



7 County Center Drive
Oroville, California 95965

T: 530.538.7601
F: 530.538.7785

buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION ACTION MINUTES

July 28, 2016

TIME: 9:00 a.m.

Chair Kennedy called the meeting to order.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Chase, Donati, Grundmann, John and Chair Kennedy.

Present: Commissioner Chase, Donati, Grundmann, John and Chair Kennedy
Absent: None

Others present:

County Counsel: Felix Wannemacher, Chief County Counsel
Development Services: Chuck Thistlethwaite, Manager, Planning Division
Dan Breedon, Planner, Principal
Kim McMillan, Administrative Assistant, Senior

III. ACCEPTANCE OF AGENDA – Commission members and staff may request additions, deletions or changes in the Agenda order.

A motion to accept the agenda as presented was made by Commissioner Donati and seconded by Commissioner Chase.

Vote

Ayes: Commissioners Chase, Donati, Grundmann, John and Chair Kennedy
Noes: None
Absent: None
Abstain: None

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).

None

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 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. **2016 County Initiated Amendments to the General Plan Land Use Map and Butte County Code Chapter 24. Zoning Ordinance and Map (CONTINUED PUBLIC HEARING FROM JUNE 30, 2016 PLANNING COMMISSION MEETING).**

Applicant: Butte County

Planner: Dan Breedon, Principal Planner **APN:** Various

General Plan: Various

Zoning: Various

Location: Various

Project: The Butte County General plan was adopted on October 26, 2010, after a four-year comprehensive update process. On November 6, 2012, Butte County adopted a County-initiated General Plan Amendment to address a variety of needed updates to the General Plan. The Zoning Ordinance was also comprehensively updated at this time. Further County-initiated amendments to the Zoning Ordinance have taken place in 2013 and 2015 to further address updates, corrections and issues that have arisen since the Zoning Ordinance's adoption in 2012. This latest set of 2016 County-Initiated General Plan Map Amendments, Rezones and Text Amendments are also proposed to address corrections and issues that have been identified by staff. The following summarizes the proposed four General Plan Land Use Map and Zoning Map Amendments, one Rezone, and one Text Amendment:

Dan Breedon advised the Commission of a change in the project description on the agenda. Currently the description reads "The following summarizes proposed four General Plan Land Use Map and Zoning Map Amendments, one Rezone, and one Text Amendment". The correction should read "The following summarizes the proposed one General Plan Land Use Map and Zoning Map Amendments and one Rezone".

1. General Plan Land Use and Zoning Map Amendments

- a. **Lundberg Family Farms.** A General Plan Amendment and Rezone from Medium Density Residential (MDR) to AS (Agriculture Services) located adjacent to the Lundberg Family Farms corporate facility in Richvale

A motion to recommend to the Board of Supervisors the amendments of the Butte County General Plan Land Use Map as set forth under the attached Resolution (Attachment A and Exhibit A of the June 30, 2016 Staff Report); and, the approval of an EIR Addendum (Attachment B of the June 30, 2016 Staff Report) to the General Plan 2030 EIR and Supplemental EIR for the Zoning Ordinance Amendments prepared in accordance with the California Environmental Quality Act (CEQA) was

made by Commissioner John and seconded by Commissioner Grundmann.

Vote

Ayes: *Commissioners Chase, Grundmann, John and Chair Kennedy*

Noes: *Commissioner Donati*

Absent: *None*

Abstain: *None*

2. Zoning Map Amendment

- a. **Pentz Road Rezone.** A Rezone from AG-40 (Agriculture, 40 acre minimum parcel size) to AG-20 (Agriculture, 20-acre minimum parcel size) for three parcels of 48.99, 49.94 and 65.26 acres, fronting on the west side of Pentz Road approximately 2.3 miles south of the Town of Paradise.

A motion to recommend to the Board of Supervisors the Amendments to the Zoning Ordinance and Zoning Map and text as set forth under the attached Resolution (Attachment A and Exhibit B of the June 30, 2016 Staff Report); and, the approval of an EIR Addendum (Attachment B of the June 30, 2016 Staff Report) to the General Plan 2030 EIR and Supplemental EIR for the Zoning Ordinance Amendments prepared in accordance with the California Environmental Quality Act (CEQA) was made by Commissioner John and seconded by Commissioner Grundmann.

Vote

Ayes: *Commissioners Grundmann, John and Chair Kennedy*

Noes: *Commissioners Chase and Donati*

Absent: *None*

Abstain: *None*

Staff Recommendation:

1. Recommend to the Board of Supervisors the amendments of the Butte County General Plan Land Use Map and, the approval of the EIR Addendum to the General Plan 2030 EIR and Supplemental EIR for the Zoning Ordinance Amendments prepared in accordance with the California Environmental Quality Act (CEQA).
2. Recommend to the Board of Supervisors the amendments to the Zoning Ordinance and Zoning Map and text and the approval of an EIR Addendum to the General Plan 2030 EIR and Supplemental EIR for the Zoning Ordinance Amendments prepared in accordance with the California Environmental Quality Act (CEQA).

- 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

Chuck Thistlethwaite advised the Commission that there will be a change to the Planning Commission training in August. The Williamson Act training was scheduled for August, however, will be rescheduled to the September meeting. The August meeting will be a presentation on Administrative Permits.

Chuck Thistlethwaite advised the Commissioners of the upcoming General Conference from the California County of Planning Commissioners Association which will be held in Riverside County on October 14 – 16, 2016. They were advised to notify him if they are interested in attending. An agenda is not yet prepared but he will notify them when it is available.

B. General Plan Follow-up and Implementation Program

None

B. Update on Recent Board of Supervisors' Actions

On July 26, 2016 the Board of Supervisors heard an item that considered an amendment to the Subdivision ordinance regarding length of cul-de-sacs. The Board of Supervisors voted unanimously to move this forward for a hearing of adoption in August.

C. Legislative and Case Law Update

None

E. Butte County Zoning Ordinance, Article V, Division 2. – Zoning Clearances

Tristan Weems made a presentation to the Planning Commission regarding Zoning Clearances.

F. Planning Commission Concerns

Commissioner Chase commented regarding the technical language of a June 30, 2016 agenda report. She said it is important to make these documents understandable so the public can understand what is being communicated.

Commissioner Chase and John both relayed that there appears to be quite a bit of interference in the quality of the audio recordings. Chuck Thistlethwaite took those concerns into consideration and will work with staff to try to obtain a cleaner quality of the recordings.

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

None

VIII. MINUTES:

None

IX. ADJOURNMENT

Chair Kennedy adjourned the meeting.



Chair Kennedy