



**CITY OF OROVILLE PLANNING COMMISSION MEETING MINUTES  
JULY 28, 2014 – 7:00 PM**

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These minutes detail the action which was taken related to each particular 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 July 28, 2014 special meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall on Friday, July 25, 2014, at 1:41 p.m.

**1. CALL TO ORDER**

The July 28, 2014 special meeting of the Oroville Planning Commission was called to order by Chairperson Robison at 7:00 p.m.

**2. ROLL CALL**

Present: Commissioners Brand, Britton, Chapman, Jenkins, Vang, Vice Chairperson Durling, Chairperson Robison  
Absent: None

**Staff Present:**

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Donald Rust, Director of Community Development  
Dawn Nevers, Administrative Assistant  
Allen Byers, Assistant Chief of Police  
Dean Hill, Jr., Deputy Fire Chief/Fire Marshal

Luis Topete, Associate Planner  
Gary Layman, Building Official  
Scott Huber, City Attorney

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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 - None**

Preston L. Morgan, on behalf of The Friends of Oroville – Item No. 8.1  
Claudia Knaus – Item No. 8.1  
Marty Grant – Item No. 8.1  
Ralph Clark – Item No. 8.1  
Rosalee Beierle – Item No. 8.1  
Donna Heller – Item No. 8.1  
Dennis Rootenshore – Item No. 8.1  
Dave Anderson – Item No. 8.1

5. **PUBLIC COMMENT** - None

6. **CORRESPONDENCE**

Emails and letters from community members – Item No. 8.1  
Letter from Walmart Public Affairs and Government Relations and an informational packet – Item No. 8.1  
Cover Letter from William D. Kopper with attachment of comments from Autumn Wind Associates – Item No. 8.1

7. **APPROVAL OF MINUTES**

A motion was made by Vice Chairperson Durling, seconded by Commissioner Britton, to:

**Approve the minutes of the June 9, 2014 Special Planning Commission meeting.**

The motion was passed by the following vote:

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

8. **PUBLIC HEARINGS**

**8.1 ZC 13-04 and Amendment to UP 10-05 (Digital Display Signs)**

The City of Oroville Planning Commission will conducted a public hearing to consider adopting Resolution No. P2014-12 for the purpose of certifying the Final EIR, including the 2010 Draft Environmental Impacts Report, the 2010 Partially Recirculated Environmental Impact Report, the 2010 Final Environmental Impact Report, and the Second Partially Recirculated Final Environmental Impact Report for the Oroville Walmart Project. The Second Partially Recirculated Final Environmental Impact Report for the Oroville Walmart Project includes an update to the Executive Summary, Air Quality/Greenhouse Gas Emissions, and Transportation sections of the previously released 2010 Draft Environmental Impact Report. The Planning Commission also considered re-adopting CEQA Findings of Fact and a Statement of Overriding Considerations and adopt an updated Mitigation Monitoring and Reporting Program that includes an amended mitigation measure clarifying that the Oroville Walmart Project will be required to pay all transportation-related fees to the City in accordance with the latest adopted fee schedule prior to issuance of building permits. The Planning Commission also considered adopting Resolution No. P2014-14 for the purpose of approving the following entitlements for the Oroville Walmart Project: Use Permit No. 09-02; Use Permit No. 10-06; Use Permit No. 10-07; Use Permit No. 10-08; Development Review No. 09-07; Variance No. 10-01; and Sign Permit No.

10-01. (Staff Report: Luis A. Topete, Associate Planner)

Grant Gruber, of First Carbon Solutions, answered Commission questions and spoke in support of the Walmart project.

Chairperson Robison opened the Public Hearing. Community members and supporters of the new Walmart project, including: Claudia Knaus, Marty Grant, Ralph Clark, Rosalee Beierle, Donna Heller, Dennis rootenshore, and Dave Anderson. All spoke in support of the Walmart project.

Preston L. Morgan, on behalf of the Friends of Oroville, spoke in opposition of the Walmart project.

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

The Commission convened to recess at 7:28 p.m.  
The Commission reconvened from recess at 7:34 p.m.

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

**Adopt Resolution No. P2014-12: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OROVILLE, CALIFORNIA, RESCINDING RESOLUTION NO. P2010-19 AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, INCLUDING THE SECOND PARTIALLY RECIRCULATED FINAL ENVIRONMENTAL IMPACT REPORT, RE-ADOPTING CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OROVILLE WALMART PROJECT**

**Adopt Resolution No. P2014-14: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OROVILLE APPROVING USE PERMIT 09-02, USE PERMIT 10-06, USE PERMIT 10-07, USE PERMIT 10-08, DEVELOPMENT REVIEW 09-07, VARIANCE 10-01 AND SIGN PERMIT 10-01 FOR THE OROVILLE WALMART PROJECT**

The motion was passed by the following vote:

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

9. **REGULAR BUSINESS** - None

10. **DISCUSSION ITEMS** - None

11. DIRECTOR'S REPORT - None

12. CHAIRPERSON/COMMISSIONERS REPORTS - None

13. ADJOURNMENT

The meeting was adjourned at 7:42 p.m. A regular meeting of the Oroville Planning Commission will be held on Monday, August 25, 2014, at 7:00 p.m.

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Donald Rust, Secretary

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Damon Robison, Chairperson