

# ***Butte County Department of Development Services***

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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

**May 27, 2010**

**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 Becker, Marin, Moore, Wilson and Chair Nelson.

**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. CONSENT CALENDAR** – Items placed on the Consent Calendar are considered routine and non-controversial. Any member of the Planning Commission, any interested person or staff may request that an item be removed from the consent calendar in order to address the Commission. 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 between 8:00 a.m. and 12:00 p.m. Monday through Friday, or on the Butte County Department of Development Services website at <http://tinyurl.com/pcagendas>.

**A. DET10-0007**

**Name:** Mathieu Bosschart **Project:** Legal Lot Determination  
**Planner:** Mark Michelena **APN:** 056-150-082 **Zoning:** TM-5  
**Location:** The project parcel is located, approximately 650 feet north of Villas Road, Cohasset.

**Proposal:** Legal Lot Determination/Certificate of Compliance  
**Staff Recommendation:** Approve Conditional Certificate of Compliance

There is a 15-day appeal period on decisions with the Clerk of the Board.

**VI. PUBLIC HEARINGS** - 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. PUD08-0001 & TSM08-0006**

**Name:** Paradise Summit

**Project:** Planned Unit Development and Tentative Subdivision Map

**APNs:** 055-300-099, 013, 038, 101, 102, 103, 109 and 055-310-023

**Zoning:** AR-1 and AR-2½

**Planner:** Stacey Jolliffe

**Location:** The parcels are located on the east side of Pentz Road, with access off of Lago Vista Way and Lindenbaum Lane. The project site is located south of the Town of Paradise.

**Proposal:** The project proposes 312 single-family lots with differing sizes on 167 acres of the approximately 332 total acres of the site. The project site is comprised of eight parcels (APN 055-300-099, 013, 038, 101, 102, 103, 109 and 055-310-023). The project is being processed concurrently with PUD08-0001. The PUD zoning will allow for clustering of the lots.

**Staff Recommendation:** Recommend approval to the Board of Supervisors

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

**B. UP06-01**

**Name:** Artamenko, Bill and Carla

**Project:** Use Permit

**APN:** 028-030-046

**Zoning:** A-5

**Planner:** Stacey Jolliffe

**Location:** 1491 Lower Honcut Rd, approximately 1600 feet east of Smullin Street, Honcut

**Proposal:** A Use Permit for a personal use kennel for up to 15 dogs.

**Recommendation:** Deny application without prejudice.

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

**C. MIN10-0001**

**Name:** Vulcan Materials Company/Triangle Rock Products, Inc.

**Project:** Amendment of Mining and Use Permit

**APN:** 041-710-005, 008, 011, 013

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**Zoning: U**

**Planner:** Chris Thomas

**Location:** **Table Mountain Quarry** 2216 Table Mountain Boulevard, about one mile northeast of the intersection of State Routes 70 and 149

**Proposal:** Amendment to Mining Permit MIN 04-01 Condition 7 and Use Permit 96-02 Condition 11 to change operating hours

**Recommendation:** Approve subject to conditions and mitigation measure

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

**D. TPM07-0014**

**Name:** Colleran, Elizabeth

**Project:** Tentative Parcel Map

**APN:** 056-040-019

**Zoning:** U and S-H

**Planner:** Mark Michelena

**Location:** The parcel is located at 4291 Crown Point Road, 0.2-mile east of the Crown Point Road and Highway 32 intersection, near the Forest Ranch community.

**Proposal:** 1. A Tentative Parcel Map to divide an approximately 39.96-acre parcel into two parcels of 19.96 and 20 acres in size;

2. An exception to Butte County Code 20-133; and

3. 3. An exception to Appendix VII.

**Staff Recommendation:** Approval subject to conditions

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

**E. UP09-0005**

**Name:** Webber-Smith, Dennis and Patricia

**Project:** Use Permit

**APN:** 027-100-028

**Zoning:** A-5

**Planner:** Mark Michelena

**Location:** The project site is located on the south side of She-Yo Lane (a private road) approximately 600 feet east of Reservoir Road (county-maintained) at 42 She-Yo Lane, Oroville.

**Proposal:** This is an application for a Use Permit for an existing retail sales and storage of hay/feed. Butte County Code Section 24-90 (c)(3) requires a Use Permit to establish a feed/hay store in this zone. Existing buildings are set back at least 10 feet from property lines (required side and rear yard setbacks in the A-5 zone are 5 feet). Hours of operation for the business are proposed to be 8 am to 6 pm, Monday through Saturday, and Sunday 10 am to 6 pm. Access to the business is located along the eastern edge of the parcel.

**Staff Recommendation:** Approval subject to conditions

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

**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 has 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. Butte County General Plan 2030 Status Report
- C. Status Report on Interim Amendments to Butte County Code
- D. Update on Recent Board of Supervisors' Actions
- E. Legislative Case Law Update
- F. Planning Commission Concerns

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

**X. MINUTES**

- A. April 22, 2010

**XI. ADJOURNMENT**