

Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

MAY 11, 2006

TIME: 9:00 a.m.

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

COMMISSIONERS: Richard Leland
Nina Lambert – Vice Chairman
Fernando Marin
Harrel Wilson
Chuck Nelson - Chairman

I. PLEDGE OF ALLEGIANCE

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

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 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. GRD 05-03 - Request to continue this hearing to May 25, 2006

Name: Chris Sommers **Project:** Grading Permit **GRD 05-03**
Planner: Carl Durling **APN:** 028-210-022 **Zoning:** A-5
Location: on La Porte Road, approximately two miles northeast of Oro Bangor Highway (6193 La Prte Road) Bangor
Proposal: grading permit to cut a new road and building site on his property

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

B. TPM 04-20 – staff recommends approval.

Name: Larry Royal **Project:** Tentative Parcel Map **TPM 04-20**
Planner: Carl Durling **APN:** 041-100-033 **Zoning:** U
Location: on the east side of Old Stage Road, approximately 0.75 miles north of Williams Road, at 3286 Old Stage Road, Butte Valley area.
Proposal: Tentative Parcel Map, with Flexible Lot Provisions, to divide a 42.5 +/- acre parcel into one parcel of 10.8 acres and one parcel of 31.7 acres

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C. GRD 05-01

Name: Wylatti Timber Management **Project:** Grading Permit (GRD 05-01)
Owner: Harry Merlo **APNs:** 047-230-039, 056-020-125,
056-030-017, 056-030-018,
056-030-028, 056-060-017,

Planner: Dan Breedon **Zoning:** “U”

Location: Approximately 1.5 miles east on Richardson Springs Road from the intersection of Richardson Springs Road and Cohasset Road, adjacent to the Richardson Springs Resort, 5.5 miles northeast of the City of Chico

Proposal: The applicant requests Planning Commission approval of a grading permit pursuant to Butte County Code Section 13-3 for a grading operation that involves construction and/or upgrading approximately 10 miles of permanent rock and native soil road in order to provide access to the interior of the landowner’s property for recreational, ranching, and fire protection purposes. This work will include the removal of existing brush, scrub oak, and gray pine from the roadway, the grading/removal of cobble from the road surface, the cutting and filling of soil along the road grade, and the placement of culverts at watercourse crossings. The applicant estimates that less than 10,000 cubic yards of graded material would be moved, with cuts at no more than a 1:1 slope and fills at no more than a 1.5:1 slope. The process will include the use of excavators, backhoes, graders, dump trucks, bulldozers and a water truck. Hours of the grading operation would be 6:00 am to 6:00 pm, with 2-6 employees involved. Because the site’s soil dries and becomes difficult to work with during summer months, planned grading operations would take place in the fall, winter, and spring when moisture conditions are correct for operations and risk of wildland fire hazard is least. A well would be developed on the property to provide a water supply for dust abatement. Roads located on the

Merlo property would be constructed of native materials. Rock armoring would be placed around culverts, which may take place during summer months. The north road, where it crosses over APN: 047-230-130 and connects with Cohasset Road, would be paved per an easement agreement with this landowner.

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

VI. 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

VII. MINUTES – None

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

IX. ADJOURNMENT

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