

# **Butte County Department of Development Services**

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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

April 26, 2012

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

**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. TPM11-0005 Continued from 03/29/2012**

**Applicant:** Dwayne K. Tanabe

**Project:** Tentative Parcel Map

**Planner:** Mark Michelena

**APN:** 025-180-001

**G.P.:** Agriculture

**Zoning:** A-40 (Agriculture, 40-acre min)

**Location:** The project parcel is located on the southeast corner of Larkin Road and Steadman Road, northeast of Gridley.

**Proposal:** Request for a Tentative Parcel Map to divide a 94.7± acre parcel into two

parcels; Parcel 1 is 50± acres and Parcel 2 is 44.7± acres.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the project with findings and conditions.

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

**B. MIN09-0001 Draft EIR for Power House Expansion**

**Applicant:** Granite Construction

**Project:** Mining Permit

**Planner:** Chris Thomas

**APN:** 025-160-046 & 025-160-066

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

**Zoning:** U (Unclassified)

**Location:** Approximately 7 miles southwest of downtown Oroville, between Highway 70 and the Feather River, just south of Oroville Wildlife Area access road and east of the Wildlife Area Mine. The nearest intersection is Highway 70 and Power House Hill Road.

**Proposal:** Review of Draft Environmental Impact Report (Draft EIR) for proposed mining and reclamation project.

**Staff Recommendation:** Receive oral and written comments on the Granite Construction Draft EIR for the proposed Power House Project.

**C. COR11-0001**

**Applicant:** Black

**Project:** Certificate of Correction

**Planner:** Mark Michelena

**APN:** 028-220-046

**G.P.:** Agriculture

**Zoning:** A-5 (Agriculture, 5-acre min)

**Location:** The parcel is located at the northeast end of Paul Place, approximately 900 feet east of Darby Road, Bangor.

**Proposal:** A Certificate of Correction to amend the home-site location on the remainder parcel of a recorded map (Book 141 Pages 48 & 49).

**Staff Recommendation:** Find the project is categorically exempt from review under the California Environmental Quality Act (CEQA) and approve the Certificate of Correction with findings and conditions.

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

**D. DET12-0001**

**Applicant:** Black

**Project:** Legal Lot Determination

**Planner:** Mark Michelena

**APN:** 028-220-046

**G.P.:** Agriculture

**Zoning:** A-5 (Agriculture, 5-acre min)

**Location:** The parcel is located at the northeast end of Paul Place, approximately 900 feet east of Darby Road, Bangor.

**Proposal:** A Legal Lot Determination/Certificate of Compliance (DET12-0001) on a subject property that was created as a remainder parcel of a recorded map (Book 141 Pages 48 & 49).

**Staff Recommendation:** Find the project is categorically exempt from review under the California Environmental Quality Act (CEQA) and approve the Certificate of Compliance with findings and conditions.

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

**E. GRD110001**

**Applicant:** Westervelt Ecological Services

**Project:** Grading Permit

**Planner:** Stacey Jolliffe

**APN:** 047-720-003-000 (portion)

**G.P.:** AG Agriculture

**Zoning:** Agriculture, 40-acre minimum

**Location:** 15449 Meridian Road, approximately 1 mile east of Highway 99 at its intersection with Hamilton Nord Cana Hwy, five miles north of the City of Chico  
**Proposal:** A grading permit is requested to re-contour and restore a vernal pool and grassland preserve, the Meridian Ranch Mitigation Bank. Approximately 75,000 cubic yards of soil will be moved over a 150-acre area, including approximately 31 acres of excavation and roughly 40 acres of soil deposition in upland areas.  
**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve the project with findings and conditions.

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

**F. UP09-0012**

**Applicant:** Universal Life Church of Chico      **Project:** Use Permit  
**Planner:** Charles Thistlethwaite                      **APNs:** 063-300-049 & 063-300-051  
**G.P.:** Agricultural Residential (AR)                      **Zoning:** Scenic Highway (SH) & Unclassified (U)

**Location:** 13524 Autumn Lane, Chico

**Proposal:** Use Permit for the existing Universal Life Church of Chico, including a 1,600 square foot main assembly area, three “sound therapy rooms”, library, reading room, two single-family residences, an art studio/shop, a “Sacred Lands” parcel with interment of human ashes and a pet cemetery, and events utilizing the Church facilities.

**Staff Recommendation:** Continue to May 10, 2012

**G. TPM09-0009**

**Applicant:** Giesbrecht                                      **Project:** Tentative parcel Map  
**Planner:** Charles Thistlethwaite                      **APN:** 079-400-047  
**G.P.:** Agricultural Residential (AR)                      **Zoning:** A-5 (Agricultural Residential - 5-ac minimum)

**Location:** 4497 Foothill Boulevard, approximately 3.1 miles southeast of the City of Oroville.

**Proposal:** A request to divide an ±11.6 acre parcel into two parcels containing ±6.2 and ±5.4 acres. The applicant has requested a waiver of Appendix VII design standards as there is an existing septic system on each of the proposed parcels.

**Staff Recommendation:** Adopt the Mitigated Negative Declaration and approve Tentative Parcel Map with findings and conditions.

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

**TIMED ITEM 1:00PM**

**H. TSM08-0006 & PUD08-0001 Paradise Summit**

**Applicant:** Wyckoff & Associates                      **Planner:** Pete Calarco  
**Project:** Tentative Subdivision Map and Planned Unit Development  
**APN:** 055-300-013, -038, -099, -101, -102, -103, -109 and 055-310-023  
**G.P.:** Planned Unit Development up to 335 dwellings

**Zoning:** AR-1(Agricultural Residential 1-acre min parcel size) for +/-183 acres; and AR- 2 1/2 (Agricultural Residential 2.5-acre min parcel size) for +/-150 acres

**Location:** Pentz Road at Lago Vista Way and Lindenbaum Lane, approximately 1/5 mile south of the Town of Paradise, within the Paradise Sphere of Influence

**Proposal:** A request for a phased Tentative Subdivision Map to divide +/-333 acres into 312 single-family residential parcels varying in size from 8,738 square feet (SF) to 32,099 SF, and various lettered lots for open space uses. The Tentative Subdivision Map is being processed concurrently with an application for rezone of the site to Planned Unit Development (PUD) to allow for clustering of the 312 residences within a +/-137-acre area of the site, while preserving +/-195 acres as open space.

**Staff Recommendation:** 1. Adopt resolution certifying the Final EIR, 2. Adopt resolution approving Tentative Subdivision Map 08-0006 and making a recommendation to the Board of Supervisors regarding the Planned Unit Development PUD08-0001.

**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 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. 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 26, 2012 and March 29, 2012.

**IX. ADJOURNMENT**