

**Butte County Department of Development Services**  
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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

March 28, 2013

**TIME:** 9:00 am

**PLACE:** Board of Supervisors' Room  
County Administration Center  
25 County Center Drive  
Oroville, CA 95965

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL** – Commissioners Donati, Grossberger, Nelson, Wilson 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. [DET13-0001 Angheluta](#)**

**Applicant:** Radita Angheluta

**Project:** Legal Lot Determination

**Planner:** Mark Michelena

**APN:** 040-460-014

**G.P.:** AG (Agriculture)

**Zoning:** A-40 (Agriculture 40 ac minimum) - at time of creation

AG-80 (Agricultural 80 ac minimum) - current

**Location:** The parcel is located approximately 650 feet west of the end of Cox Lane, through a private easement. The parcel is located southeast of Palermo.  
**Staff Recommendation:** Adopt the Resolution Approving Legal Lot Determination / Certificate of Compliance, with conditions.

**B. [TPM12-0003 Dauterman](#)**

**Applicant:** Carolyn Dauterman

**Project:** A Tentative Parcel Map to a 10.85± acre parcel into 2 parcels, 3.52 acres and 7.33 acres.

**Planner:** Mark Michelena

**APN:** 027-230-119 & 120

**G.P.:** I (Industrial)

**Zoning:** M-2 (Heavy Industrial) - at time of completeness  
HI (Heavy Industrial) - current

**Location:** The project site is site is at 89 Loren Ave., off Enter Ave., approximately 990 feet north of the intersection of Southgate Ave. and Highway 99, south of Chico.

**Staff Recommendation:** Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approving Tentative Parcel Map TPM12-0003 with findings and conditions.

**C. [MUP12-0004 Young](#)**

**Applicant:** Larry & Susen Young

**Project:** A Minor Use Permit to allow for a Limited Winery Production Facility at an existing small winery, and to allow retail and wholesale sales though the internet and by phone.

**Planner:** Mark Michelena

**APN:** 058-160-141

**G.P.:** TM (Timber Mountain)

**Zoning:** TPZ (Timber Preserve)

**Location:** The parcel is located on the west side of Concow Road, approximately 1.2 miles north of Jordan Hill Road, at 12333 Concow Road.

**Staff Recommendation:** Adopt the Resolution finding the project exempt from the California Environmental Quality Act (CEQA), and approving Minor Use Permit UP12-0004 with findings and conditions.

**10:30 a.m. TIMED ITEM**

**D. [UP12-0006/REZ12-0001/LLA12-0010 & LLA12-0011 and Final EIR for the Whisper Ridge Golf Course Resort at Lake Oroville Project](#)**

**Applicant:** Loafer Creek, LLC

**Project:** Use Permit, Rezone for Recreation Commercial Overlay and Lot Line Adjustments for the development of a golf course and hotel resort.

**Planner:** Pete Calarco

**APN:** 072-180-012, -014, -015, -016, -017, -029, -030, -053, -054, and 072-570-001

**G.P.:** Agriculture, Foothill Residential, Medium High Density Residential, Recreation Commercial; Deer Herd Migration Overlay; Stringtown Mountain Specific Plan (existing); Stringtown Mountain Specific Plan Overlay (future)

**Zoning:** Agriculture (AG-80); Foothill Residential (FR-40), Recreation Commercial (REC), Medium High Density Residential (MHDR)

**Location:** The project site approx. six miles east of the City of Oroville. The project site is located northeast of the intersection of State Route 162 and Forbestown Road on the south side of Lake Oroville.

**Staff Recommendation:** Adopt the Resolution recommending to the Board of Supervisors that the Board of Supervisors certify of the Final EIR and approve of the project with conditions and a statement of overriding considerations for significant environmental impacts.

- VII. 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
- VIII. COMMUNICATIONS** - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)
- IX. MINUTES** – [February 28, 2013](#)
- X. RESOLUTION OF APPRECIATION FOR [COMMISSIONER MARIN](#) AND [COMMISSIONER BECKER](#)**
- XI. ADJOURNMENT**