



• 1604 Ford Avenue, Suite 13, Modesto, CA 95350 • Office 209.576.1000 Fax 209.576.1000 •

April 30, 2008

Dan Breedon, AICP
Principal Planner
Butte County Department of Development Services
7 County Center Drive
Oroville, CA 95965

Re: Study Area 13
South Paradise/Pentz Road

Dear Dan:

I am writing this letter in order to clarify some issues that were brought up in the April 10, 2008, Citizens Advisory Committee Meeting, discussion of South Paradise/Pentz Road Study Area 13 and request that the Committee reconsider their recommendation for Study area 13 and change it from Alternative 1 to Alternative 3.

1. The existing Land Use and Zoning for Study area 13, for over 30 years, in the County General Plan and Zoning Ordinance is, "Agricultural Residential", with a zoning of medium density residential and rural residential.
2. This area is in the Sphere of Influence of the City of Paradise and had a tentative map approved on the site in the early 80's. The first phase of that development was Vista del Lagos and the additional phases were not constructed. This property has streets stubbed to it and is contiguous to development (not leap frog).
3. Existing Deer Herd Policies and the new deer herd map identify this area as winter range, but not critical winter range. We have done additional studies at the direction of Fish and Game and conducted actual surveys and counts on our site. This is a constraint to development, much like water, sewer etc., but does not change the land use or zoning on the property. Mitigation measures have been discussed with Fish and Game and will continue to be discussed, much like constraints that exist on any area for development.
4. Waste Water. We have been doing wet season ground water monitoring for the last three years, and worked with County Health and Regional Water Quality Board Officials. From the studies to date a community system is very feasible on this site.
5. Water. This property lies within the boundary of an existing water district. The development of this property would aid in the construction of an interconnect project improving the service and quality of water to existing residents.
6. Cultural Resources. We have identified all of the known culturally significant sites on the property and have designed to avoid all of them. Additional studies will be conducted.
7. Community Involvement. Starting in November of 2005 we have had several meetings with neighbors to discuss our proposals and their concerns. We learned at these meetings that traffic on Lago Vista was a big concern. In response to this concern we recently completed a lot line adjustment that now gives the property direct access to Pentz Road. We are also designing our project with Buffers for the existing residents etc.

The current owners have purchased this property, over 3 years ago, because it was identified by the county in its general plan for residential use and has been for over 30 years. We have been working for over 3 years at the direction of the County doing wet season

ground water monitoring, constraint studies etc. to move forward with a project on this site. This is an area that is contiguous to existing development, is in a water district, has been identified for over 30 years for residential development, and is the type of area that should retain its land use, instead of creating new development areas in more pristine parts of the county, where no expectations or entitlements have been given.

In most cases alternative 1 represents the existing land use, but unfortunately in study area 13 that is not the case. Alternative 3 is the only one resembling the existing land use and zoning. We would ask that the CAC reconsider their recommendation of Alternative 1 for study area 13. We would ask for your support in recommending alternative 3 for study area 13 and not taking away our property rights.

Thank you for taking the time to read and distribute this letter. Please don't hesitate to call if you have any questions, I can be reached at the number listed below, or I will be in attendance at the May 1, 2008 CAC meeting.

Sincerely,

Scott Wyckoff
209-456-6132