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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

April 10, 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. 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. [WAV07-0001](#) – staff recommends approval

Name: Steve & Carole Lotti

Project: Waiver of Parcel Map

Planner: Brett Walker

APN: 047-230-155, 158 **Zoning:** FR-40

Location: The parcels are located on Nicalog Road, located on the south/east side of Cohasset Road, 3.5 miles northeast of the Chico Airport.

Proposal: A Waiver of Parcel Map to divide a 188-acre site into three 40-acre parcels and one 68-acre parcel.

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

B. [UP08-0002](#) – staff recommends approval

Name: Dave Sien – KHSL TV **Project:** Use Permit

Planner: Mark Michelena **APN:** 056-070-080 **Zoning:** TM-5

Location: On the west side of Cohasset Road, approximately 1 mile north of Mud Creek Road, at 10895 Cohasset Road.

Proposal: A use permit to allow for the replacement of an existing 195-foot communication tower with analog TV transmission with a 500-foot *digital* TV signal transmission tower.

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

C. [TPM07-0013](#) – staff recommends approval

Name: Rob Romaguera **Project:** Tentative Parcel Map

Planner: Chris Tolley **APN:** 069-330-016 **Zoning:** AR-1

Location: The parcel is located at 10 Riverview Drive, Oroville (on the west side of Riverview Drive, approximately 0.27-mile south of the intersection of Riverview Drive and Hillcrest Avenue), near the City of Oroville.

Proposal: A Tentative Parcel Map to divide a 4.6-acre parcel into four residential parcels ranging in size from 1.14 acres to 1.16 acres, served by public sewer (LOAPUD) and public water (SFWPA).

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

D. [Revised Order to Comply, New Era Mine](#)- Item continued closed from March 13, 2008 meeting at 1 p.m. ([Index to Attachments](#)) (Attachments for this item are too large to place on the website to download. If you would like a cd of the attachments please call 530-538-7601 to request a copy.)

Name: Ronald and Betty Logan (Owners) and Floyd Leland Ogle and Frank Noland, North Continent Land & Timber, Inc. (Operators)

Project: Revised Order To Comply, New Era Mine

Planner: Chris Thomas **APN:** 041-080-027 **Zoning:** FR-40

Location: 4095 Dry Creek Road, approximately 2.5 miles north of its intersection with Messilla Valley Road.

Proposal: Hearing to consider the Revised Order To Comply in regards to the current mining operation at the New Era Mine, issued on February 11, 2008 to Ronald and Betty Logan, Owners, and Floyd Leland Ogle and Frank Noland (President and Vice President, North Continent Land & Timber, Inc.), Operators.

There is a 30-day appeal period on 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. Update of Board of Supervisors' Actions
- D. Legislative Case Law Update
- E. Planning Commission Concerns

VII. CLOSED SESSION

VIII. MINUTES – February 28, 2008

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

X. ADJOURNMENT