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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

March 27, 2008

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, Lambert and Chair Wilson

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. [MEXT08-0001](#) –continued open from 3/13/2008; staff recommends approval

Name: Robert Walsh (formerly SLMC)

Project: Map Extension

Planner: Carl Durling

APN: 055-300-098 **Zoning:** AR-1

Location: The project is located on the east side of Pentz Road, approximately 0.35 miles north of Lago Vista Way, south of the Town

Proposal: Applicant has requested a 5-year extension for Diamond Oaks Tentative Subdivision Map, TSM 05-07, approved 03/09/06.

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

B. [MEXT08-0002](#) –staff recommends approval

Name: William Baker **Project: Map Extension**
Planner: Mark Michelena **APN: 030-160-006** **Zoning: AR**
Location: The site is located on the east side of 10th Street, south of Feather Avenue, North of Oro Dam Blvd, Thermalito.
Proposal: Applicant has requested a 5-year extension of Tentative Subdivision Map TSM 05-12, originally approved 02/9/06.

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

C. [DET07-0017](#) – staff recommends approval

Name: Dale & Winnie Ritter **Project: Legal Lot Determination**
Planner: Brett Walker **APN: 047-230-105** **Zoning: FR-40**
Location: The site is located on Richardson Springs Road, two miles northeast of the Cohasset Road/Richardson Springs intersection.
Proposal: Legal Lot Determination/Conditional Certificate of Compliance

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

D. [DET08-0001](#) – staff recommends approval

Name: Wayne & Jean Schultz **Project: Legal Lot Determination**
Planner: Chris Tolley **APN: 062-390-023** **Zoning: U**
Location: The site is located approximately 0.15 mile north of Galen Ridge Road. The nearest public road, Bald Rock Road, is located approximately 0.5 mile east.
Proposal: Legal Lot Determination/Conditional Certificate of Compliance

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

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. [TPM07-0017](#) – staff recommends approval

Name: William Johnson **Project: Tentative Parcel Map**
Planner: Brett Walker **APN: 038-110-001** **Zoning: A-40**

Location: The parcel is located on the west side of Aguas Frias Road, one mile south of Grainland Road, 4± miles south of Durham.

Proposal: A Tentative Parcel Map to divide a 645.5-acre parcel into a 40-acre parcel and a 605.5-acre remainder parcel.

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

B. [TPM06-0031](#) – staff recommends approval

Name: Michael Salmiery **Project:** Tentative Parcel Map

Planner: Chris Thomas **APN:** 072-460-047 **Zoning:** AR 2^{1/2}

Location: The parcel is located at 53 John Mardon Lane, approximately 500 feet south of Old Olive Highway, in the foothills, 3.6 miles east of the City of Oroville.

Proposal: A Tentative Parcel Map to divide a ±8.5-acre parcel into two residential lots of about 5.0 and 3.5 acres.

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

C. [TPM 03-17](#) – staff recommends approval

Name: C. Earl and Helen Gilbertson **Project:** Tentative Parcel Map

Planner: Carl Durling **APN:** 039-080-009 **Zoning:** A-20

Location: The parcel is located on the north side of Hegan Lane, approximately 1000 feet east of Hengst Drive, and 1,000 feet west of Nichols C. Schouten Lane, southwest of Chico.

Proposal: A Tentative Parcel Map to divide a 41.58 acre parcel into two parcels of 21.58 acres (Parcel 1) and 20 acres (Parcel 2).

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

D. [TPM 03-14](#) – staff recommends approval

Name: Kathleen & Lewis Parker **Project:** Tentative Parcel Map

Planner: Steve Troester **APN:** 040-280-054 **Zoning:** SR-1

Location: The parcel is located on the east side of Goodspeed St. approximately 450 feet north of Hutton Way, south edge of the unincorporated town of Durham, Butte County.

Proposal: A Tentative Parcel Map to divide a 6.35-acre parcel into four 1 acre minimum parcels and a 2.35 acre remainder containing an existing residence and out-buildings.

There is a 10-day appeal period on 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 – Alternatives Evaluation Report

- C. Update of Board of Supervisors' Actions
- D. Legislative Case Law Update
- E. Planning Commission Concerns

VIII. CLOSED SESSION

IX. MINUTES – Minute order from February 28, 2008 regarding REZ 05-01 North Valley Building Systems.

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

XI. ADJOURNMENT