on the Actions of the Board of Supervisors

14. Adjournment

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GENERAL INFORMATION FOR THE PUBLIC

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the Board of Supervisors, 1160 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within the time limit, the Commission action becomes final on Use Permits, Variances, Tentative Maps, Planned Development Amendments and denials of General Plan Amendments. More information about the appeal process may be obtained from the Community Services Department.

Denials of zoning changes have a slightly different appeal period and they also become final if not appealed within the appropriate time limits. (Contact the Community Services Department for the specific details of the appeal period on zoning change denials.)

Approval of zoning changes and of General Plan Amendments will automatically be heard by the Board of Supervisors; these hearings will be advertised and noticed in the same manner as the Commission hearings unless additional notice is deemed necessary.

The Community Services Department is located at 1130 Civic Center Boulevard, Yuba City, and may be reached at (530) 822-7400, fax (530) 822-7109.

The Board of Supervisors Chambers is accessible to the physically disabled.

Requests for assistive listening devices or other accommodations, such as interpretive services, should be made through the Planning Division of the Community Services Department at (530) 822-7400. Requests should be made at least 72 hours prior to the meeting. Later requests will be accommodated to the extent feasible.
Non-Discrimination Statement

Sutter County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.