



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

July 25, 2024

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.

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

Event (Meeting) Number: 2554 216 9773

Event Password: Planning

You may also call in: 408-418-9388

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

I. CALL TO ORDER

Pledge of Allegiance

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

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. GRADING PERMIT (PWGRD23-0001/CEQA23-0001) – GREGORY HOWELL

Proposed Grading Permit (PWGRD23-0001) under Butte County Code, Chapter 13, Article I. Proposed grading activities will level 1.66 acres and driveway access on a vacant 9.38-acre property to establish a future towing storage yard and office in the General Industrial (GI) zone, and the Airport Compatibility (-AC) and North Chico Specific Plan (-NCSP) Overlay Zones. Grading activities involve importing 3,000 cubic yards of soil and the excavation of 20 cubic yards of onsite soil, with all excavated spoils to be retained on the property. The project site is located on the east side of Hicks Lane, approximately 1 mile north of East Eaton Road, immediately north and west of the City of Chico city limits; APN: 007-010-054. (Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

B. MINING PERMIT AMENDMENT (MIN23-0001) – GRANITE CONSTRUCTION COMPANY

A request for an amendment to approved Mining Permit MIN09-0001. MIN09-0001 currently allows for the off-site transport of mined materials to Granite Construction's separately permitted aggregate processing facility on Pacific Heights Road ("Pacific Heights Facility") utilizing a haul road through the Oroville Wildlife Area ("OWA"). The amendment will allow, as an alternative, the off-site transport of mined materials to the Pacific Heights Facility utilizing Highway 70 from an existing encroachment at the Power House Mine site. In conjunction with this this modification, a southbound right turn lane is proposed to be constructed on SR 70 at the project driveway. APNs 025-160-046 & 025-160-066. (Austin Forde, Assistant Planner)

AGENDA REPORT

POWERPOINT

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. May 23, 2024

B. June 27, 2024

IX. ADJOURNMENT