



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

September 22, 2022

This hearing will be open to the public. This hearing will also be held via an online format for those who wish to participate remotely.

Members of the public who wish to participate in public comment are encouraged to register in advance of the hearing by emailing PCclerk@buttecounty.net. Use the following information to remotely view and participate in the Planning Commission meeting, including the Public Hearing portions, online:

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2554 512 4159

Event Password: Planning

Participants may also call in: 1-844-992-4726

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA. and by Online Meeting Format (see above for video link and call-in information).

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Donati, Flicker, Hansen, Schleiger, and Chair Roethler.

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

IV. RESOLUTION AUTHORIZING ALTERNATIVE STANDARDS FOR TELECONFERENCING PUBLIC MEETINGS PURSUANT TO THE RALPH M. BROWN ACT (AB 361)

STAFF REPORT and RESOLUTION

V. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions or changes in the Agenda order.

VI. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

VII. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION - The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. Tentative Subdivision Map – Brown (TSM20-0002). Tentative Subdivision Map (TSM20-0002/Robb Brown) to subdivide 9.7-acres into forty (40) lots for future single-family residential development, consistent with the Medium Density Residential (MDR) zone. The 40 residential lots will range in size from 6,500 to 11,873 square feet. New lots will access directly off a new local roads, accessed off Plumas Avenue. Thermalito Water and Sewer District will provide domestic water and sewer service to the lots. The project site is located on the north side of Plumas Avenue, between 10th Street and Hardnett Court, Thermalito, in the unincorporated area of Butte County; APN: 031-190-034.

Staff recommends the Planning Commission adopt the Resolution adopting the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA) and approving Tentative Subdivision Map TSM20-0002.

AGENDA REPORT

POWERPOINT

B. Tentative Parcel Map – Sommers (TPM21-0011). Request for a 4-lot Tentative Parcel Map (TPM21-0011/Sommers) to divide a 160.0± acre property into four parcels of 40± acres each. Access to the existing residential uses on resultant parcels 1 & 3 would be provided from existing encroachments north of La Porte Road. Access to future residential uses on resultant parcel 2 would be provided from an existing encroachment south of La Porte Road. Access to future residential uses on resultant parcels 3 & 4 would be provided from future encroachments south of La Porte Road and east of the existing development. Future residential development would be served by on-site wells and septic systems.

The project site includes 6193 & 6213 La Porte Road, Bangor, CA 95966, and is located approximately 13.7 miles southeast of Oroville city limits via Oroville Bangor Highway, APN: 028-210-022 (Austin Forde, Assistant Planner).

AGENDA REPORT

POWERPOINT

- 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 have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing but will always be listed as part of the agenda.

A. Planning Manager's Report

B. Planning Commission Concerns

IX. MINUTES

A. July 28, 2022

B. August 11, 2022

X. ADJOURNMENT