

BUTTE COUNTY PLANNING COMMISSION
AGENDA
JANUARY 13, 2005

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, , Evans, Lambert, Nelson, and Chairman Leland

III. SELECTION - Selection of Chairman, Vice Chairman, and Second Vice Chairman for 2005.

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

V. 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.

None

VI. 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)

VII. 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. TSM 03-04 - continued closed with a Motion of Intent from October 28, 2004

Dave Snow/Palomino Ridge Subdivision proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** dividing three parcels containing 82.64 acres into 304 residential lots on property zoned A-R (Agricultural Residential). The property is located on the south side of Nelson Avenue and on the north side of Plumas Avenue, between 16th Street and 20th Street, in the Thermalito area of Oroville. APN 030-032-002; 030-033-001, 002 (CD) (TSM 03-04)

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

B. TPM 04-07 - continued open from November 18, 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

C. Wilma Moore and Sharon Eason – Notice of intention to record a Notice of Violation for property locate don the east side of Deer Creek Highway (State Highway 32), approximately 850 feet north of Platt Mountain Road, Forest Ranch. The property consists of two 5 acre parcels and a 29.2 acre parcel in the A-R (Agricultural Residential) General Plan designation, and zoned TM-5 (Timber Mountain – 5 acre parcels). The affected properties were subdivided by deed after March 4, 1972 in violation of the Subdivision Map Act and Butte County Code. APNs 056-410-020, 056-410-021, and 056-410-022. (CD)

VIII. 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

IX. MINUTES – December 9, 2004

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

1. Letter from Christopher Seibert.

XI. ADJOURNMENT

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