

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**MAY 26, 2005**

**TIME:** 9:00 a.m.

**PLACE:** Butte County Board of Supervisor's Room  
25 County Center Drive  
Oroville, CA 95965

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL** - Commissioners Leland, Lambert, Nelson, Wilson, and Chairman Marin

**III. ACCEPTANCE OF AGENDA** - Commission members and staff may request additions, deletions, or changes in the Agenda order.

**IV. 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)

**V. 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. DET 05-02 – staff recommends approval**

**Juli White Reise** (Item determined to be a General Rule Exemption from environmental review), Legal Lot Determination/Conditional Certificate of Compliance on property zoned TM-1 (Timber Mountain – 1 acre minimum). The property is located on the southeast corner of Lakeside Way and Forest Inn Drive,

approximately 2,000 feet east of Oroville Quincy Highway, Berry Creek. APN 062-180-034 (MM) (DET 05-02)

**B. TPM 04-12** – staff recommends approval

**Mark Silveira**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to create 3 residential parcels from a 0.66-acre parcel on property zoned A-R (Agricultural Residential). The property is located on the west side of 14<sup>th</sup> Street, approximately 300 feet south of Grand Avenue, at 1571 Fourteenth Street, Oroville. APN 030-110-076 (CD) (TPM 04-12)

**C. DET 04-05** – staff recommends approval

**Kewel Khangura** (Item determined to be categorically exempt from environmental review), Legal Lot Determination/Certificate of Compliance on property zoned A-40 (Agricultural – 40 acre parcels). The property is located at the northeast corner of Larkin Road and Chandon Avenue, southeast of Gridley. APN 024-200-053, 055 (CD) (DET 04-05)

**D. TPM 04-24** – staff recommends approval

**Oscar Lacs**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 5.02-acre parcel into four parcels, two at 1.01 acres, one at 1.15 acres, and one at 1.8 acres on property zoned A-R (Agricultural Residential). The property is located on the southwest corner of Oakvale Avenue and Gopher Road, east of Oroville. APN 068-360-126 (CD) (TPM 04-24)

**E. TPM 03-06 – Time Extension** – staff recommends approval

**Cadruvi, Request for an Extension of Time for a Tentative Parcel Map** to divide a 38.3 acre parcel into three parcels, one of 2.5 acres, one of 5 acres, and one of 30.8 acres on property zoned TM-2 (Timber Mountain – 2 acre parcels). The property is located north of Chico, on the west side of Cohasset road, approximately one mile north of the intersection of Cohasset Road and Vilas Road, at 9477 Cohasset Road, Cohasset. APN 056-140-005 (CD) (TPM 03-06)

Originally approved on: April 24, 2003

Two years to complete on: April 24, 2005

Grant five year extension to: April 24, 2010

**F. DET 05-04** – staff recommends approval

**Robert Robichaud** (Item determined to be a General Rule Exemption from environmental review), Legal Lot Determination/Certificate of Compliance on property zoned A-R (Agricultural Residential). The property is located on the north side of Grand Avenue Approximately 120 feet west of 10<sup>th</sup> Street, Thermalito area. APN 031-251-030, Lot 19 (CD) (DET 05-04)

**G. DET 05-05** – staff recommends approval

**Robert Robichaud**, (Item determined to be a General Rule Exemption from environmental review), Legal Lot Determination/Certificate of Compliance on property zoned A-R (Agricultural Residential). The property is located on the north side of Grand Avenue, approximately 120 feet west of 10<sup>th</sup> Street, Thermalito. APN 031-251-030, Lot 18 (CD) (DET 05-05)

**H. TSM 03-03** – staff recommends approval

**Chris Carter, Request for an Extension of Time for a Tentative Parcel Map** to divide a 30-acre parcel into 29 residential lots ranging in size from 0.23 acres to 5 acres in three development phases on property zoned A-R (Agricultural Residential). The property is located on Oakvale Avenue, approximately 1,600 feet south of Hildale Avenue, Oroville. APN 068-360-116 (DB) (TSM 03-03)

Originally approved on: May 8, 2003

Two years to complete on: May 8, 2005

Grant five year extension to: May 8, 2010

**VI. 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

**VII. MINUTES** – None

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

**IX. ADJOURNMENT**

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