



Department of Development Services

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**BUTTE COUNTY PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A**  
**NEGATIVE DECLARATION FOR**  
**GENERAL PLAN AMENDMENT GPA19-0002/REZONE 19-0002/LOT LINE ADJUSTMENT**  
**LLA19-0019**

NOTICE IS HEREBY GIVEN that the Butte County Planning Commission will hold a public hearing to consider a General Plan Amendment, Rezone and Lot line Adjustment on **March 26, 2020, at 9:00 a.m. or shortly thereafter, in the Butte County Board of Supervisors' Room, County Administration Center, 25 County Center Drive, Oroville, California**, as follows:

**Project:** General Plan Amendment/Rezone/Lot Line Adjustment GPA19-0002/REZ19-0002/LLA19-0019 (Royal).

**APN:** 041-120-128 and 041-120-129

**Location:** APN 041-120-128 is located on the south side of Durham-Pentz Road, approximately 1,000 feet east of Clark Road (State Highway 191)/Durham-Pentz Road Intersection. APN 041-120-129 is located on the east side of Clark Road at 2552 Clark Road. The parcels are located approximately 5.6 miles south of the Town of Paradise in Butte Valley.

**Proposal:** A request by Larry Royal for a General Plan Amendment (GPA), Rezone (REZ) and Lot Line Adjustment (LLA). The GPA and REZ proposes an exchange of 1.16 acres of Retail and Office (RTL) designated and G-C (General Commercial) zoned property on the eastern portion of APN 041-120-128 with 1.16 acres of Agriculture (AG) designated and AG-40 (Agriculture – 40-acre minimum) zoned property along Clark Road. The 1.16 acres of RTL and G-C will be located as to incorporate existing improvements and structures to provide for a retail commercial use (farm and hardware store). The LLA will reduce APN 041-120-128 from 5 acres to 3.84 acres and increase APN 041-120-129 from 304 acres to 305.16 acres 1.16 acres. APN 041-120-129 will have a split General Plan Land Use Designation and Zoning.

The Planning Commission will make a recommendation to the Board of Supervisors whether or not to adopt the Negative Declaration and approve the proposed General Plan Amendment, Rezone and Lot Line Adjustment.

In compliance with the California Environmental Quality Act (CEQA), this notice discloses that there are no listed toxic sites present on or near the project site. The Initial Study/Negative Declaration (IS/ND), project application and reference documents are on file for public review and comment starting **February 25, 2020 through March 25, 2020**, at the Butte County Planning Division, 7 County Center Drive, Oroville, CA. The IS/ND is also available for review on the County website at <http://www.buttecounty.net/dds/Planning/CEQA.aspx>. All persons are invited to review the documents. Comments may be submitted to the Planning Division in writing at the above address at any time prior to the hearing or orally at the meeting listed above, or as may be continued to a later date. If you challenge the above application in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

For information, call or send an email to Senior Planner Mark Michelena, Butte County Development Services Department, at (530) 552-3683 or [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact us at (530) 552-3662. Notification at least 72 hours prior to the hearing will enable staff to make reasonable arrangements.

BUTTE COUNTY PLANNING COMMISSION  
PAULA DANELUK, DIRECTOR OF DEVELOPMENT SERVICES