



Department of Development Services

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**BUTTE COUNTY PLANNING COMMISSION
AGENDA**

August 24, 2023

TIME:

PLACE:

9:00 a.m.

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

Public comments will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view, or listen to, the Planning Commission meeting, including the Public Hearing portions online (pursuant to recent changes to the Brown Act Teleconferencing Rules, no online/phone call public comments will be taken):

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

Event (Meeting) Number: 2557 493 8352

Event Password: Planning

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

I. CALL TO ORDER

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

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

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 – 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.

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. 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 SUBDIVISION MAP (TSM22-0002) - Hayes Family Trust / Jon Hayes

The project consists of subdividing a 41.57-acre property located in the SR-1 / VLDR / B2 zone into 25 parcels. Parcel sizes range from 1 acre to 11.84 acres, with an average parcel size of 1.55 acres. The parcel is currently developed with a single-family home and outbuildings. Wastewater disposal will be provided by individual on-site septic systems (14 parcels), and a community septic system (11 parcels). Domestic water service would be provided by new individual wells. Access will be provided via Keefer Road, and Kelsey Drive, and two new internal local roads. CEQA requires this notice to disclose whether any listed toxic sites are present on the project site. The project site does not contain a listed toxic site. A pressurized water system will be provided for fire protection. Staff recommends the Planning Commission adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA SCH# 2023060749) and approving the Tentative Subdivision Map, subject to findings and conditions. Assessor Parcel Number: 047-350-066. (Tristan Weems, AICP, Senior Planner)

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- B. GENERAL PLAN AMENDMENT (GPA23-0001), REZONE (REZ23-0001), MINOR USE PERMIT (MUP23-0001), TENTATIVE PARCEL MAP (TPM23-0002) – Butte County Farm Bureau
Proposal to construct and operate a 5,000 sq. ft. private meeting hall and offices on a 1.64-acre portion of a 4.92-acre parcel. The proposal requires four entitlements, which will be processed concurrently: A General Plan Amendment (GPA23-0001) and Zone Map Amendment (REZ23-0001) to change the land use designation and zone district from Very Low Density Residential (VLDR) to Agricultural Services (AS); a Minor Use Permit (MUP23-0001) to operate a Private Meeting Hall in the AS zone; and, a Tentative Parcel Map (TPM23-0002) to subdivide the 4.92 acres into four parcels, with the proposed development to occur on resultant Parcel 1, and the other three AS-zoned parcels to remain undeveloped. The project site is located at 9412 Jones Avenue, on the northeast corner of Jones Avenue and Durham-Dayton Highway, 1,500 feet east of Midway, in the unincorporated community of Durham. Staff recommends that the Planning Commission adopt the Resolution making findings and recommending the Board of Supervisor's adoption of the Mitigated Negative Declaration and approval of the General Plan Amendment, Zoning Map Amendment, Minor Use Permit, and Tentative Parcel Map, with conditions and findings. Assessor Parcel Number: 040-180-041. (Rowland Hickel, AICP, Senior Planner)

Agenda Report 

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- C. USE PERMIT (UP23-0002) – Assurance Development
Proposal to construct a wireless telecommunication facility, including a 100-foot mono-pine tower and related ground equipment in a 2,500 sq. ft. fenced lease area in the central portion of the 2.04-acre site. Twelve (12) panel antennae and related equipment are proposed to be centered at the 91-foot level. Sites for future co-location are proposed at lower elevations. Related ground equipment will consist of two (2) ground mounted radio cabinets on a raised concrete pad, and multimeter utility service mounted on an H-frame. Access to the site will be made via a new 20-foot encroachment and access/utility easement off Fire Camp Road. The project site is located at 108 Fire Camp Road, Oroville, CA 95966, approximately 10.3 miles southeast of the City of Oroville via Forbestown Road and Oroville Quincy Highway. Staff recommends the Planning Commission adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA SCH# 2023070534) and approving the Use Permit subject to findings and conditions. Assessor Parcel Number: 072-410-022. (Austin Forde, Assistant Planner)

Agenda Report 

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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. Planning Manager's Report
B. Planning Commission Concerns

VIII. MINUTES

- A. July 27, 2023

Minutes 

IX. ADJOURNMENT