



BUTTE COUNTY PLANNING COMMISSION AGENDA

February 25, 2016

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 Chase, Donati, Grundmann, John and Chair Kennedy.

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 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. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. 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. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

A. Tentative Subdivision Map TSM13-0001 / Sanford

Applicant: Mark & Cindy Sanford

Project: Tentative Subdivision Map TSM13-0001

Planner: Mark Michelena

APN: 042-020-020

General Plan: Very Low Density Residential

Zoning: VLDR (Vey Low Density Residential, 1-ac minimum)

Location: The project site is located on the east side of Guynn Avenue, approximately 2,300 feet (0.57 miles) south of Bell Road, at 2802 Guynn Avenue in the unincorporated portion of Chico.

Project: A Tentative Subdivision Map to divide a 10-acre property into ten one-acre parcels, at 2802 Guynn Avenue, Chico. Lots will be served by public roads, Guynn Avenue and the proposed cul-de-sac. Proposed lots 1 and 2 will have sole access

off of Guynn Avenue. Proposed lots 3 and 10 have frontage on both Guynn Avenue and the proposed cul-de-sac. Proposed lots 4 through 9 will have sole access off of the proposed cul-de-sac. Future residential uses would be served by individual septic systems, and public water (California Water Service Company).

Pursuant to the requirements of Butte County Code §24-56.1 (Residential Setback from Orchards and Vineyards), the Department of Development Services in conjunction with the Agricultural Commissioner's Office is recommending a residential dwelling setback from adjacent active orchards of 100 feet, or 60 feet with approved vegetation screen, from the northwest property line and 50 feet from the southwest property.

B. Conditional Use Permit UP15-0005 / Old Durham Wood, Inc. (Continued from the January 28, 2016 meeting)

Applicant: Old Durham Wood, Inc.

Project: Conditional Use Permit UP15-0005

Planner: Rowland Hickel

APN: 040-120-033

General Plan: Agriculture

Zoning: AG-40 (Agriculture, 40-acre minimum parcel size)

Location: The project site is located at 1156 Oroville-Chico Highway. The project site is located approximately five miles southeast of Chico, westerly of Highway 99 and 1.8 miles north of the Durham-Pentz Road exit to Highway 99.

Project: Continuation from the January 28th meeting to consider an amendment of Conditional Use Permit (UP14-0002) to establish a security employee unit; to permit temporary use of a recreational vehicle during construction; to construct permanent sanitation facilities; and, to relocate the hazardous materials depot. Staff requests Planning Commission review of the applicant's compliance with the conditions of approval for Conditional Use Permit UP14-0002.

[Link to Staff Report from January 28, 2016 Meeting](#)

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 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. Directors' Report
- B. General Plan Follow-up and Implementation Program
- C. Update on Recent Board of Supervisors' Actions
- D. Legislative Case Law Update
- E. Planning Commission Concerns

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

VIII. MINUTES

[January 28, 2016](#)

IX. ADJOURNMENT