

Butte County Department of Development Services

TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR

7 County Center Drive
Oroville, CA 95965
(530) 538-7601 Telephone
(530) 538-7785 Facsimile



ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

MARCH 22, 2007

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, Marin, Nelson, Wilson and Chair Lambert
- 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. CONSENT AGENDA** Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made unless the item is pulled from the Consent Agenda for discussion. Any person may pull an item from the consent agenda.

A. [MEXT07-0003](#) – staff recommends approval

Name: Barbara Torri **Project:** Map Extension for TPM 04-16
Planner: Meredith Williams **APN:** 036-770-031 **Zoning:** AR
Location: On Oakvale Ave. about a mile south of Olive Highway, east of Oroville.
Proposal: A request for a five-year time extension of approved Tentative Parcel Map (TPM 04-16) to divide a 5.3-acre parcel into four (4) parcels of 1.15 acres, 0.27 acres, 0.33 acres and 3.6 acres.

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

B. [MEXT07-0002](#) – staff recommends approval (site plan)

Name: Donald St. Clair

Project: Map Extension for TPM 04-05

Planner: Chris Thomas

APN: 079-300-052 **Zoning:** AR

Location: Parcel is located on the east side of Oakvale Avenue, at Crane Avenue, east of Oroville.

Proposal: A request for a five –year time extension of approved Tentative Parcel Map (TSM 04-05) to divide an 8.8-acre parcel into three 0.5 acre parcels, and one 7.33 acre parcel.

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

VI. ACTION ITEMS (NOT A PUBLIC HEARING)

A. [MEXT06-0002](#) – staff recommends approval (site plan)

Name: Margaret Salerno

Project: Request for Exception to Appendix VII Design Requirements associated with MEXT06-0002 (Salerno TPM 04-22)

Planner: Chris Thomas

APN: 072-210-025

Zoning: AR-2.5

Location: 81 John Mardon Lane, between John Mardon and Nikki Jo Lane, east of Oroville.

Proposal: Request for an Exception to Appendix VII Design Requirements.

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

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. [TPM 06-07](#) – staff recommends approval

Name: Rich Smith

Project: Tentative Parcel Map TPM 06-07

Planner: Steve Troester

APN: 028-440-008 **Zoning:** A-5

Location: On the northeast side of Avacado Road approximately 3/4 of a mile northwest of the Oro Bangor-Avacado intersection, approximately 1 3/4 miles northwest of Bangor.

Proposal: To divide existing approximately 15-acre parcel into three 5+ acre parcels having access off Lime Avenue and Avacado Road; one new 60-foot access is proposed to serve parcel 2.

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

B. UP 05-08 - staff recommends approval

- 1 [Rpt Reso, COA](#)
- 2 [Past Minutes](#)
- 3 [IS MND](#)
- 4 [Comments Received](#)

Name: Del Oro Water Company Regional Intertie Project, Phase I

APN: various

Project: Use Permit (UP 05-08) **Planner:** Stacey Jolliffe

Location: The 2.5 mile pipeline (16") originates in the Mountain Oaks Subdivision Water Treatment Plant to Pentz Road to the northern zone of the service area which adjoins the Town of Paradise.

Proposal: Allow for the construction of Phase 1 of the DOWC Regional Intertie Project. Phase 1 of the project is designed to complete the DOWC Lime Saddle District water system, including 16" water supply pipeline, from Water Treatment Plant to Pentz Road to the northern of the Lime Saddle District plus other related facilities

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

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
General Plan Annual Report
- C. Update of Board of Supervisors' Actions
- D. Legislative Case Law update
- E. Planning Commission Concerns

IX. CLOSED SESSION

X. MINUTES - February 22, 2007

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

XII. ADJOURNMENT