

Butte County Department of Development Services
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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

October 25, 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. Roe TSM11-0001

Applicant: Bruce Roe

Project: Tentative Subdivision Map

Planner: Mark Michelena

APN: 016-220-074

G.P.: (at the time the project deemed complete): AR (Agricultural Residential)

G.P.: (current) Agriculture

Zoning: A-20 & A-40 (Agriculture 20-acre and 40-acre minimum)

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

Location: The property is located at 1334 Moonlight Court, approximately 1,900 feet east of Cohasset Road, north and east of Chico. Access to the parcel is off of Cohasset Road, via Twin Oaks Drive, Brown's Valley Drive and Plummers Drive.

Proposal: A request for a Tentative Subdivision Map to divide a 70.3-acre parcel into two parcels; one at \pm 40 acres.

Staff Recommendation: Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Tentative Subdivision Map TSM11-0002, subject to findings and conditions.

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

B. Flexible Lot Tentative Subdivision Map TSM04-07 Guernsey Subdivision

Applicant: John Patrick Guernsey

Project: Tentative Subdivision Map

Planner: Mark Michelena

APN: 047-260-198

G.P.: (at the time the project deemed complete): AR (Agricultural Residential)

G.P.: (current) VLDR (Very Low Density Residential)

Zoning: SR-1/OS/NCSP (Suburban Residential 1-ac minimum/Open Space/North Chico Specific Plan)

Proposed Zoning: VLDR/RC/NCSP (Very Low Density Residential/Resource Conservation/North Chico Specific Plan)

Proposed Zoning: VLDR

Location: The project site is located east of and adjacent to SR-99, at the southeast corner of the future intersection of Kittyhawk Drive and SR-99, in the north Chico area.

Proposal: 1. A Tentative Subdivision Map, submitted in accordance with the County's Flexible Lot Size Ordinance, to divide 51.28 acres into 48 residential lots and a 23-acre open space parcel that will include a community wastewater disposal area and a stormwater retention area. 2. Exception request to the internal road improvement standard.

Staff Recommendation: Continue off calendar

C. Durham Villas Planned Unit Development (Continued from October 11, 2012)

Applicant: Morris Bud Keeney

Project: Rezone REZ10-0001 and Tentative Subdivision Map TSM10-0001

Planner: Chuck Thistlethwaite

APN: 040-200-083

G.P.: Very Low Density Residential

Zoning: A-5 (Agricultural – 5-acre minimum)

Location: South side of Durham-Dayton Highway and immediately east of the unincorporated community of Durham at 2243 Durham Dayton Highway.

Proposal: Tentative Subdivision Map with 141 residential lots, plus 10 lettered lots for various community uses, and the rezoning of a \pm 118 acre parcel to "Planned Unit Development"

Staff Recommendation: Adopt the resolution approving the Initial Study/Draft Mitigated Negative Declaration; recommending approval of Rezone REQ10-0003

to the Board of Supervisors; and approving Tentative Subdivision Map TSM10-0003 for the Durham Villas Planned Unit Development

D. Granite Power House Project (Continued from September 13, 2012)

Applicant: Granit Construction Company

Project: Mining Permit, Use Permit and Reclamation Plan MIN09-0001

Planner: Chris Thomas

APN: 025-160-046 and 025-160-066

G.P.: Agriculture

Zoning: Unclassified

Location: About seven miles southwest of downtown Oroville, between State Route 70 and the Feather River, immediately south of the Oroville Wildlife Area Access Road.

Proposal: Mining Permit, Use Permit and Reclamation Plan for a phased 50-year surface mining operation for the extraction of aggregate from a 454 acre site.

Staff Recommendation: Adopt the resolution to certify the Final EIR; and the resolution to approve a Mining Permit, Use Permit and Reclamation for the Granite Construction Power House Aggregate Project (MIN098-0001)

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