



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION AGENDA

January 23, 2025

TIME: 9:00 AM

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

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://bcds.net/PlanningCommission>

Event (Meeting) Number: 2558 416 3706

Event Password: Planning

You may also call in: 408-418-9388

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
- II. **ROLL CALL** - Commissioners Flicker, Parrott, Schleiger, Roethler, and Chair Donati
- III. **SELECTION OF OFFICERS** - Selection of Planning Commission Chair, Vice Chair and Second-Vice Chair for 2025
- IV. **DISCLOSURE OF EX PARTE COMMUNICATIONS**
- 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. USE PERMIT (UP24-0004/Taylor)

This is a conditional use permit on a 6.68-acre vacant lot zoned Medium High Density Residential (Assessor Parcel Number: 078-050-031). The project proposes to expand the existing Iron Oaks Mobile Home Park (located to the north) to add 24 mobile homes, five parking spaces for recreational vehicle storage, and five automobile parking spaces. The applicant proposes a new onsite wastewater system for sewage disposal, with domestic water supply provided by South Feather Water & Power agency. The site takes access from Lincoln Boulevard, a County-maintained Road, and is within the Oroville Sphere of Influence. (Tristan Weems, AICP, Senior Planner)

B. BUTTE COUNTY ENVIRONMENTAL REVIEW GUIDELINES UPDATE (MISC23-022)

County-initiated update of the Butte County Environmental Review Guidelines to align it with the latest version of the California Environmental Quality Act (CEQA) and to reflect the County's current environmental review procedures and practices. These Guidelines are applicable to the unincorporated area of Butte County. (Rowland Hickel, AICP, Senior Planner)

C. Accessory Dwelling Unit / Small Dwelling Unit Program Update

An update on this program will be provided by County staff. This includes an overview of the program, and details about the release of submittal-ready, no-cost building plans for use by the general public for the development of ADUs and primary dwellings. (Tristan White, Assistant Planner)

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. MINUTES

A. December 12, 2024

X. ADJOURNMENT