



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

November 10, 2022

This hearing will be open to the public. This hearing will also be held via an online format for those who wish to participate remotely.

Members of the public who wish to participate in public comment are encouraged to register in advance of the hearing by emailing PCCLerk@buttecounty.net. Use the following information to remotely view and participate in the Planning Commission meeting, including the Public Hearing portions, online:

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2555 089 8597

Event Password: Planning

Participants may also call in: 1-844-992-4726

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA. and by Online Meeting Format (see above for video link and call-in information).

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Donati, Flicker, Hansen, Schleiger, and Chair Roethler.

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

IV. RESOLUTION AUTHORIZING ALTERNATIVE STANDARDS FOR TELECONFERENCING PUBLIC MEETINGS PURSUANT TO THE RALPH M. BROWN ACT (AB 361)

STAFF REPORT and RESOLUTION

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

VI. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

VII. 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. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. 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. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. Tentative Parcel Map (TPM22-0005/Royal). A parcel map on a 301.5± acre property, encompassing 300.3± acres of AG-40 and 1.16± acres of G-C zoning, with Agriculture and Retail General Plan designations, into one parcel of 40± acres and a Designated Remainder Parcel of 260± acres. The subject parcel is currently developed with a commercial use, the Earthworm Soil Factory, encompassing a store building with agricultural facilities and several accessory structures. The Earthworm Soil Factory business will be located on Resultant Parcel 1. The subject parcel lies near the intersection of Clark Road/SR-191 and Durham-Pentz Road, both County-maintained public roads. The parcel frontage is unimproved without curb, gutter, and sidewalk. Resultant Parcel 1 will retain access from Clark Road/SR-191 and will be served by an existing on-site well and septic system; APN: 041-120-134. (Austin Forde, Assistant Planner)

AGENDA REPORT

POWERPOINT

B. Tentative Parcel Map (TPM21-0004/Baker). Tentative Parcel Map to subdivide a single 75.02-acre parcel into three parcels of 25 acres (Parcels 1 and 3) and 25.02 acres (Parcel 2). Future development on the new parcels will include single-family residences and other rural uses consistent with the Foothill Residential, 20-acre (FR-20) zone. The project also lies within the Deer Herd (-DH) overlay zone, and Watershed Protection (-WP) overlay zone. Future development on each new lot will be served by an individual domestic well, an onsite wastewater disposal system, and a driveway with direct access off Coutolenc Road. The project site is northeast of Paradise Lake, on the west side of Coutolenc Road, approximately 600 feet north of North Lake Road; APN: 065-010-079. (Rowland Hickel, Senior Planner)

AGENDA REPORT

POWERPOINT

C. Tentative Subdivision Map (TSM20-0002/Brown) - *continued from September 22, 2022.* Tentative Subdivision Map (TSM20-0002/Robb Brown) to subdivide 9.7-acres into forty lots for future single-family residential development, consistent with the Medium

Density Residential (MDR) zone. The 40 residential lots will range in size from 6,500 to 11,873 square feet. New lots will access directly off new roads proposed within the subdivision, which will be accessed off Plumas Avenue. Thermalito Water and Sewer District will provide domestic water and sewer service. The project site is located on the north side of Plumas Avenue, between 10th Street and Hardnett Court, Thermalito, in the unincorporated area of Butte County; APN: 031-190-034. (Mark Michelena, Senior Planner)

MEMORANDUM

POWERPOINT

D. 10:00 a.m. –Draft General Plan 2040 Planning Commission Study Session

Butte County is in the process of updating the General Plan. Since the adoption of the current General Plan 2030 in 2010, many significant changes have taken place, including: 1) The devastating Camp and North Complex Fires, which destroyed nearly 17,000 structures county-wide, including more than 14,000 homes, and displaced and relocated many more residents. 2) Legislative mandates from the state have set forth requirements regarding climate change and adaptation policy, environmental justice, and fire hazard impacts; 3) State law mandates an update to the General Plan's Housing Element for the next Housing Element cycle (2022 – 2030); and 4) The existing General Plan 2030 was adopted over 12 years ago, updates are needed to keep the plan topical and relevant to changing conditions.

The Butte County General Plan establishes a long-term vision for the future, including where people in Butte County will live, work, shop, learn, and recreate. It serves as guidance for all zoning and land use decisions within the unincorporated county. It will shape future housing, support job growth, foster healthy and resilient neighborhoods, protect and manage natural resources and agricultural lands, ensure community safety, and promote social and economic equity.

The updated General Plan will support the County's efforts to rebuild and create a more resilient future. The General Plan Update will also serve as an opportunity to address issues related to climate adaptation and environmental justice, as well as other new State laws. To achieve these goals, the County is working closely with community members and stakeholders to ensure that community needs, and opportunities are fully understood and properly addressed.

At this Study Session, General Plan 2040 consultant PlaceWorks and County Development Services staff will provide a presentation on the General Plan 2040 update including project background, process, project approach, and project goals. The presentation will include a review of each of the comprehensively updated General Plan elements and related goals. The Study Session provides the opportunity for the

Planning Commission to learn about the General Plan 2040 update, receive and review public input, and provide guidance and direction to County staff.

POWERPOINT

VIII. 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. Planning Manager's Report

B. Planning Commission Concerns

IX. ADJOURNMENT