



**Public Health Department**

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## Importance of Parcel Review Prior to Issuance of A Permit

### Dear Valued Customer:

Before Environmental Health can issue a permit for a parcel that has not yet been previously developed, the parcel needs to be reviewed and cleared by the Department of Development Services and the Department of Public Works, Land Development Division.

- ✓ The Development Services portion of the *Parcel Review* costs \$100.58 at the time of the application to our office and generally takes less than a week to complete, but may take up to two weeks depending on that department's workload.
- ✓ The Public Works, Land Development Division portion of the review takes place concurrently with the Department of Development Services review and is performed without a fee ***unless a creation deed review is required***. In that case, the fee must be paid directly to the Land Development Division (minimum deposit \$100.58). These reviews identify the creation status of the parcel, compliance with regulations in effect at the time the parcel was created, and any recorded constraints on its development at the time of parcel creation.

These reviews are extremely important prior to permit issuance because they provide information affecting how the parcel can be developed and the viability of a selected well or septic site.



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## Undeveloped Parcel -Frequently Asked Questions-

### Introduction

This document is intended to provide additional information about Exploratory Wells and the requirements of the Water Well Ordinance.

#### 1. Why is there so much concern about legal lot determination in Butte County?

Prior to the 1972 revision of the State Subdivision Map Act, there were many parcels created by deed in Butte County that did not conform to county standards at the time of the parcel creation.

Issuance of development permits, such as septic, building, or well permits, allows parcels to further develop, even though the parcels might not have met county standards at the time of the parcel creation. Inadvertently allowing parcels to develop in this manner can have negative implications for orderly and safe development, such as allowing residences to be constructed on parcels that do not have proper legal and traversable access.

To prevent development permits from being issued and thereby giving development rights to parcels that did not meet county standards at the time of their creation, the **Parcel Review** process was established in the 1980s and has been administered by the Butte County Public Works Department since 2005.

#### 2. What is the Parcel Review process?

The Parcel Review process is an interdepartmental review whereby the Department of Public Works establishes whether the parcel meets all state and local standards that were in place at the time of parcel creation and the Department of Development Services identifies any conditions or restrictions on the parcel that might affect future placement of improvements such as wells, septic systems, roads, and buildings

