

BUTTE COUNTY PLANNING COMMISSION
AGENDA
JULY 22, 2004

TIME: 9:00 a.m.

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

I. PLEDGE OF ALLEGIANCE

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

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

IV. CONSENT - Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made, however, some questions may be asked.

The Chair will ask if any commissioner or member of the public wishes to pull a consent item for discussion. Brief questions may be asked on any item.

A. ABAN 04N-02 – staff recommends approval

Chuck LaFlamme, (item determined to be Categorical Exempt from environmental review), **Abandonment** of a portion of the 16th Street, 18th Street, and Feather Avenue right-of-ways. The property is zoned A-R (Agricultural Residential) and is located on the east side of 18th Street, just south of Feather Avenue and on the south side of Feather Avenue, east of 18th Street, Thermalito. APN 030-360-082, 083, 084 (SB) (ABAN 04-03).

B. ABAN 04-03 – staff recommends approval

Deborah Ingvaldsen and Candice Grubbs, (item determined to be Categorical Exempt from environmental review), **Abandonment** of a section of the Oroville-Bangor Highway right-of-way. The property is zoned AR-5 (Agricultural Residential – 5 acre parcels) and is located on the south side of Oroville-Bangor Highway, approximately 1 mile south of

Miners Ranch Road/Foothill Blvd, Oroville. APN 072-150-042 and 072-170-013 (SB)
(ABAN 04-03)

V. 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)

VI. 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. TPM 04-07 - continued open from April 22, 2004

Brent and Debbie Sobrero, 1. Request for an exception to the requirements of Butte County Code Section 20-133 to allow more than 20 parcels on a cul-de-sac road. **2.** Tentative Parcel Map/ Flexible Lot Provision request to divide a 40-acre parcel into two 20-acre parcels on property zoned "U" (Unclassified). The property is located on a private no-name road north of Clear Creek Cemetery Road, approximately one mile east of Clark Road, south of Paradise. APN 041-110-135 (MM) (TPM 04-07)

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

B. TSM 04-09 – staff recommends approval

Fourteen Mile House, Inc. (Ray Johnson), proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** to divide a 12.8-acre parcel into four parcels ranging in size from 3.01 to 3.46 acres on property zoned FR-2 (Foothill Recreational – 2 acre parcels). The property is located on the east side of SR-32 at Humboldt Park Drive, across from Woodland Park Drive, approximately 1.5 miles south of Forest Ranch. APN 063-360-038 (SB) (TSM 04-09)

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

C. TPM 04-08 – staff recommends approval

Harold and Wanda Peterson, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 17.79-acre parcel into four lots (two lots at 3 acres each, one lot at 5.83 acres and one lot at 5.96 acres). Sewage disposal and domestic water services would be handled by individual septic systems and wells. All of the proposed parcels would have frontage on a private road accessed off of State Highway 32 (Deer Creek Highway) on property zoned FR-2 (Foothill Recreation – 2 acre parcels). The project site is located on the east side of State Highway 32 at Humboldt Park Drive, north of Chico. APN 063-360-036 (CD) (File # TPM 04-08).

There is a 10-day appeal period on all 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 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

VIII. MINUTES - Approval of the Minutes for June 24, 2004

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

X. ADJOURNMENT

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