



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**December 17, 2020
REGULAR MEETING
6:00 PM
AGENDA**

COVID-19 AND PUBLIC ACCESS AND PARTICIPATION

In light of the Governors orders issued on November 16, 2020 returning Butte County to Tier 1 (Purple) the Oroville City Council Chambers are closed to the public until further notice. To view the meeting or provide comment, please see the options below. If you desire to provide comments to the City Council, we strongly encourage that you send the comments in writing, as outlined below, to avoid any technical difficulties. All comments emailed will be provided to the Council Members for their consideration. To prevent the spread of COVID-19 and to comply with the time limit regulations for individuals to provide comments to the Council, each device or phone number will only be allowed once per item. Multiple individuals may not share the same device to provide public comment.

To View the Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYl85UBfYqT7IbQ/>

To Provide Comment to the Board:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Join the meeting virtually via Zoom – Join Zoom Meeting
<https://zoom.us/j/91745477982?pwd=RWc2T0tGa0VhMUpubFFFbjhhY2c3dz09>

Meeting ID: 917 4547 7982

Passcode: **030493**

3. Join the meeting by telephone (audio only):

Telephone: 1-669-900-9128

Meeting ID: 917 4547 7982

Passcode: **030493**

To provide comment, you will need to use the raise hand function in Zoom. For those accessing the meeting from a computer or smartphone, that raise hand feature can be selected by clicking or tapping it. For members of the public utilizing a telephone (audio only) to access the meeting, you can use the raise hand feature when the item for which you desire to provide comment is called by pressing *9 on your keypad to raise your hand. When it is your turn to speak, you will be called upon by the last 4 digits of your phone number, if available.

Again, you are strongly encouraged to provide your comments in writing prior to the meeting.

CALL TO ORDER / ROLL CALL

Roll Call

OPEN SESSION

1. Pledge of Allegiance
2. Oath of Office for Newly Appointed Commissioners

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

This is the time to address the Commission about any item not listed on the agenda. If you wish to address the Commission on an item listed on the agenda, please follow the directions listed above.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing.
- Staff presents and answers questions from Commission
- The hearing is opened for public comment limited to two (2) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Public comment session is closed
- Commission debate and action

1. AMENDMENT TO USE PERMIT UP 98-16 FOR THE CONVERSION OF AN EXISTING BILLBOARD INTO A DIGITAL DISPLAY SIGN

The Oroville Planning Commission will review and consider approving an amendment to Use Permit No. UP98-16 for the purpose of converting an existing 12' X 24' double sided off premise/outdoor advertising sign structure (billboard) located at the west end of the property identified as APN: 013-300-120, along Olive Hwy between Lower Wyandotte Rd and Foothill Blvd, into a 12' X 24' double sided digital display sign.

RECOMMENDATION

Adopt the Categorical Exemption, Replacement or Reconstruction (CCR, Title 14, Sec. 15302 – as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for the amendment to Use Permit No. UP98-16, and

Adopt Resolution No. P2020-25

Approve the Conditions of Approval

REGULAR BUSINESS

2. TENTATIVE PARCEL MAP 20-03

The Commission will review and consider approving Tentative Parcel Map 20-03 (TPM 20-03) for a lot split of commercial property at 2130 and 2140 Feather River Boulevard. The map will split one lot into two lots.

RECOMMENDATION

Approve the recommended findings for Tentative Parcel Map 20-03 and recommended Conditions of Approval;

Adopt Resolution No. P2020-03

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Director and Staff Reports
2. Commissioner Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on January 28, 2020 at 6:00 PM.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

Planning Commission Decisions - 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

Leonardo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
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PLANNING COMMISSION STAFF REPORT

Thursday, December 17, 2020

RE: Amendment to Use Permit UP 98-16 for the conversion of an existing billboard into a digital display sign

SUMMARY: The Oroville Planning Commission will review and consider approving an amendment to Use Permit No. UP98-16 for the purpose of converting an existing 12' X 24' double sided off premise/outdoor advertising sign structure (billboard) located at the west end of the property identified as APN: 013-300-120, along Olive Hwy between Lower Wyandotte Rd and Foothill Blvd, into a 12' X 24' double sided digital display sign.

RECOMMENDATION: Staff recommends the following actions:

1. **Adopt** the Categorical Exemption, Replacement or Reconstruction (CCR, Title 14, Sec. 15302 – as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
2. **Adopt** the recommended Findings for the amendment to Use Permit No. UP98-16, and
3. **Adopt** Resolution No. P2020-25
4. **Approve** the Conditions of Approval

APPLICANTS: Stott Outdoor Advertising

LOCATION: Along Olive Hwy between Lower Wyandotte Road and Foothill Boulevard (APN: 013-300-120)

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15302 of Title 14, California Code of Regulations, Replacement or Reconstruction.

REPORT PREPARED BY:

REVIEWED BY:

Wes Ervin, Senior Planner
Community Development Department

Dawn Nevers, Assistant Director
Community Development Department

DISCUSSION

On September 25, 1998, the Oroville Planning Commission approved UP98-16 for the placement of a 12' X 24' double sided off premise/outdoor advertising structure. On September 22, 2014, the Oroville Planning Commission approved an amendment to UP98-16 to allow for the conversion of the static billboard into a double sided 12' X 24' digital display sign (DDS). That conversion never occurred and the use permit approval has since expired.

Stott Outdoor Advertising has once again applied for an amendment to UP98-16 for the conversion of the existing static billboard into a double-sided DDS. The existing billboard sign has a width of 24 feet and a height of 12 feet, for a total sign area of 288 ft² per face. The total height of the sign measured from ground surface to the top of the sign is 27 feet. Per the City Code Section 17.12.045(B), no digital display sign shall exceed a maximum area of 300 square feet on each face, and a maximum height of 40 feet. The proposed digital display sign will remain a 12' X 24' double sided sign with a total sign height of 27 feet.

City Code Section 17.12.045(B) also specifies that all DDS' shall be spaced by a minimum of 1.25 miles from other DDS'. The nearest DDS, approved by the Planning Commission on June 6, 2014, is approximately 2 miles away at 555 Oro Dam Blvd (Valero Station). Thus, the placement of this proposed DDS satisfies the minimum spacing requirement of 1.25 miles.

The existing outdoor advertising sign will remain in its current position on the property. Electricity will be provided via the existing overhead service drop from a nearby power source pursuant to PG&E standards and specification. The DDS will have operating hours between 5:00 am and 12:00 pm (midnight) each day and will go dark from 12:01 am to 4:59 am. The applicant will be required to obtain all required permits from Caltrans before work commences

New Sign Code

The City's new sign code, which is not yet in effect but had its first hearing at the City Council's December 15th meeting, establishes new regulations for DDS', specifically relating to area, height, and spacing. Per the new sign regulations, the maximum sign area can be 450 ft² on each face and 85 ft tall if the DDS is within 150 ft of SR-70 right-of-way. However, because this proposed DDS is not within 150 ft of SR-70 right-of-way, the maximum area remains at 300 ft² on each face with a maximum height of 40 feet.

Required Findings for a Use Permit

The attached resolution includes the required findings for a use permit.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

The meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall. In addition, a request for comments was circulated to the surrounding property owners within 300 feet of the property.

ATTACHMENTS

1. Resolution P2020-25
2. Notice of Exemption (CEQA)
3. Application Drawings

RESOLUTION NO. P2020-25

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING AN AMENDMENT TO USE PERMIT #98-16 FOR THE PURPOSE OF MODIFYING AN EXISTING 12' X 24' DOUBLE SIDED OFF PREMISE SIGN INTO A 12' X 24' DOUBLE SIDED DIGITAL DISPLAY SIGN

WHEREAS, on September 25, 1998 the Oroville Planning Commission approved UP98-16 for the placement of a 12' X 24' double sided off premise/outdoor advertising structure; and

WHEREAS, the applicant wishes to convert the existing static outdoor advertising structure into a double-sided Digital Display Sign (DDS); and

WHEREAS, per the City of Oroville Municipal Code (OMC), the property where the outdoor advertising structure is located has a zoning designation of Corridor Mixed Use (MXC); and

WHEREAS, pursuant to Section (OMC) 17.20.045, a DDS requires a use permit. As a condition of approval, the applicant will be required to comply with all requirements of the City's Zoning Code as found in the OMC Chapter 17, including, but not limited to, development standards, permit requirements and development review; and

WHEREAS, Use Permit No. 98-16 shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit and project described herein, and also considered the City's staff report regarding the use.

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

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15302 "Replacement or Reconstruction"
2. The Planning Commission approves the findings required by Section 17.48.010.E.4 and 17.16.160 of the Oroville City Code, as described in this Resolution;

3. The following conditions of approval have been deemed necessary to achieve the purpose of the Zoning Code and to promote the general health, safety and public welfare of the City.

Required Findings for a Use Permit (OMC 17.48.010.E.4)

- a) The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole. *The characteristics of the proposed sign are compatible with the surrounding area. The proposed sign will replace an existing 12' X 24' double sided off premise/outdoor advertising structure with the same area and height as the existing sign. The properties adjacent to the project site are zoned Corridor Mixed Use and developed with commercial businesses. Olive Hwy is classified as an arterial, which are roadways designed to move large volumes of traffic, making this an ideal location for the placement of digital display signs;*
- b) The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity. *In conformance with City Code section 17.20.045(B), the proposed DDS will be located within 150 feet of a State route right-of-way, will not exceed 300 ft² of sign area on each face, and will be separated by a distance of at least 1.25 miles from another DDS along Highway 162.*
Additionally, Highway 162 is the main commercial corridor within the Oroville City Limits, and as a result of the large traffic volumes experienced daily, it is an ideal location for the placement of a DDS within City limits;
- c) Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use. *The current billboard is served by an existing overhead service drop from a nearby power source pursuant to PG&E standards and specifications. This existing electrical service will remain, subject to any requirements from PG&E;*
- d) The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties. *Surrounding properties are commercial facilities and vacant land that will not be adversely affected. The proposed DDS will not be any larger or taller than the existing sign and it will be required to comply with all operating characteristics required by the City Code and any other applicable agencies;*
- e) The subject site is physically suitable for the type and intensity of land use being proposed. *The subject property is currently undeveloped with an existing off premise/outdoor advertising billboard. The proposed DDS will be located on the same property as the existing billboard and will have the same structure height and advertising sign area. No changes are being made to the structure besides replacing the static sign face with a DDS face to more efficiently advertise area businesses;*

- f) The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole. *As stated previously, Highway 162 serves as the main commercial corridor for the City and experiences large traffic volumes. The proposed DDS will provide businesses with an opportunity to better market themselves. As a result of better marketing opportunities, businesses may be more inclined to pay for advertisements that may increase their business activities, benefitting themselves and the local business environment;*
- g) The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code. *The use is permitted, subject to a use permit, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code. Additionally, Caltrans review and approval is required prior to the issuance of building permits.*

CONDITIONS OF APPROVAL

Approved project: The project applicant, Stott Outdoor Advertising, has applied for an amendment to a use permit (UP 98-16) for the conversion of an existing 12' X 24' double-sided off premise sign into a double-sided 12' X 24' digital display sign (APN 013-300-120). The billboard is along Olive Hwy between Lower Wyandotte Rd and Foothill Blvd. The property has a zoning land use designation of Corridor Mixed Use (MXC). All digital display sign requires a Use Permit. The intended hours of operation are Monday through Sunday, 5 a.m. to 12 p.m.

The Planning Commission hereby approves the amendment to UP 98-16, subject to the following:

General Conditions

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.

5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all Federal Highway Administration and California Department of Transportation standards, as well as all other requirements of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. All grading, paving, excavation and site clearance, including that which is exempt from obtaining a permit, shall be performed in conformance with the City's Engineering Design Standards; the Municipal Code; the requirements of the State Regional Water Quality Control Board; and any other applicable local, state and federal requirements.
10. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
11. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - b. Any of the terms or conditions of the permit have been violated.
 - c. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
12. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

Project-specific conditions

13. The applicant will be required to notify Caltrans of the proposed work and will be required to meet any conditions and requirements imposed by Caltrans.

- 14. Pursuant to City Code Section 17.20.045(B), the hours of operation shall be limited to 5:00 am to 12:00 am (midnight).
- 15. Applicant shall comply with the lighting criteria for digital display signs outlined in City Code Section 17.20.045(B)(5), "shall not increase ambient illumination by more than 0.3 foot-candles when measured perpendicular to the message sign face".
- 16. Applicant shall take appropriate measures to provide proper maintenance of the structure, including provisions to remove and repair graffiti and vandalism on a regular basis.
- 17. Applicant shall ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.
- 18. *The applicant shall provide a pole cover for the sign which shall be similar in design to the pole cover for the digital display sign approved under Use Permit No. 12-06 (Grand Ave DDS). The Zoning Administrator shall approve the final pole cover design as part of the building permit process.*
- 19. Pursuant to City Code Section 17.48.010(F), a use permit may be evaluated for revocation if the use permit has not been used within one year of its approval.
- 20. 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 within five working days of approval of this project.

--- End of Conditions ---

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 17th of December 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER,
ASSISTANT CITY CLERK

CARL DURLING,
CHAIRPERSON



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

LEONARDO DEPAOLA
DIRECTOR

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Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

| | | | |
|----|--------------------|------|------------------------|
| TO | Butte County Clerk | FROM | City of Oroville |
| : | 155 Nelson Avenue | : | 1735 Montgomery Street |
| | Oroville, CA 95965 | | Oroville, CA 95965 |

Project Title: UP 98-16 Amendment: Conversion of Existing Billboard into a Digital Display Sign

Project Location – Specific: West end of the property located along Olive Hwy between Lower Wyandotte Rd and Foothill Blvd (APN: 013-300-120)

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project involves an amendment to UP 98-16 for the purpose of converting an existing 12' X 24' double sided off premise/outdoor advertising structure into a 12' X 24' double sided digital display sign.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Stott Outdoor Advertising

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - Replacement or Reconstruction, Title 14 CCR, §15302
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

Replacement or Reconstruction; Title 14, CCR, §15302

The proposed use permit amendment has been determined to be categorically exempt for CEQA review pursuant to Title 14, CCR §15302, "replacement or reconstruction." This exemption applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This sign change will not increase height, size, or general type of sign (off

premise/outdoor advertising), but it will simply utilize technology to more efficiently change the message on the sign face through digital means. The sign being displayed will continue to be an off-premise sign. Therefore, this action is exempt from the provisions of CEQA.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Wes Ervin

Telephone: (530) 538-2408

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant

Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into A Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into a Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

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Project Description

Approval of this project is subject to the requirements found in the Oroville Municipal Code. In addition, the scope of this project may require modifications based on the approved specifications to the amendment of Existing Use Permit No. 98-16.

Stott Outdoor Advertising proposes to amend Use Permit No. 98-16 for the purpose of converting an existing double-sided off premise sign (billboard) into a double-sided off premise digital display sign. The subject sign is located on the west end of APN 013-300-120, a 5.76 acre parcel on the north side of Olive Highway, between Lower Wyandotte Road and Foothill Boulevard. The existing sign was authorized by Conditional Use Permit No. 98-16 and was constructed in 1999. The conversion of the static faces to digital will allow Stott Outdoor Advertising to better serve local area businesses.

This project site is vacant, and mostly level near the subject sign. The site slopes into a hillside towards the northern edge of the property. The site is zoned MXC (Corridor Mixed-Use), and all adjacent properties are also zoned MXC. The properties to the west and north are similarly vacant, and the properties to the east and south are developed with commercial buildings.

The existing outdoor advertising sign shall remain in its current position on the property. The existing sign structure may require reinforcement to accommodate the weight of both digital display signs. Or, the existing sign structure may be replaced with a new sign structure with an overall height up to 35-feet and sign faces up to 300 square feet. A single column in a concrete footing will support the digital display signs. Electricity will be provided via the existing overhead service drop from a nearby power source pursuant to PG&E standards and specifications. The proposed digital display sign will operate between the hours of 5:00 am to 12:00 am.

Subsequent to obtaining required approvals from the City of Oroville but prior to construction, Stott Outdoor Advertising will obtain all required permits from Caltrans authorizing the conversion.

Construction will last approximately a week. Construction will occur during the dry season so that the ground can adequately support the weight of construction vehicles, and so that drainage patterns are unaffected. All construction activities will comply with applicable local and state standards regarding hours of work, idling duration, dust control, and other measures which reduce construction impacts.

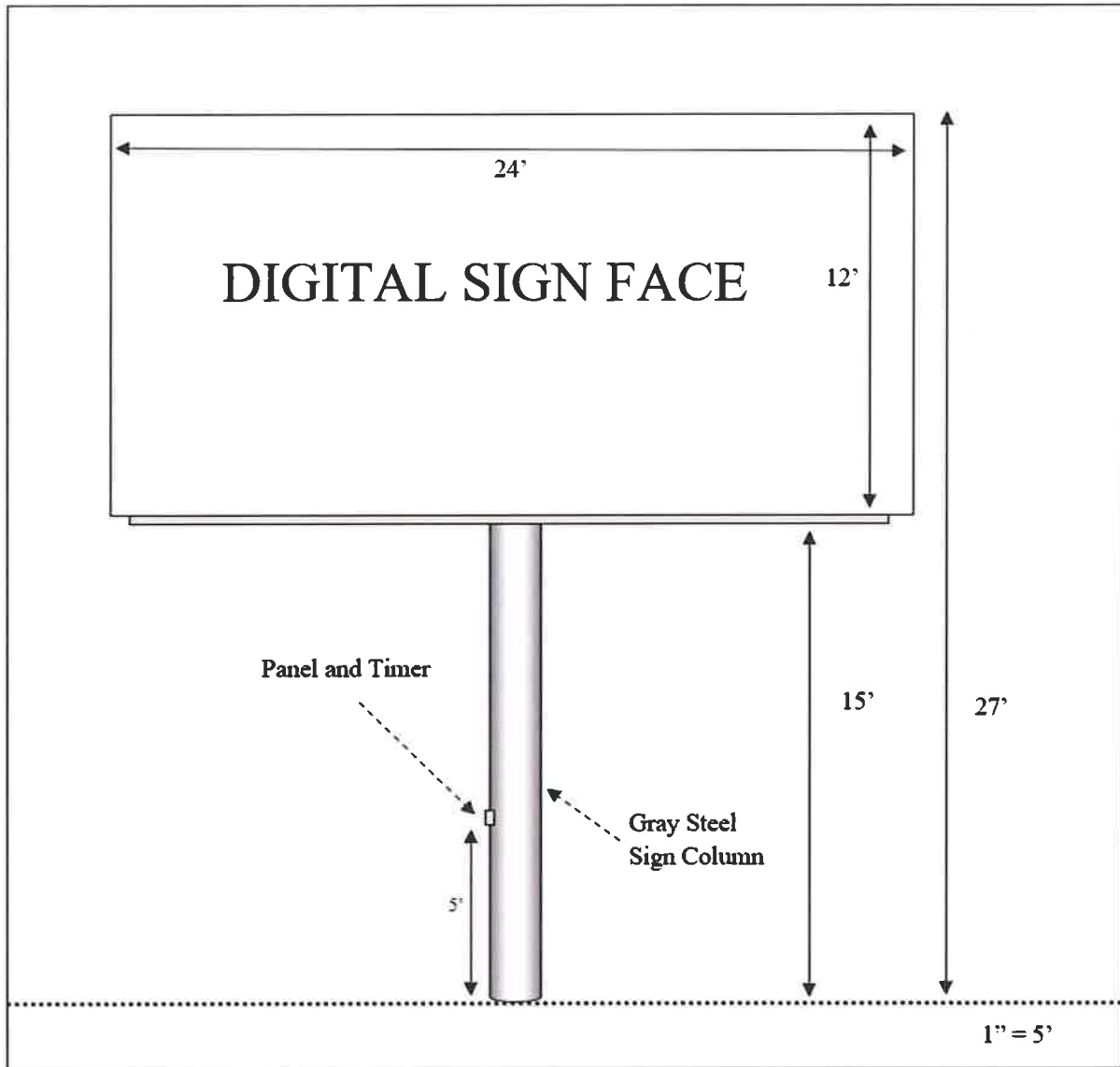


Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into a Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

Overhead Property Map



Sign Elevation



*If a new sign structure is to be installed, the overall height will not exceed 35 Feet above grade and the sign faces will be no more than 300 Square Feet.

Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into a Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

West Facing Sign / Convert to a Digital Display Sign



Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into a Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

East Facing Sign / Convert to a Digital Display Sign



Amendment to Existing Use Permit No. 98-16
Convert an Existing Off Premise Sign into a Digital Display Sign
Applicant: Stott Outdoor Advertising
0 Olive Highway, Oroville, APN 013-300-120

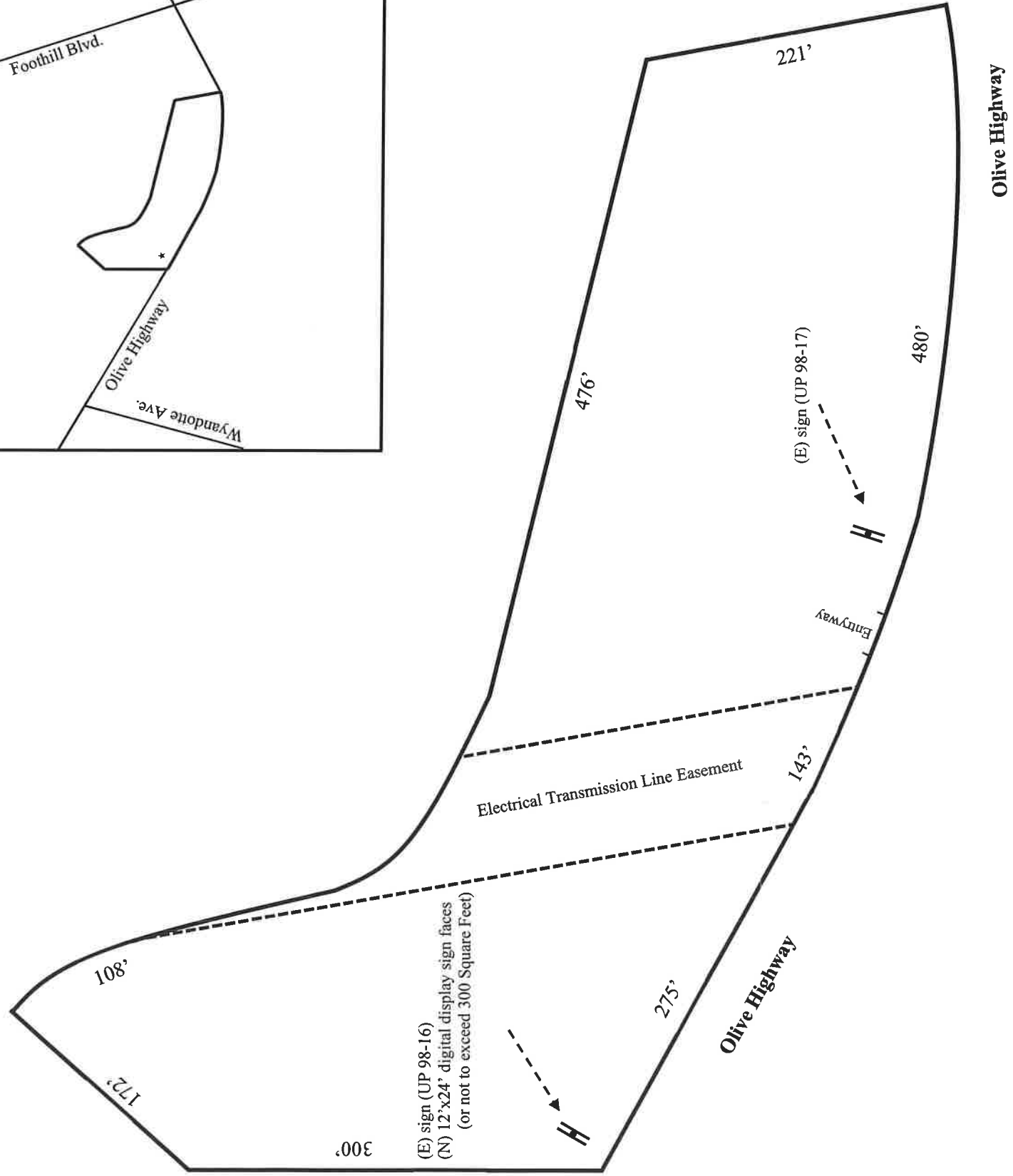
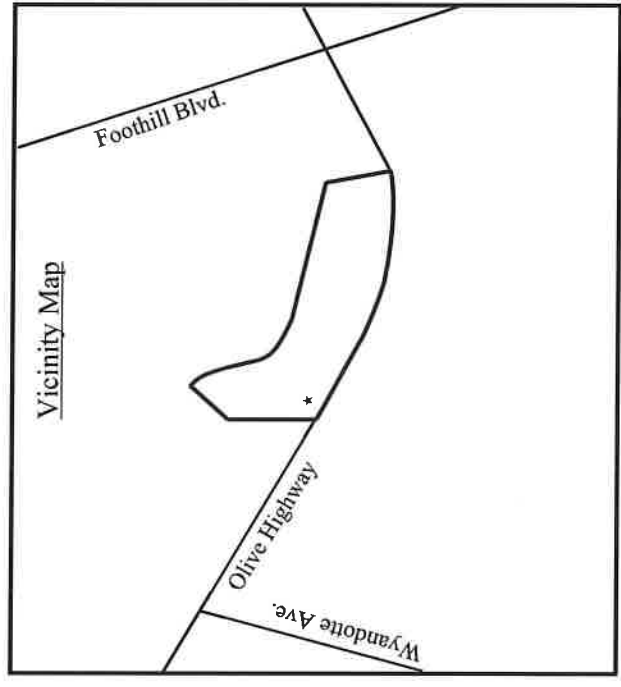
Item 2.

Sign Profile



**Site Plan - Convert Existing Off Premise Sign into a Digital Display Sign
Amendment to Use Permit No. 98-16
Butte County APN 013-300-120-000**

North
Scale
1" = 100'



Notes:

- No changes to existing structures or features (except existing sign UP 98-16)
- Existing sign (UP 98-16) will remain in its same location and faces converted into digital displays
- Existing sign (UP 98-17) will remain untouched
- Existing off premise sign is 12'x24', back-to-back
- New digital display signs not to exceed 300 Square Feet, OAH not to exceed 35 Feet
- Digital display signs to operate between 5am to 12am.
- Single steel pole set in concrete footing

Property Owner: 3ZM Land & Cattle Company LLC
 Location: 0 Olive Highway, Oroville
 APN: 013-300-120-000 Size: 5.76 acres +/-
 Zoning: MXC (Corridor Mixed-Use)
 Prepared by: Jason Ripp, Stott Outdoor Advertising
jripp@stottoutdoor.com (530) 717-2721





City of Oroville

Leonardo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

Thursday, December 17, 2020

RE: Tentative Parcel Map 20-03

SUMMARY: The Commission will review and consider approving Tentative Parcel Map 20-03 (TPM 20-03) for a lot split of commercial property at 2130 and 2140 Feather River Boulevard. The map will split one lot into two lots.

RECOMMENDATION: Staff recommends the following actions:

1. **Approve** the recommended findings for Tentative Parcel Map 20-03 and recommended Conditions of Approval;
2. **Adopt** Resolution No. P2020-03

APPLICANTS: Willow Partners, LLC.

LOCATION: 2130 and 2140 Feather River Boulevard, Oroville, California

GENERAL PLAN: MU (Mixed Use)
ZONING: C2 (Intensive Commercial)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS". In addition, as part of another project that is exempt, this map is also exempt.

REPORT PREPARED BY:

METH

Matt Thompson, City Engineer
Community Development Department

REVIEWED BY:

Dawn Nevers, Assistant Director
Community Development

A. DISCUSSION

The Planning Commission will review an application for Tentative Parcel Map 20-03 to separate a 6.37-acre lot into two parcels.

The request is to separate an existing parcel into two separate parcels. Parcel 1 will be for an existing building and parking lot that will remain the same. Parcel 1 will be 1.25 acres. Parcel 2 will be for access shared with Parcel 1, parking lot, and an existing concrete slab that will be demolished and replaced with a new building. Parcel 2 will be 5.12 acres. The Development Review will review the new building prior to the issuance of building permits.

Both parcels have no frontage along Feather River Boulevard, save for the shared driveway.

All required conditions and considerations per OMC 16.12.050 "Tentative Parcel Map" apply to this requested tentative parcel map, including curb, gutter and sidewalk. Curb, gutter and sidewalk are existing, but access ramps will be upgraded to Americans with Disabilities Act (ADA) standards as needed.

Prior to filing the Final Parcel Map, all public improvements required by OMC 16 "Subdivisions" shall be completed and accepted by the City. Prior to the filing of the Final Parcel Map dead parking lot trees will be replaced and drain inlets marked per City Standards.

B. RECOMMENDATION

Staff recommends the Planning Commission review and approve Tentative Parcel Map 20-03 at 2130 and 2140 Feather River Boulevard along with all the findings and conditions pertaining thereto.

C. ENVIRONMENTAL DETERMINATION

This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS". As part of another project that is exempt, this map is also exempt. The Notice of Exemption for both the map and project is attached to the project item.

D. FINDINGS

Staff has determined that the following findings can be accurately and truthfully made (OMC 16.20.050 E);

- 1) The requested tentative parcel map is in conformance with the General Plan and the City's zoning ordinance,
- 2) The site is physically suitable for the proposed density or type of development;
- 3) The design of the land division is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;

- 4) The design of the land division is not likely to cause serious public health problems;
- 5) A preliminary soils report or geological hazard report indicating no adverse soil or geological conditions that cannot be corrected to the satisfaction of the City Engineer shall be submitted prior to the issuance of building permits;
- 6) The design of the land division will not conflict with any existing easements;
- 7) The proposed land division is consistent with OMC 16.12.050, and the requested parcel map seeks no variances or exceptions;
- 8) All services and access to the proposed parcels are available and meet City standards. Discharges of waste into a community sewer system will not violate existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);
- 9) The parcel was not involved in the division of a larger parcel anytime in the last two years.

E. CONDITIONS OF APPROVAL

- 1) These conditions of approval are to permit the land division of Tentative Parcel Map No. 20-03 (TPM 20-03) as generally described above.
- 2) This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
- 3) The Planning Commission approval date of this Tentative Parcel Map No. 20-03 referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
- 4) All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision --

must be noted on the Final Map and shown on site plans and improvement plans.

- 5) The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
- 6) The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this action or any environmental or other documentation related to the approval of this tentative parcel map. Applicant further agrees to provide a defense for the City in any such action
- 7) The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
- 8) This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.
- 9) Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
- 10) All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
- 11) The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
- 12) Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
- 13) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
- 14) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for

construction on the parcels. Said monuments shall be protected or replaced per State law.

- 15) All easements of record that affect this property are to be shown on the Parcel Map.
- 16) Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- End of Conditions ---

F. FISCAL IMPACT

The total fees associated with this project are as follows:

| Item | Price | Tech Fee | Total | Paid |
|----------------------|-------------------|-----------------|-------------------|-------------|
| Tentative Parcel Map | \$3,500.34 | \$210.02 | \$3,710.36 | Yes |
| Total | \$3,500.34 | \$210.02 | \$3,710.36 | Yes |

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. These fees will be paid for through the funds deposited.

ATTACHMENTS

- 1. Proposed Map TPM 20-03
- 2. Resolution No. 2020-26
- 3. Notice of Exemption

RESOLUTION NO. 2020-26

**A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION
MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE
PARCEL MAP NO. 20- 03 FOR 2130 & 2140 FEATHER RIVER BLVD
(BEHIND APPLEBEES)**

WHEREAS, the City of Oroville staff recommends a tentative parcel map; and

WHEREAS, the tentative parcel map to separate the existing 6.37-acre parcel into two separate parcels to create Parcel 1 which will be 1.25 acres. Parcel 2 will be for access shared with Parcel 1 for a parking lot, and an existing concrete slab that will be demolished and replaced with a new building. Parcel 2 will be 5.12 acres.

WHEREAS, the following conditions of approval shall be incorporated into the final map;

WHEREAS, at a duly noticed public meeting, the Planning Commission considered the comments and concerns of anyone potentially affected by the approval of the tentative parcel map described herein, and also considered the City’s staff report regarding the change.

WHEREAS, the requested tentative parcel map is in conformance with the General Plan and the City’s zoning ordinance,

WHEREAS, the requested parcel map seeks no variances or exceptions,

WHEREAS, all services and access to the proposed parcels are available and meet City standards,

WHEREAS, the parcel was not involved in the division of a larger parcel anytime in the last two years, and

WHEREAS, the parcel does not have an average slope greater than 20 percent.

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

Staff has determined that the following findings can be accurately and truthfully made (OMC 16.20.050 E);

- 1) The requested tentative parcel map is in conformance with the General Plan and the City’s zoning ordinance,
- 2) The site is physically suitable for the proposed density or type of development;
- 3) The design of the land division is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;

- 4) The design of the land division is not likely to cause serious public health problems;
- 5) A preliminary soils report or geological hazard report indicating no adverse soil or geological conditions that cannot be corrected to the satisfaction of the City Engineer shall be submitted prior to the issuance of building permits;
- 6) The design of the land division will not conflict with any existing easements;
- 7) The proposed land division is consistent with OMC 16.12.050, and the requested parcel map seeks no variances or exceptions;
- 8) All services and access to the proposed parcels are available and meet City standards. Discharges of waste into a community sewer system will not violate existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);
- 9) The parcel was not involved in the division of a larger parcel anytime in the last two years.

A. CONDITIONS OF APPROVAL

- 1) These conditions of approval are to permit the land division of Tentative Parcel Map No. 20-03 (TPM 20-03) as generally described above.
- 2) This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
- 3) The Planning Commission approval date of this Tentative Parcel Map No. 20-03 referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
- 4) All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision -- must be noted on the Final Map and shown on site plans and improvement plans.
- 5) The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
- 6) The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this action or any environmental or other documentation related to the approval of this tentative

parcel map. Applicant further agrees to provide a defense for the City in any such action

- 7) The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
- 8) This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.
- 9) Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
- 10) All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
- 11) The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
- 12) Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
- 13) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
- 14) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for construction on the parcels. Said monuments shall be protected or replaced per State law.
- 15) All easements of record that affect this property are to be shown on the Parcel Map.
- 16) Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- End of Conditions ---

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 17th of December 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

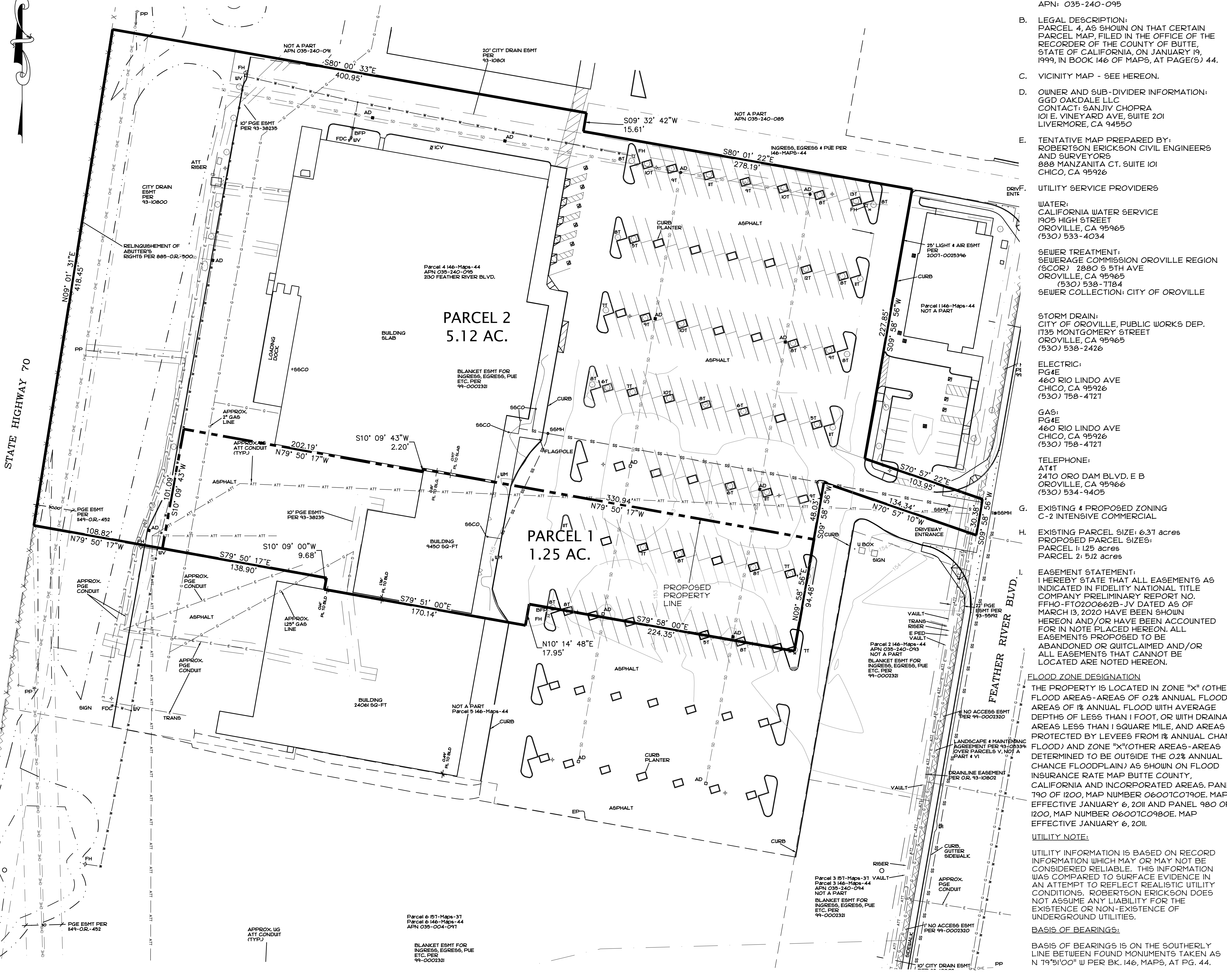
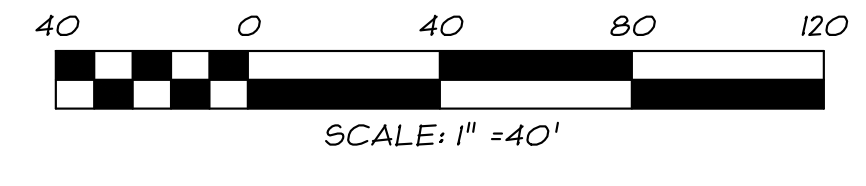
ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON

TENTATIVE PARCEL MAP FOR: GGD OAKDALE, LLC



TENTATIVE MAP STATEMENTS:

A. SUBDIVISION NAME AND NUMBER:
PARCEL 4 OF BOOK 146 OF MAPS, PAGE(S) 44
APN: 035-240-095

B. LEGAL DESCRIPTION:
PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON JANUARY 19, 1999, IN BOOK 146 OF MAPS, AT PAGE(S) 44.

C. VICINITY MAP - SEE HEREON.

D. OWNER AND SUB-DIVIDER INFORMATION:
GGD OAKDALE LLC
CONTACT: SANJIV CHOPRA
101 E. VINEYARD AVE, SUITE 201
LIVERMORE, CA 94550

E. TENTATIVE MAP PREPARED BY:
ROBERTSON ERICKSON CIVIL ENGINEERS AND SURVEYORS
888 MANZANITA CT. SUITE 101
CHICO, CA 95926

UTILITY SERVICE PROVIDERS

WATER:
CALIFORNIA WATER SERVICE
1905 HIGH STREET
OROVILLE, CA 95965
(530) 533-4034

SEWER TREATMENT:
SEWERAGE COMMISSION OROVILLE REGION (SCOR)
2880 S 5TH AVE
OROVILLE, CA 95965
(530) 538-7184

SEWER COLLECTION: CITY OF OROVILLE

STORM DRAIN:
CITY OF OROVILLE, PUBLIC WORKS DEP.
1735 MONTGOMERY STREET
OROVILLE, CA 95965
(530) 538-2426

ELECTRIC:
PG&E
460 RIO LINDO AVE
CHICO, CA 95926
(530) 758-4727

GAS:
PG&E
460 RIO LINDO AVE
CHICO, CA 95926
(530) 758-4727

TELEPHONE:
AT&T
2470 ORO DAM BLVD. E B
OROVILLE, CA 95966
(530) 534-9405

G. EXISTING & PROPOSED ZONING
C-2 INTENSIVE COMMERCIAL

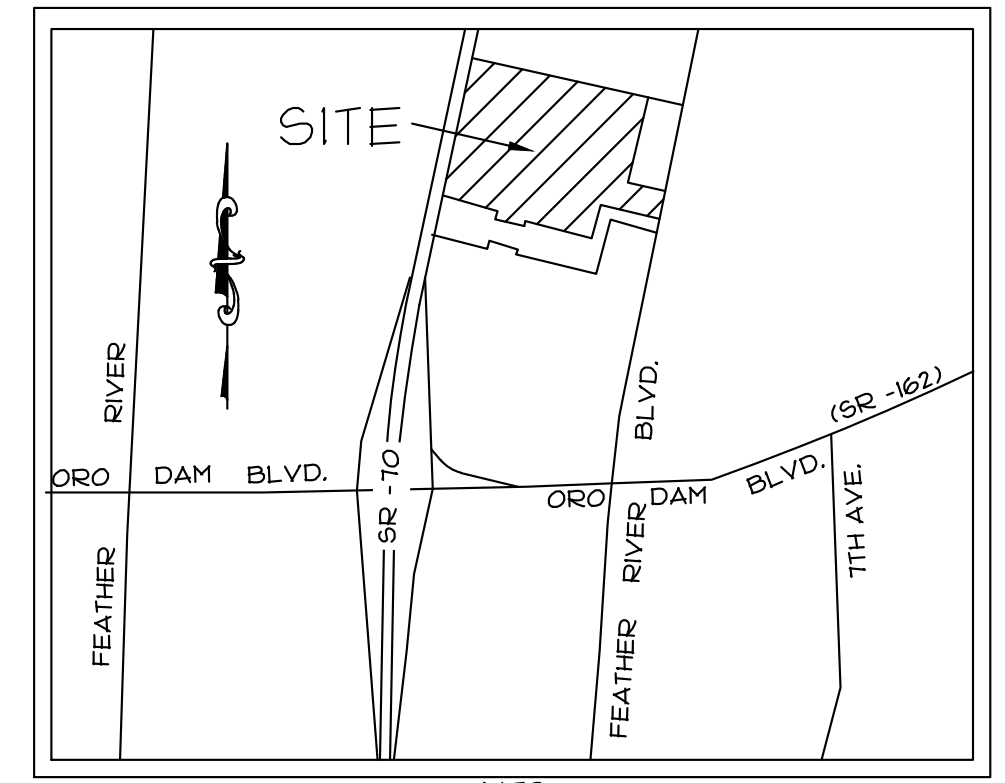
H. EXISTING PARCEL SIZE: 6.37 acres
PROPOSED PARCEL SIZES:
PARCEL 1: 1.25 acres
PARCEL 2: 5.12 acres

I. EASEMENT STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. FFHO-FT0200662B-JV DATED AS OF MARCH 13, 2020 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

FLOOD ZONE DESIGNATION
THE PROPERTY IS LOCATED IN ZONE "X" (OTHER FLOOD AREAS- AREAS OF 0.2% ANNUAL FLOOD, AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "X"(OTHER AREAS-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP BUTTE COUNTY, CALIFORNIA AND INCORPORATED AREAS. PANEL 790 OF 1200, MAP NUMBER 06007C0790E. MAP EFFECTIVE JANUARY 6, 2011 AND PANEL 980 OF 1200, MAP NUMBER 06007C0980E. MAP EFFECTIVE JANUARY 6, 2011.

UTILITY NOTE:
UTILITY INFORMATION IS BASED ON RECORD INFORMATION WHICH MAY OR MAY NOT BE CONSIDERED RELIABLE. THIS INFORMATION WAS COMPARED TO SURFACE EVIDENCE IN AN ATTEMPT TO REFLECT REALISTIC UTILITY CONDITIONS. ROBERTSON ERICKSON DOES NOT ASSUME ANY LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES.

BASIS OF BEARINGS:
BASIS OF BEARINGS IS ON THE SOUTHERLY LINE BETWEEN FOUND MONUMENTS TAKEN AS N 79°51'00" W PER BK. 146, MAPS, AT PG. 44.



NTS OROVILLE, CALIFORNIA VICINITY MAP

ZONING:
THE PROPERTY IS ZONED C-2, INTENSIVE COMMERCIAL

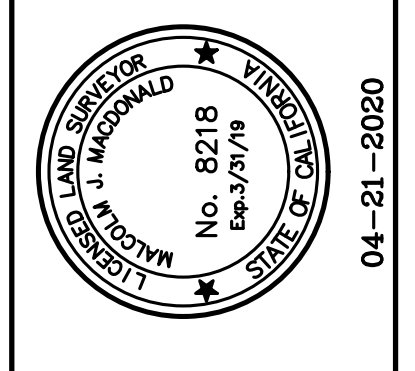
LEGEND

| | |
|-------------|------------------------------------|
| --- | EX. PROPERTY LINE |
| - - - - | EX. CENTERLINE |
| - - - - | PROPOSED PROPERTY LINE |
| ---160--- | ELEVATION CONTOUR LINE |
| --- | EX. EDGE OF PAVEMENT (EP) |
| ---(0)W--- | PROPOSED WATER MAIN |
| ---(0)SS--- | PROPOSED SEWER MAIN |
| ---(0)SD--- | PROPOSED STORM DRAIN |
| --- | EXISTING FENCE |
| --- | EXISTING STORM DRAIN |
| --- | EXISTING SEWER |
| --- | EXISTING WATER |
| --- | EXISTING JOINT TRENCH (PG&E, AT&T) |
| --- | EXISTING ELEC. |
| --- | EXISTING OVERHEAD ELEC. |
| --- | EX. JOINT UTILITY POLE |
| --- | EX. GUY WIRE |
| --- | EX. FENCE LINE |
| --- | EX. DECORATIVE FENCE LINE |
| ○ | EX. TREE |
| ⊗ | EX. TREE TO BE REMOVED |
| ○ | FOUND MONUMENT |
| ● | PROPOSED MONUMENT |
| ▲ | PROPOSED CL MONUMENT |
| ○ | EX. FIRE HYDRANT |

ABBREVIATIONS

| | | | |
|------|--------------|------|--------------------|
| AC | ACRE | HB | HOSE BIB |
| AD | AREA DRAIN | IP | IRON PIPE |
| BLDG | BUILDING | MH | MANHOLE |
| CL | CENTERLINE | SD | STORM DRAIN |
| DI | DROP INLET | T | TREE |
| D/W | DRIVEWAY | TSB | TRAFFIC SIGNAL BOX |
| E | ELECTRIC | TYP. | TYPICAL |
| EX | EXISTING | W | WATER |
| FH | FIRE HYDRANT | WV | WATER VALVE |

Robertson Erickson
CIVIL ENGINEERS & SURVEYORS
888 Manzanita Court
Suite 101
Chico, California 95926
530-894-3500 Fax 530-894-8955
robertsonerickson.com



TENTATIVE PARCEL MAP
2130 FEATHER RIVER BLVD
OROVILLE, CA
for: GGD OAKDALE, LLC

TPM



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Leonardo DePaola
DIRECTOR

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

NOTICE OF EXEMPTION

TO: Butte County Clerk
25 County Center Drive
Oroville, CA 95965

FROM: City of Oroville
1735 Montgomery Street
Oroville, CA 95965

Project Title: TPM 20-03 Tentative Parcel Map

Project Location – Specific: 2130 & 2140 Feather River Blvd

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, the tentative parcel map to separate the existing 6.37-acre parcel into two separate parcels to create Parcel 1 which will be 1.25 acres. Parcel 2 will be for access shared with Parcel 1 for a parking lot, and an existing concrete slab that will be demolished and replaced with a new building. Parcel 2 will be 5.12 acres.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: GGD Oakdale LLC.

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - Minor Land Divisions, Title 14 CCR, §15315
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

Minor Land Divisions: Title 14, CCR, §15315

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.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Wes Ervin

Telephone: (530) 538-2408

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant