



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

July 28, 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: 2558 676 0332

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. Appeal of Tentative Parcel Map – Brooks (TPM21-0010). An appeal has been filed concerning the Zoning Administrator's approval of this Tentative Parcel Map (TPM21-0010). Tentative Parcel Map TPM21-0010 consists of resulting parcel sizes of 5 acres (Parcel 1), 5 acres (Parcel 2), 5 acres (Parcel 3), and approximately 11 acres (Parcel 4) situated in the Rural Residential 5-acre minimum zone (RR-5). The project site is located off Perrier Drive, accessed by Nimshew Road; 3,000 feet south of the Centerville / Nimshew Road intersection; approximately 1.2 miles west of the Magalia town center; directly west of Slaughterhouse Ravine and the Paradise Pines Subdivision Unit No. 14.

Staff recommends the Planning Commission deny the Appeal of the Tentative Parcel Map and uphold the decision by the Zoning Administrator Hearing held on June 1, 2022 (Zoning Determination Number – ZDN22-0018) pursuant to staff's responses to the items brought up in the appeal. Development Services coordinated a response concerning this appeal between Public Works, Public Health, Water and Resource Conservation and Cal-Fire/Butte County Fire.

AGENDA REPORT

POWERPOINT

B. Tentative Subdivision Map – Arnold (TSM21-0006). Tentative Subdivision Map (TSM21-0006/Douglas Arnold) to subdivide 17.6-acres into fifteen (15) lots for future single-family residential development, consistent with the Very Low Density Residential (VLDR) zone. The 15 residential lots will range in size from 1.08 to 1.33 acres and average 1.17 acres. New lots will access directly off a new road connection between Speedway Avenue and Entler Avenue. Individual onsite septic systems will provide wastewater disposal for each lot. A public water system (California Water Service) will provide potable water to each lot. The project site is located east of and adjacent to Midway, between Speedway and Entler Avenues, approximately ½ mile south of the City of Chico, in the unincorporated area of Butte County; APNs: 040-040-001, 040-040-014, and 040-040-010.

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 TSM21-0006.

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. June 23, 2022

X. ADJOURNMENT