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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

April 24, 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. OTHER ITEMS:

- A. [Keefer Road/Garner Lane Fire Station proposal](#)-staff recommends a determination of General Plan consistency

Name: County of Butte **Request:** General Plan Consistency Determination
Planner: Brett Walker **APN:** 047-600-005 **Zoning:** SR-1/NCSP
Location: Project is located at the southwest corner of Keefer Road and Garner Lane; 4007 Keefer Road. The site is located 1.5± miles east of Hwy 99.
Proposal: The Planning Commission is asked to recommend whether the proposed fire station would be consistent with the Butte County General Plan to the Board of Supervisors.

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. [TPM06-0036](#) - staff recommends approval

Name: OA Ventures

Project: Tentative Parcel Map

Planner: Chris Tolley

APN: 028-440-015 Zoning: A-5

Location: The parcel is located on the south side of Avocado Road, approximately one mile west of the Avocado Road and Oro Bangor Highway intersection, southeast of the City of Oroville.

Proposal: A proposed Tentative Parcel Map to divide an approximately 11.2 acre parcel zoned A-5, resulting in two parcels of approximately 5.62 acres each, served by individual sewage disposal systems and wells.

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

B. [TPM06-0033](#) - staff recommends approval

Name: Michael & Scott Damon

Project: Tentative Parcel Map

Planner: Chris Tolley

APN: 028-270-048 Zoning: A-5

Location: The project is located at 1200 Bangor Park Road (on the north and south side of Bangor Park Road, 1.36 mile east of the Dunstone Drive and Bangor Park Road intersection), southeast of the City of Oroville.

Proposal: A Tentative Parcel Map to divide a parcel into two parcels of 106 and 60 acres, served by individual sewage disposal systems and wells.

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

C. [TPM07-0021](#) – staff recommends approval

Name: Monty A. Vanderbeek

Project: Tentative Parcel Map

Planner: Carl Durling

APN: 073-300-027 Zoning: TM-5

Location: The parcel is located on both sides of Forbestown Road, approximately 915 feet north of Bamford Way, approximately 1.8 miles northeast of the community of Forbestown.

Proposal: Tentative Parcel Map to divide an 18.9-acre parcel into one 7 acre parcel and two 6 acre parcels.

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- Discussion regarding cancellation of May 8, 2008 meeting.

- B. Butte County General Plan 2030 Progress Report
- C. Update of Board of Supervisors' Actions on February 22, 2008
- D. Legislative Case Law update
- E. Planning Commission Concerns

VIII. MINUTES - None

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

X. ADJOURNMENT