

Butte County Department of Development Services
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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

April 25, 2013

TIME: 9:00 am

PLACE: Board of Supervisors' Room
County Administration Center
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Donati, Grossberger, Nelson, Wilson and Chair Kennedy.

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 AND OTHER MATTERS FOR DISCUSSION – The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. It is requested that individual public comments be addressed to the Chair and 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.

A. [Tentative Parcel Map TPM08-0007](#)

Applicant: South Oroville Land Development LLC

Project: Tentative Parcel Map to divide two parcels (732 acres) into 28 parcels ranging in size from 20 to 52 acres, and an exception request to the road improvement standards.

Planner: Mark Michelena **APN:** 027-230-002 & 110

G.P. (at project completeness): AR (Agricultural Residential)

G.P. (current): AG (Agriculture)

Zoning (at project completeness): A-5 (Agricultural 5-acre minimum)

Zoning (current): AG-20 (Agricultural 20-acre minimum)

Location: On the north and south sides of Cox Lane, approximately 1.5 miles east of Palermo-Honcut Highway, southeast of the community of Palermo

Staff Recommendation: Approval of the resolution: (1) adopting a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA); (2) granting the exception requests to reduce the road improvement standard for Cox Lane and to reduce the road improvement standard for the internal project roads; and (3) approving Tentative Parcel Map TPM08-0007 for South Oroville Land Development, LLC, subject to the findings and conditions.

B. [Abandonment RA13-0002](#)

Applicant: Stephen Schuster

Project: Abandonment of 52 feet of an 82-foot wide drainage easement and amendment to the Sierra Moon Development Agreement

Planner: Mark Michelena **APN:** 047-710-016, 019, 021 & 022 and 047-770-001, 015, 016, 017, 025, 026 & 027

G.P.: VLDR (Very Low Density Residential), P (Public), and RC (Resource Conservation)

Zoning: VLDR (Very Low Density Residential), P (Public), RC (Resource Conservation), NCSP (North Chico Specific Plan)

Location: The drainage easement is located along the western portion of 11 parcels, including a number of parcels in Phase I of the Sierra Moon Subdivision.

Staff Recommendation: Forward a recommendation to the Board of Supervisors that the abandonment is not inconsistent with the Butte County General Plan or North Chico Specific Plan

C. [Abandonment RA13-0001 Richvale Alley Abandonment](#)

Applicant: Bianchi Ag Services LLC

Project: Abandonment of an 18 feet by 360 feet alley

Planner: Stacey Jolliffe **APN:** Adjacent to 029-154-003, -004 & -013

G.P.: RTL (Retail)

Zoning: C-C (Community Commercial)

Location: Alley connects Calrose Avenue and the Midway, between/parallel to Richvale Highway and School Street, in Richvale

Staff Recommendation: Forward a recommendation to the Board of Supervisors that the abandonment is not inconsistent with the Butte County General Plan

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 have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing, but will always be listed as part of the agenda.

- A. Directors' Report
- B. General Plan Follow-up and Implementation Program
- C. Update on Recent Board of Supervisors' Actions
- D. Legislative Case Law Update

E. Planning Commission Concerns

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

IX. MINUTES – None

X. ADJOURNMENT