

**Butte County Department of Development Services**

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ADMINISTRATION \* BUILDING \* PLANNING

**BUTTE COUNTY PLANNING COMMISSION  
AGENDA**

**JULY 13, 2006**

**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 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. TPM 04-20** – continued open from May 11, 2006.

**Name:** Larry Royal  
**Planner:** Carl Durling

**Project:** Tentative Parcel Map TPM 04-20  
**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

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

**B. DET 06-02 – staff recommends approval.**

**Name:** Claudia Angheluta                      **Project:** Legal Lot Determination DET 06-02

**Planner:** Carl Durling                              **APN:** 035-195-010    **Zoning:** R-N

**Location:** east of Fallbrook Avenue and 180 feet south of Oro-Bangor Highway, Oroville.

**Proposal:** Legal Lot Determination/Conditional Certificate of Compliance.

There is a 15-day appeal period on all decisions with the Clerk of the Board.

**C. GRD 06-02 – staff recommends approval**

**Name:** Mike Gunby                                      **Project:** GRADING GRD 06-02

**Planner:** Stacey Jolliffe                                      **APN:** 027-040-007

**Location:** PG &E's Palermo substation at Stageline Road; APN 027-040-007 off Drescher Tract Road south of Lower Wyandotte Road, Oroville.

**Proposal:** A request to excavate approximately 5,020 cubic yards of soils and relocate to authorized location and fill approximately 111 cubic feet of gravel to facilitate expansion of the existing substation.

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

**D. Request for Time Extension to File Final Map TSM 03-01 – staff recommends approval**

**Name:** Ira Bennett    **Project:** Sierra Moon - Tentative Subdivision Map TSM 03-01

**Planner:** Steve Troester                                      **APN:** 047-710-001

**Location:** north of Chico and west of the Chico Airport on the west side of Hicks Lane, approximately 3,000 feet south of Keefer Road, in the North Chico Specific Plan area.

**Proposal:** request for an Extension of Time to file a Final Map on a Tentative Subdivision Map to create 119 residential parcels, including open space per North Chico Specific Plan Requirements. A community sewage disposal system and community water system is proposed. An approved development agreement is associated with

Originally Approved: September 28, 2004

Two years to complete: September 28, 2006

Grant Five year extension to: September 28, 2011

There is a 15-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** – April 27, 2006, (continued from June 8, 2006), and June 8, 2006.

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

**IX. ADJOURNMENT**

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