



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

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## City of Oroville PLANNING COMMISSION

CHAIR: Damon Robison  
VICE-CHAIR: Carl Durling  
MEMBERS: Adonna Brand; Randy Chapman; Wyatt Jenkins; Michael Britton; Justin McDavitt

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## PLANNING COMMISSION MEETING AGENDA

Thursday, July 27, 2017 at 7:00 p.m.  
MEETING AGENDA

OROVILLE CITY HALL  
1735 MONTGOMERY STREET, OROVILLE, CA 95965  
ALL MEETINGS ARE RECORDED

*This meeting may be broadcast remotely via audio and/or video conference at the following address:  
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.*

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### ADMINISTRATIVE AGENDA

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1. CALL TO ORDER

2. ROLL CALL

Commissioners Adonna Brand, Michael Britton, Randy Chapman, Wyatt Jenkins, Justin McDavitt, Vice Chairperson Carl Durling, Chairperson Damon Robison

3. PLEDGE OF ALLEGIANCE

4. INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS

This is the time the Chairperson will remind persons in the audience who wish to address the Commission on a matter that is on the agenda to fill out one of the

cards located in the lobby and hand it to the clerk of the meeting. The Chairperson will also remind persons in the audience that under Government Code Section 54954.3, the time allotted for each presentation may be limited.

5. **PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission, but not relative to items on the present agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

6. **CORRESPONDENCE**

None

7. **APPROVAL OF MINUTES**

Approve the minutes of the June 22, 2017 regular Planning Commission meeting.

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**REGULAR AGENDA**

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8. **PUBLIC HEARINGS**

None

9. **REGULAR BUSINESS**

- 9.1 **American Planning Association California Conference** – The Oroville Planning Commission will inform staff what Planning Commissioners would like to attend the American Planning Association California Conference.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Inform staff what Planning Commissioners would like to attend the American Planning Association (APA) California Conference.**

- 9.2 **TPM 10-01: Two Year Extension** – The Oroville Planning Commission will review and consider approving a two-year extension to Tentative Parcel Map No. 10-01.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2017-14: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING A TWO-YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 10-01**

**10. DISCUSSION ITEMS**

- City Council's July 18, 2017 approval of Planning Commission's Review of Roadway Projects

**11. DIRECTOR'S REPORT**

A verbal report may be given by the Community Development Director.

**12. COMMISSION REPORTS**

Reports by commission members on information they have received and meetings they have attended which would be of interest to the Commission or the public.

**13. ADJOURNMENT**

Adjourn to Thursday, September 28, 2017 at 7:00 P.M. in the Oroville City Council Chambers.

Respectfully submitted by,



Donald Rust, Director  
Community Development Department

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact Donald Rust, Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact Donald Rust, Director as soon as possible and preferably at least 24 hours prior to the meeting. Donald Rust, Director may be reached at 530-538-2433, or at e-mail [rustdl@cityoforoville.org](mailto:rustdl@cityoforoville.org), or at the following address: City of Oroville Planning and Development Services Department, 1735 Montgomery Street, Oroville, CA 95965.*

**\*\*\* NOTICE \*\*\***

*Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.*



**CITY OF OROVILLE  
PLANNING COMMISSION MEETING MINUTES  
JUNE 22, 2017 – 7:00 PM**

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These minutes detail the action which was taken related to each agenda item and do not reflect any discussion that may have occurred. For information regarding what was discussed related to a particular item, if anything, you can obtain a copy of the audio recording for this meeting by sending an email to [cityclerk@cityoforoville.org](mailto:cityclerk@cityoforoville.org) or by calling the Clerk's office at 530-538-2535.

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The agenda for the June 22, 2017 regular meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall and in the City Council Chambers, and on the City of Oroville's website located at [www.cityoforoville.org](http://www.cityoforoville.org), on Wednesday, June 14, 2016, at 12:00 p.m.

**1. CALL TO ORDER**

The June 22, 2017 regular meeting of the Oroville Planning Commission was called to order by Chairperson Robison at 7:02 p.m.

**2. ROLL CALL**

Present: Commissioners Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling, Chairperson Robison  
Absent: Chairperson Brand (excused)

**Staff Present:**

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Donald Rust, Acting City Administrator  
Dawn Nevers, Assistant Planner

Luis Topete, Associate Planner  
Jamie Hayes, Assistant City Clerk

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**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairperson Robison.

**4. RECOGNITION OF INDIVIDUALS WISHING TO SPEAK ON AGENDA ITEMS**

Sharon Reed – Item No. 8.1

**5. PUBLIC COMMENT - None**

**6. CORRESPONDENCE - None**

7. **APPROVAL OF MINUTES**

A motion was made by Commissioner Britton, seconded by Vice Chairperson Durling, to:  
**Approve the minutes of the May 18, 2017 special Planning Commission meeting.**

The motion was passed by the following vote:

Ayes: Commissioners Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling, Chairperson Robison  
Noes: None  
Abstain: None  
Absent: Commissioner Brand

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**REGULAR AGENDA**

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8. **PUBLIC HEARINGS**

**8.1 UP 17-04: KFC Drive-Thru Restaurant – staff report**

The Oroville Planning Commission conducted a public hearing and considered approving Use Permit No. 17-04 for the construction of a new KFC drive-thru restaurant on the partially developed lot identified as APN: 035-260-083 located on the north side of Oro Dam Blvd East between CVS Pharmacy (850 Oroville Dam Blvd East) and Americas Best Value Inn & Suites (580 Oro Dam Blvd East). The property has a zoning land use designation of Corridor Mixed-Use (MXC). The proposed restaurant is a use permitted by right in an MXC district. However, any drive-thru in an MXC district requires a use permit. **(Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing.

Sharon Reed addressed the Commission in regards to traffic concerns.

Cliff Sorrel, KFC Architect, addressed the Commission.

Hearing no further public comment, Chairperson Robison closed the public hearing.

Following discussion, a motion was made by Commissioner Chapman, seconded by Vice Chairperson Durling, to:

**Adopt Resolution No. P2017-13: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 17-04 PERMITTING THE CONSTRUCTION OF A NEW KFC RESTAURANT WITH A DRIVE-THRU (APN: 035-260-083)**

The motion was passed by the following vote:

Ayes: Commissioners Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling, Chairperson Robison  
Noes: None

Abstain: None  
Absent: Chairperson Brand

## 9. REGULAR BUSINESS

### 9.1 Planning Commission Review of "Roadway" Projects

The Oroville Planning Commission considered sending a letter to the Oroville City Council recommending that the Planning Commission be granted the authority to provide review and prioritization recommendations to the City Council regarding certain "roadway" improvement projects.

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner McDavitt, to:

**Approve the Planning Commission to send a letter to the Oroville City Council requesting the Council to consider allowing the Planning Commission to be granted the authority to provide review and prioritization recommendations regarding the Roadway Improvements Project.**

The motion was passed by the following vote:

Ayes: Commissioners Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling, Chairperson Robison  
Noes: None  
Abstain: None  
Absent: Chairperson Brand

### 9.2 Election of New Officers

The Oroville Planning Commission considered electing a new Chair and Vice-Chair or continue the terms of the existing officers. **(Luis A. Topete, Associate Planner)**

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner Britton, to:

Continue the terms of the existing officers, Damon Robison, Chairperson and Carl Durling, Vice Chairperson.

The motion was passed by the following vote:

Ayes: Commissioners Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling, Chairperson Robison  
Noes: None  
Abstain: None  
Absent: Commissioner Brand

**10. DISCUSSION ITEMS**

The Commission discussed the Super Walmart Conditions of Approval & Mitigation Measures.

**11. DIRECTOR'S REPORT**

Community Development Director, Don Rust, reported on the following:

- KFC Impact Fees to be increased to include impacts from State Highway 162
- Update on development of 355 Oro Dam Boulevard (old Walmart)
- Closure of Staples
- Update on Gateway Project
- Update on Bluffs Subdivision

**12. CHAIRPERSON/COMMISSIONERS REPORTS**

Commissioner Chapman reported that the Sign Code Ad hoc was continuing to review the City's sign code for suggested amendments to be considered by the City Council.

**14. ADJOURNMENT**

The meeting was adjourned at 8:06 p.m. A regular meeting of the Oroville Planning Commission will be held on Thursday, July 27, 2017, at 7:00 p.m.

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Donald Rust, Secretary

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Damon Robison, Chairperson





# City of Oroville


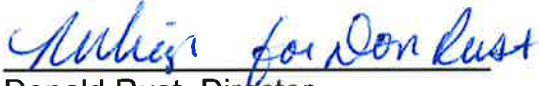
Donald Rust  
DIRECTOR

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### PLANNING COMMISSION STAFF REPORT

July 27, 2017

<b>American Planning Association California Conference</b> - The Oroville Planning Commission will inform staff what Planning Commissioners would like to attend the American Planning Association California Conference.	
<b>APPLICANTS:</b> N/A	
<b>LOCATION:</b> N/A	<b>GENERAL PLAN:</b> N/A <b>ZONING:</b> N/A <b>FLOOD ZONE:</b> N/A
<b>ENVIRONMENTAL DETERMINATION:</b> N/A	
<b>REPORT PREPARED BY:</b>   Luis A. Topete, Associate Planner Community Development Department	<b>REVIEWED BY:</b>   Donald Rust, Director Community Development Department

### RECOMMENDED ACTIONS:

Inform staff what Planning Commissioners would like to attend the American Planning Association (APA) California Conference.

### BACKGROUND

#### APA California Conference

The APA California Conference will be September 23-26, 2017 at the Sacramento Convention Center. Five core conference tracks relating to this year's conference theme of "Capitalizing on our Diversity" have been developed to help guide and facilitate the conference experience, including:

- Lessons Learned: A Diverse Past. How has planning changed in the last 100 years?

How can we integrate what we've learned to meet the current and future challenges that face our profession and our communities.

- We're All in This Together: Implementing Diversity. How can planners collaborate with other sectors (health, community based organizations, private organizations, etc.) to create strong, vibrant communities?
- Tips of the Trade: Diversifying the Tool Kit. What are the new practices, tools, technologies, and funding sources that planners are using or should be using?
- Engage: Planning for Diverse Places and Perspectives. What best practices are planners using to plan for and engage diverse communities – considering both human diversity (multi-generational, economic, social) and physical diversity (land use, geography, multimodal transportation)? How are rural areas and small towns approaching these questions?
- Embracing and Envisioning Change: A Diverse Future. How are resiliency, adaptation, and social and economic changes reshaping planning and how are we embracing uncertainty and preparing for these hard-to-predict changes?

## **DISCUSSION**

At the July 18, 2017 City Council meeting, the Council approved funding the tickets for Planning Commissioners to attend the conference. Price per attendee for full conference registration would be \$800 if registered by August 25<sup>th</sup>. Planning Commissioners and City staff would drive to Sacramento each day in a City vehicle and meals are included as part of the registration. Staff would like to know how many Planning Commissioners would like to attend the conference.

## **FISCAL IMPACT**

Price per attendee for full conference registration would be \$800 if registered by August 25<sup>th</sup>.

## **ATTACHMENTS**

- A – APA Conference: Schedule
- B – APA Conference: Registration Rates



# CAPITALIZING ON OUR DIVERSITY

APA CALIFORNIA CONFERENCE  
SACRAMENTO CONVENTION CENTER  
SEPTEMBER 23 - 26, 2017

## CONFERENCE-AT-A-GLANCE



Members can earn certification credits for many activities at the conference. A notation has been made next to each creditable session/event indicating the number of pending certification credits.

*The Conference-at-a-Glance is subject to change.*

*The most current information can be found on the website at [www.apacalifornia-conference.org](http://www.apacalifornia-conference.org), on the mobile app prior to the conference, and in the registration area after the conference begins.*





 @APACAConf #APACA2017



Check our website for more details [www.apacalifornia-conference.org](http://www.apacalifornia-conference.org)

v.14 6/25/17



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8:00 am - 8:45 am	Pre-Conference Session Registration	East Lobby
8:00 am - 11:00 am	Exhibitor Set-Up	East Lobby
8:30 am - 9:30 am	Student Registration	East Lobby
9:00 am - 4:00 pm	<b>Pre-Conference Session #1</b> - Leadership and Management Workshop 2017 <i>Additional \$90 fee applies. Includes lunch.</i>	CM   6.5
	<b>Pre-Conference Session #2</b> - Interactive Geodesign Tools for Planners: Design, Create and Gain Consensus Using Next Generation Technology <i>Additional \$90 fee applies. Includes lunch.</i>	CM   6.5
9:30 am - 11:30 am	<b>Student Orientation/Walking Tour</b> - Pre-registered students only.	-
10:00 am - 2:30 pm	<b>Pre-Conference Session #3</b> - Conflict Management and Negotiation: Getting to YES! <i>Additional \$65 fee applies. Includes lunch.</i>	CM   4.0
10:00 am - 4:30 pm	<b>APA California Board Meeting</b>	-
11:00 am - 6:00 pm	<b>Exhibits Open</b>	East Lobby
11:45 am - 1:00 pm	<b>Richard H. Weaver Student Scholarship Awards Luncheon</b> <i>Pre-registered students and invited guests only. Ticketed invitation event.</i>	-
12:00 pm - 6:00 pm	Conference Attendee Registration	East Lobby
<b>SESSION BLOCK #1</b> 1:15 pm - 2:45 pm	<b>First Time Project Managers: Strategies for Success (CPF Session)</b>	-
	Tools of the Active Transportation Trade	CM   1.5
	Unlocking the Full Potential of Downtowns	CM   1.5
	Urban Planning and Governing for Racial Equity	CM   1.5
	Charting a Career in Sustainability: Steps Students Can Take Before Graduating	-
	Not So Fast Food: Using GIS, Data, and Mobile Apps to Improve Food Choices	CM   1.5
	A Roadmap for GHG and Climate Analysis: Incorporating California's New Scoping Plan and SB 32 Requirements in Local Planning	CM   1.5
	From Guerilla Tactics to Sophisticated, Grassroots Tools: The Latest Innovations from the Tactical Urbanism Frontlines	CM   1.5
	Design for Density	CM   1.5
	1:30 pm - 5:00 pm	<b>Mobile Workshop #1</b> - City of Trees: Sacramento's Park Neighborhoods <i>Additional \$75 fee applies. Includes bike and helmet. Meet at 1:15 pm in the J Street Lobby</i>
<b>SESSION BLOCK #2</b> 3:00 pm - 4:30 pm	Passing the AICP Exam: Who Wants to be a Certified Planner	-
	Art as a Community Engagement Tool	CM   1.5
	Sacramento Riverfront Revitalization: a Tale of Two Cities	CM   1.5
	10 Crucial Things Planning School Didn't Teach You	-
	The Planner as Advocate: Learning to Listen and Partner with Disadvantaged Communities	CM   1.5
	Planning for a Multiracial Future: Lessons from Civic Engagement and Coalition-Building in South Los Angeles	CM   1.5
	Understanding Conflicts Between City Managers and Planners Through an Ethical Lens	CM   1.5   ETHICS

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Mobile Workshops
Student Sessions/Events
Special Events
Leadership Meetings





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<b>SESSION BLOCK #2</b> 3:00 pm - 4:30 pm	The Future of Mobility 2.0: What's In Store for Our Cities	CM   1.5
	Cal State Universities: Planning Students and Faculty Get Together with Diverse Communities	-
4:45 pm - 6:30 pm	<b>Diversity Summit</b> - Supporting Vulnerable Communities: lessons learned from a history of urban renewal and displacement	CM   1.5   ETHICS
6:30 pm - 10:00 pm	<b>Night on the Town</b> - Local planners will host gatherings at our favorite restaurants and bars, or at local events like the Farm-to-Fork Festival or a local soccer match.	-
7:30 pm - 9:00 pm	<b>Student/Young Planners Group (YPG) Mixer</b>	-
	<b>Planners of Color Social Mixer</b>	-

CONFERENCE-AT-A-GLANCE  
SUNDAY, SEPTEMBER 24

7:00 am - 8:00 am	Continental Breakfast	-
7:00 am - 6:00 pm	Conference Attendee Registration	East Lobby
7:00 am - 6:00 pm	Exhibits Open	East Lobby
8:00 am - 9:30 am	<b>Planning Commission and Board Breakfast Roundtable</b> <i>Open to Planning Commissioners and Board members only</i>	-
8:00 am - 11:30 am	<b>Mobile Workshop #2</b> - Oak Park: Sacramento's Oldest Suburb Undergoing Dramatic Revitalization. <i>Additional \$45 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   3.0
	<b>Mobile Workshop #3</b> - The Sacramento Riverfront: Bridging History and Opportunity. <i>Additional \$35 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   3.0
8:30 am - 11:00 am	Student Sacramento Riverfront Charrette Walking Tour/Group Discussion <i>Registration required.</i>	-
<b>SESSION BLOCK #3</b> 8:15 am - 9:45 am	Cannabiz: Community Planning and Environmental Review for the Emerging Legal Cannabis Market	CM   1.5
	Rural Community Resilience Planning Process	CM   1.5
	Housing Affordability and Neighborhood Stabilization Policies: The Resurgence of Rent Control in California Cities	CM   1.5   LAW
	The Power of Storytelling in Community Planning	CM   1.5
	Local and Regional Planning Through a Heritage Lens: Developing a Sacramento San Joaquin Delta National Heritage Area	CM   1.5
	Planning for Diversity with Public Health Alliances: Collaboration Tools for Successful Planning and Health Partnerships	CM   1.5
	All Aboard: Lessons from Transit Agencies on How Planners Can Help Joint Development Programs Create Diverse Communities	CM   1.5
	Using Collective Impact Strategies to Build Sustainable and Equitable Communities	CM   1.5
	Measure A: An A+ for Parks	CM   1.5

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Mobile Workshops
Student Sessions/Events
Special Events
Leadership Meetings



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SESSION BLOCK #4 10:00 am - 11:30 am	APA California 2017 Legislative Update	CM   1.5   LAW
	You Said WHAT? You Hear the Darndest Things at Public Hearings (Planning Commission and Board Session)	CM   1.5
	Solutions for 10 Million Feet: Pedestrian Improvement Prioritization at a Mega Scale	CM   1.5
	Women in Planning: Why We Matter	CM   1.5
	From Urban to Rural: Diverse Approaches to Cannabis Land Use Regulations	CM   1.5
	Taking it to the Streets: Participatory Planning Strategies for Transportation Projects	CM   1.5
	New Suburbanism: Changing the Way We Reinvest in California's Suburban Communities	CM   1.5
	Disaster Resiliency Planning for Rural Communities	CM   1.5
	Forging Partnerships for Successful Conservation Planning	CM   1.5
11:30 am - 1:00 pm	<b>Opening Plenary and Keynote Luncheon - Darrell Steinberg, Mayor of City of Sacramento and Former President of the State Senate (Invited)</b>	CM   1.0
SESSION BLOCK #5 1:15 pm - 2:45 pm	Strategies to Influence Public Policy (Planning Commission and Board Session)	CM   1.5
	Proven Tools and Techniques for Effective Engagement	CM   1.5
	Leadership in a Time of Rapid Change (California Planning Roundtable Session)	CM   1.5
	Retrofitting for Equity: Re-envisioning and Replanning Our Communities - Part A	CM   1.5
	Linking Geography: Adapting to Climate Change Through Watershed Health	CM   1.5
	Evolution of the Sacramento Railyards	CM   1.5
	SB 2: So You Think You Comply - An Assessment of the Good, the Bad, and the Ugly Strategies for Compliance	CM   1.5
	Successful Implementation on California's Working Waterfront	CM   1.5
	The Planner's Paradox: Exploring Ethical Advocacy (Section Directors Session)	CM   1.5   ETHICS
1:15 pm - 3:15 pm	Student Charrette Groups Meeting <i>Registration required.</i>	
1:15 pm - 5:15 pm	<b>Mobile Workshop #4 - The Missing Middle Housing Walking Tour: Documenting Medium Density, House-Scale Building Types</b> <i>Meet at 1:00 pm in the J Street Lobby. Additional \$35 fee applies.</i>	CM   4.0
	<b>Mobile Workshop #5 - Placer County Winery &amp; Brewery Tour: Seeking Land Use Compatibility in Emerging Rural Economic Development Trends</b> <i>Meet at 1:00 pm in the J Street Lobby. Additional \$75 fee applies. Wine tasting and appetizers included.</i>	CM   3.0
	<b>Mobile Workshop #6 - Pedaling the American River Parkway: Discovering the Planning Tools of this Regional Asset.</b> <i>Meet at 1:00 pm in the J Street Lobby. Additional \$75 fee applies. Includes bike and helmet.</i>	CM   3.0

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Mobile Workshops
  Student Sessions/Events
  Special Events
  Leadership Meetings



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1:15 pm - 5:15 pm	<b>Mobile Workshop #7</b> - Exploring California's Hidden Region: The Sacramento-San Joaquin Delta. <b>CM   4.0</b> <i>Additional \$75 fee applies. Includes wine tasting. Meet at 1:00 pm in the J Street Lobby</i>
	<b>Mobile Workshop #8</b> - From Redevelopment to Promise Zone: Sacramento Housing and Redevelopment Agency's Continuing Path to Revitalize its Diverse Neighborhoods. <b>CM   4.0</b> <i>Additional \$45 fee applies. Meet at 1:00 pm in the J Street Lobby</i>
	<b>Mobile Workshop #9</b> - Public Art and Placemaking: Sacramento's Cultural Districts and Public Places. <b>CM   3.0</b> <i>Additional \$35 fee applies. Meet at 1:00 pm in the J Street Lobby</i>
<b>SESSION BLOCK #6</b> 3:00 pm - 4:30 pm	What are They Thinking? How to Communicate Effectively to Your Boards and Commissions ( <i>Planning Commission and Board Session</i> ) <b>CM   1.5</b>
	Lean, Green, Park Planning Machine: Strategies for More Equitable Parks and Open Spaces <b>CM   1.5</b>
	Property Rights, Takings, Exactions, and More: A Legal and Practical Update for Planners <b>CM   1.5   LAW</b>
	Retrofitting for Equity: Re-envisioning and Replanning Our Communities - Part B <b>CM   1.5</b>
	Planting Seeds for Rail Transit in the Cross Valley Corridor <b>CM   1.5</b>
	Sparking Health Partnerships, Funding, and Activism in the Toughest of Places <b>CM   1.5</b>
	Creating a Safe and Inclusive City for the LGBTQ Community <b>CM   1.5</b>
	Rolling Up Our Sleeves with Community Residents <b>CM   1.5</b>
	Creating a Culture of Inclusion and Diversity in the Workplace <b>CM   1.5</b>
3:00 pm - 4:30 pm	<b>Planner Emeritus Network (PEN) Meeting</b>
3:30 pm - 4:30 pm	Student Charrette Presentations <i>Registration required</i>
4:45 pm - 5:45 pm	<b>APA California 2017 Awards Ceremony</b>
6:30 pm - 9:30 pm	<b>Opening Reception and Student Poster Contest</b>

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7:00 am - 8:00 am	Continental Breakfast	-
7:00 am - 5:00 pm	Conference Attendee Registration	East Lobby
7:00 am - 5:00 pm	Exhibits Open	East Lobby
<b>SESSION BLOCK #7</b> 8:00 am - 9:30 am	SB 1000: Bringing Environmental Justice into the General Plan	CM   1.5
	How the "Bricks vs. Clicks" Battle Is Affecting Local Revenue Streams	CM   1.5
	Upping Our Game: Using Applied Research to Ensure Diverse Community Engagement and Increase Trust	CM   1.5
	Missing Middle Housing: Is Your Planning and Coding Preparing Your City for the 21st-Century Demand?	CM   1.5
	The Three E's of Agriculture: How Planning Can Support Sustainable Growth in the Food System	CM   1.5
	Station at the Heart of the City: Advancing the Sacramento Intermodal Facility by Reviving a Historic Landmark	CM   1.5
	Climate Justice for All: Connecting Climate Protection, Community Resilience, Local Economy, and Health Equity	CM   1.5
	Purposeful Strategic Thinking: Surviving and Thriving in a Charged Political Climate - Part A (California Planning Roundtable Session)	CM   1.5
	Using a Health in All Policies Approach to Planning	CM   1.5
8:00 am - 11:30 am	<b>Mobile Workshop #10</b> - The Golden 1 Center of Sacramento: At the Convergence of Sustainability and Downtown Reinvestment <i>Additional \$35 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   3.0
8:00 am - 12:00 pm	<b>Mobile Workshop #11</b> - McClellan Air Force Base: Clean Up and Adaptive Reuse for Multiple Purposes. <i>Additional \$65 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   4.0
	<b>Mobile Workshop #12</b> - California's Atlantis: Carving a Jewel from the Inland Sea. <i>Additional \$60 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   4.0
8:00 am - 1:00 pm	<b>Mobile Workshop #13</b> - Discover Stockton: Using Transit, Complete Streets and Infill Development to Revitalize a Historic Downtown. <i>Additional \$75 fee applies. Tour includes lunch. Meet at 7:45 am in the J Street Lobby</i>	CM   4.0
	<b>Mobile Workshop #14</b> - Emerging Urban Corridors in Downtown Sacramento. <i>Additional \$25 fee applies. Meet at 7:45 am in the J Street Lobby</i>	CM   4.0
<b>SESSION BLOCK #8</b> 9:45 am - 11:15 am	An Award Winning P3 Model: Local Soft-Infrastructure Financing in the Post-Redevelopment Era ( <i>Planner Emeritus Network Session</i> )	CM   1.5
	2017 CEQA Update	CM   1.5   LAW
	Sacramento's Diversity Past and Future	CM   1.5
	Building Healthy Communities Through Cross-Sector Partnerships	CM   1.5
	Creating a Sustainable Agricultural Industry in an Era of Frequent Change	CM   1.5
	Collaborative Planning Through Capacity Building	CM   1.5
	The Journey and the Destination: How to Successfully Capitalize on Multimodal Connectivity	CM   1.5

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SESSION BLOCK #8 9:45 am - 11:15 am	Purposeful Strategic Thinking: Surviving and Thriving in a Charged Political Climate - Part B (California Planning Roundtable Session)	CM   1.5
	The Urban-Rural Divide is Not So Divided After All	CM   1.5
	Soapbox: The Next BIG IDEA	
	Joint Workshop of the Governor's Office of Planning and Research and Strategic Growth Council Comprehensive Update to the California Environmental Quality Act Guidelines	CM   1.5
11:30 am - 12:15 pm	<b>California Planning Roundtable (CPR) Meeting</b>	
11:30 am - 1:00 pm	<b>Lunch on Your Own</b>	
11:30 am - 1:00 pm	<b>Student Lunch with Young Planning Professionals</b> <i>Ambrosia Café on K Street</i>	
11:30 am - 1:00 pm	Joint Workshop of the Governor's Office of Planning and Research and Strategic Growth Council Lunch Brown Bag on OPR's Climate Initiatives	CM   1.5
1:00 pm - 5:00 pm	<b>Mobile Workshop #15</b> - The Sacramento Railyard Project: A Historic Site Making New History. <i>Additional \$35 fee applies. Meet at 12:45 pm in the J Street Lobby</i>	CM   4.0
	<b>Mobile Workshop #16</b> - Historic Folsom: The Gold Country Gem <i>Additional \$50 fee applies. Meet at 12:45 pm in the J Street Lobby</i>	CM   4.0
	<b>Mobile Workshop #17</b> - Welcome Home: Creating Safe, Affordable Places to Live in the Central City. <i>Additional \$35 fee applies. Meet at 12:45 pm in the J Street Lobby</i>	CM   4.0
	<b>Mobile Workshop #18</b> - Lodi: Exploring the Wine Region of the Year and the City's Revitalized Downtown. <i>Additional \$75 fee applies. Includes wine tasting. Meet at 12:45 pm in the J Street Lobby</i>	CM   3.0
	<b>Mobile Workshop #19</b> - Woodland: The Hidden Gem of the Valley <i>Additional \$45 fee applies. Meet at 12:45 pm in the J Street Lobby</i>	CM   4.0
SESSION BLOCK #9 1:15 pm - 2:45 pm	Land Use and Water: New Tools for Collaborating with Water Managers (Chapter President's Session)	CM   1.5
	Women in Planning: Making the Workplace Work for You	CM   1.5
	Land Use, Economic, and Cultural Strategies for Transformative Change	CM   1.5
	Of Sound Mind: Planning for Mental Health and Wellbeing	CM   1.5
	SB 743: Where Are We and What's Next?	CM   1.5
	The State of California Addresses the Housing Crisis: New Housing Incentives and Accountability for Local Government	CM   1.5
	Legalizing the Lemonade Stands: Working Together to Address the Benefits and Concerns Related to Urban Agriculture	CM   1.5
	why-PLAN? Engaging Young People and Schools as Critical Actors in Building Healthy, Equitable, and Vibrant Communities	CM   1.5
	The Path to Stronger Communities: Vacaville's Rocky Hill Trail and the Value of Community Collaboration	CM   1.5
	Soapbox: The Next BIG IDEA	
	Joint Workshop of the Governor's Office of Planning and Research and Strategic Growth Council 2017 Update to OPR's General Plan Guidelines	CM   1.5
	2:45 pm - 3:15 pm	Joint Workshop of the Governor's Office of Planning and Research and Strategic Growth Council Break/Tool Highlight
	<b>Afternoon Break</b>	

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Mobile Workshops
  Student Sessions/Events
  Special Events
  Leadership Meetings



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2:45 pm - 3:15 pm	<b>2017 Virginia Viado &amp; Ted Holzem California Planning Foundation (CPF) Silent Auction Opens</b>	-
<b>SESSION BLOCK #10</b> 3:15 pm - 4:45 pm	Environmental Justice and the General Plan: Advocacy and Implementation of SB 1000 ( <i>California Planning Roundtable Session</i> )	<b>CM   1.5</b>
	2 Birds with 1 Stone: Complying with State Law Creates More Child Care and Relieves Zoning Headaches	<b>CM   1.5   LAW</b>
	Engaging Youth Voices: Building Power Through Art, Media and Design	<b>CM   1.5</b>
	Equitable Recovery After Disasters	<b>CM   1.5</b>
	Jedi CEQA: The Streamlining Force is with Me. I'm One with the Force	<b>CM   1.5   LAW</b>
	Quality of Life and Vitality: The Ingredients to a Great Downtown	<b>CM   1.5</b>
	Rural Resourcefulness: Keeping the Countryside Connected When Budgets Are Tight	<b>CM   1.5</b>
	A Diversity of Funding Sources Improves Feasibility	<b>CM   1.5</b>
	Make No Little Plans: The Short History of Big Thinking and Big Plans in California (1960-1980)	<b>CM   1.5</b>
<i>Joint Workshop of the Governor's Office of Planning and Research and Strategic Growth Council Strategic Growth Council, California Climate Investment Funding</i>	<b>CM   1.5</b>	
4:30 pm - 6:00 pm	<b>Students/Young Planners Scavenger Hunt</b>	-
5:00 pm - 6:00 pm	<b>Consultants' Reception</b>	-
6:00 pm - 7:30 pm	<b>2017 Virginia Viado &amp; Ted Holzem California Planning Foundation (CPF) Reception and Live Auction</b>	-

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7:00 am - 8:30 am	Continental Breakfast	
8:00 am - 10:00 am	Exhibit Tear Down	East Lobby
<b>SESSION BLOCK #11</b> 8:30 am - 10:00 am	The State Strikes Back! Recent Development in Housing Law	CM   1.5   LAW
	Survivor: Ethics Island!	CM   1.5   ETHICS
	Designing Housing Solutions	CM   1.5
	Let's Get Real: Real Tools and Real Solutions for Really Effective Community Engagement	CM   1.5
	Health Management and the Built Environment: What the Post-Obamacare Landscape Means for 'Health Districts'	CM   1.5
	Tactical Urbanism	CM   1.5
	Implementing AB 52: Tribal Cultural Resources for Flood Protection Projects	CM   1.5
	Community Risk Reduction Plans: Scaling Up the HRA to the Plan-Level	CM   1.5
	California Planning in the Trump Era	CM   1.5
10:15 am - 12:00 pm	<b>Closing Plenary - Carolyn Coleman, Executive Director, League of California Cities</b>	CM   1.75
12:00 pm - 1:00 pm	<b>California County Planning Directors Association (CCPDA) Meeting</b>	





(http://www.apacalifornia.org)

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**Registration Rates & Requirement Information**

**ONLINE REGISTRATION IS OPEN!**

Go here to register (http://www.cvent.com/events/apa-california-2017-annual-conference/event-summary-5e0ec78339c146d3aa4fd81522e2c89b.aspx).

If you have questions or require assistance please contact reg@hpnglobal.com (mailto:reg@hpnglobal.com).

- **Full conference** registration includes all sessions, meals and special events.
- **Single conference** registration includes all sessions, meals and special events for the day selected.
- **Student Rates** By registering for this rate, you are certifying that you are currently enrolled full-time or graduating June 2017. *All sessions and events are included EXCEPT for the Opening Reception which is available for an additional fee of \$30.*
- Vegetarian meals available upon request. Select the vegetarian meal option during registration.
- Sorry, because the hotel purchases in bulk, vegan and other specialized meal options are not available.
- Accepted forms of payment: VISA, MasterCard, Check and Cash (on-site only)

**FULL CONFERENCE RATES**

Registration Type	Rate
Member (by June 24)	\$545
Member Standard (by August 25)	\$575
Member Late (by September 22)	\$650
Member On-Site (after September 22)	\$675
Non-Member Early (by June 24)	\$750
Non-Member Standard (by August 25)	\$800
Non-Member Late (by September 22)	\$850
Non-Member On-Site (after September 22)	\$875
Life Member Full or One Day	\$300
Student	\$150
Young Planner *	\$375
Speaker	\$450

**ONE DAY RATES**

Registration Type	Rate
Member (by August 25)	\$350
Member Late (by September 22)	\$400
Member On-Site (after September 22)	\$425
Non-Member (by August 25)	\$425
Non-Member Late (by September 22)	\$475
Non-Member On-Site (after September 22)	\$500
Student	\$50
Young Planner *	\$250
Speaker	\$300

**SPECIAL EVENT EXTRA/GUEST TICKETS**

Opening Reception	\$60
Opening Plenary and Keynote Lunch	\$50

**APA Member:** You will need to provide your six-digit APA or APA California Member ID number.

- \* **Young Planner:** To qualify you must not be out of school more than 6 years, be under 35 years of age and be enrolled in APA's **Early Career Program (ECP)** (<http://www.planning.org/earlycareer/>).

**When registering as a member registration verification will be required:**

1. If you are a National APA member but not a California Chapter member, please provide a copy of your latest dues renewal receipt to [reg@hpnglobal.com](mailto:reg@hpnglobal.com) (<mailto:reg@hpnglobal.com>) and reference that you need to be added to their database to register for the conference. You can obtain a copy of your latest receipt by logging into your *My APA* at [www.planning.org](http://www.planning.org) (<http://www.planning.org>) or request a copy from [billings@planning.org](mailto:billings@planning.org) (<mailto:billings@planning.org>).  
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2. **LIFE Member:** Must be a member for 25 years and minimum age 65.
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4. **YOUNG PLANNER:** To qualify you must not be out of school more than 6 years, be under 35 years of age and be enrolled in APA's **Early Career Program (ECP)** (<http://www.planning.org/earlycareer/>).
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**Registration Form** ([http://www.apacalifornia-conference.org/docs/2017\\_Registration\\_3.pdf](http://www.apacalifornia-conference.org/docs/2017_Registration_3.pdf)) - Secure eCheck option available through the online registration form. Use of the paper form is reserved for those who do not want to enter bank information online. Check payments only are accepted when using this form.

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# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### PLANNING COMMISSION STAFF REPORT

July 27, 2017

**TPM 10-01: Two Year Extension** – The Oroville Planning Commission will review and consider approving a two-year extension to Tentative Parcel Map No. 10-01.

**APPLICANT:** L. Gage Chrysler III, Christine Chrysler, James O'Bannon and Susie O'Bannon  
1751 Hooker Oak Avenue  
Chico, CA 95928

**LOCATION:** Approximately 8.89-acres of undeveloped land located on the east side of S. 5<sup>th</sup> Avenue, just north of Simpc Lane (APN: 035-410-004)

**FLOOD ZONE:** ZONE X: Areas determined to be outside the 0.2% annual chance floodplain.

**GENERAL PLAN:** Industrial

**ZONING:** Intensive Industrial (M-2)

#### ENVIRONMENTAL DETERMINATION:

Class 15 Categorical Exemption - Minor Land Divisions; Title 14, CCR, §15315

#### REPORT PREPARED BY:

  
Luis A. Topete, Associate Planner  
Community Development Department

#### REVIEWED BY:

  
Donald Rust, Director  
Community Development Department

#### RECOMMENDED ACTIONS:

City staff recommends that the Planning Commission take the following actions:

1. **ADOPT** Resolution No. P2017-14 (**Attachment A**).

#### SUMMARY

The Oroville Planning Commission will review and consider approving a two-year extension to Tentative Parcel Map No. (TPM) 10-01.

## DISCUSSION

On July 19, 2010, at a noticed public hearing, the Planning Commission approved Resolution No. P2010-09 (**Attachment B**) making a finding of Categorical Exemption for and conditionally approving TPM 10-01, dividing an 8.9± acre parcel into three parcels, located on the east side of S. 5<sup>th</sup> Avenue approximately 230 feet north of Simpco Lane (APN: 035-410-004). The General Plan land use designation of Industrial and Zoning designation of Intensive Industrial (M-2) remain the same as the time of the initial approval.

The tentative parcel map proposes a 30,354 square foot building, and associated infrastructure improvements, within the northern most portion of the site (Parcel 1). There are no other development proposals for the remaining two parcels (Parcel 2 and 3). The proposed parcels are as follows:

Lots	Dimensions	Acreage
Parcel 1	350' X 427'	3.47
Parcel 2	350' X 346'	2.78
Parcel 3	350' X 334'	2.65

TPM 10-01 was initially approved on July 19, 2010 for three years and was set to expire on July 19, 2013. In the midst of the economic recession the State of California experienced, the State legislature automatically extended qualifying tentative maps through different legislative actions. The automatic State extensions applicable to this tentative map are as follows:

BILL OR STATUTE	ACTION	NEW EXPIRATION DATE OF TSM 05-05
SB 1185 Gov. Code Section 66452.21	Extends for one year all maps that were in effect as of July 15, 2008, and would have expired before January 1, 2011.	Not Applicable
AB 333 Gov. Code Section 66452.22	Extends for two years all maps that did not expire before July 15, 2009, and would have otherwise expired before January 1, 2012.	Not Applicable
AB 208 Gov. Code Section 66452.23	Extends outstanding local subdivision approvals for two more years if the map was approved and did not expire before July 15, 2011 and would otherwise expire before January 1, 2014.	July 19, 2015
AB 116 Gov. Code Section 66452.24	Extends for two years the expiration date of any tentative map, vesting tentative map, or parcel map that was approved on or after January 1, 2000, and that has not expired on or before the effective date of this act (July 11, 2013).	July 19, 2017

Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first (California Government Code §66452.6(e)). The application for extension was received on July 17, 2017.



Per the Subdivision Map Act, a tentative map may be extended for a period or periods not exceeding a total of six years, in addition to the automatic extensions enacted by the legislature and in addition to the period of time of the initial approval. Section 16.12.020(H) of the Oroville Municipal Code specifies that if the subdivider applies for an extension before an approved or conditionally approved tentative map expires, the Planning Commission may extend the date on which the map expires for a period or periods not exceeding a total of two years. If approved, the expiration date for the existing map would be July 19, 2019. Other than an extension in time, there are no changes proposed to the tentative parcel map.

**ENVIRONMENTAL REVIEW**

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15315 “Minor Land Divisions.” Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Any development that occurs in the future will be evaluated for its specific project impacts, undergo the appropriate environmental review in accordance with the CEQA Statute and Guidelines, and will be required to comply with all minimum development standards, including the payment of all applicable development impact fees. Additionally, there are no changes proposed to the existing parcel map which was initially approved as exempt from CEQA under this same categorical exemption (Section 15315 - Minor Land Divisions). It has therefore been determined that there is no possibility that the parcel map request will have a significant effect on the environment. Thus, this project is exempt from the provisions of CEQA.

**FISCAL IMPACT**

Item	Price	Tech Fee	Total	Paid
Tentative Map Amendment	\$1,024.09	\$61.45	\$1,085.54	Yes
<b>Total</b>	<b>\$1,024.09</b>	<b>\$61.45</b>	<b>\$1,085.54</b>	<b>Yes</b>

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project.

## **ATTACHMENTS**

- A – Resolution No P2017-14
- B – Resolution No. P2010-09 (Original Approval)
- C – Tentative Parcel Map No. 10-01
- D – Extension Request

**RESOLUTION NO. P2017-14**

**A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING  
A TWO-YEAR EXTENSION OF TENTATIVE PARCEL MAP NO. 10-01**

**WHEREAS**, Tentative Parcel Map (TMP) 10-01 was initially approved on July 19, 2010 for three years and was set to expire on July 19, 2013 (Resolution No. P2010-09); and

**WHEREAS**, the State legislature automatically extend qualifying tentative maps through different legislative actions (AB 208 and AB 116) which gave this tentative map a new expiration date of July 19, 2017; and

**WHEREAS**, in addition to the automatic extensions enacted by the legislature, and in addition to the period of time of the initial approval, the Subdivision Map Act specifies that a tentative map may be extended for a period or periods not exceeding a total of six years; and

**WHEREAS**, Section 16.12.020(H) of the Oroville Municipal Code specifies that if the subdivider applies for an extension before an approved or conditionally approved tentative map expires, the Planning Commission may extend the date on which the map expires for a period or periods not exceeding a total of two years; and

**WHEREAS**, other than an extension in time, there are no changes proposed to the tentative parcel map.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION** as follows:

1. The Planning Commission hereby grants a two-year extension to Tentative Parcel Map No. 10-01, extending the expiration date of the tentative map to July 19, 2019.
2. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15315 "Minor Land Divisions."

[Additional text and signature blocks on following page]

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**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 27<sup>th</sup> of July, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

\_\_\_\_\_  
**DONALD L. RUST, SECRETARY**

\_\_\_\_\_  
**DAMON ROBISON, CHAIRPERSON**

**A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING A FINDING OF CATEGORICAL EXEMPTION FOR AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 10-01, DIVIDING AN 8.9± ACRE PARCEL INTO THREE PARCELS, LOCATED ON THE EAST SIDE OF SOUTH 5<sup>TH</sup> AVENUE APPROXIMATELY 230 FEET NORTH OF SIMPCO LANE (035-410-004)**

WHEREAS, the City of Oroville has received an application to subdivide an 8.9-acre property into three parcels in the manner illustrated on a tentative parcel map (TPM) received by the City on May 28, 2010, which Map has been assigned the file number of TPM No. 10-01; and

WHEREAS, the Property is located on the west side of South 5<sup>th</sup> Avenue approximately 230 feet north of Simpcoc Lane; and

WHEREAS, the Property is zoned *Intensive Industrial (M2)*, and the General Plan Diagram designation is *Industrial (Ind)* and the proposed use of the site for Industrial development is consistent with the zoning of the site; and

WHEREAS, the proposed land division is consistent with both the City of Oroville General Plan and the provisions of the M-2 zoning as described in Section 26-36 of the Code of the City of Oroville; and

WHEREAS, the 8.9 acre parcel to be subdivided into 3 smaller parcels will not significantly increase the amount of development currently allowed on the site; and

WHEREAS, the City of Oroville, acting as the lead agency for the project pursuant to the requirements of the California Environmental Quality Act (CEQA), has reviewed the proposed project and finds that the project meets the requirements of categorical exemption under Section 15315, Minor Land Divisions, of the CEQA Guidelines in that the land is zoned for industrial use, is being divided into fewer than 4 parcels, no variance is required, the slope is less than 20%, the property has not been divided within the previous 2 years and services are available to serve the site; and

WHEREAS, at a noticed public hearing the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public, and also considered City staff's report regarding the Map.

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION AS FOLLOWS:

Section 1. The project is categorically exempt from environmental review under section 15315 of the California Environmental Quality Act.

Section 2: Based upon the evidence in the record before it, the following findings are adopted for this project:

1. The Map and its design and improvements are consistent with, and will not impede implementation of, Oroville's General Plan policies related to the Property and the area around it. *The Industrial land use designation of the City's General Plan permits a variety of industrial services including; the proposed project does not exceed the 0.40 Floor Area ratio of the IND General Plan Designation; and the project is consistent with the lot size requirements of the Intensive Industrial Zone.*
2. The site is physically suitable for the type and density of development proposed. *The project, as conditioned and designed, takes into account the physical features of the property including but not limited to slope, drainage features, and topography. The site is level to gently sloping with no significant topographic features that would require unique building design or layout. Services including sewer and water are available to serve the site.*
3. The design of the land division and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, or wildlife or their habitat. *The site was reviewed under the requirements of the California Environmental Quality Act and found to lack any significant environmental resources and the project meets the criteria of section 15315 of the CEQA Guidelines as a project that is categorically exempt from review.*
4. The design of the project and the proposed improvements are not likely to cause serious public health problems. *As conditioned, the project provides appropriate public and private facilities to serve the proposed use.*
5. The design of the project and division of the land in the manner set forth on the TPM will not unreasonably interfere with the free and complete use of existing public and/or public utility easements or rights-of-way or conflict with easements, acquired by the public at large, for access through or use of property within the proposed project. *Adequate public access to and through the subdivision is provided by internal and adjacent public rights-of-way. There are no internal easements that will be affected by the project.*
6. The Property is not listed in Table 52 of the Housing Element of the General Plan as on upon which the City is relying for purposes of meeting its very low to low income housing goals for the 2009-2014 planning period.

Section 3. TPM 10-01, as described herein, is conditionally approved. The Director of Community Development and Public Works is designated as custodian of the documents and other materials which constitute the record of proceedings

upon which the decision of the Planning Commission is based, and this record shall be maintained at Oroville City Hall, 1735 Montgomery Street, Oroville, California.

Section 4. Subdivider shall comply with the following conditions regarding the approval of TPM 10-01:

**SUBMIT GRADING AND IMPROVEMENT PLANS THAT CONTAIN ALL OF THE FOLLOWING INFORMATION:**

1. The approval of the Tentative Map and/or tentative site plan does not constitute approval of the proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Engineer shall submit construction details, plans and profiles, typical sections, grading and erosion control details, specifications, and cost estimates to the Engineering Division for review and approval with submittal of the improvement plans.
2. The grading plans shall clearly identify all existing water, sewer, storm water, traffic, and other public utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures.
3. Fill and cut slopes shall be 2:1 maximum.
4. The design and construction of all improvements shall conform to the latest Construction Standards, practices and policies of the City of Oroville, or as modified by these conditions of approval, or as directed by the City Engineer.

**SEWER IMPROVEMENT REQUIREMENTS**

5. All new structures constructed on the new lots created by this map shall be connected to the City of Oroville sanitary sewer system. All installations of sewer lines within public rights-of-way will be done according to City standards in effect at the time of the installation. Sanitary sewer design, plan, and profile shall be submitted to the City Department of Public Works for approval.

**WATER AND FIRE PROTECTION IMPROVEMENT REQUIREMENTS**

6. Fire hydrants shall be installed at locations required by the Oroville Fire Department. Installation of the hydrants shall conform to the requirements of the City of Oroville Fire Department and the California Service Company (CalWater).

7. Water for domestic use and fire suppression shall be obtained from the CalWater. All water installations will be done according to CalWater standards, and all civil plans must be approved and signed CalWater. All water installations shall be completed in accordance with CalWater standards and all civil plans must be approved and signed by the water purveyor. Provide verification that CalWater has accepted all such infrastructure for service and maintenance.
8. Subdivider shall construct any needed water line extensions to the Property and shall install and/or replace water lines off-site if CalWater determines that such improvements are required in order to meet City's minimum fire flow standards. All such improvements shall be designed in accordance with CalWater standards and plans approved by CalWater, and shall be constructed at Subdivider's expense.

**OTHER UTILITY IMPROVEMENT REQUIREMENTS**

9. All new utilities shall be installed underground.

**THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A PERMIT FOR ANY CLEARING, GRUBBING, AND/OR GRADING OF THE PROPERTY:**

10. No grading shall be initiated on the Property prior to issuance of a grading permit from the City of Oroville. An erosion and sediment control plan detailing Best Management Practices (BMP) shall be submitted to and approved by the Engineering Division prior to approval of a grading permit.
11. All required permits and/or approvals shall be obtained from all resource agencies having jurisdiction over the project. These agencies include, but are not limited to, Caltrans, the Army Corps of Engineers, the California Department of Fish and Game, and the Central Valley Regional Water Quality Control Board.

**THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT:**

12. All other agency approvals shall be obtained by Applicant. Improvement plans will not be signed or released until written documentation of plan acceptance is provided to the City from the other agencies having jurisdiction over their infrastructure.

**THE FOLLOWING CONDITIONS SHALL BE ADHERED TO DURING THE COURSE OF ALL GRADING AND CONSTRUCTION:**

13. No clearing and grubbing, vegetation and tree removal, grading, or other on-site improvements shall be initiated until the grading and/or improvement plans are signed and approved by the City Engineer, and grading, construction and/or encroachment



permits are issued by the Engineering Division. Grading Shall be completed in accordance with Oroville City Code and Oroville's Construction Standards

14. Applicant shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, storm water, traffic, and other public utilities to the satisfaction of the City.
15. Grading and construction activities will be subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is allowed between the hours of 7 a.m. and 9 p.m. Monday through Friday, and between 10 a.m. and 6 p.m. on Saturdays, Sundays and city observed holidays. Weekend and holiday work is not allowed without prior authorization from the City, and additional inspection fees will be required to pay for consultant and staff overtime.
16. All activities relating to the project, including grading, shall be in compliance with all Federal and State laws and regulations, including the Endangered Species Act and the Clean Water Act. Applicant's activities, including grading, shall not result in a "take" of any endangered species or such species' habitat without first complying with the requirements of the Endangered Species Act and shall not result in a discharge to any Water of the United States of America without first complying with the requirements of the Clean Water Act.
17. In the event of the accidental discovery or recognition of prehistoric or historic archaeological deposits in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie similar resources and a professional archaeologist shall be consulted. Further, if human remains are discovered, the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required. If the County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

**THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO APPROVAL OF THE FINAL MAP:**

18. Applicant is expressly responsible for managing and completing all required tasks and for the submittal of required documents to the City to facilitate Final Map approval. The Final Map will not be approved until all items listed in this section have been completed to the satisfaction of the City.

19. Approval of this TPM shall expire on July 19, 2013. After that date no Final Maps will be approved for any of the lots created by this tentative Map unless an extension is applied for and approved in accordance with City Code.
20. Applicant shall be responsible for ensuring that all required notes, owner's statements, statements of easements and dedications, references to recordation instruments, etc., are present on the Final Map in a form acceptable to the Butte County Recorders office.
21. Place a note on the Final Map or on an additional map sheet that states: A landscaping and irrigation plan shall be prepared by a licensed landscape architect, or contractor with a contract to install landscaping, and submitted to and approved by the Parks and Trees department at the time of development. The plans shall demonstrate that fifty percent (50%) of combined parking areas shall be shaded in accordance with City Code and shall include shade calculations for parking.
22. Pay all fees due to the City for all services rendered, including, but not limited to assessment district formation fees, geotechnical oversight fees, plan check fees, final map check fees and construction inspection fees.
23. Place a note on the Final Map or on an additional map sheet that states: Outdoor lighting fixtures shall be a type that provides shielding to prevent direct light from spilling over onto neighboring properties.

#### **SPECIAL CONDITIONS**

24. Applicant shall defend, indemnify, and hold harmless City, and each of its officers, employees and agents from and against any and all claims, actions and proceedings, within the time period set forth in Government Code section 66499.37, to attack, set aside, void or annul any of the decisions or determinations which City makes in connection with the approval of this tentative parcel map or with the finding of a categorical exemption under the California Environmental Quality Act (CEQA). Applicant shall reimburse City, and each of its officers, employees and agents for any costs, including, but not limited to, court costs, awards to plaintiff/petitioner for costs and attorneys' fees and any other litigation expenses that City may be required to pay to plaintiff/petitioner because of such approval or adoption.

City shall reasonably cooperate in the defense of any such litigation, which duty to cooperate shall include the following:


- a. City shall notify Applicant promptly of any claim, action or proceeding of which it becomes aware.

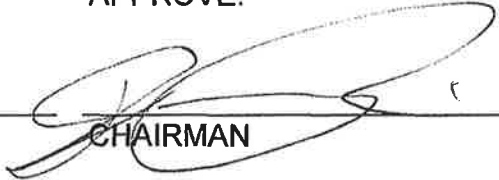
- b. City shall have the right to retain legal counsel of its choice, at the sole cost and expense of City, to defend the City in litigation, but such defense shall not relieve Applicant of any obligation imposed by this indemnity.
- c. Applicant shall have the right to approve any settlement.

---- End of Conditions ----

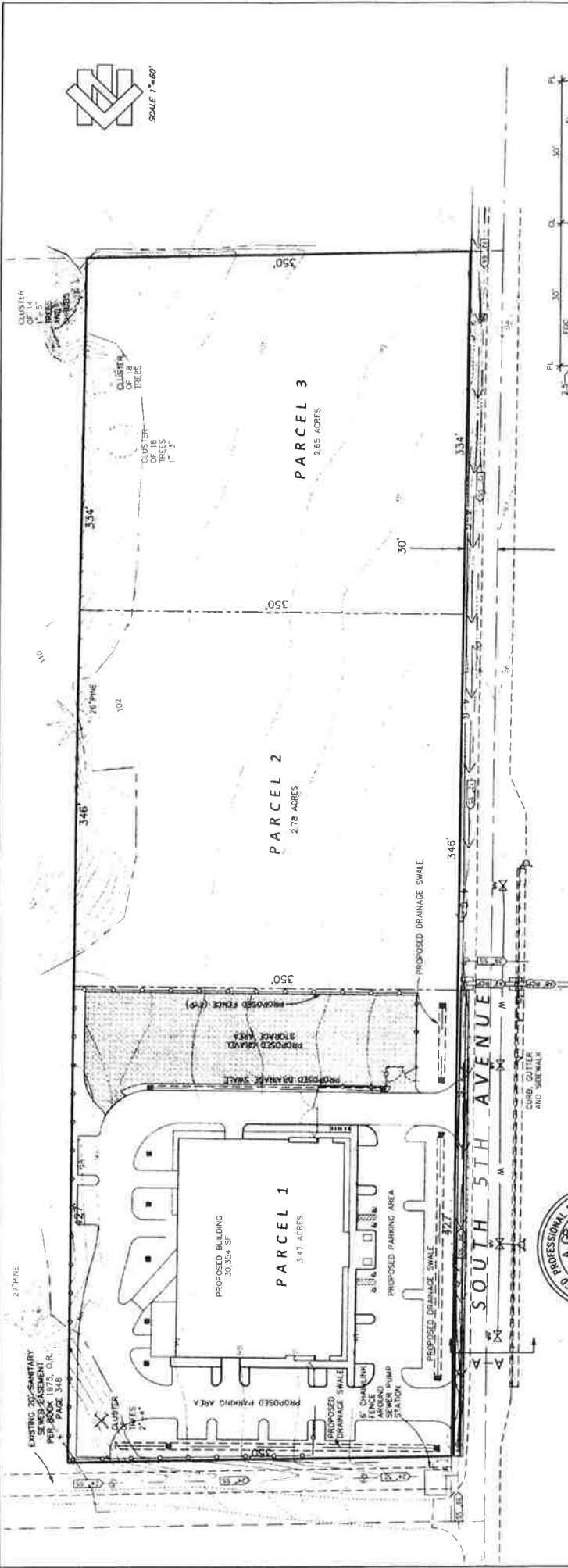
I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a special meeting of the Planning Commission of the City of Oroville held on the 19th day of July, 2010, by the following vote:

AYES: COMMISSIONERS Brand, Chapman, Singh, Gordon, Robison  
NOES: COMMISSIONERS None  
ABSTAIN: COMMISSIONERS None  
ABSENT: COMMISSIONERS Brunson, Lambert

ATTEST:  
  
\_\_\_\_\_  
SECRETARY

APPROVE:  
  
\_\_\_\_\_  
CHAIRMAN

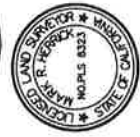




**AREAS**  
 TOTAL AREA = 8.90 ACRES  
 NUMBER OF PROPOSED LOTS = 3 INDUSTRIAL  
 RANGE OF INDUSTRIAL LOT AREAS = 2.65 ACRES TO 3.47 ACRES  
 AVERAGE INDUSTRIAL LOT SIZE = 2.97 ACRES +/-  
 PROPOSED DENSITY = 0.34 LOTS/ACRE



Neil A. Graber 5-25-2000  
 NORTHSTAR ENGINEERING, CE 45194  
 NEIL A. GRABER

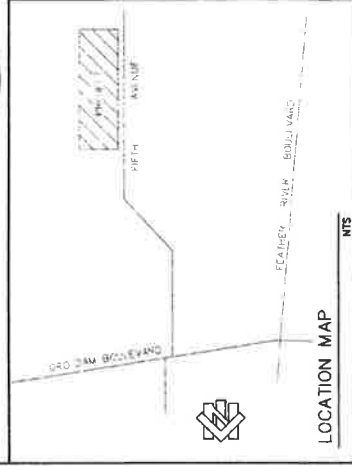


Mark R. Herrick 5-25-2000  
 NORTHSTAR ENGINEERING, PLS 8323  
 MARK R. HERRICK

- NOTES**
- ZONING: M-2 INDUSTRIAL
  - GENERAL PLAN: INDUSTRIAL
  - LAND USE: EXISTING - VACANT  
PROPOSED - INDUSTRIAL
  - SEWAGE: S.C.O.R.
  - STORM DRAINAGE: ON-SITE QUALITY AND QUANTITY MITIGATION
  - WATER: CALIFORNIA WATER SERVICE
  - POWER: PG&E
  - TELEPHONE: AT&T
  - CABLE TV: COMCAST
  - STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF OROVILLE AND THE WATER QUALITY CONTROL BOARD
  - OWNER: L. GAGE CHRYSLER III, CHRISTINE CHRYSLER, JAMES E. O'BANNON AND SUSIE O'BANNON, 1751 HOOKER OAK AVENUE, CHICO, CA. 95928
  - DEVELOPER: L. GAGE CHRYSLER III, CHRISTINE CHRYSLER, JAMES E. O'BANNON AND SUSIE O'BANNON, 1751 HOOKER OAK AVENUE, CHICO, CA. 95928
  - PROJECT SURVEYOR: MARK R. HERRICK PLS 8323
  - THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR

**LEGEND**

- EXISTING STORM DRAIN INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- EXISTING TREE (4" IN SIZE)
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING 4" GAS LINE
- EXISTING WATER LINE
- PROPOSED DRAINAGE INLET



**TENTATIVE PARCEL MAP**  
 FOR  
 L. GAGE CHRYSLER III AND CHRISTINE CHRYSLER, TRUSTEES  
 OF THE GAGE AND CHRISTIE CHRYSLER TRUST DATED  
 FEBRUARY 21, 2002 AND JAMES E. O'BANNON AND  
 SUSSIE O'BANNON, TRUSTEES OF THE JAMES E. O'BANNON  
 AND SUSIE O'BANNON REVOCABLE TRUST, DATED  
 FEBRUARY 8, 2006

BEING PARCEL 2 PER MAP BOOK 123, AT  
 PAGES 12-13, SITUATE IN SECTION 19,  
 TOWNSHIP 19 NORTH, RANGE 4 EAST MOUNT  
 DIABLO MERIDIAN

CITY OF OROVILLE  
 COUNTY OF BUTTE STATE OF CALIFORNIA  
**NorthStar**  
 Civil Engineers & Surveyors  
 Chico, California  
 111 MESSER RANCH BLVD., SUITE 100  
 CHICO, CALIFORNIA 95926  
 PHONE: (530) 893-1800 FAX: (530) 893-2013  
 WEB SITE: www.northstarwa.com



July 17, 2017

Luis Topete  
City of Oroville Planning Department  
1735 Montgomery Street  
Oroville, CA 95965

RE: Tentative Parcel Map 10-01 Map Extension

Dear Mr. Topete,

On behalf of our client, NorthStar would like to request a map extension on Tentative Parcel Map 10-01.

The original Tentative Map was approved on July 19, 2010. Assembly Bill 208 and 116 granted automatic extensions on the life of this map to give an expiration date of July 19, 2017. Enclosed, for your reference, are the original approval letter and a copy of the tentative map extension calculator showing the expiration date per the various Senate and Assembly Bill that would apply.

Our client would like to request a map extension per section 66452.6 (e) of the Subdivision Map Act to extend the life of the Parcel Map to allow time for better economic conditions and to allow time to satisfy the conditions of approval and record the Parcel Map.

Please contact this office if you require any additional information in regards to this request. Thank you.

Sincerely,  
**NORTHSTAR**



Mark Herrick, PLS  
Associate Surveyor