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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

June 6, 2013

**TIME:** 2:00 p.m.

**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. [CONDITIONAL USE PERMIT UP11-0003](#)**

**Applicant:** Pristine Sun LLC

**Project:** A Conditional Use Permit to develop a 0.25 megawatt (MW) (250 kilowatt, kW) Solar Energy Generation Facility, for wholesale electrical production, composed of 1,152 pole-mounted, single axis tracking photovoltaic modules to be situated on approximately 2.41 acres in the southwestern corner of the 60.5-acre site.

**Planner:** Mark Michelena                      **APN:** 028-020-023

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

**Zoning:** AG-20 (Agriculture 20-acre minimum)

**Location:** The project parcel is located approximately 7/10 mile east of the intersection of Central House Road and Palermo-Honcut Highway, at 9775 Ahart Road, a privately maintained roadway, northeast of Honcut.

**Staff Recommendation:** Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Conditional Use Permit UP11-0003, subject to findings and conditions.

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

**B. TENTATIVE PARCEL MAP TPM12-0002**

**Applicant:** Howard Tugel

**Project:** A Tentative Parcel Map to divide a 5.01-acre parcel into three (3) parcels (two at 1.0 acre each and one at 3.01 acres) and exception requests to the road improvement standards for Lindenbaum Lane and a proposed cul-de-sac.

**Planner:** Mark Michelena                      **APN:** 055-310-026

**G.P.** VLDR (Very Low Density Residential)

**Zoning:** VLDR (Very Low Density Residential 1-acre minimum)

**Location:** Southeast corner of Pentz Road and Lindenbaum Lane, across from Canyon Ranch Road, south of the Town of Paradise.

**Staff Recommendation:** Adopt the Resolution: (1) adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA); (2) denying the exception requests to the road improvement standards for Lindenbaum Lane and the internal access road; and (3) approving Tentative Parcel Map TPM12-0002 for Howard Tugel, subject to the findings and conditions.

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

**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 – March 28, 2013**

**IX. ADJOURNMENT**