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## BUTTE COUNTY PLANNING COMMISSION REVISED AGENDA

January 26, 2017

**TIME:** 9:00 a.m.

**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.
- III. **SELECTION** – Selection of Planning Commission Chair, Vice Chair and Second Vice Chair for 2017.
- IV. **ACCEPTANCE OF AGENDA** – Commission members and staff may request additions, deletions or changes in the Agenda order.
- V. **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).
- VI. **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. Tentative Parcel Map TPM10-0004 \(continued from the December 8, 2016 Commission meeting\)](#)**

**Applicant:** Courtney Nelson

**Planner:** Mark Michelena

**APN:** 017-180-072

**General Plan:** Foothill Residential

**Zoning:** FR-5 (Foothill Recreational - 5-acre min - at time of project completeness)

FR-20 (Foothill Residential - 20-acre min – current)

**Location:** 1816 Honey Run Road, south side of Honey Run Road, approximately 1800 feet (0.34 miles) east of the intersection of Honey Run Road and Centerville Road, east of Chico.

**Request:** A request for a Tentative Parcel Map to divide a 36-acre property into four lots (two at 5 acres, one at 5.3 acres and one at 20.7 acres). Proposed Parcel 1 (with the existing residence and accessory buildings) will be accessed by Honey Run Road, a publicly-maintained road. Proposed Parcels 2 and 3 will be served by the private cul-de-sac. The existing and future residential uses would be served by individual septic systems and private wells. The General Plan land use designation of the project site is FR (Foothill Residential, 1 to 40 acres). The project site is currently zoned FR-20 (Foothill Residential - 20-acre minimum), but was FR-5 (Foothill Recreational - 5-acre minimum) at the time the project was deemed complete.

The applicant is requesting an exception (Butte County Code Section 20-4 – Exceptions to Design Requirements) to the road standard of a 20-foot wide for the cul-de-sac. They are requesting 18 feet.

**CEQA Determination:** A draft Initial Study and Mitigated Negative Declaration has been prepared for the project.

**Staff Recommendation:** Adopt the resolution adopting the Initial Study/Mitigated Negative Declaration, denying the exception request and approving the Tentative Parcel Map with findings and conditions.

#### [Staff Report](#)

#### [Staff Report from December 8, 2016 Meeting](#)

### **B. Tentative Subdivision Map TSM 05-04**

**Applicant:** Tejinder Maan

**Planner:** Mark Michelena                      **APN:** 078-110-003, -026 & -028

**General Plan:** Medium Density Residential

**Zoning:** MDR (Medium Density Residential – 6,000 sq. ft. min)

**Location:** South of Oroville, generally east of Lincoln and west of Lower Wyandotte Road, between Monte Vista Avenue and Ophir Road. The project site is located approximately 1,750 feet south of the intersections of Vista Del Cerro and Monte Vista Avenue and Autrey Lane and Monte Vista Avenue, Oroville at the southerly terminuses of Vista del Cerro and Autrey Lane.

**Request:** A request to divide three parcels totaling 51.02 acres into 172 residential lots for detached single-family residential development. It is proposed as a phased map (3 phases). The project proposes the abandonment of the existing V-1 Road easement east of the proposed extension of Vista Del Cerro. Domestic water services would be provided by South Feather Water & Power (SFWP) and sewage disposal services would be provided by the Lake Oroville Area Public Utilities District (LOAPUD).

**CEQA Determination:** A draft Initial Study and Mitigated Negative Declaration has been prepared for the project.

**Staff Recommendation:** Adopt the Resolution adopting the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approving Tentative Subdivision Map TSM 05-04 with findings and conditions.

[Staff Report](#)

**C. Conditional Use Permit UP16-0005**

**Applicant:** Horizon Tower, LLC

**Planner:** Mark Michelena                      **APN:** 069-010-036

**General Plan:** Retail and Office

**Zoning:** NC (Neighborhood Commercial)

**Location:** The northeast corner of Kelly Ridge Road and Royal Oaks Drive, at 5263 Royal Oaks Drive, Oroville.

**Request:** A Conditional Use Permit to construct a wireless telecommunication facility that includes a 120-foot tall (with an additional 5 feet of branches: total height 125 feet) monopine (i.e. a monopole camouflaged to resemble a pine tree tower) designed to have up to four collocations and related ground equipment.

**CEQA Determination:** A draft Initial Study and Mitigated Negative Declaration has been prepared for the project.

**Staff Recommendation:** Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Conditional Use Permit UP16-0005, subject to findings and conditions.

[Staff Report](#)

**D. Mining Permit MIN16-0001 (Amendment No. 1 to MRP 92-43)**

**Applicant:** Mathews Readymix, LLC

**Planner:** Rowland Hickel                      **APN:** 025-280-019 & 025-280-020

**General Plan:** Agriculture

**Zoning:** AG-40 (Agriculture – 40 acre minimum)

**Location:** The north side of Vance Avenue, approximately 3,000 feet east from Larkin Road, 2 miles south from the City of Oroville city limits.

**Request:** A request to amend Condition No. 13 of Mining and Reclamation Permit MRP 92-43, extending the expiration date of the permit for an additional five (5) years to June 15, 2021.

**CEQA Determination:** An Initial Study/Mitigated Negative Declaration (SCH #1992103083 – IS/MND) was adopted with approval of Mining and Reclamation Permit MRP 92-43. The Planning Division’s review concluded that there was no change to MRP 92-43, the circumstances under which the project is undertaken, or the physical environment that would cause new environmental effects or an increase in severity of environmental effects beyond that which was evaluated by the previously adopted IS/MND.

**Staff Recommendation:** Approve MIN16-0001 amending Mining and Reclamation Permit MRP 92-43 subject to findings and conditions.

## Staff Report

### E. Road Abandonment RA16-0003

**Applicants:** Lowe Family Trust

**Planner:** Tristan Weems

**APNs:** 047-230-001 & 047-230-094

**General Plan:** Agriculture

**Zoning:** AG-160 (Agriculture 160 acre minimum)

**Location:** A portion of Rock Creek Drive, west of its crossing of Rock Creek, 3 miles northeast of the Chico Municipal Airport and the City of Chico city limits via Cohasset Road.

**Request:** A road abandonment that would vacate the right of way for a portion of Rock Creek Drive, west of its crossing of Rock Creek approximately 8,000 feet to the southwestern corner of APN: 047-230-001. The project would allow the Lowe family to establish a conservation easement on APN: 047-230-001.

**CEQA Determination:** The project has been determined to be categorically exempt under Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. This exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The proposed road abandonment will have no physical effect on the environment.

**Staff Recommendation:** Adopt the Resolution finding the project Categorically Exempt pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines and recommend to the Board that the road abandonment is consistent with the Butte County General Plan.

## Staff Report

### F. 1:00 p.m.: Public Workshop: Butte County General Plan 2030 Draft Butte Creek Canyon Overlay Zone Ordinance and Map (continued from June 30, 2016 and October 27, 2016)

**Applicant:** Butte County

**Planner:** Dan Breedon

**Location:** Countywide

**Project:** On June 30, 2016 and October 27, 2016, the Butte County Planning Commission held Public Workshops for the consideration of the proposed Draft Butte Creek Canyon Overlay Zone Ordinance and Overlay Map. The Public Workshop was continued open to this date for further consideration and public comment. This County-initiated proposal is directed under Butte County General Plan Conservation and Open Space Element Action COS-A6.2. The purpose of this Public Workshop is to introduce the draft Ordinance and Map to the Planning Commission and public and to answer questions and receive comment and direction. The public is encouraged to attend and provide comment, either written or orally at the Planning Commission Workshop. Further direction from the Planning Commission will be incorporated into a final draft ordinance and a public

hearing will be scheduled at the Planning Commission for further consideration and action, prior to review by the Board of Supervisors.

**Staff Recommendation:** Conduct the public workshop, review the Draft Butte Creek Canyon Overlay Zone Ordinance and Map, accept public comment and provide input and final direction to staff.

[Staff Report](#)

[Staff Report from October 27, 2016 Meeting](#)

[Staff Report from June 30, 2016 Meeting](#)

**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**

[A. June 30, 2016](#)

[B. October 27, 2016](#)

[C. November 10, 2016](#)

[D. December 8, 2016](#)

**IX. ADJOURNMENT**