

**Butte County Department of Development Services**  
TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR



7 County Center Drive  
Oroville, CA 95965  
(530) 538-7601 Telephone  
(530) 538-7785 Facsimile

ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

August 23, 2012

**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 Kennedy, Marin, Nelson, Wilson and Chair Becker.

**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. TPM08-0007 South Oroville Land Development, LLC (aka Valencia Estates)**  
**Applicant:** South Oroville Land Development LLC  
**Project:** Tentative Parcel Map  
**Planner:** Chris Thomas **APN:**  
**G.P. (at time of project deemed complete):** AR (Agricultural Residential)  
**G.P. (current):** AG (Agriculture)

**Zoning:** A-5 (Agriculture, 5-acre minimum)

**Proposed Zoning:** AG-20 (Agriculture 20-acre minimum)

**Location:** The project site on the north and south sides of Cox Lane, approximately 1.5 miles east of Palermo-Honcut Highway, southeast of the community of Palermo.

**Proposal:** A request for a Tentative Parcel Map (TPM) on two parcels totaling 732± acres. The TPM would divide the two parcels into 28 parcels, ranging in size from 20 to 52 acres. The applicant has also requested two exception requests to road improvement standards for Cox Lane and the internal project roads. Public Works is supporting the exception requests.

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

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

**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** - July 26, 2012

**X. ADJOURNMENT**