1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes

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

Public Hearings

5. General Plan Amendment #03-08*, Rezoning #03-11, and Design Review #03-03 - General Plan amendment to amend the General Plan Land Use Diagram changing the designation of the subject property from AG-20 (Agriculture, 20 acre minimum) to IND (Industrial), rezoning to change the zoning classification from AG (General Agricultural) District to M-1 PD (Light Industrial; Combining Planned Development) District, approval of a design review application, and adoption of a development plan on a 13.6-acre site for a proposed mini-storage facility with accessory office and caretaker facilities, and the use of the three existing buildings on the property for offices and storage by a mobile home sales company; located at the Northeast corner of Pease Road and East Onstott Frontage Road; A. P. #10-260-065 & #10-260-066;
applicant - John Beutler/property owner - W E B Enterprises

6. **Extension of Use Permit #02-15*** to allow a kennel facility for abandoned Golden Retriever dogs; AG (General Agricultural) District; located at 7495 Natomas Road, Elverta; A. P., #35-170-080; applicant - Homeward Bound Golden Retriever Rescue and Sanctuary/property owner - Norma J. Latham

7. **Project #04-007 and Subdivision Map #03-01*** - General Plan amendment to amend the General Plan Land Use Diagram changing the designation of the subject property from Agriculture to Agriculture Preserve on 120.8 acres, rezoning to change the zoning classification from AG (General Agricultural) District to AP (Agricultural Preserve) District and APR (Agricultural Preserve Residential) District, subdivision of the property into six, two-acre Agricultural Preserve Residential District parcels and one 109-acre Agricultural Preserve District, and modification of the Subdivision Ordinances lot width to depth ratio; located on the north side of South Butte Road near the intersection of South Butte Road and Wyncoop Road; A. P. #13-200-063; applicant/property owner - Richard Wilson

8. **Project #04-008*** - request for a tentative subdivision map to divide an existing 73.12 acre parcel into three 22.4-acre parcels and three 2-acre homesite parcels; AG (General Agricultural) District; located on the west side of Onstott Frontage Road, approximately 750 feet north of Eager Road, Yuba City; A. P. #10-220-044; applicant/property owner - Lal Chima

9. **Project #04-14*** - request for a tentative parcel map to divide a 47.49-acre parcel into a 2.5-acre homesite parcel and a 45.0-acre agricultural remainder; AG (General Agricultural) District; located at 5375 Sawtelle Road, Yuba City; A. P. #23-140-104; applicant/property owner - Joginder S. Bains

10. **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

11. **Miscellaneous Business from the Commission/Staff**

    A. Possible cancellation of the first meeting in August (August 4, 2004)
    B. Other business and reports

12. **Report on the Actions of the Board of Supervisors**
13. Adjournment

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.