



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

Thursday, August 23, 2018
REGULAR MEETING
OPEN SESSION 7:00 PM
AGENDA

City of Oroville PLANNING COMMISSION

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

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.*

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

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 blue 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.

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.

The City Clerk will call the names of persons who have submitted a speaker card. Speakers are to step to the podium, state their name for the record, and make a brief presentation to the City Council. Pursuant to Government Code Section 54954.2, the Commission is prohibited from taking action except for a brief response from the Commission or staff to statements or questions relating to a non-agenda item.

CORRESPONDENCE

None.

APPROVAL OF MINUTES

1. Approve the minutes of the August 9, 2018 regular Planning Commission meeting.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Chairperson opens the public hearing.
 - Staff and Property Owner introduce item.
 - Hearing is opened for public comment limited to three (3) minutes. 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.
 - Speakers are requested to provide a speaker card to the City Clerk
 - Public comment session is closed
 - Commissioners, discuss, debate and action.
2. **PW1805-002: Lot Line Adjustment** – The Oroville Planning Commission will conduct a public hearing to consider approving a lot line adjustment for the property located at **181 Valley View Drive**, Oroville Ca. 95965 Accessors Parcel Numbers 068-050-004, 056.
 - a. **Adopt Resolution No. P2018-10** - A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. PW1807-002, TO EXPIRE ON 08-09-2020. Approving the parcel Lot Line Adjustment with Conditions:
 - i. Dedicate existing 12-foot PUE west into new parcel area
 - ii. Dedicate existing 20-foot setback line along Valley View Drive to the west.
 3. **PW1807-002: Tentative Parcel Map** – The Oroville Planning Commission will conduct a public hearing to consider approving a Tentative Parcel Map for the property located at **143 Valley View Dr.**, Oroville Ca. 95965 Accessors Parcel Number 033-370-030-000.
 - a. **Adopt Resolution No. P2018-08** - A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. (TPM18-02) PW1807-002, TO EXPIRE ON 08-09-2020
 4. **PL1807-001 Large Residential Care Facility**– The Oroville Planning Commission will conduct a public hearing for a conditional use permit for the property located on **78 Paula Court**, Oroville CA, APN 031-140-090 to construct a Large Residential Care Facility for providing transitional housing to persons disabled due to physical, mental or substance abuse.
 - a. Find that the project meets the intent of the current zoning and General Plan and that the proposed use would be compatible with the adjacent residential uses.
 - b. **Adopt Resolution P2018-09** A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FINDING A CATEGORICAL EXEMPTION FOR AND CONDITIONALLY APPROVING USE PERMIT NO. 18-07 TO ESTABLISH A LARGE RESIDENTIAL CARE FACILITY WHICH WILL INCLUDE, AS COMPONENTS OF OPERATION: DAILY ADMINISTRATIVE SERVICES; TRANSITIONAL HOUSING FOR DISABLED PERSONS FOR PHYSICAL, MENTAL, AND SUBSTANCE ABUSE FOR 16-28 PERSONS; AND ADMINISTRATIVE OFFICES LOCATED AT PAULA COURT, OROVILLE, CA

REGULAR BUSINESS

None

DISCUSSION ITEMS

5. CANNABIS ZONING ORDINANCE

- a. The Planning Commission will discuss and provide direction to staff regarding any proposed changes to Ordinance 1830 that was introduced by Council on August 7, 2018, so that staff may prepare a recommendation for the Planning Commissioners to vote on at the next Planning Commission Meeting.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE, CALIFORNIA, AMENDING TITLE 17 (ZONING) OF THE OROVILLE MUNICIPAL CODE BY AMENDING SECTION 17.04.060 (DEFINITIONS); REPEALING SECTION 17.08.120 (MARIJUANA DISPENSARIES); ADDING SECTION 17.16.XX (COMMERCIAL CANNABIS BUSINESSES); AND AMMENDING SECTIONS 17.28.010 (ALLOWED USES IN RESIDENTIAL DISTRICTS); 17.32.010 (ALLOWED USES IN COMMERCIAL DISTRICTS); 17.34.020 (ALLOWED USES IN INDUSTRIAL DISTRICTS); 17.36.010 (ALLOWED USES IN INDUSTRIAL DISTRICTS); 17.40.010 (ALLOWED USES IN SPECIAL PURPOSE DISTRICTS) TO ESTABLISH ZONING FOR COMMERCIAL CANNABIS ACTIVITIES WITHIN THE CITY OF OROVILLE

DIRECTOR'S REPORT

Written or verbal report about information pertinent to the Planning Commission.

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.

ADJOURNMENT

Adjourn to Thursday, September 27, 2018 at 7:00 P.M. in the Oroville City Council Chambers.

***** NOTICE *****

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.

***** 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
August 9, 2018 – 7:00 PM**

CALL TO ORDER - Meeting was called to order by Chairperson Robison at 7:01 PM

ROLL CALL

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

STAFF PRESENT: Chief Building Official Gary Layman, Staff Assistant Cecilia Carmona, Assistant City Clerk Jackie Glover

PLEDGE OF ALLEGIANCE – Lead by Chairperson Robison

PUBLIC COMMENTS - None

CORRESPONDENCE - None.

APPROVAL OF MINUTES - None.

PUBLIC HEARINGS

- PW1805-002: Lot Line Adjustment** – The Oroville Planning Commission will conduct a public hearing to consider approving a lot line adjustment for the property located at Valley View Drive, Oroville Ca. 95965 Accessors Parcel Numbers 068-050-004, 056.

7:05pm Commissioner Chapman recused himself from the meeting due to a conflict of interest.

Motion passed unanimously to approve the lot line adjustment and adopt resolution. Motioned by Commissioner Durling and seconded by Commissioner Britton.

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

Commissioner Chapman returned at 7:09pm

2. **PW1807-002: Tentative Parcel Map** – The Oroville Planning Commission will conduct a public hearing to consider approving a Tentative Parcel Map for the property located at 143 Valley View Dr., Oroville Ca. 95965 Accessors Parcel Number 033-370-030-000.

Commissioner Chapman recused himself at 7:12pm due to a conflict.

Motion by Vice Chair Durling to recess for 15 minutes at 7:17pm, second by McDavitt.

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

Reconvened from recess at 7:26pm

Motion to suspend Agenda Item #1 until proper notification is sent out or has been verified that it was sent out by Vice Chair Durling and seconded by Britton.

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

Motion to continue PW1087-002 and PL1807-001 (Items 2 and 4) to the following meeting on August 23, 2018 by Commissioner Britton and seconded by Vice Chair Durling. Passed unanimously.

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

3. **Preliminary list of roads and streets for rehabilitation in 2019** – The Oroville Planning Commission will conduct a public hearing to open for discussion and consider approving a Preliminary list of roads and streets for rehabilitation in 2019.

Motion made to approve the street improvements as presented by staff made by Durling and seconded by chapman. Passed unanimously.

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

4. **PL1807-001** – The Oroville Planning Commission will conduct a public hearing for a conditional use permit for the property located on Paula Court, Oroville CA, APN 031-140-090 to construct a Large Residential Care Facility for providing transitional housing to persons disabled due to physical, mental or substance abuse.

Continued to August 23, 2018 meeting.

DISCUSSION ITEMS

Lot Line Adjustment on corner of Park Ave and Hewitt- Owner would like to change the design of the corner lot. Commissioners discussed and gave suggestions.

REGULAR BUSINESS

5. Commissioners and staff discussed and decided that their next meeting would be August 23, 2018, and continue with the 4th Thursday of the month from there on out.

DIRECTOR'S REPORT

- Sight Plan/Future Development - New Shopping Center design at corner of Oro Dam Blvd and Feather River Blvd. La Quinta Hotel confirmed, trying to get an anchor in like Target or a Lowes, another Dutch Bro's.
- Attending monthly HWY 70 project meetings
- Requiring new improvements on 162 through town including with Hospital to give 10 feet for the future and working with Caltrans.

COMMISSION REPORTS

Discussion regarding an email from Chelsea Thibeau

ADJOURNMENT

Meeting Adjourned at 9:07pm to the next regularly scheduled meeting to be held on August 23, 2018 at 7pm by Chairperson Robison.

Submitted on: August 23, 2018

Attested:

Approved by:

Jackie Glover, Assistant City Clerk

Chairperson, Damon Robison

STAFF REPORT
Oroville Planning Commission

TO: PLANNING COMMISSION

FROM: MIKE MASSARO, CONTRACT CITY ENGINEER PUBLIC WORKS DEPARTMENT

RE: Lot Line Adjustment – Valley View Drive, Braaten. APN 068-050-004, 056, Owner: Gary Braaten

DATE: August 23, 2018

SUMMARY:

SUMMARY

The Commission may consider approving the Lot Line Adjustments for APN 068-050-004-000 and APN 068-050-056-000 with comments by public works staff to be amended on the final exhibits and legal description by the owner's surveyor.

RECOMMENDATIONS

Approve the parcel Lot Line Adjustment with conditions:
Dedicate existing 12-foot PUE west into new parcel area
Dedicate existing 20-foot setback line along Valley View Drive to the west.

ATTACHMENTS

1. RESOLUTION P2018-10
2. CONDITIONS OF APPROVAL
3. Public Works Comment Letter
4. Exhibits and descriptions – Surveyor's redline mark-up

A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. PW1807-002, TO EXPIRE ON 08-09-2020

WHEREAS, the City of Oroville approved the application for Lot Line Adjustments for APN 068-050- 004-000 and APN 068-050-056-000 on August 9, 2018 and said approval is valid for a period of 24 months to August 9, 2020; and

WHEREAS, the City of Oroville will review the final map and conditions prior to record the final map; and

WHEREAS, the site conditions and City regulations pertaining to the development of the parcel meet the general plan; and

WHEREAS, the applicant has diligently worked on meeting the conditions of approval for the map.

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

1. Pursuant to California Government Code Section 66452.6 (e) and City of Oroville City Municipal Code § 16.12.050, Ord. 1749 § 3, Lot Line Adjustments for APN 068-050- 004-000 and APN 068-050-056-000 is hereby granted for a 24-month period of time to file a final map, the expiration date being August 9, 2020.

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 9th day of August 2018, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSTAIN: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

ATTEST:

APPROVE:

SECRETARY

CHAIRMAN

CONDITIONS OF APPROVAL

Lot Line Adjustments. PW1807-002: Valley View Drive

Approved project: The Planning Commission hereby approves the Lot Line Adjustments. PW1807-002: Valley View Drive, Oroville CA (APN 068-050-004-000 and APN 068-050-056-000), subject to the following:

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 Lot Line Adjustment or any environmental or other documentation related to approval of this Lot Line Adjustment. Applicant further agrees to provide a defense for the City in any such action.
2. The applicant shall dedicate existing 20-foot setback line along Valley View Drive to the west.
3. The Applicant shall dedicate existing 12-foot PUE west into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
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 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 start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. Applicant shall comply with the Map Check comments to the lot line adjustments made by Michael Massaro and addressed to Michael G. Evans, Evans Fun Works, 110 Sharp Road, Oroville, Ca. attached in the documents.
9. 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 26, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
10. 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 variance may be grounds for revocation.

--- End of Conditions ---



City of Oroville
1735 Montgomery Street
Oroville, CA 95678
Ph: (530) 538-2401

Michael G. Evans
Evans Fun Works
110 Sharp Road
Oroville, CA 95966
(530) 570-5498

Re: Lot Line Adjustment – Valley View Drive, Braaten. APN 068-050-004, 056, Project # PW1805-002

The following Map Check Comments correspond to the Lot Line Adjustment submitted on May 17, 2018 to the City of Oroville.

Braaten Valley View LLA REVIEW COMMENTS from Andy Klintiver, PLS.

Braaten Resultant Parcel:

1. Dedicate Existing 12-ft PUE west into new parcel area
2. Dedicate Existing 20-ft setback line along Valley View Drive to the West
3. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
4. Show Existing Easements and setbacks on subject parcels that are known
5. Include Chord bearing or radial bearing for curves that are non-tangent

Carrie Resultant Parcel:

1. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
2. Include chord bearing or radial bearing for curves that are non-tangent
3. Is there an easement for the 6-inch waterline that cuts across the Carrie Parcel and along the street frontage at the southwest side of the parcel?... if there is an easement, then show it

Carrie to Braaten:

1. Change degrees in legal descriptions to a ° Or change ' and " to minutes and seconds
2. Include chord bearing or radial bearing for curves that are non-tangent
3. Show existing easements and setbacks on subject parcels that are known

If you would like to discuss specific review comments please contact Michael Massaro at (916) 549-6935.

A handwritten signature in black ink, appearing to read "Michael Massaro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael Massaro, P.E.
Contract City Engineer

5/24/2018

Braaten Valley View LLA Review Notes
5-24-2018

Braaten Resultant parcel

1. Dedicate Existing 12' PUE west into new parcel area
2. Dedicate Existing 20' Setback line along Valley View Drive to the West
3. Change degrees in legals to a ° OR change ' and " to minutes and seconds
4. Show Existing Easements and Setbacks on subject parcels that are known
5. Include Chord bearing or radial bearing for curves that are non-tangent

Carrie Resultant parcel

1. Change degrees in legals to a ° OR change ' and " to minutes and seconds
2. Include Chord bearing or radial bearing for curves that are non-tangent
3. Is there an easement for the 6" waterline that cut across the Carrie parcel and along the street frontage at the southwest side of the parcel..if there is an easement, then show it

Carrie to Braaten

1. Change degrees in legals to a ° OR change ' and " to minutes and seconds
2. Include Chord bearing or radial bearing for curves that are non-tangent
3. Show Existing Easements and Setbacks on subject parcels that are known

RECEIVED

MAY 17 2018

Exhibit A
BRAATEN RESULTANT
APN 068-050-004

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; thence northeasterly along said south line of said Lot 1, North 63 degrees 27'00" East 123.76 feet to the Southeast corner of said Lot 1, thence northerly along the east line of said Lot 1, North 26 degrees 33'08" West 199.26 feet to the Northeast corner of said Lot 1; thence leaving the boundary of said Lot 1 feet; thence North 26 degrees 33'08" West 6.92 feet; thence South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, having a radius of 300.00 feet; thence along the arc of said curve, through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet to the Southwest corner of said Lot 1 and the end of this description.

Containing 0.96 acres more or less.

The Basis of Bearings for this description is said Northgate Village Subdivision Unit No. 2 map.

James John Delaney P.L.S. 6933



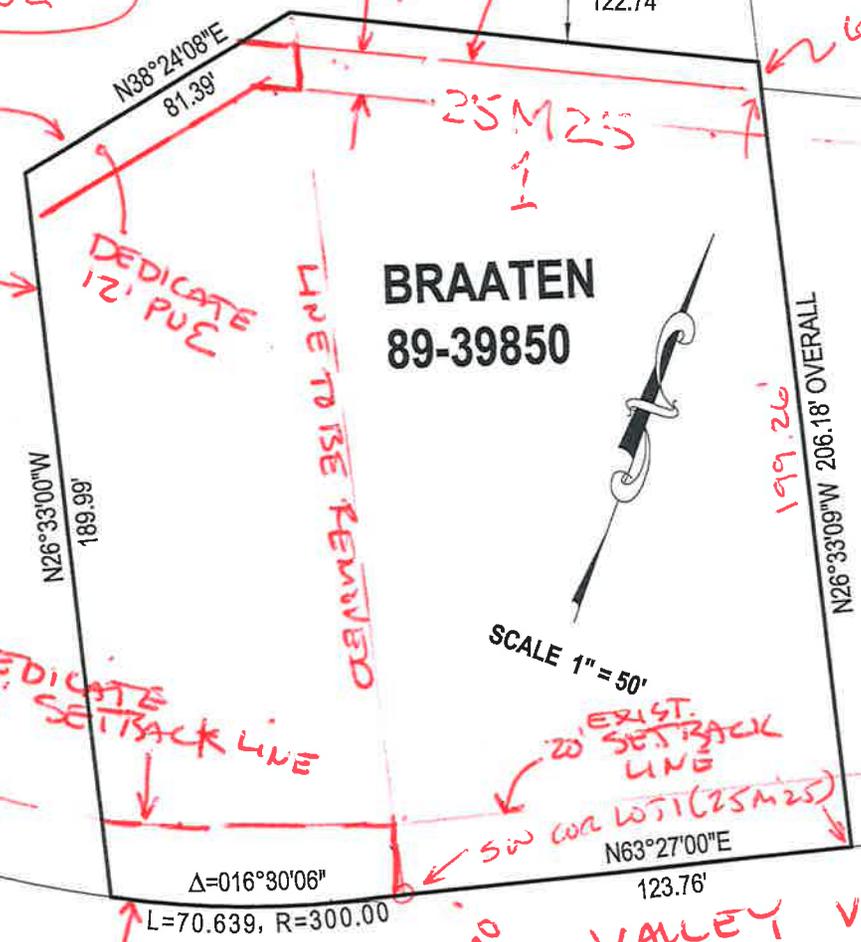
SINCE CURVE IS NON-TANGENT TO RADIAL OF CHORD BEARING

EXHIBIT B
 LOT LINE ADJUSTMENT
 BRAATEN RESULTANT PARCEL

CARRIE
 2001-38882

39882

NEW LINE



BRAATEN
 89-39850



SCALE 1" = 50'

VALLEY VIEW DRIVE

"This plat does not constitute a Legal description of the parcels depicted and does not show all easements of record on or affecting said lots or parcels

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on _____, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created

Parcel 1 Overall

North: 4262.0403' East: 5121.0300'

Segment #1 : Line

Course: N63° 27' 00.00"E Length: 123.760'

North: 4317.3584' East: 5231.7388'

Segment #2 : Line

Course: N26° 33' 08.00"W Length: 199.260'

North: 4495.6019' East: 5142.6669'

Segment #3 : Line

Course: N26° 33' 35.55"W Length: 6.917'

North: 4501.7889' East: 5139.5741'

Segment #4 : Line

Course: S75° 32' 35.85"W Length: 122.738'

North: 4471.1476' East: 5020.7224'

Segment #5 : Line

Course: S38° 24' 08.00"W Length: 81.392'

North: 4407.3632' East: 4970.1635'

Segment #6 : Line

Course: S26° 33' 00.19"E Length: 189.985'

North: 4237.4132' East: 5055.0829'

Segment #8 : Curve

Length: 70.639' Radius: 245.269' 300' (R)

Delta: 016.5015 (d) Tangent: 35.566'

Chord: 70.395' Course: N69° 31' 22.55"E

Course In: N12° 13' 34.81"W Course Out: S28° 43' 40.09"E

RP North: 4477.1192' East: 5003.1413'

End North: 4262.0396' East: 5121.0298'

Perimeter: 794.701' Area: 41975.30 Sq. Ft.

Error Closure: 0.0007 Course: S15° 03' 00.23"W

Error North: -0.00068 East: -0.00018

Precision 1: 1134938.571

✓ M106

RECEIVED

MAY 17 2018

Exhibit A

CARRIE TO BRAATEN

APN 068-050-056

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

BEGINNING at the Southeast corner of that certain parcel of land described in the deed from Kenneth D. Slattery to Don W. Carrie recorded in the Office of the Recorder of Butte County, State of California, on August 31, 2001 under Recorder's Serial Number 2001-39882, and as shown on that certain Record of Survey map recorded December 12, 2003 in the Office of the Recorder of Butte County, State of California, in Book 158 of Maps, at Page 74; said corner also being the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; thence northerly along said Carrie boundary and the westerly line of said Lot 1, North 26 degrees 33'00" West 225.00 feet to the Northwest corner of said Lot 1; thence continuing along said Carrie boundary and the North line of said Lot 1, North 75 degrees 12'00" East 126.40 feet to the Northeast corner of said Lot 1; thence leaving the boundary of said Lot 1, and continuing along said Carrie boundary North 26 degrees 33'08" West 6.92 feet; thence leaving said Carrie boundary South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to the said Carrie boundary and a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, as shown on said Record of Survey map, and having a radius of 300.00 feet; thence along said curve and Carrie boundary, through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet to the Southwest corner of said Lot 1 and the end of this description.

Containing 0.36 acres more or less.

The Basis of Bearings for this description is said Record of Survey Book 158, Page 74.

The purpose of this deed is to effect a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on _____ . The above described lands are to become a part of those lands described in deed to Gary L. Braaten and Martha A. Braaten, husband and wife, as Joint Tenants, as filed for record in Serial No. 89-39850, Assessor's Parcel

INCLUDE
RADIAL
OR CHORD
BEARINGS

Number 068-050-004. No new parcels are hereby created. The scope of review of said Lot Line Adjustment was limited as specified in Government Code 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Oroville.

James John Delaney P.L.S. 6933



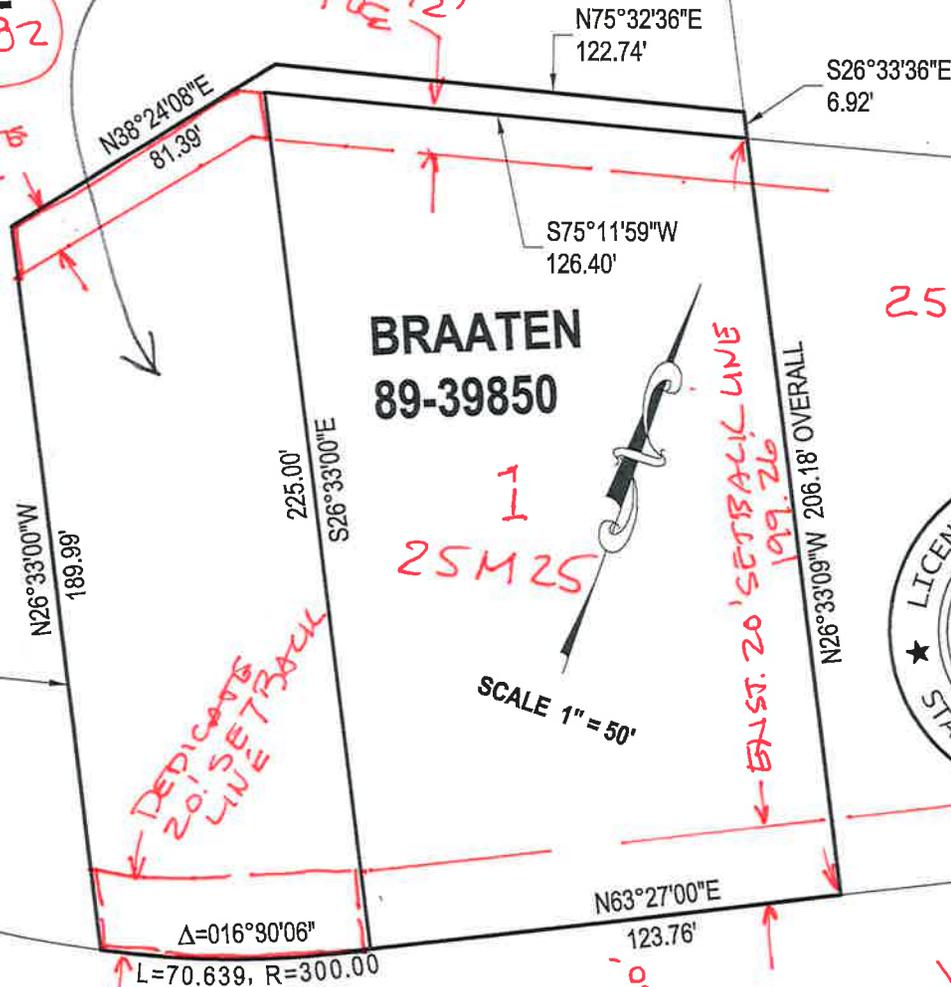
EXHIBIT B
 LOT LINE ADJUSTMENT
 CARRIE TO BRAATEN
 0.36 ACRES

CARRIE
 2001-38882

39882
 ?

DEDICATE
 12' PUE

EXIST 12'
 PUE



25M 25
 ?

1
 25M 25

DEDICATE
 20' SETBACK
 LINE

EXIST. 20' SETBACK LINE
 199.26

VALLEY

VIEW DRIVE

"This plat does not constitute a Legal description of the parcels depicted and does not show all easements of record on or affecting said lots or parcels

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on _____, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created

Parcel 1

End North: 4225.8223' East: 4700.1903'

Segment #1 : Curve

Length: 70.634' Radius: 247.560'

R=300' (R)

Delta: 016.3477 (d) Tangent: 35.559'

Chord: 70.395' Course: S69° 31' 22.78"W

Course In: N28° 39' 03.15"W Course Out: S12° 18' 11.28"E

RP North: 4443.0705' East: 4581.4924'

End North: 4201.1960' East: 4634.2434'

Segment #2 : Line

Course: N26° 33' 00.19"W Length: 189.990'

North: 4371.1504' East: 4549.3218'

Segment #3 : Line

Course: N38° 24' 08.00"E Length: 81.392'

North: 4434.9349' East: 4599.8807'

Segment #4 : Line

Course: N75° 32' 35.85"E Length: 122.738'

North: 4465.5762' East: 4718.7324'

Segment #5 : Line

Course: S26° 33' 35.55"E Length: 6.917'

North: 4459.3892' East: 4721.8253'

Segment #6 : Line

Course: S75° 11' 59.19"W Length: 126.401'

North: 4427.1001' East: 4599.6179'

Segment #7 : Line

Course: S26° 33' 00.19"E Length: 225.005'

North: 4225.8232' East: 4700.1905'

Perimeter: 823.076' Area: 15722.21 Sq. Ft.

Error Closure: 0.0009 Course: N15° 58' 24.55"E

Error North: 0.00082 East: 0.00024

Precision 1: 914530.000

✓ MWE

MAY 17 2018

Exhibit A
CARRIE RESULTANT
APN 068-050-056

All that certain real property situated in Section 10, Township 19 North, Range 4 East, M.D.M., in the City of Oroville, California, and being more particularly described as follows:

COMMENCING at the Southeast corner of that certain parcel of land described in the deed from Kenneth D. Slattery to Don W. Carrie recorded in the Office of the Recorder of Butte County, State of California, on August 31, 2001 under Recorder's Serial Number 2001-39882, and as shown on that certain Record of Survey map recorded December 12, 2003 in the Office of the Recorder of Butte County, State of California, in Book 158 of Maps, at Page 74; said corner also being the Southwest corner of Lot 1, as shown on that certain map entitled, "Northgate Village Subdivision Unit No. 2", which map was recorded in the Office of the Recorder of Butte County, State of California on December 12, 1960, in Book 25 of Maps, at Pages 24 and 25; said point being a point on the northerly right of way of Valley View Drive, being a point on a non-tangent curve concave northerly, as shown on said Record of Survey map, and having a radius of 300.00 feet; thence westerly along said curve through a central angle of 16 degrees 30'06" for an arc length of 70.64 feet TO THE TRUE POINT OF BEGINNING; thence continuing along the northerly right of way of Valley View Drive and said curve having a radius of 300.00 feet through a central angle of 26 degrees 39'54" for an arc length of 154.52 feet; thence North 73 degrees 32'50" West 83.46 feet to a tangent curve concave southerly having a radius of 230.00 feet; thence along the arc of said curve through a central angle of 31 degrees 03'30" for an arc distance of 124.67 feet; thence South 75 degrees 23'40" West 24.76 feet to the west line of said Section 10; thence northerly along said section line North 00 degrees 06'52" West 430.82 feet; thence leaving said Section line North 50 degrees 13'01" East 206.29 feet; thence North 74 degrees 40'32" East 67.08 feet; thence South 51 degrees 18'22" East 185.78 feet; thence South 48 degrees 27'51" East 151.05 feet; thence South 60 degrees 48'00" East 101.07 feet; thence South 84 degrees 12'42" West 135.81 feet; thence South 26 degrees 33'08" East 71.28 feet; South 75 degrees 32'36" West 122.74 feet; thence South 38 degrees 24'08" West 81.39 feet; thence South 26 degrees 33'00" East 189.99 feet to the POINT OF BEGINNING and the end of this description.

SINCE CURVE IS NON-TANGENT
 IN CURVE RADIUS OR CHORD BEARING

Containing 4.77 acres more or less.

The Basis of Bearings for this description is said Record of Survey Book 158, Page 74.

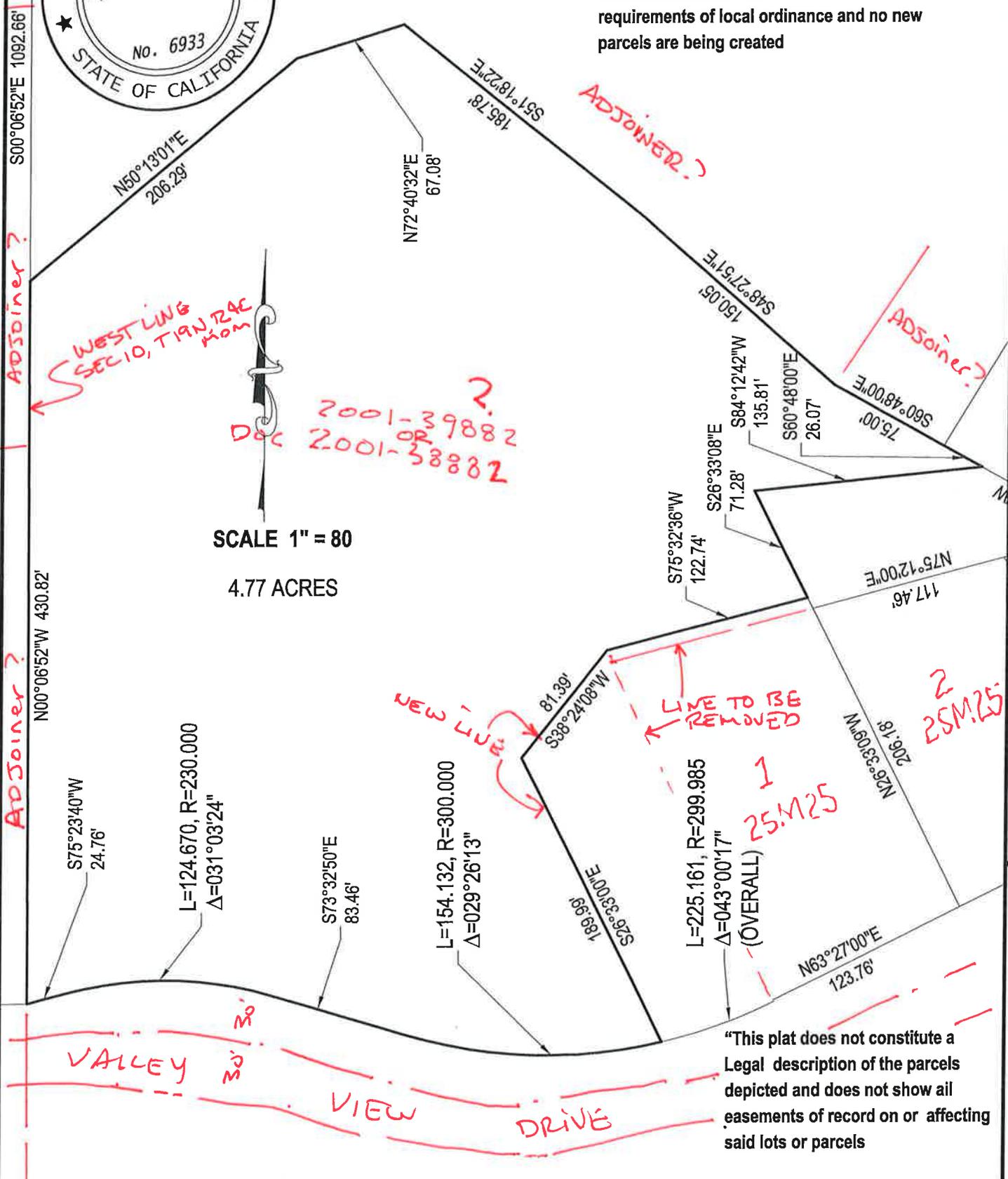
James John Delaney P.L.S. 6933





EXHIBIT A B LOT LINE ADJUSTMENT CARRY RESULTANT PARCEL

This plat depicts a Lot Line Adjustment as approved by the City of Oroville Director of Public Works on _____, as it appeared on the tentative map, and any approved alterations thereof, and is in Conformance with the requirements of local ordinance and no new parcels are being created



ADJOINER?
ADJOINER?
ADJOINER?

WEST LINE
SEC 10, T19N 24E
MOM

2001-39882
OR
2001-38882

SCALE 1" = 80
4.77 ACRES

NEW LINE

LINE TO BE
REMOVED

1
25.125

2
25.125

VALLEY

VIEW

DRIVE

"This plat does not constitute a
Legal description of the parcels
depicted and does not show all
easements of record on or affecting
said lots or parcels

Parcel 2 Calculation

Segment #1 : Line

Course: S72° 40' 32.00"W Length: 67.080'
North: 4732.9722' East: 5630.5274'

Segment #2 : Line

Course: S50° 13' 01.00"W Length: 206.290'
North: 4600.9709' East: 5471.9991'

Segment #3 : Line

Course: S00° 06' 52.00"E Length: 430.820'
North: 4170.1517' East: 5472.8597'

Segment #4 : Line

Course: N75° 23' 40.00"E Length: 24.760'
North: 4176.3953' East: 5496.8195'

Segment #5 : Curve

Length: 124.670' Radius: 230.000'
Delta: 031.0568 (d) Tangent: 63.907'
Chord: 123.149' Course: S89° 04' 37.75"E
Course In: S14° 36' 20.00"E Course Out: N16° 27'
04.49"E
RP North: 3953.8278' East: 5554.8171'
End North: 4174.4119' East: 5619.9526'

Segment #6 : Line

Course: S73° 32' 50.00"E Length: 83.460'
North: 4150.7739' East: 5699.9952'

Segment #7 : Curve

Length: 154.132' Radius: 300.000'
Delta: 029.4370 (d) Tangent: 78.807'
Chord: 152.442' Course: S88° 15' 56.59"E
Course In: N16° 27' 10.00"E Course Out: S12° 59'
03.19"E
RP North: 4438.4899' East: 5784.9627'
End North: 4146.1604' East: 5852.3673'

Segment #8 : Line

Course: N26° 33' 00.19"W Length: 189.990'
North: 4316.1148' East: 5767.4457'

Segment #9 : Line

Course: N38° 24' 08.00"E Length: 81.392'
North: 4379.8992' East: 5818.0047'

Segment #10 : Line

Course: N75° 32' 35.85"E Length: 122.738'
North: 4410.5406' East: 5936.8563'

Segment #11 : Line

Course: N26° 33' 08.00"W Length: 71.282'
North: 4474.3043' East: 5904.9923'

Segment #12 : Line

Course: N84° 12' 42.00"E Length: 135.810'
North: 4488.0012' East: 6040.1099'

Segment #13 : Line

Course: N60° 48' 00.00"W Length: 101.070'
North: 4537.3092' East: 5951.8837'

Segment #14 : Line

Course: N48° 27' 51.00"W Length: 150.050'
North: 4636.8056' East: 5839.5651'

Segment #15 : Line

Course: N51° 18' 22.00"W Length: 185.780'
North: 4752.9477' East: 5694.5643'

Perimeter: 2129.323' Area: 207975.86 Sq. Ft.

Error Closure: 0.0003 Course: N16° 01' 35.54"E

Error North: 0.00025 East: 0.00007

Precision 1: 7087043.333

RECEIVED

MAY 17 2018

BASIS OF BEARING:

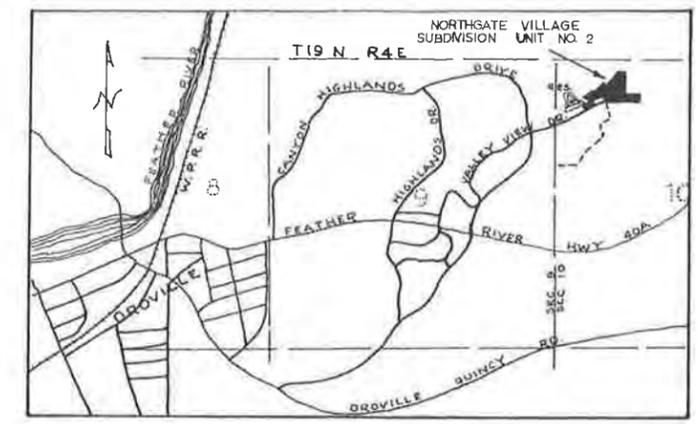
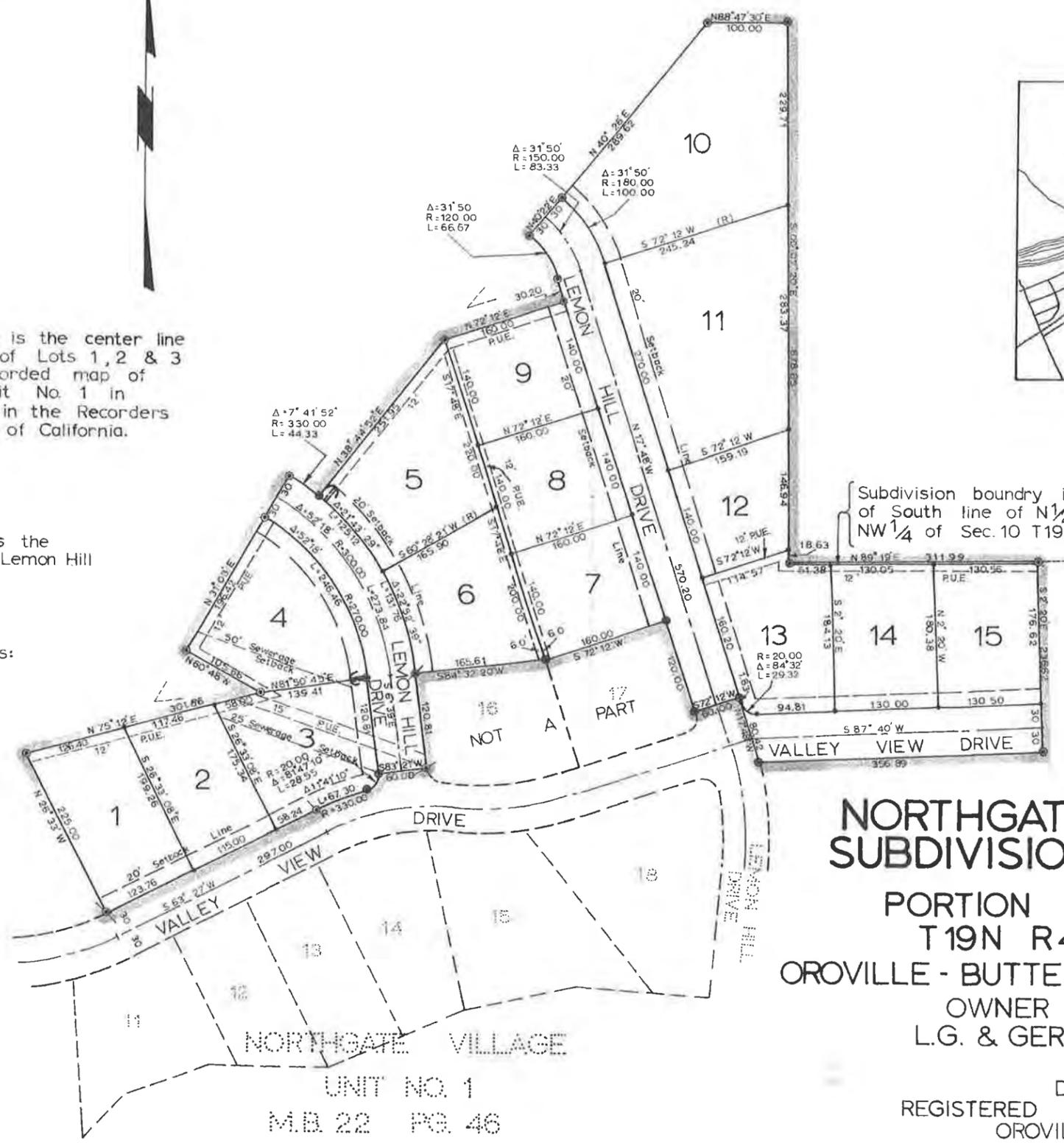
The basis of bearing for this map is the center line of Valley View Drive in front of Lots 1, 2 & 3 given as N 63° 27' E on the recorded map of Northgate Village Subdivision Unit No. 1 in Book 22 of maps at Page 46 in the Recorders office, County of Butte, State of California.

The only offer of improvement is the grading, draining, and paving of Lemon Hill Drive and Valley View Drive.

Total acreage within colored lines:
In lots 9.45 Acres
In streets 1.85 Acres
TOTAL 11.30 ACRES

LEGEND:

- Concrete monument found.
- Set tag marked 11553 in concrete.
- 1/2 inch pipe at lot corners.
- 4' x 20' anchorage easement
- P.U.E.=Public Utility Easement



LOCATION MAP
Scale: 1"=2000'

Subdivision boundary is 1.0 ft. South of South line of N 1/2 of NE 1/4 of NW 1/4 of Sec. 10 T19N R4E MDB&M

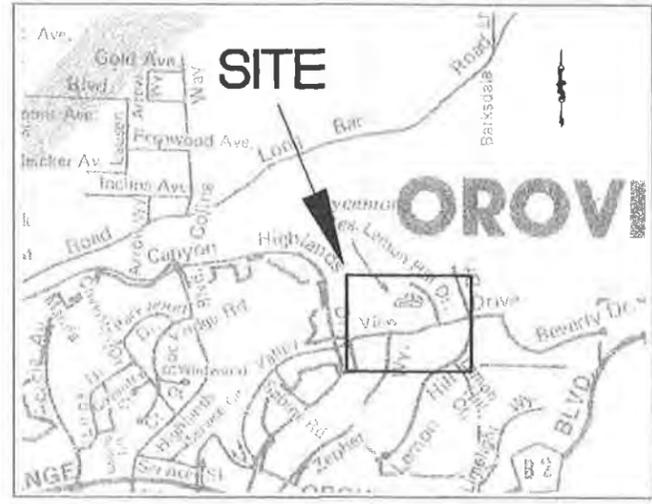
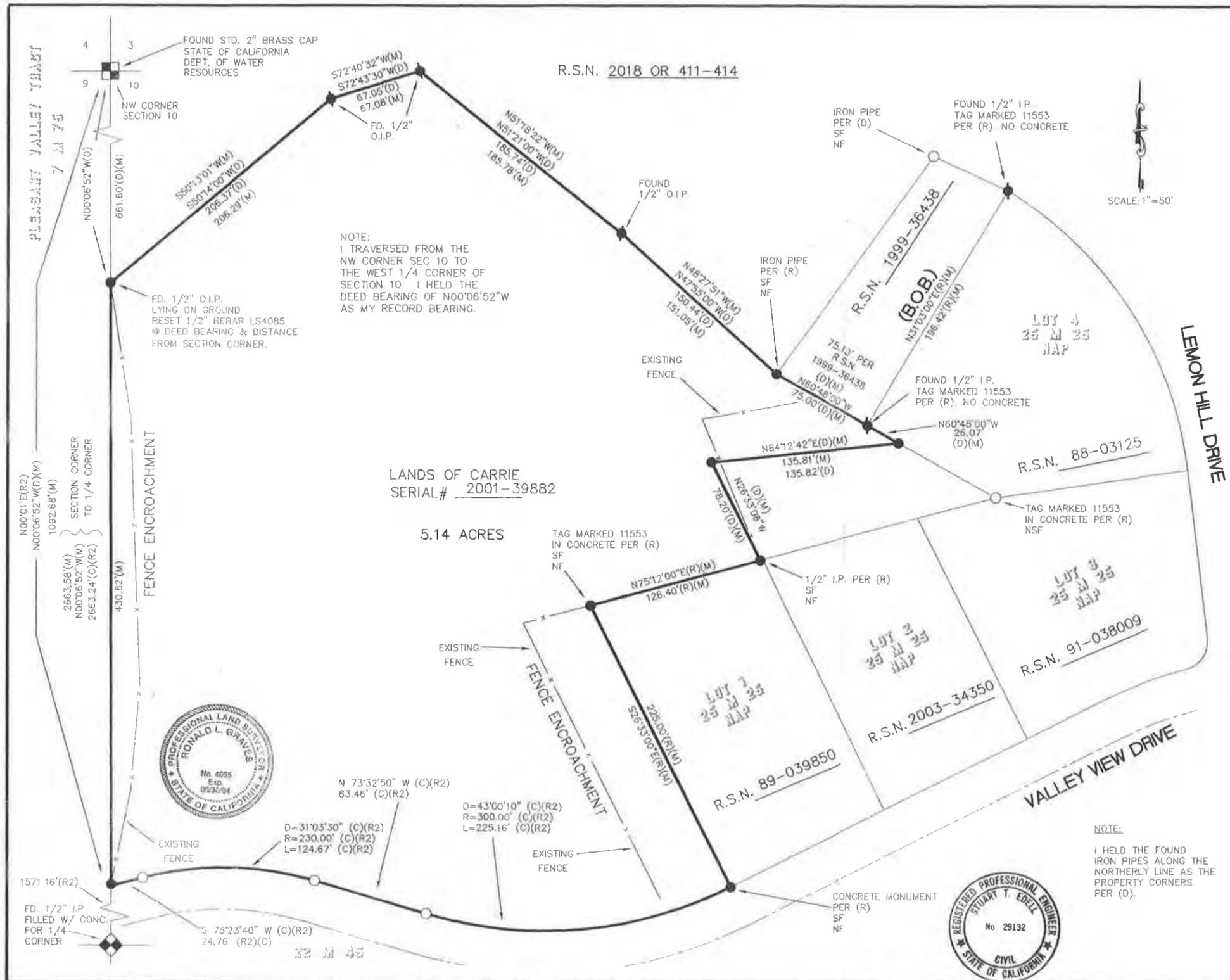
**NORTHGATE VILLAGE
SUBDIVISION UNIT NO. 2**

PORTION OF SECTION 10
T19N R4E M.D.B.&M.
OROVILLE - BUTTE COUNTY - CALIFORNIA

OWNER & SUBDIVIDER
L.G. & GERALDINE E. DAMON

D.R.ROPER
REGISTERED CIVIL ENGINEER NO. 11553
OROVILLE, CALIFORNIA

NORTHGATE VILLAGE
UNIT NO. 1
M.B. 22 PG. 46



LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS (B.O.B.)

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF LOT 4 BETWEEN FOUND MONUMENTS AS SHOWN, TAKEN AS NORTH 31°03' EAST (R)

LEGEND

- FOUND MONUMENT AS NOTED (FD)
- SET 1/2" REBAR TAGGED PLS 4085
- CALCULATED POINT, NOTHING SET
- (M) MEASURED
- (C) CALCULATED
- (R) 25 M 25
- (R2) 22 M 45, 46, 47
- OIP OPEN IRON PIPE
- NSF NOT SEARCHED FOR
- NW NORTHWEST
- SF SEARCHED FOR
- NF NOT FOUND
- NAP NOT A PART
- (D) DEED 2001-39882
- (R3) 84 M 37
- x - APPROXIMATE LOCATION EXISTING FENCE LINE

RECORD OF SURVEY
A PORTION OF SECTION 10, T19N, R4E.,
M.D.M., CITY OF OROVILLE OF
BUTTE COUNTY, CALIFORNIA
FOR
DON CARRIE

SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DON CARRIE IN AUG. 2002.

Ronald L. Graves
RONALD L. GRAVES P.L.S. 4085

REG. EXP. 6/30/04

COUNTY SURVEYOR'S STATEMENT
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 10th DAY OF Dec 2003.

Stuart T. Edell
STUART T. EDELL R.C.E. 29132
DEPUTY BUTTE COUNTY SURVEYOR
REG. EXP. 3/31/07

RECORDER'S STATEMENT
FILED THIS 12th DAY OF December 2003 AT 9:01 P.M.
IN BOOK 158 OF MAPS, AT PAGE(S) 74, AT THE REQUEST OF DON CARRIE 2003-0086372.

Candace J. Grubbs
CANDACE J. GRUBBS
BUTTE COUNTY RECORDER
BY DEPUTY

Ron Graves AP# 68-05-56
1 OF 1

LAND SURVEYOR
P.O. BOX 986 OROVILLE, CAL. 95965
Ph. (530)533-8844

RAP 01-027



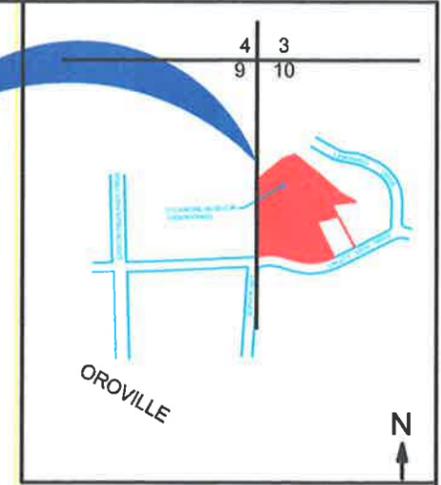
SCALE 1"=100'
CONTOUR INTERVAL 20 FEET

NOTES:
1) PROPOSAL TO ADD APPROX. 0.36 ACRES TO BRAATEN LOT.
2) SEE DETAIL SHEET 2.

RECEIVED

MAY 17 2018

SITE



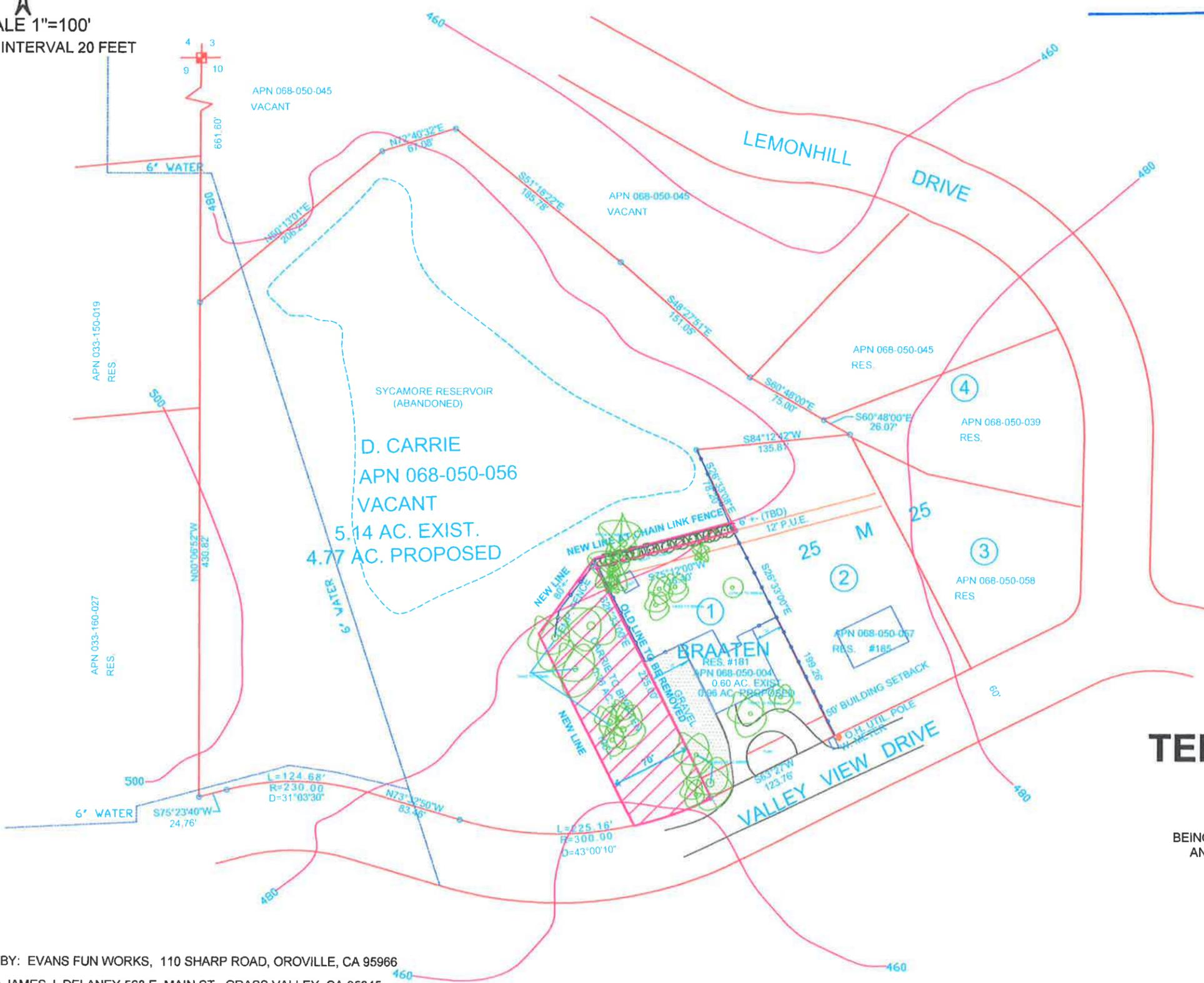
SITE LOCATION
NO SCALE

OWNER: DON CARRIE
1337 MILTON AVENUE
WALNUT CREEK, CA 94596
APN: 068-050-056
ACREAGE: 5.14 AC. EXISTING
4.79 AC. PROPOSED

OWNER: GARY AND MARTHA BRAATEN
181 VALLEY VIEW DRIVE
OROVILLE, CA 95966
APN: 068-050-004
ACREAGE: 0.60 AC. EXISTING
0.95 AC. PROPOSED

ZONING: RL (H-O)
GENERAL PLAN: MED. LOW DENSITY RESIDENTIAL
EXISTING USE: 056- VACANT (ABANDONED RESERVOIR)
004- RESIDENCE

WATER: S.F.W.P.A.
SEWAGE DISPOSAL: INDIV. LEACH SYSTEM
ELECTRICITY: PG&E
TELEPHONE: ATT



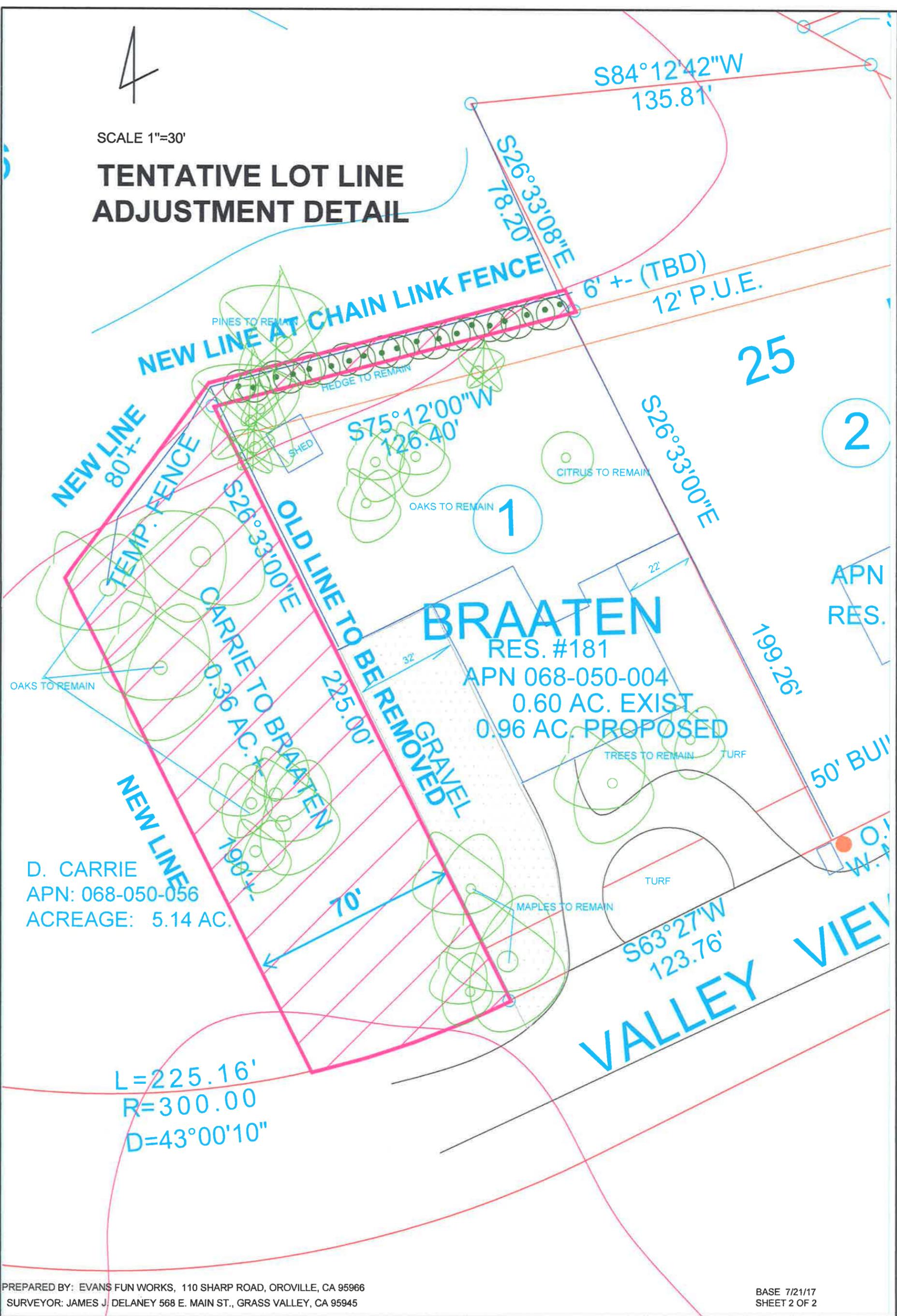
TENTATIVE LOT LINE ADJUSTMENT

BEING LOT 1, NORTHGATE VILLAGE NO.2-BK. 25 M PG. 25,
AND A PORTION OF SECTION 10, T 19 N, R 4 E, MDM,
IN THE CITY OF OROVILLE, CALIF.

4

SCALE 1"=30'

TENTATIVE LOT LINE ADJUSTMENT DETAIL



NEW LINE AT CHAIN LINK FENCE

NEW LINE 80'+- TEMP. FENCE

CARRIE TO BRAATEN
0.36 AC. +/-

OLD LINE TO BE REMOVED
GRAVEL

BRAATEN
 RES. #181
 APN 068-050-004
 0.60 AC. EXIST
 0.96 AC. PROPOSED

D. CARRIE
 APN: 068-050-056
 ACREAGE: 5.14 AC.

L=225.16'
 R=300.00
 D=43°00'10"

VALLEY VIEW

STAFF REPORT
Oroville Planning Commission

TO: Chairperson and Commissioners
FROM: Gary Layman, Chief Building Official/Fire Marshal
MEETING DATE: August 23, 2018
SUBJECT: Tentative Parcel Map. (TPM 18-02) PW1807-002: 143 Valley View Drive

SUMMARY:

A Tentative Parcel Map. **(TPM18-02)** PW1807-002: 143 Valley View Drive, subject to the conditions of approval described in in the proposed documents which is a split of one parcel into two parcels. Parcel 1 = 5.11 ACS \pm and Parcel 2 = .09 ACS \pm . The area is zoned Residential Large Lot (RL) with the intent to provide living areas within the city where development provides for low density concentrations of single-family dwellings or mobile homes.

The parcel split meets the intent of the general plan.

ATTACHMENTS:

- Resolution P2018-08
 - Conditions of Approval
 - Vicinity Map
 - Application
 - Owner Statement
-

RECOMMENDATION:

Approve Resolution No. P2018-05 for filing a split of one parcel into two parcels. Parcel 1 = 5.11 ACS+ and Parcel 2 = .09 ACS+., with the stipulation that approval of the Final Map shall remain subject to all other conditions of approval identified in Resolution No. P2018-08

A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FOR A TENTATIVE PARCEL MAP NO. (TPM18-02) PW1807-002, TO EXPIRE ON 08-09-2020

WHEREAS, the City of Oroville approved the application for Tentative Parcel Map No. **(TPM18-02)** PW1807-002 on August 23, 2018 and said approval was valid for a period of 24 months to August 23, 2020; and

WHEREAS, the City of Oroville will review the final map and conditions prior to record the final map; and

WHEREAS, the site conditions and City regulations pertaining to the development of the parcel meet the general plan; and

WHEREAS, the applicant has diligently worked on meeting the conditions of approval for the map.

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

1. Pursuant to California Government Code Section 66452.6 (e) and City of Oroville City Municipal Code § 16.12.050, Ord. 1749 § 3, Tentative Parcel Map PW1807-002 is hereby granted for a 24-month period of time to file a final map, the expiration date being August 9, 2020.

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 23rd day of August 2018, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSTAIN: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

ATTEST:

APPROVE:

SECRETARY

CHAIRMAN

CONDITIONS OF APPROVAL

Tentative Parcel Map. (TSM 18-02) PW1807-002: 143 Valley View Drive

Approved project: The Planning Commission hereby approves the Tentative Parcel Map. (TSM 18-02) PW1807-002: 143 Valley View Drive, Oroville CA (APN: 033-370-030), subject to the following:

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 Tentative Parcel Map or any environmental or other documentation related to approval of this Tentative Parcel Map.
2. Applicant further agrees to provide a defense for the City in any such action. The applicant shall dedicate existing 30-foot setback line along Valley View Drive.
3. The Applicant shall dedicate existing 30-foot PUE into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
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 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 start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. 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 26, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
9. 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 variance may be grounds for revocation.

--- End of Conditions ---

LEGEND

- SET 3/4" I.P. LS 5181 OR AS NOTED
- ⊘ FD. 1/2" REBAR W/ PLASTIC CAP LS 4085
- CALCULATED POINT ONLY
- (R) BOOK 114 OF MAPS AT PAGES 30 & 31
- (R1) UNRECORDED MAP ON FILE IN THE OFFICE OF THE BUTTE COUNTY SURVEYOR, FILE # C-927
- (C) CALCULATED
- (D) RSN 2014-0006003

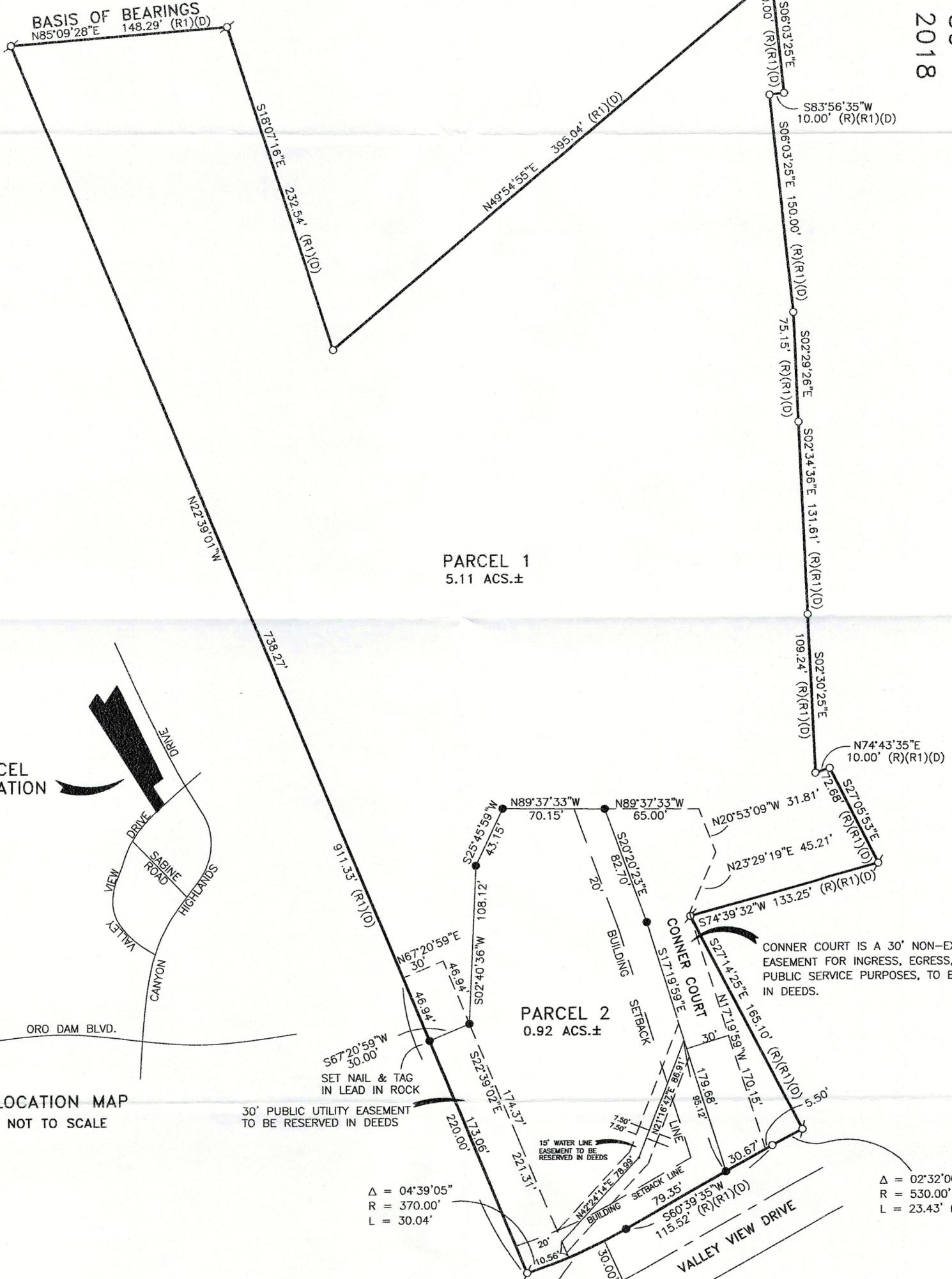
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE BETWEEN FOUND POINTS AS PER THE UNRECORDED MAP ON FILE IN THE COUNTY SURVEYOR'S OFFICE, FILE # C-927 AS, N 85°09'28" E

SCALE 1" = 50'
DATE: 6-27-2018



THERE IS A RIGHT TO MAINTAIN AND USE A 4" WATER LINE PER THE DOCUMENT RECORDED IN BOOK 133 AT PAGE 428, OFFICIAL RECORDS OF BUTTE COUNTY. THE EXACT LOCATION OF THIS WATER LINE CANNOT BE DETERMINED FROM RECORD.



PARCEL LOCATION

LOCATION MAP
NOT TO SCALE

CONNER COURT IS A 30' NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC SERVICE PURPOSES, TO BE RESERVED IN DEEDS.

Δ = 04°39'05"
R = 370.00'
L = 30.04'

Δ = 02°32'00" (R)(R1)(D)
R = 530.00' (R)(R1)(D)
L = 23.43' (R)(R1)(D)

PARCEL MAP

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA FOR DAVID AND SUSAN CONNER

Δ = 11°31'33" (C)
Δ = 11°31'31" (R1) (D)
R = 370.00' (R)(R1)(D)
L = 74.43' (R1)(D)

RICHARD R. ROPER
LAND SURVEYOR

ENGINEERS SURVEYORS

530-532-7917
166 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966

SHEET 2 OF 2 SHEETS



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

Donald Rust
DIRECTOR

TRAKIT# EW1807-002

TENTATIVE MAP APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION	TYPE OF MAP
<input type="checkbox"/> Completed and signed Application Forms <input type="checkbox"/> Application Fee(s) Paid * Additional fees from the Fire Department and Public Works Division may apply for their review.	Please select all that apply: <input type="checkbox"/> Tentative Parcel Map: \$3,500.34 (Deposit) + \$210.02 (6% Tech Fee) = \$3,710.36 <input type="checkbox"/> Tentative Subdivision Map: \$4,041.06 (Deposit) + \$242.46 (6% Tech Fee) = \$4,283.52 <input type="checkbox"/> Vesting Tentative Map: (Same as Tentative Subdivision Map)

MAP REQUIREMENTS

The tentative map shall be prepared in a manner acceptable to the city and shall be prepared by a registered civil engineer or licensed land surveyor. The tentative map shall be clearly and legibly drawn and shall contain not less than the following unless requested and specifically waived by the department director:

Four (4) 24" x 36" copies, folded to 8 1/2" x 11", and one (4) 8 1/2" x 11" copies of the tentative map and grading plan prepared by a Registered civil engineer, drawn to scale and containing the following:

- a. Name and address of property owner of record, subdivider and engineer.
- b. Project name, date prepared, north arrow, scale, and list of utility purveyors.
- c. Vicinity map.
- d. Existing zoning and land use.
- e. Existing topography, note contour interval of site to 100%, with 2 or 5 foot intervals for slopes greater than 10%.
- f. Type, location, and drip line of existing trees over 8 inches in diameter at breast height (DBH).
- g. Location of existing structures, including wells and septic system, with notation "to remain" or "to be abandoned / removed."
- h. Location, width, and direction of flow of each water course and any area subject to water inundation.
- i. Location, width and name of existing streets, right-of-way or pavement.
- j. Widths, location and identity of all existing and proposed easements.
- k. Proposed street location, grade, centerline and radius of curves, pavement, right-of-way width and street names. Show typical sections of all streets.
- l. Location and size of existing and proposed sanitary sewer mains, storm drains and fire hydrants.
- m. Lot layout and dimensions including parcel size.
- n. Proposed lot grading, building pad elevation, top and toe of cut and fill slopes, and approximate location of street grades. Include a separate grading plan for subdivisions.
- o. Proposed trails, parks, school sites, and common areas for public or private use.
- p. Phasing sequence, if any.
- q. The subdivider, or subdivider's designated agent, shall file a tentative parcel map application with the Zoning Administrator. The submitted material shall conform to the requirements of the Zoning Administrator as to form and content. Rules governing form and content shall conform to the requirements of Section 66445 of the Government Code and shall require enough information to ensure adequate consideration.
- r. The subdivider shall specify any deviation from city standards and the justification for such deviation.
- s. The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map.

Upon the written request of the subdivider, the department may waive any of the above tentative map requirements if the department determines that the type of subdivision does not justify compliance with these requirements, or if the department determines that other circumstances justify a waiver. The department may require other drawings, data, or information as deemed necessary by the department to accomplish the purposes of the Subdivision Map Act.

Vesting Tentative Maps are processed in the same manner as regular tentative maps with the exception that all discretionary approvals required prior to issuance of the construction permits must be obtained prior to action of the tentative map. Vesting maps must comply with City requirements and Subdivision Map Act requirements. A Vesting Map protects the right to develop and obtain building permit(s) even if land use regulations change between the time when map approvals are obtained and building permit(s) are issued.

REQUIRED DATA / REPORTS

The tentative map shall be accompanied by the following data and reports:

- 1. **Street Names.** A list of proposed street names for any unnamed street or alley for review by the city engineer.
- 2. **Soils Report.** A preliminary soils report prepared in accordance with the provisions of chapter 70 (Excavation and Grading) of the Uniform Building Code shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.
- 3. **Title Report.** Current Title Report, less than 6 months old.
- 4. **Environmental Review.** Information shall be submitted as required by the department to allow a determination on environmental review to be made in accordance with CEQA. The subdivider shall deposit and pay all fees as may be required for the preparation and processing of environmental review documents.
- 5. **Preliminary Engineering Calculations.** Information shall be submitted as required by the standard engineering specifications to demonstrate the adequacy of the design of the proposed improvements. Such information shall include design parameters and engineering calculations.
- 6. **Phasing.** If the subdivider plans to file multiple final maps on the tentative map, he shall submit a written notice to this effect to the community development director. N/A
- 7. **Arborist Report.** If oak trees exist on the property, 3 copies of an Arborist Report.
- 8. **Other Reports.** Any other data or reports deemed necessary by the department.

An application will not be considered as complete until all of the information has been submitted to the Planning Department. Information required will vary by type of map (parcel / subdivision). Incomplete applications will not be processed.

REQUIRED DATA / REPORTS

By initialing below, I acknowledge and agree to the following:

- OC 1. The applicant shall defend, indemnify, and hold harmless the 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 the City makes in connection with the approval of the tentative parcel map or with the adoption of any environmental document relating thereto under the California Environmental Quality Act (CEQA). The applicant shall reimburse the 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 the City may be required to pay to plaintiff/petitioner because of such approval or adoption. The City shall reasonably cooperate in the defense of any such litigation, which duty to cooperate shall include the following:
 - OC a. The City shall notify the applicant promptly of any claim, action or proceeding of which it becomes aware.
 - OC b. The City shall have the right to retain legal counsel of its choice, at the sole cost and expense of the City, to defend the City in litigation, but such defense shall not relieve the applicant of any obligation imposed by this indemnity.
 - OC c. The applicant shall have the right to approve any settlement.

APPLICANT'S SIGNATURE

Doillon

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Applicant's Signature: *Doillon*

Date: 7/9/18

OFFICE USE ONLY

APPROVED BY: _____ DATE: _____

{ } Credit Card #: _____ { } Debit Card #: _____ { } Money Order { } Cash { } Check # _____



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

RECEIVED

Donald Rust
 DIRECTOR

JUL 9 2018

TRAKIT#: PW1807-002

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	Tentative Parcel Map
Name:	David or Susan Conner	Name:	
Address:	143 Valley View Dr.	Company:	
Phone:	Oroville, CA 95966 530-370-4516	Address:	
Email:	susannyconner@gmail.com	Phone:	
Is the applicant the Owner?	<input checked="" type="checkbox"/> Y	Email:	
<small>If applicant is Not the owner, please provide owner / agent authorization on the reverse side.</small>			

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input checked="" type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>	Tentative Subdivision Map
<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>	Variance
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>	Zoning Clearance
<input type="checkbox"/>	Other: (Please Specify)				

ADMINISTRATIVE PERMITS (Please check all that apply)

<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Special Event
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>	Street Closure
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>	Tree Removal
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	<input type="checkbox"/>	
<input type="checkbox"/>	Other: (Please Specify)				

*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.

** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

PROJECT INFORMATION

Project Name:	CONNER PARCEL MAP	Proposed Structure(s) (Sq Ft.):	house 2000 sqft ?
Address:	143 Valley View Dr.	Existing Structure(s) (Sq Ft.):	
Nearest Cross Street:	Sabine	Water Provider:	
Assessor Parcel Number:	033-370-030-000	School District:	
Lot Size (Acres):	6.03	Number of Dwelling Units:	

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:	<i>Susan Conner</i>	Date:	7/9/18
------------	---------------------	-------	--------

OFFICE USE ONLY

General Plan:	Zoning:	Zoning Conformity:	APN:	
File#	Overlay Zoning:	Minimum Setbacks:	FY	RY
				SY

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

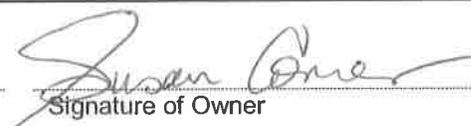
NAME OF AGENT:	David or Susan Conner	PHONE NUMBER:	530-370-4516
COMPANY NAME:		EMAIL:	susanyconner@gmail.com
ADDRESS:	143 Valley View Dr Oroville, CA 95966	CITY/ST/ZIP:	Oroville, CA 95966

AGENT SIGNATURE: 

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

1)	Susan Conner <small>Print Name of Owner</small>	 <small>Signature of Owner</small>	7/9/18 <small>Date</small>
2)	David Conner <small>Print Name of Owner</small>	 <small>Signature of Owner</small>	7/9/18 <small>Date</small>
3)	<small>Print Name of Owner</small>	<small>Signature of Owner</small>	<small>Date</small>
4)	<small>Print Name of Owner</small>	<small>Signature of Owner</small>	<small>Date</small>
	<small>Owner's Mailing Address</small>	<small>Owner's Email</small>	<small>Owner's Phone #</small>

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

**RICHARD R. ROPER
LAND SURVEYOR
166 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966
530-532-7917**

July 5, 2018

City of Oroville
1735 Montgomery Street
Oroville, California 95965

LETTER OF TRANSMITTAL

Conner Parcel Map – 1st Map Check

- 4 – Copies of Tentative Parcel Map ✓
- 1 – Copy of reduced Tentative Parcel Map ✓
- 1 – Title Report ✓
- 1 – Deed RSN 2014-0006003 ✓
- 1 – Copy of Deed RSN 96-037895 & 98-004320 ✓
- 4 – Copy of Tree Map ✓
- 3 – Copies of Arborist Report ✓
- 1 – Street Name Form ✓
- 1 – TENTATIVE PARCEL MAP APP. ✓

Richard R. Roper

PROPOSED ROAD NAMES

Project: PW1807-002

A.P. # 033 - 370 - 030 - 000

Any road or access that will provide access for three or more dwellings and/or business establishments or combinations thereof, must have a road name for addressing reasons. Road names that are duplicated or sound alike, are a problem and must be avoided. To accomplish this, the County of Butte feels that you and your neighbors should have the right to submit some proposed names for your road or access. You are requested to talk to your neighbors and submit six (6) proposed names in order of your preference. The first name that does not conflict will be approved. We need at least 60% of the property owners whose property is serviced by this road or access to sign approving the six proposed names.

Please list in order of preference:

1. Conner Court
2. Conner Way
3. Pickle Palace (Place)
4. Mason Court
5. Conner View Court
6. Mugget Way

SIGNATURES

Susan Conner
Signature
143 Valley View Dr.
Address
Susan Conner
Print name
Oroville, CA 95966
Address
530-370-4516
Telephone No.

David Conner
Signature
143 Valley View Dr. Oroville, CA 95966
Address
David Conner
Print name
530-370-4513
Telephone No.

Signature

Address

Print name

Telephone No.

Signature

Address

Print name

Telephone No.

Signature

Address

Print name

Telephone No.

DATUM: ASSUMED ELEVATION ON P.K. NAIL AND TIN
IN AC ON VALLEY VIEW DRIVE AT THE END
OF THE DRIVEWAY AS, 800.00 FEET

OWNER & SUBDIVIDER: DAVID J. CONNER & SUSAN Y. CONNER
143 VALLEY VIEW DRIVE
OROVILLE, CALIFORNIA 95966

GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
WATER: SOUTH FEATHER WATER & POWER
CABLE T.V.: COMCAST
TELEPHONE: A.T.&T.
SEWER: S.C.O.R.
ASSESSOR'S PARCEL NUMBER: 033-370-030
ZONING: RL
LAND USE: RESIDENTIAL

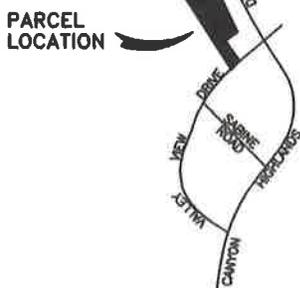
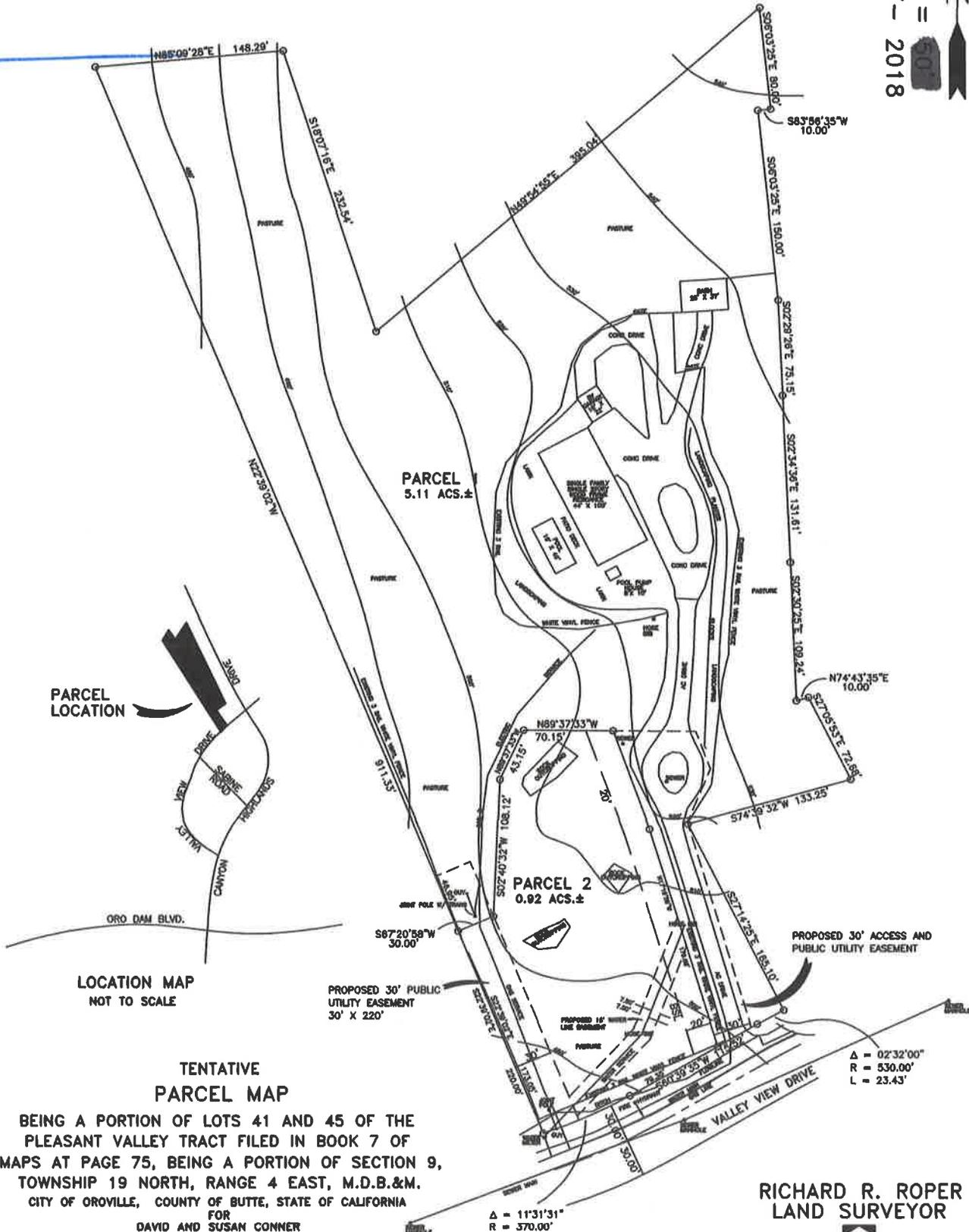
CONTOUR INTERVAL IS 10 FEET

RECEIVED

SCALE 1" = 30'
DATE: 6-27-2018



JUL 9 2018



LOCATION MAP NOT TO SCALE

TENTATIVE
PARCEL MAP

BEING A PORTION OF LOTS 41 AND 45 OF THE
PLEASANT VALLEY TRACT FILED IN BOOK 7 OF
MAPS AT PAGE 75, BEING A PORTION OF SECTION 9,
TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M.
CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA
FOR
DAVID AND SUSAN CONNER

Δ = 11°31'31"
R = 370.00'
L = 74.43'

Δ = 02°32'00"
R = 530.00'
L = 23.43'

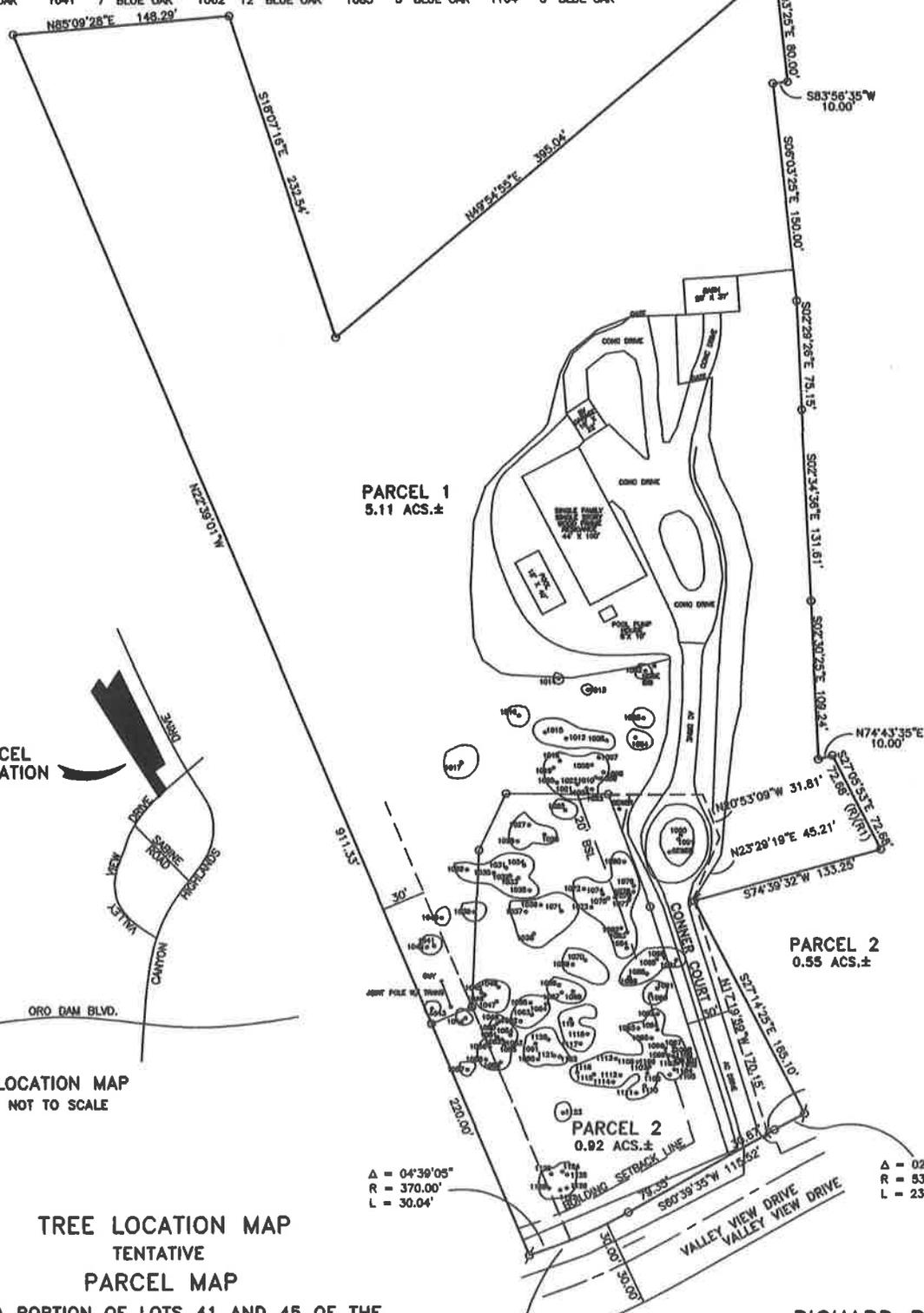
RICHARD R. ROPER
LAND SURVEYOR

ENGINEERS SURVEYORS

530-532-7017
186 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966

NO.	DESCRIPTION	NO.	DESCRIPTION												
1000	18" BLUE OAK	1021	10" BLUE OAK	1042	13" BLUE OAK	1063	5" BLUE OAK	1084	11" BLUE OAK	1105	8" BLUE OAK	1122	4" BLUE OAK		
1001	14" BLUE OAK	1022	7" BLUE OAK	1043	17" BLUE OAK	1064	5" BLUE OAK	1085	11" BLUE OAK	1106	8" BLUE OAK	1123	15" BLUE OAK		
1002	8" BLUE OAK	1023	4" BLUE OAK	1044	11" BLUE OAK	1065	13" BLUE OAK	1086	13" BLUE OAK	1107	4" BLUE OAK	1124	5" LIVE OAK		
1003	14" LIVE OAK	1024	8" LIVE OAK	1045	4" BLUE OAK	1066	13" BLUE OAK	1087	30" BLUE OAK	1108	23" BLUE OAK	1125	14" BLUE OAK		
1004	7" LIVE OAK	1025	7" LIVE OAK	1046	5" BLUE OAK	1067	4" BLUE OAK	1088	19" BLUE OAK	1109	8" BLUE OAK	1126	27" LIVE OAK		
1005	6" LIVE OAK	1026	7" BLUE OAK	1047	5" BLUE OAK	1068	10" BLUE OAK	1089	7" BLUE OAK	1110	4" BLUE OAK	1127	4" LIVE OAK		
1006	8" BLUE OAK	1027	14" BLUE OAK	1048	6" BLUE OAK	1069	10" BLUE OAK	1090	23" BLUE OAK	1111	6" BLUE OAK	1128	11" LIVE OAK		
1007	5" BLUE OAK	1028	6" BLUE OAK	1049	10" BLUE OAK	1070	10" BLUE OAK	1091	4" BLUE OAK	1112	8" BLUE OAK	1129	5" LIVE OAK		
1008	10" LIVE OAK	1029	7" BLUE OAK	1050	12" LIVE OAK	1071	7" BLUE OAK	1092	12" BLUE OAK	1113	6" BLUE OAK				
1009	9" BLUE OAK	1030	24" BLUE OAK	1051	9" BLUE OAK	1072	16" BLUE OAK	1093	11" BLUE OAK	1114	13" BLUE OAK				
1010	4" BLUE OAK	1031	4" BLUE OAK	1052	15" BLUE OAK	1073	7" BLUE OAK	1094	10" BLUE OAK	1115	3" BLUE OAK				
1011	15" BLUE OAK	1032	5" BLUE OAK	1053	10" LIVE OAK	1074	5" LIVE OAK	1095	15" BLUE OAK	1116	11" BLUE OAK				
1012	7" BLUE OAK	1033	5" BLUE OAK	1054	11" BLUE OAK	1075	10" BLUE OAK	1096	5" BLUE OAK	1117	8" BLUE OAK				
1013	10" BLUE OAK	1034	13" BLUE OAK	1055	9" BLUE OAK	1076	6" LIVE OAK	1097	4" BLUE OAK	1118	5" BLUE OAK				
1014	17" BLUE OAK	1035	8" BLUE OAK	1056	10" LIVE OAK	1077	5" BLUE OAK	1098	4" BLUE OAK	1119	9" BLUE OAK				
1015	7" BLUE OAK	1036	5" BLUE OAK	1057	14" BLUE OAK	1078	16" BLUE OAK	1099	4" BLUE OAK	1120	5" BLUE OAK				
1016	10" LIVE OAK	1037	5" BLUE OAK	1058	8" BLUE OAK	1079	12" LIVE OAK	1100	5" BLUE OAK	1121	13" BLUE OAK				
1017	20" BLUE OAK	1038	8" BLUE OAK	1059	9" LIVE OAK	1080	9" BLUE OAK	1101	7" BLUE OAK						
1018	9" LIVE OAK	1039	14" BLUE OAK	1060	7" BLUE OAK	1081	6" BLUE OAK	1102	6" BLUE OAK						
1019	6" LIVE OAK	1040	5" BLUE OAK	1061	8" BLUE OAK	1082	6" BLUE OAK	1103	4" BLUE OAK						
1020	14" LIVE OAK	1041	7" BLUE OAK	1062	12" BLUE OAK	1083	5" BLUE OAK	1104	6" BLUE OAK						

SCALE 1" = 100'
DATE: 6-27-2018



PARCEL LOCATION

LOCATION MAP NOT TO SCALE

TREE LOCATION MAP
TENTATIVE
PARCEL MAP

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA FOR DAVID AND SUSAN CONNER

Δ = 04°39'05"
R = 370.00'
L = 30.04'

Δ = 11°31'31"
R = 370.00'
L = 74.43'

Δ = 02°32'00"
R = 830.00'
L = 23.43'

OWNER & SUBDIVIDER: DAVID J. CONNER & SUSAN Y. CONNER
143 VALLEY VIEW DRIVE
OROVILLE, CALIFORNIA 95966

RICHARD R. ROPER
LAND SURVEYOR

ENGINEERS SURVEYORS

530-932-7917
166 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966

SHEET 2 OF 2 SHEETS

CONDITIONS OF APPROVAL

Tentative Parcel Map. PW1807-002: 143 Valley View Drive

Approved project: The Planning Commission hereby approves the Tentative Parcel Map. PW1807-002: 143 Valley View Drive, Oroville CA (APN: 033-370-030), subject to the following:

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 Tentative Parcel Map or any environmental or other documentation related to approval of this Tentative Parcel Map.
2. Applicant further agrees to provide a defense for the City in any such action. The applicant shall dedicate existing 20-foot setback line along Valley View Drive.
3. The Applicant shall dedicate existing 12-foot PUE into new parcel area.
4. The applicant shall ascertain and comply with the requirements of all California Subdivision Map Act requirements, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
5. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
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 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 start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. 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 26, has

been violated in connection with the permit.

- d. The permit was obtained by fraud.
9. 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 variance may be grounds for revocation.

--- End of Conditions ---



2014-0006003

RECORDING REQUESTED BY:
James B. Berglund, Attorney at Law

Recorded	REC FEE	19.00
Official Records	CONFORMED COPY	1.00
County of Butte	MONUMENT PRESE	10.00
CANDACE J. GRUBBS		
County Clerk-Recorder		

WHEN RECORDED MAIL TO:

09:02AM 27-Feb-2014 | WS Page 1 of 2

DAVID and SUSAN CONNER
143 Valley View Drive
Oroville, CA 95966

A.P. #033-370-030

The undersigned grantor(s) declare(s): **Conveyance into a revocable trust - R & T Code 11930**

Documentary Transfer Tax \$0

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.
 Unincorporated area City of Oroville

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID J. CONNER and SUSAN Y. CONNER, HUSBAND AND WIFE, AS JOINT TENANTS, hereby GRANT to the CONNER FAMILY TRUST dated January 29, 1997, DAVID JOHN CONNER and SUSAN YVONNE CONNER as Trustees

the following described real property in the County of Butte, State of California:

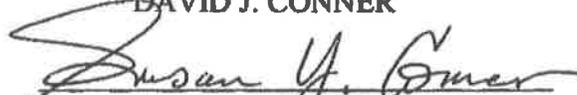
See attached Exhibit A for legal description.

Dated: Jan 21 2014



 DAVID J. CONNER

Dated: Jan. 31, 2014



 SUSAN Y. CONNER

STATE OF CALIFORNIA)
COUNTY OF BUTTE)ss.

On this 31st day of January, 2014, before me, MELISSA DOLBEE, Notary Public, personally appeared DAVID J. CONNER and SUSAN Y. CONNER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature 
MAIL TAX STATEMENTS TO: Same as above



2*

EXHIBIT A

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, CITY OF OROVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.

4 +

Recorded at the request of:
Fidelity National Title Co.
Order No. 157001

98-004320

Rec Fee	14.00
INF	2.00
PPG	12.00
Check	28.00

Recorded
Official Records
County of
Butte

When recorded return to:

Candace J. Grubbs
Recorder
9:00am 5-Feb-98

PNTC FM 4

Ron Westfall
John Ochipinti
1290 Lincoln Road, Suite 1
Yuba City, Ca., 95991

Title of Document: Grant deed

This document is being re-recorded to correct an error in the legal description.

RECORDING REQUESTED BY:

Fidelity National Title Company
When Recorded Mail Document
and Tax Statement To:
RONALD H. WESTFALL
1290 LINCOLN RD.
YUBA CITY, CA. 95992

96-037895

Rec Fee 9.00
Check 9.00

Recorded
Official Records
County of
Butte
Candace J. Grubbs
Recorder
8:00am 8-Oct-96

FNTC MD 2

Escrow No. 157001-DH
Title Order No.

APN: 033-370-024
JPM

SPACE ABOVE THIS LINE FOR RECORPER'S USE ONLY

GRANT DEED
Value less than \$100.00.

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$

City tax \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of OROVILLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND WIFE,

hereby GRANT(S) to JOHN OCHIPINTI, A MARRIED MAN AS HIS SEPARATE PROPERTY
AS TO AN UNDIVIDED 1/2 INTEREST AND RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND
WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST

the following described real property in the City of OROVILLE
County of Butte State of California:
FOR LEGAL DESCRIPTION SEE ATTACHED

THIS CONVEYANCE CONFIRMS TITLE TO THE GRANTEE WHO CONTINUE TO HOLD THE SAME INTEREST
ACQUIRED ON DECEMBER 11, 1991, DOCUMENT #91-50949, wherein \$247.50 TRANSFER TAX WAS
PAID.

DATED: September 25, 1996

STATE OF CALIFORNIA
COUNTY OF Sutter
ON September 26, 1996 before me,
the undersigned personally appeared
Ronald H. Westfall and Carol Westfall

[Handwritten signatures]
RONALD H. WESTFALL
[Handwritten signature]
CAROL WESTFALL

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.
Signature *[Handwritten Signature]*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description
Lands of Westfall et. ux. Resultant Parcel

CW
rw
Beginning at the ^{NORTHEAST} ~~southeast~~ corner of that parcel of land described in a deed to Ronald H. Westfall et. ux. recorded under Butte County Recorders ^{Serial number 96-20866} ~~Serial number 96-20866~~, said point being on the Northwesterly line of Valley View Drive; thence leaving said Northwesterly line, North 22° 39' 01" West, 911.33 feet; thence North 85° 09' 28" East, 148.29 feet; thence South 18° 07' 16" East, 232.54 feet; thence North 49° 54' 55" East, 395.04 feet; thence South 06° 03' 25" East, 80.00 feet; thence South 83° 56' 35" West, 10.00 feet; thence South 06° 03' 25" East, 150.00 feet; thence South 02° 29' 26" East, 75.15 feet; thence South 02° 34' 36" East, 131.61 feet; thence South 02° 30' 25" East, 109.24 feet; thence North 74° 43' 35" East, 10.00 feet; thence south 27° 05' 53" East, 72.68 feet; thence South 74° 39' 32" West, 133.25 feet; thence South 27° 14' 25" East, 165.10 feet to a point on said Northwesterly line, said point being on a curve concave to the southeast having a radius of 530 feet and a central angle of 02° 32' 00" (the bearing to the radius point being South 26° 48' 25" East); thence along the arc of said curve and said Northwesterly line in a Southwesterly direction 23.43 feet; thence continuing along said Northwesterly line South 60° 39' 35" West, 115.52 feet to the beginning of a curve to the right having a radius of 370 feet and a central angle of 11° 31' 31"; thence along the arc of curve 74.43 feet to the point of beginning and the end of this description.

Containing 6.0351 acres more or less.

The Basis of Bearings for this description is the same as shown on the Record of Survey filed in Book 114 of Maps at Pages 30 and 31, Butte County Recorders Office.

This is a resulting parcel after a boundary line modification approved by the City of Oroville on July 16, 1996. No new parcels are being created.

Job #96-024(L)
APN 33-37-24 ptn.



State of California)
County of Sutter)

On February 3, 1998 before me, the undersigned
personally appeared RONALD H. WESTFALL AND CAROL WESTFALL

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signatures (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Shannon Selland



FORM 1009A

RECORDING REQUESTED BY:

Fidelity National Title Company
When Recorded Mail Document
and Tax Statement To:
RONALD H. WESTFALL
1290 LINCOLN RD.
YUBA CITY, CA. 95992

96-037895
Recorded
Official Records
County of
Butte
Candace J. Grubbs
Recorder
8:00am 8-Oct-96

Rec Fee 9.00
Check 9.00
FNTR NO 2

② 2

Escrow No. 197001-DH
Title Order No.

APN: 033-370-024
JPM

GRANT DEED
Value Less than \$100.00.

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ _____ City tax \$ _____
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of OROVILLE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND WIFE,

hereby GRANT(S) to JOHN OCHIPINTI, A MARRIED MAN AS HIS SEPARATE PROPERTY
AS TO AN UNDIVIDED 1/2 INTEREST AND RONALD H. WESTFALL AND CAROL WESTFALL, HUSBAND AND
WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST

the following described real property in the City of OROVILLE
County of Butte State of California:
FOR LEGAL DESCRIPTION SEE ATTACHED

THIS CONVEYANCE CONFIRMS TITLE TO THE GRANTEE(S) WHO CONTINUE TO HOLD THE SAME INTEREST
ACQUIRED ON DECEMBER 11, 1991, DOCUMENT #91-50949, wherein \$247.50 TRANSFER TAX WAS
PAID.

DATED: September 25, 1996

STATE OF CALIFORNIA
COUNTY OF Sutter
ON September 26, 1996 before me,
the undersigned personally appeared
Ronald H. Westfall and Carol Westfall

Ronald H. Westfall
RONALD H. WESTFALL
Carol Westfall
CAROL WESTFALL

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

Shannon Selland



WITNESS my hand and official seal.
Signature *Shannon Selland*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Creation Deeds

EXHIBIT "A"
Legal Description
Lands of Westfall et. ux. Resultant Parcel

Beginning at the Southwest corner of that parcel of land described in a deed to Ronald H. Westfall et. ux. recorded under Butte County Recorders serial number 96-20868, said point being on the Northwesterly line of Valley View Drive; thence leaving said Northwesterly line, North 22° 39' 01" West, 911.33 feet; thence North 85° 09' 28" East, 148.29 feet; thence South 18° 07' 16" East, 232.54 feet; thence North 49° 54' 55" East, 395.04 feet; thence South 06° 03' 25" East, 80.00 feet; thence South 83° 56' 35" West, 10.00 feet; thence South 06° 03' 25" East, 150.00 feet; thence South 02° 29' 26" East, 75.15 feet; thence South 02° 34' 36" East, 131.61 feet; thence South 02° 30' 25" East, 109.24 feet; thence North 74° 43' 35" East, 10.00 feet; thence South 27° 05' 53" East, 72.68 feet; thence South 74° 39' 32" West, 133.25 feet; thence South 27° 14' 25" East, 165.10 feet to a point on said Northwesterly line, said point being on a curve concave to the Southeast having a radius of 530 feet and a central angle of 02° 32' 00" (the bearing to the radius point being South 26° 48' 25" East); thence along the arc of said curve and said Northwesterly line in a Southwesterly direction 23.43 feet; thence continuing along said Northwesterly line South 60° 39' 35" West, 115.52 feet to the beginning of a curve to the right having a radius of 370 feet and a central angle of 11° 31' 31"; thence along the arc of curve 74.43 feet to the point of beginning and the end of this description.

Containing 6.0351 acres more or less.

The Basis of Bearings for this description is the same as shown on the Record of Survey filed in Book 114 of Maps at Pages 30 and 31, Butte County Recorders office.

This is a resulting parcel after a boundary line modification approved by the City of Oroville on July 16, 1996. No new parcels are being created.

Job /96-024(L)
APN 33-37-24 ptn.





Printed: 7/9/2018 1:49 pm

City of Oroville

Building Department

Cash Collections

RECEIPT: P732

Project Number: PW1807-002
Project Name: TENTATIVE PARCEL MAP

Fee Description	Account Number	Fee Amount
TECH COST RECOVERY [SU		
	5141 4700	\$210.02
TENTATIVE PARCEL MAP		
	2201 4675	\$3,500.34
Total Fees Paid:		3,710.36

Date Paid: 7/9/2018

Paid By: CONNER DAVID J & SUSAN Y

Pay Method: CHECK

Check # 1675

Received By: CECILIA CARMONA

*****Credit Card Payments*****

A convenience fee is charged for all credit card payments. Please note that the convenience fee is a third-party fee and is not part of the City of Oroville. For all credit card payments the convenience fee is 2.50% of the total amount charged with a minimum charge of \$2.00.

**RICHARD R. ROPER
LAND SURVEYOR
166 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966
530-532-7917**

July 5, 2018

City of Oroville
1735 Montgomery Street
Oroville, California 95965

LETTER OF TRANSMITTAL

Conner Parcel Map – 1st Map Check

- 2 – Sets of Parcel Map ✓
- 1 – Set of Calculations ✓
- 1 – Deed RSN 2014-0006003 ✓
- 1 – Deed Book 133 Page 428 O.R. ✓
- 1 – copy of unrecorded map Butte Co. File # C-927 ✓

Richard R. Roper

RECEIVED

JUL 9 2018



Richard R. Roper
Land Surveyor
530-532-7917
richardroper@comcast.net

Morgan Tree Service
PO Box 5306
Orville, CA 95965
(530) 589-0999 office
(530) 589-5852 fax
Arborist WE-10142A

3" - 6" Tree = 2 replacement trees for each and every tree cut in said measurement
6+ " Tree = 3 replacement for each and every tree cut in said measurement

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1000	18	B	
1001	14	B	
1002	8	B	
1003	14	ILO	
1004	7	ILO	
1005	6	ILO	
1006	8	B	
1007	5	B	
1008	10	ILO	
1009	5	B	
1010	4	B	
1011	15	B	
1012	7	B	
1013	10	B	
1014	17	B	
1015	7	B	
1016	10	ILO	
1017	20	B	
1018	9	ILO	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1019	6	ILO	
1020	14	ILO	
1021	10	B	
1022	7	B	
1023	4	B	
1024	8	ILO	
1025	7	ILO	
1026	7	B	
1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1058	8	B	
1059	9	ILO	
1060	7	B	
1061	8	B	
1062	12	B	
1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
1091	4	B	
1092	12	B	
1093	11	B	
1094	10	B	
1095	15	B	
1096	5	B	

143 Valley View Arbor Report

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1097	4	B		
1098	4	B		
1099	4	B		
1100	5	B		
1101	7	B		
1102	5	B		
1103	4	B		
1104	6	B		
1105	8	B		
1106	6	B		
1107	4	B		
1108	23	B		
1109	8	B		
1110	4	B		
1111	6	B		
1112	9	B		
1113	5	B		
1114	13	B		
1115	3	B		
1116	11	B		
1117	8	B		
1118	5	B		
1119	5	B		
1120	5	B		
1121	13	B		
1122	4	B		
1123	15	B		
1124	5	ILO		
1125	14	B		
1126	27	ILO		
1127	4	ILO		
1128	11	ILO		
1129	5	ILO		

143 Valley View Arbor Report

RECEIVED

JUL 9 2018



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1010	4	B	
1011	15	B	
1012	7	B	
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143 Valley View Arbor Report

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1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
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1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
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1108	23	B	
1109	8	B	
1110	4	B	
1111	6	B	
1112	9	B	
1113	5	B	
1114	13	B	
1115	3	B	
1116	11	B	
1117	8	B	
1118	5	B	
1119	5	B	
1120	5	B	
1121	13	B	
1122	4	B	
1123	15	B	
1124	5	ILO	
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1126	27	ILO	
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143 Valley View Arbor Report

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JUL 9 2018



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1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
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1057	14	B	

143 Valley View Arbor Report

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1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
1091	4	B	
1092	12	B	
1093	11	B	
1094	10	B	
1095	15	B	
1096	5	B	

143 Valley View Arbor Report

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1106	6	B	
1107	4	B	
1108	23	B	
1109	8	B	
1110	4	B	
1111	6	B	
1112	9	B	
1113	5	B	
1114	13	B	
1115	3	B	
1116	11	B	
1117	8	B	
1118	5	B	
1119	5	B	
1120	5	B	
1121	13	B	
1122	4	B	
1123	15	B	
1124	5	ILO	
1125	14	B	
1126	27	ILO	
1127	4	ILO	
1128	11	ILO	
1129	5	ILO	



Mid Valley Title & Escrow Company

601 Main Street
Chico, CA 95928

June 19, 2018

Richard R. Roper, Land Surveyor
166 Acacia Avenue
Oroville, CA 95966
Phone: (530)532-7917

Title Officer:	Vicki Petrucha
Phone:	(530)893-5644
Order Number:	0401-5728836 (VP)

Escrow Number:	0401-5728836
----------------	--------------

Buyer:	Conner
Owner:	TBD
Property:	143 Valley View Oroville, CA 95965

Attached please find the following item(s):

Parcel Map Guarantee

Thank You for your confidence and support. We at Mid Valley Title & Escrow Company maintain the fundamental principle:

Customer First!

PARCEL MAP GUARANTEE

Parcel Map Ref:
Fee: 500.00

Order No: 0401-5728836

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

First American Title Insurance Company
a Nebraska corporation, herein called the Company,

GUARANTEES

Richard R. Roper, Land Surveyor

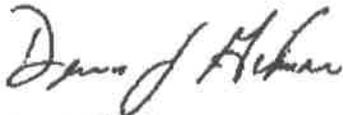
The County of Butte and any city within which the land is located, herein called the Assured, against loss not exceeding \$1,000.00 which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below:

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority; and
2. Had said Parcel Map been recorded in the office of the County Recorder of said county, such map would be sufficient for use as a primary reference in legal descriptions of the parcels within its boundaries.

Dated: June 15, 2018, at 7:30 A.M.

First American Title Insurance Company

First American Title Insurance Company



Dennis J. Glinore
President



Jeffrey S. Robinson
Secretary

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

A Fee

Title to said estate or interest at the date hereof is vested in:

David John Conner and Susan Yvonne Conner, as Trustees of the Conner Family Trust dated January 29, 1997, who acquired title as Conner Family Trust dated January 29, 1997, David John Conner and Susan Yvonne Conner as Trustees

The land included within the boundaries of the Parcel Map hereinbefore referred to in this Guarantee in the City of Oroville, County of Butte, State of California, is described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.

PARCEL HEREIN IS PURSUANT TO A LOT LINE ADJUSTMENT APPROVED BY THE CITY OF OROVILLE, AND THIS IS THE RESULTANT DESCRIPTION WHICH RECORDED OCTOBER 8, 1996, SERIAL NO. 96-37895, AND RE-RECORDED FEBRUARY 5, 1998, SERIAL NO. 98-004320.

APN: 033-370-030

EXCEPTIONS

1. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

3. The herein described land lies within the bounds of Oroville Sewer Service District. Collected with Butte County Taxes.
4. A right to maintain and use a four inch water pipe line to connect said properties with the Canyon Highlands pump house reservoir which reservoir adjoins Oroville-Wyandotte Irrigation District, and which said right and use is for the purpose of obtaining water from said canal. Said right and use to be exercised over the now existing course of pipe line, as contained in Deed by A. J. Dean and Myrtle A. Dean, husband and wife, to the Canyon Club, dated November 10, 1934, and recorded December 10, 1934, in the office of the Recorder of the County of Butte, in Book 133, Page 428, Official Records. *EXACT LOCATION OF 4" WATER LINE CANNOT BE DETERMINED FROM RECORD*
5. Oroville Redevelopment Project No. 1, as set forth in that redevelopment agreement recorded July 9, 1981 in Book 2638, Page 228, Official Records.
6. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed April 26, 1989 in book 114, page 30 and 31 .
7. A financing statement recorded July 8, 2013 as Serial No. 2013-0027247 of Official Records.
Debtor: David J. Conner
Secured party: Solarcity Corporation
8. The terms, conditions, and provisions of the Notice of an Independent Solar Energy Producer Contract recorded August 28, 2013, Serial No. 2013-0034789, Official Records.
9. The solar electric generation system, if any, located on the land being owned by an Independent Solar Energy Producer.
10. A financing statement recorded December 3, 2013 as Serial No. 2013-0046526 of Official Records.
Debtor: David J. Conner
Secured party: Solarcity Corporation

11. A deed of trust to secure an original indebtedness of \$488,000.00 recorded September 30, 2016 as Serial No. 2016-0036904 of Official Records.

Dated: September 8, 2016
Trustor: Conner Family Trust Dated January 28, 1997, David John Conner
and Susan Yvonne Conner as Trustees
Trustee: American Securities Company
Beneficiary: Wells Fargo Bank, N.A.

DR:kk

INFORMATION

1. Taxes for proration purposes only for the fiscal year 2017-2018.
First Installment: \$2,806.37, PAID
Second Installment: \$2,806.37, PAID
Tax Rate Area: 004-015
APN: 033-370-030

2. The land herein was created by: Grant Deed, recorded: September 8, 1996, Serial No. 96-37895 and re-recorded February 5, 1998, Serial No. 98-004320.

The vestee herein acquired title by: February 27, 2014, recorded Serial No. 2014-0006003.

The map attached, if any, may or may not be a survey of the land depicted hereon. Mid Valley Title & Escrow Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A) (C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) (C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the manner or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is

prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information of grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to

sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

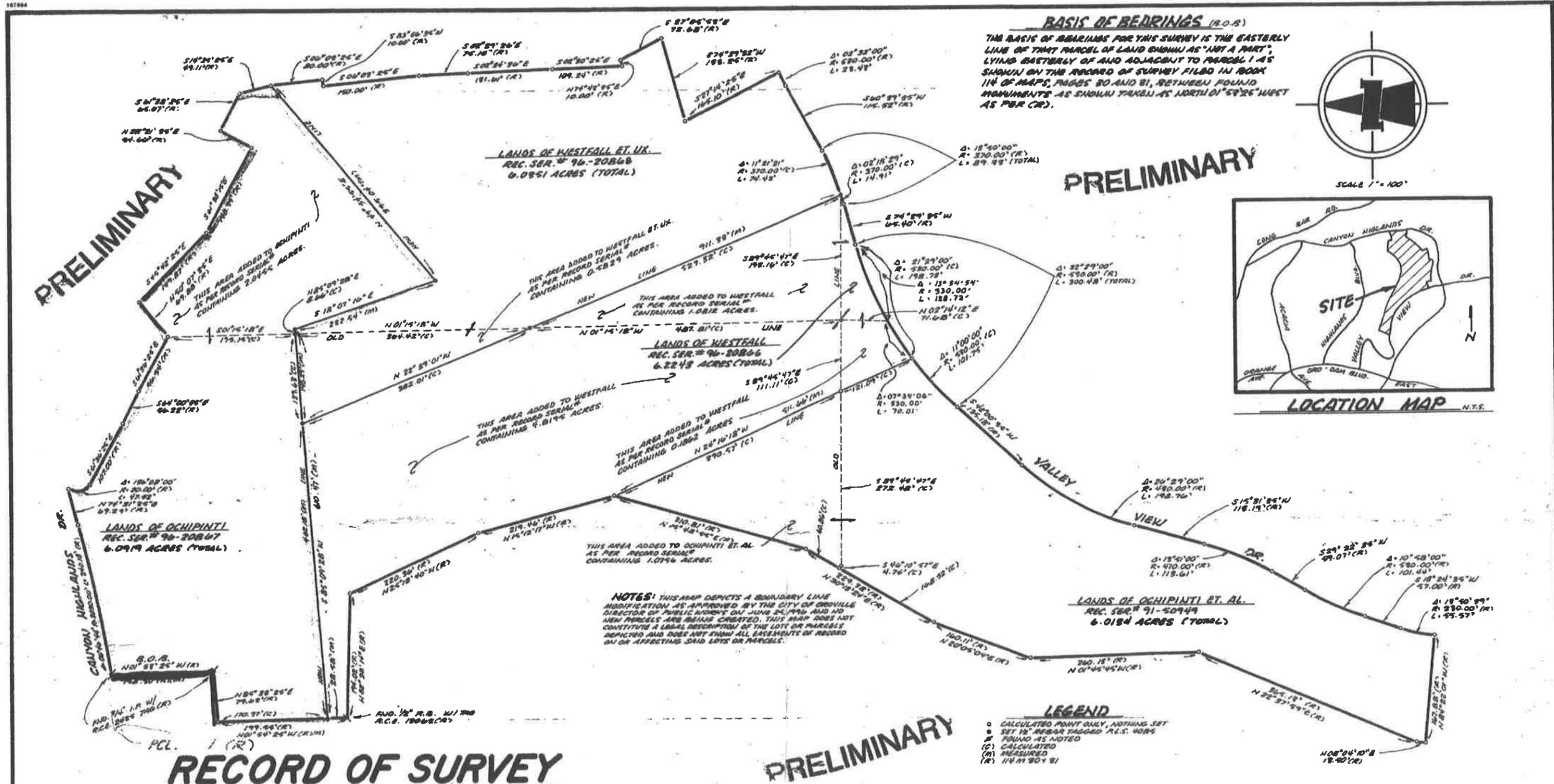
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, and Assistant Secretary, or validating officer or authorized signatory of the Company.

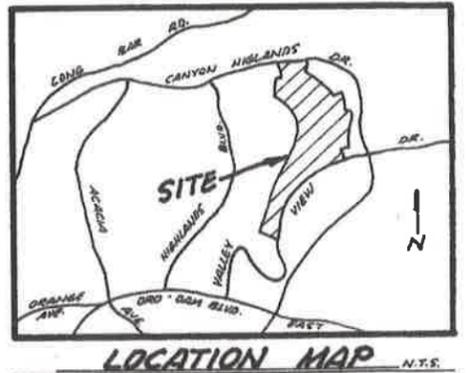
14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg 2, Santa Ana, California, 92707.

1776-64d



BASIS OF BEARINGS (18.0.18)
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF THAT PARCEL OF LAND SHOWN AS "PART A", LYING EASTERLY OF AND ADJACENT TO PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 114 OF MAPS, PAGES 20 AND 21, BETWEEN FOUND MONUMENTS AS SHOWN TAKEN AS NORTH OF 59°26' WEST AS PER (R).



PRELIMINARY

PRELIMINARY

PRELIMINARY

PRELIMINARY

RECORD OF SURVEY

BEING A PORTION OF LOTS 40, 41, 45 AND 47 OF THE "PLEASANT VALLEY TRACT", BOOK 7 OF MAPS, PAGE 75, LYING IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., IN THE CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA.

FOR
RON WESTFALL ET. AL.

NOTES: THIS MAP DEPICTS A BOUNDARY LINE MODIFICATION AS APPROVED BY THE CITY OF OROVILLE DIRECTOR OF PUBLIC WORKS ON JUNE 24, 1996 AND NO NEW PARCELS ARE BEING CREATED. THIS MAP DOES NOT CONSTITUTE A LEGAL DESCRIPTION OF THE LOTS OR PARCELS DEPICTED AND DOES NOT SHOW ALL EASEMENTS OF RECORD ON OR AFFECTING SAID LOTS OR PARCELS.

- LEGEND**
- (C) CALCULATED POINT ONLY, NOTHING SET
 - (S) SET IN PLACE OR TAGGED A.C.S. WORK
 - (*) FOUND AS NOTED
 - (R) CALCULATED
 - (M) MEASURED
 - (P) 114.11 90.1 81

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF RON WESTFALL ET AL. IN MAY 1996.

RONALD L. GRAVES P.L.S. 4085

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS DAY OF MAY 1996.

STUART T. EDLELL R.C.E. 29132
 DEPUTY SURVEYOR REG. EXR 46179

RECORDER'S STATEMENT

FILED THIS DAY OF MAY 1996 AT OROVILLE, CALIFORNIA, IN BOOK 114 OF MAPS, AT PAGE(S) 20 AND 21, AT THE REQUEST OF RON WESTFALL ET AL.

CANDACE J. GRUBBS
 COUNTY RECORDER
 BY DEPUTY

Ron Graves & associates
 CIVIL ENGINEERS
 LAND SURVEYORS
 P.O. BOX 986 OROVILLE, CAL. 95965
 Ph. (916) 534-9587 # 96-024

CDA B-1019

C-927

on a line parallel with and 85 feet distant Southwesterly from the Southwesterly line of Hazlock Street (formerly Adam Street 88 feet to a station; thence Northeasterly on a line parallel with and distant 88 feet from the Northwesterly line of said Nineteenth Street, 85 feet to a station in said Southwesterly line of Hazlock Street; and thence southeasterly along said Southwesterly line of Hazlock Street, 80 feet to the point of beginning.

TOGETHER with all right, title and interest of the grantor in and to that portion of Hazlock Street and that portion of Nineteenth Street immediately adjoining and adjacent to the property hereinbefore described.

WITNESS my hand this 14th day of November 1934.

JOSIE McLAREN

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

On this 28th day of November 1934 before me, Edgar L. Gurney a notary public in and for said County, personally appeared Josie McLaren a widow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

(SEAL)

EDGAR L. GURNEY...Notary Public in
and for the County of Alameda, State of California.

Filed for record at the request of Oroville Title Company, Dec 10 1934, at 12 o'clock P.M., and recorded in Vol. 133, of Official Records, page 407, Butte County Records.

NO. 3879 Fee \$1.00

[Signature] RECORDER.

133-428 OR

A. J. DEAN ET UX.

TO

THE CANYON CLUB.

THIS INSTRUMENT, made the 10th day of November one thousand nine hundred and thirty-four, between A. J. DEAN AND MYRTIE A. DEAN, husband and wife, of the City of Kalispell, State of Montana, the parties of the first part, and THE CANYON CLUB, an association, of the County of Butte, State of California, the party of the second part,

WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do by these presents, grant, bargain, and sell unto the said party of the second part, and to its successors and assigns forever, all that certain real property situate, lying and being in the County of Butte, State of California, and bounded and described as follows, to-wit:

All of those parts of Lots 16, 40, 41, 42 of Pleasant Valley Tract, Butte County, California, as per official map of said tract on record in the office of the County Recorder of the said Butte County (M.E.7, P. 75) more particularly described as follows:

Beginning at a point on the northeasterly boundary line of a sixty foot road right of way from which point a two inch iron pipe set in concrete at the center of Section 9, T. 18 N. R. 4 E. S. 4 N. W. 4 W., bears South 23° 39' West 1398.96 feet, said point of beginning being at the beginning of a curve concave to the northeast, having a radius of 270.0 feet, radius at this point having a bearing North 82° 11' East; thence northwesterly along the northeasterly boundary line of said sixty foot road right of way on the following courses and distances: Northwesterly along last mentioned curve 80.75 feet to end of same; thence North 10° 41' West 36.15 feet to the beginning of a curve to left, having a radius of 450 feet; thence Northwesterly along last mentioned curve 88.06 feet to the beginning of a curve to right having a radius of 30.0 feet, said curve of 30.0 feet radius being a rounded corner of the intersection of last mentioned 60 foot road right of way with another 60 foot road right of way bearing northeasterly; thence, northerly along last mentioned curve of 30 feet radius 37.21 feet to the beginning of a curve to left having a radius of 180.0 feet; thence, northeasterly on the following courses and distances along the southeasterly boundary line of last mentioned 60 foot road right of way bearing northeasterly; northeasterly along last mentioned curve of 180.0 feet, radius 113.63 feet to end of same; thence North 11° 05' East 66.63 feet; thence leaving last mentioned 60 foot road right of way; north 88° 41' East 180.14 feet; thence south 75° 03' East 110.06 feet; thence South 1° 27' East 188.22 feet to the center line of a Ravine; thence Southwesterly along last mentioned center line of Ravine on the following courses and distances; South 78° 07' West 124.76 feet; thence South 31° 23' West 48.57 feet; thence South 57° 38' West 118.57 feet; thence South

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30° 47' West 69.58 feet; thence South 7° 13' West 65.73 feet to the point of beginning of this description, containing 1.78 acres, more or less, all as surveyed under the direction of Claude S. Boynton, Engineer, in April, 1929.

TOGETHER with a right to maintain and use a four inch water pipe line to connect said properties with the Canyon Highlands Pump House reservoir, which reservoir adjoins Oroville-Wyandott Irrigation District, and which said right and use is for the purpose of obtaining water from said canal. Said right and use to be exercised over the now existing course of said pipe line.

TOGETHER with all the tenements, hereditaments and appurtenances therunto belonging, or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands the day and year first above written.

¢2.50 U.S.I.R. Stamps Cancelled.

A. J. DEAN
MYRTIE A. DEAN

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS.

On this 17th day of November in the year one thousand nine hundred and thirty-four, before me, Dean King, a notary public in and for the said County of Flathead, State of Montana, residing therein, duly commissioned and sworn, personally appeared A. J. Dean and Myrtle A. Dean, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the said County of Flathead the day and year in this certificate first above written.

(SEAL) DEAN KING Notary Public in and for
My commission expires June 7 1936. the County of Flathead, State of Montana.

Recorded at the request of Butte County Title Co., Dec 10 1934, at 6 min. past 3 o'clock P.M., Vol. 133, page 429, Official Records of Butte County, California.

NO. 3886 Fee \$1.80

D. J. Messick RECORDER.

THE CAPITAL NATIONAL BANK OF SACRAMENTO (IS). Loan No. 1834
TO

JAMES S. FAIRES ET UX.

WHEREAS, the indebtedness secured to be paid by the Deed of Trust executed by JAMES S. FAIRES AND MARY E. FAIRES, husband and wife, to "The Capital National Bank of Sacramento" a national banking Association, as Trustee, dated May 27th, 1929 and recorded in the office of the Recorder of the County of Butte, State of California, in Book 26 of Official Records, at page 484 and following, has been fully paid,

NOW THEREFORE, "THE CAPITAL NATIONAL BANK OF SACRAMENTO" a national banking association trustee does hereby grant, remise and release and reconvey unto the person or persons thereunto entitled, their heirs and assigns without any warranty, ALL the estate and interest derived to it the said TRUSTEE, by or through said Deed of Trust, in the lands situated in said County of Butte, and therein described, together with the appurtenances, special reference being hereby made to said deed of trust, and the record thereof, for a particular description of said lands.

TO HAVE AND TO HOLD the same without any warranty, unto said person or persons thereunto entitled, their heirs and assigns forever.

IN WITNESS WHEREOF, "THE CAPITAL NATIONAL BANK OF SACRAMENTO" A national banking association trustee, as aforesaid, has caused these presents to be executed and its corporate seal affixed by its officers, thereunto duly authorized, this 26th day of November A.D. 1934.

(SEAL)

THE CAPITAL NATIONAL BANK OF SACRAMENTO
By W. E. Holmes.....Its Vice-President
By E. D. McGuire.....Its Assistant Cashier.



2014-0006003

Recorded	REC FEE	19.00
Official Records	CONFORMED COPY	1.00
County of Butte	MONUMENT PRESE	10.00
CANDACE J. GRUBBS County Clerk-Recorder		

09:02AM 27-Feb-2014 Page 1 of 2

RECORDING REQUESTED BY:
James B. Berglund, Attorney at Law

WHEN RECORDED MAIL TO:

DAVID and SUSAN CONNER
143 Valley View Drive
Oroville, CA 95966

A.P. #033-370-030

The undersigned grantor(s) declare(s): **Conveyance into a revocable trust - R & T Code 11930**

Documentary Transfer Tax \$0

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale.
- Unincorporated area City of Oroville

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID J. CONNER and SUSAN Y. CONNER, HUSBAND AND WIFE, AS JOINT TENANTS, hereby GRANT to the CONNER FAMILY TRUST dated January 29, 1997, DAVID JOHN CONNER and SUSAN YVONNE CONNER as Trustees

the following described real property in the County of Butte, State of California:

See attached Exhibit A for legal description.

Dated: Jan 21 2014

David J. Conner

DAVID J. CONNER

Dated: Jan. 31, 2014

Susan Y. Conner

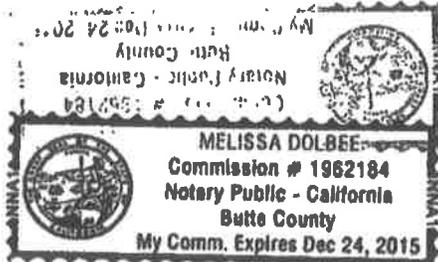
SUSAN Y. CONNER

STATE OF CALIFORNIA)
COUNTY OF BUTTE)ss.

On this 31st day of January 2014, before me, MELISSA DOLBEE, Notary Public, personally appeared DAVID J. CONNER and SUSAN Y. CONNER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: *[Signature]*
MAIL TAX STATEMENTS TO: Same as above



2*

EXHIBIT A

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, CITY OF OROVILLE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RONALD H. WESTFALL, ET UX, RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 96-20866, SAID POINT BEING ON THE NORTHWESTERLY LINE OF VALLEY VIEW DRIVE; THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 22 DEG. 39' 01" WEST, 911.33 FEET; THENCE NORTH 85 DEG. 09' 28" EAST, 148.29 FEET; THENCE SOUTH 18 DEG. 07' 16" EAST, 232.54 FEET; THENCE NORTH 49 DEG. 54' 55" EAST, 395.04 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 80.00 FEET; THENCE SOUTH 83 DEG. 56' 35" WEST, 10.00 FEET; THENCE SOUTH 06 DEG. 03' 25" EAST, 150.00 FEET; THENCE SOUTH 02 DEG. 29' 26" EAST, 75.15 FEET; THENCE SOUTH 02 DEG. 34' 36" EAST, 131.61 FEET; THENCE SOUTH 02 DEG. 30' 25" EAST, 109.24 FEET; THENCE NORTH 74 DEG. 43' 35" EAST, 10.00 FEET; THENCE SOUTH 27 DEG. 05' 53" EAST, 72.68 FEET; THENCE SOUTH 74 DEG. 39' 32" WEST, 133.25 FEET; THENCE SOUTH 27 DEG. 14' 25" EAST, 165.10 FEET TO A POINT ON SAID NORTHWESTERLY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530 FEET AND A CENTRAL ANGLE OF 02 DEG. 32' 00" (THE BEARING TO THE RADIUS POINT BEING SOUTH 26 DEG. 48' 25" EAST); THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY LINE IN A SOUTHWESTERLY DIRECTION 23.43 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 60 DEG. 39' 35" WEST, 115.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370 FEET AND A CENTRAL ANGLE OF 11 DEG. 31' 31"; THENCE ALONG THE ARC OF CURVE 74.43 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SAME AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 114 OF MAPS, AT PAGE(S) 30 AND 31.

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Traverse:outside boundary 262890.35SqFt 6.035Acres]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
13							2690.499	1341.261	rebar ls 4085
		N85°09'28"E	148.29						
50							2703.016	1489.022	corner
		S18°07'16"E	232.54						
51							2482.010	1561.348	corner
		N49°54'55"E	395.04						
52							2736.384	1863.590	corner
		S6°03'25"E	80.00						
53							2656.830	1872.032	corner
		S83°56'35"W	10.00						
54							2655.775	1862.087	corner
		S6°03'25"E	150.00						
55							2506.613	1877.915	corner
		S2°29'26"E	75.15						
56							2431.534	1881.181	corner
		S2°34'36"E	131.61						
57							2300.057	1887.097	corner
		S2°30'25"E	109.24						
58							2190.921	1891.875	corner
		N74°43'35"E	10.00						
59							2193.555	1901.522	corner
		S27°05'53"E	72.68						
60							2128.854	1934.629	corner
		S74°39'32"W	133.25						
61							2093.600	1806.127	corner
		S27°14'25"E	165.10						
62	PC valley view						1946.811	1881.697	corner @
		S61°55'35"W	23.43	2°32'00"	-530.00	23.43			
64	PT						1935.784	1861.022	end of curve
		S60°39'35"W	115.52						
65	PC						1879.179	1760.320	bc
		S66°25'18"W	74.30	11°31'33"	370.00	74.43			
73	PT						1849.457	1692.219	
		N22°39'01"W	911.33						
13							2690.499	1341.261	rebar ls 4085

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Closure View - outside boundary]]

[Traverse Summary]

Closed Loop 18 Points From 13 To 13
 Horizontal Distance: 2837.61 Feet Slope Distance: 2837.61 Feet
 Area: 262890.35 SqFt 6.035 Acres

[Error Summary]

Relative: 1 : 0 (Closed Loop) Linear: 0.00 Feet Direction: N0°00'00"E
 Northing: 0.00 Feet Easting: 0.00 Feet Elevation: 0.00 Feet
 Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	13	2690.499	1341.261	0.00
To	13	2690.499	1341.261	0.00
Correct	13	2690.499	1341.261	0.00

[Adjustments]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
13							2690.499	1341.261	rebar ls 4085
		N85°09'28"E	148.29						
50							2703.016	1489.022	corner
		S18°07'16"E	232.54						
51							2482.010	1561.348	corner
		N49°54'55"E	395.04						
52							2736.384	1863.590	corner
		S6°03'25"E	80.00						
53							2656.830	1872.032	corner
		S83°56'35"W	10.00						
54							2655.775	1862.087	corner
		S6°03'25"E	150.00						
55							2506.613	1877.915	corner
		S2°29'26"E	75.15						
56							2431.534	1881.181	corner
		S2°34'36"E	131.61						
57							2300.057	1887.097	corner
		S2°30'25"E	109.24						
58							2190.921	1891.875	corner
		N74°43'35"E	10.00						
59							2193.555	1901.522	corner
		S27°05'53"E	72.68						
60							2128.854	1934.629	corner
		S74°39'32"W	133.25						
61							2093.600	1806.127	corner
		S27°14'25"E	165.10						
62	PC						1946.811	1881.697	corner @ valley
view									
		S61°55'35"W	23.43	2°32'00"	-530.00	23.43			
64	PT						1935.784	1861.022	end of curve
		S60°39'35"W	36.17						
85							1918.060	1829.491	sw cor ease
		N17°19'59"W	179.68						
86							2089.580	1775.960	angle pt ease
		N20°20'23"W	82.70						
84							2167.120	1747.216	nw cor ease
		N89°37'33"W	70.15						
87							2167.578	1677.067	ang pt n line
pcl 2									
		S25°45'59"W	43.15						
88							2128.718	1658.310	ang pt nw line
pcl 2									
		S2°40'36"W	108.12						
94							2020.719	1653.260	nw cor @ ease
		S67°20'59"W	30.00						
93							2009.166	1625.574	sw cor par 1
		N22°39'01"W	738.27						
13							2690.499	1341.261	rebar ls 4085

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
[[Closure View - parcel 1 revised]]

[Traverse Summary]

Closed Loop 23 Points From 13 To 13
Horizontal Distance: 3024.57 Feet Slope Distance: 3024.57 Feet
Area: 222631.06 SqFt 5.111 Acres

[Error Summary]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E
Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	13	2690.499	1341.261	0.00
To	13	2690.499	1341.261	0.00
Correct	13	2690.499	1341.261	0.00

[Adjustments]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Traverse:parcel 2 revised 40259.29SqFt 0.924Acres]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
85							1918.060	1829.491	sw cor ease
		N17°19'59"W	179.68						
86							2089.580	1775.960	angle pt ease
		N20°20'23"W	82.70						
84							2167.120	1747.216	nw cor ease
		N89°37'33"W	70.15						
87							2167.578	1677.067	ang pt n line
pcl 2		S25°45'59"W	43.15						
88							2128.718	1658.310	ang pt nw line
pcl 2		S2°40'36"W	108.12						
94							2020.719	1653.260	nw cor @
ease		S67°20'59"W	30.00						
93							2009.166	1625.574	sw cor par 1
		S22°39'01"E	173.06						
73	PC						1849.457	1692.219	SW COR
PARCEL		N66°25'18"E	74.30	11°31'33"	-370.00	74.43			
65	PT						1879.179	1760.320	bc
		N60°39'35"E	79.35						
85							1918.060	1829.491	sw cor ease

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Closure View - parcel 2 revised]]

[Traverse Summary]

Closed Loop 10 Points From 85 To 85
 Horizontal Distance: 840.63 Feet Slope Distance: 840.63 Feet
 Area: 40259.29 SqFt 0.924 Acres

[Error Summary]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	85	1918.060	1829.491	0.00
To	85	1918.060	1829.491	0.00
Correct	85	1918.060	1829.491	0.00

[Adjustments]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE_CONNER.TRV
[[Traverse:map check calcs]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
64				1935.784	1861.022	end of curve
		S60°39'35"W	5.50			
80				1933.089	1856.227	se cor ease
		S60°39'35"W	30.67			
85				1918.060	1829.491	sw cor ease
		N53°04'58"W	243.04			
69				2064.042	1635.182	ne cor pue
		S22°39'01"E	46.94			
94				2020.719	1653.260	nw cor @ ease
		S22°39'01"E	174.37			
70				1859.798	1720.411	se cor pue
		N22°39'01"W	221.31			
69				2064.042	1635.182	ne cor pue
		S67°20'59"W	30.00			
68				2052.489	1607.496	nw cor pue
		S22°39'01"E	46.94			
93				2009.166	1625.574	sw cor par 1

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Traverse:PUE 6625.81SqFt 0.152Acres]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
73							1849.457	1692.219	
		N22°39'01"W	220.00						
68							2052.489	1607.496	nw cor pue
		N67°20'59"E	30.00						
69							2064.042	1635.182	ne cor pue
		S22°39'01"E	221.31						
70	PC						1859.798	1720.411	se cor pue
		S69°51'26"W	30.03	4°39'05"	370.00	30.04			
73	PT						1849.457	1692.219	

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 [[Closure View - PUE]]

[Traverse Summary]

Closed Loop 5 Points From 73 To 73
 Horizontal Distance: 501.35 Feet Slope Distance: 501.35 Feet
 Area: 6625.81 SqFt 0.152 Acres

[Error Summary]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	73	1849.457	1692.219	0.00
To	73	1849.457	1692.219	0.00
Correct	73	1849.457	1692.219	0.00

[Adjustments]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Traverse:ACCESS EASEMENT 9297.07SqFt 0.213Acres]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Description
64				1935.784	1861.022	end of curve
		S60°39'35"W	5.50			
80				1933.089	1856.227	se cor ease
		N17°19'59"W	170.15			
81				2095.512	1805.535	ease ang pt near cor
		N23°29'19"E	45.21			
82				2136.976	1823.555	ang pt ease
		N20°53'09"W	31.81			
83				2166.696	1812.214	ne cor ease
		N89°37'33"W	65.00			
84				2167.120	1747.216	nw cor ease
		S20°20'23"E	82.70			
86				2089.580	1775.960	angle pt ease
		S17°19'59"E	179.68			
85				1918.060	1829.491	sw cor ease
		N60°39'35"E	30.67			
80				1933.089	1856.227	se cor ease

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 [[Closure View - ACCESS EASEMENT]]

[Traverse Summary]

Closed Loop 9 Points From 64 To 80
 Horizontal Distance: 610.72 Feet Slope Distance: 610.72 Feet
 Area: 9297.07 SqFt 0.213 Acres

[Error Summary]

Relative: 1 : 111 (0.901%) Linear: 5.50 Feet Direction: N60°39'35"E
 Northing: -2.69 Feet Easting: -4.79 Feet Elevation: 0.00 Feet
 Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	64	1935.784	1861.022	0.00
To	80	1933.089	1856.227	0.00
Correct	64	1935.784	1861.022	0.00

[Adjustments]

C:\USERS\OWNER\DOCUMENTS\SURVEYS\DAVE_SUSIE CONNER.TRV
 [[Traverse:PUE 6625.81SqFt 0.152Acres]]

Point	Type	Bearing	Horiz Dist	Delta	Radius	Arc Length	Northing	Easting	Description
73							1849.457	1692.219	
		N22°39'01"W	220.00						
68							2052.489	1607.496	nw cor pue
		N67°20'59"E	30.00						
69							2064.042	1635.182	ne cor pue
		S22°39'01"E	221.31						
70	PC						1859.798	1720.411	se cor pue
		S69°51'26"W	30.03	4°39'05"	370.00	30.04			
73	PT						1849.457	1692.219	

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 [[Closure View - PUE]]

[Traverse Summary]

Closed Loop 5 Points From 73 To 73
 Horizontal Distance: 501.35 Feet Slope Distance: 501.35 Feet
 Area: 6625.81 SqFt 0.152 Acres

[Error Summary]

Relative: 1 : 0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Closing Points]

	Point	Northing	Easting	Elevation
From	73	1849.457	1692.219	0.00
To	73	1849.457	1692.219	0.00
Correct	73	1849.457	1692.219	0.00

[Adjustments]

143 Valley View Arbor Report



Richard R. Roper
Land Surveyor
530-532-7917
richardroper@comcast.net

Morgan Tree Service
PO Box 5306
Orville, CA 95965
(530) 589-0999 office
(530) 589-5852 fax
Arborist WE-10142A

3" - 6" Tree = 2 replacement trees for each and every tree cut in said measurement
6+'' Tree = 3 replacement for each and every tree cut in said measurement

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1000	18	B	
1001	14	B	
1002	8	B	
1003	14	ILO	
1004	7	ILO	
1005	6	ILO	
1006	8	B	
1007	5	B	
1008	10	ILO	
1009	5	B	
1010	4	B	
1011	15	B	
1012	7	B	
1013	10	B	
1014	17	B	
1015	7	B	
1016	10	ILO	
1017	20	B	
1018	9	ILO	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1019	6	ILO	
1020	14	ILO	
1021	10	B	
1022	7	B	
1023	4	B	
1024	8	ILO	
1025	7	ILO	
1026	7	B	
1027	14	B	
1028	6	B	
1029	7	B	
1030	24	B	
1031	4	B	
1032	5	B	
1033	5	B	
1034	13	B	
1035	8	B	
1036	5	B	
1037	5	B	
1038	8	B	
1039	14	B	
1040	5	B	
1041	7	B	
1042	13	B	
1043	17	B	
1044	11	B	
1045	4	B	
1046	5	B	
1047	5	B	
1048	6	B	
1049	10	B	
1050	12	ILO	
1051	8	B	
1052	15	B	
1053	10	ILO	
1054	11	B	
1055	9	B	
1056	10	ILO	
1057	14	B	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak * B = Blue Oak
1058	8	B	
1059	9	ILO	
1060	7	B	
1061	8	B	
1062	12	B	
1063	5	B	
1064	5	B	
1065	13	B	
1066	13	B	
1067	4	B	
1068	10	B	
1069	10	B	
1070	10	B	
1071	7	B	
1072	18	B	
1073	7	B	
1074	5	ILO	
1075	10	B	
1076	6	ILO	
1077	5	B	
1078	16	B	
1079	12	ILO	
1080	8	B	
1081	9	B	
1082	5	B	
1083	5	B	
1084	11	B	
1085	11	B	
1086	13	B	
1087	30	B	
1088	19	B	
1089	7	B	
1090	23	B	
1091	4	B	
1092	12	B	
1093	11	B	
1094	10	B	
1095	15	B	
1096	5	B	

143 Valley View Arbor Report

Tree #	DBH inch	Species	* ILO = Interior Live Oak	* B = Blue Oak
1097	4	B		
1098	4	B		
1099	4	B		
1100	5	B		
1101	7	B		
1102	5	B		
1103	4	B		
1104	6	B		
1105	8	B		
1106	6	B		
1107	4	B		
1108	23	B		
1109	8	B		
1110	4	B		
1111	6	B		
1112	9	B		
1113	5	B		
1114	13	B		
1115	3	B		
1116	11	B		
1117	8	B		
1118	5	B		
1119	5	B		
1120	5	B		
1121	13	B		
1122	4	B		
1123	15	B		
1124	5	ILO		
1125	14	B		
1126	27	ILO		
1127	4	ILO		
1128	11	ILO		
1129	5	ILO		

OWNER'S STATEMENT

WE DAVID JOHN CONNER AND SUSAN YVONNE CONNER, AS TRUSTEES OF THE CONNER FAMILY TRUST DATED JANUARY 29, 1997, AS OWNERS OF THE LAND SHOWN HEREON, AND WELLS FARGO BANK, N.A. IS THE BENEFICIARY OF THE DEED OF TRUST PER SERIAL NUMBER 2016-0036904, HEREBY STATE THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

DAVID JOHN CONNER, TRUSTEE OF THE CONNER FAMILY TRUST
DATED JANUARY 29, 1997

SUSAN YVONNE CONNER, TRUSTEE OF THE CONNER FAMILY TRUST
DATED JANUARY 29, 1997

WELLS FARGO BANK, N.A., BENEFICIARY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AN IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAVE AND SUSAN CONNER, TRUSTEES IN JUNE 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP AND THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

AUGUST , 2018
RICHARD R. ROPER, L.S. 5181 DATED

CITY ENGINEER'S STATEMENT

THIS IS TO CERTIFY THAT THIS PARCEL MAP HAS BEEN EXAMINED FOR COMPLIANCE WITH TITLE _____ OF THE CITY OF OROVILLE MUNICIPAL CODE.

AUGUST , 2018
MICHAEL S. MASSARO, RCE 64733 DATED
CITY ENGINEER

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF BUTTE

ON _____, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED DAVID JOHN CONNER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXCEPTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE _____

COMMISSION EXPIRES _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
COUNTY

EXAMINING SURVEYOR'S STATEMENT

I CERTIFY THAT I HAVE EXAMINED THE PARCEL MAP ON BEHALF OF THE CITY OF OROVILLE AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

AUGUST , 2018
ANDREW KLINSTIVER III, P.L.S. 7182 DATED

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF BUTTE

ON _____, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED SUSAN YVONNE CONNER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXCEPTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE _____

COMMISSION EXPIRES _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
COUNTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018
AT _____ A.M. IN BOOK _____ OF MAPS, AT PAGES
_____ & _____ AT THE REQUEST OF RICHARD R. ROPER.

CANDACE J. GRUBBS
COUNTY RECORDER

BY DEPUTY _____

SERIAL NUMBER _____

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXCEPTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND NO SEAL REQUIRED

SIGNATURE _____

COMMISSION EXPIRES _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
COUNTY

PARCEL MAP

BEING A PORTION OF LOTS 41 AND 45 OF THE PLEASANT VALLEY TRACT FILED IN BOOK 7 OF MAPS AT PAGE 75, BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B.&M. CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA

FOR
DAVID AND SUSAN CONNER

**RICHARD R. ROPER
LAND SURVEYOR**

ENGINEERS  SURVEYORS

530-532-7917
166 ACACIA AVENUE
OROVILLE, CALIFORNIA 95966

**STAFF REPORT
PLANNING COMMISSION**

TO: Chairperson and Commissioners
FROM: Gary Layman, Chief Building Official/Fire Marshal
MEETING DATE: August 9, 2018
SUBJECT: Large Residential Care Facility

SUMMARY: *The applicant proposes to establish a large residential care facility; transitional housing for disabled persons due to physical, mental or substance abuse; and administrative offices. It accessed by Paula Court, Oroville, CA. A Use Permit is required to permit the use and operational characteristics of the proposed facility, for the lodging of overnight guests, and a recovery center having more than six (6) beds. The property is zoned R-3 (High-Density Residential) and the General Plan designation is R-3 (High-Density Residential).*

DISCUSSION: *The City Zoning Code 17.28.010 Allowed uses in residential districts; requires approval of a Use Permit to establish or expand the use of all R-3 to residential care facilities of seven (7) units or more.*

The applicant proposes to construct two approximately 2300 square foot structures to provide accommodations for sixteen to twenty-eight (16-28) persons and an 1800 square foot structure for dining, offices and counseling. There will be eight to ten (8-10) full and part time employees along with volunteer personnel on-site with twenty-four (24) hour staffing seven (7) days a week. Staff will be trained to provide the services needed. No registered sex-offenders will be allowed in the program. Visitors and guest will be required to check in and verified by staff with no un-invited guest being allowed. Most Residents terms will be thirty (30) days to twenty-four (24) months.

In addition to providing in-house treatment and counseling, the drug and alcohol program provides clients with access to social services, Social Security, employment development, adult education, public transportation, and vocational training.

The site is adjacent to the Oroville Apartments on the back side and Foothill Apartments on the West Side of the parcel. County Social Services are located on Table Mountain Boulevard approximately 0.6 miles from the site, within walking distance. Other commercial services are located within walking distance in downtown Oroville and on Table Mountain Boulevard approximately 0.5 miles from the site.

Should the Planning Commission choose to approve this request, conditions of approval need to be included to ensure compliance with state and local regulations.

ENVIRONMENTAL REVIEW: *According to 2017 CEQA guidelines this project is Categorically Exempt under Article 19, Section 15332 Categorically Exemption In-fill Development Projects.*

ATTACHMENTS:

- **Resolution 2018-09**
 - **Summary Fact Sheet**
 - **Vicinity Map & Site Plan**
 - **Letters**
-

RECOMMENDATION:

1. *Staff recommends that the Planning Commission finds that the project meets the intent of the current zoning and General Plan and that the proposed use would be compatible with the adjacent residential uses and adopt Resolution No. P2018-09.*

SUMMARY FACT SHEET

Requested Action: *Approve the application & site plan for Paula Court (APN 031-140-090).*

Project Applicant: *Base Camp Village, Inc.*

Project Location: *Paula Court*

Parcel Size: *.72± acres*

Site Coverage: *Maximum 65%*
Approximate: 25%

Existing Development: *None*

Related Applications: *None*

General Plan: *R-3 - High-density residential*

Zoning Designation: *R-3 - High-density residential*

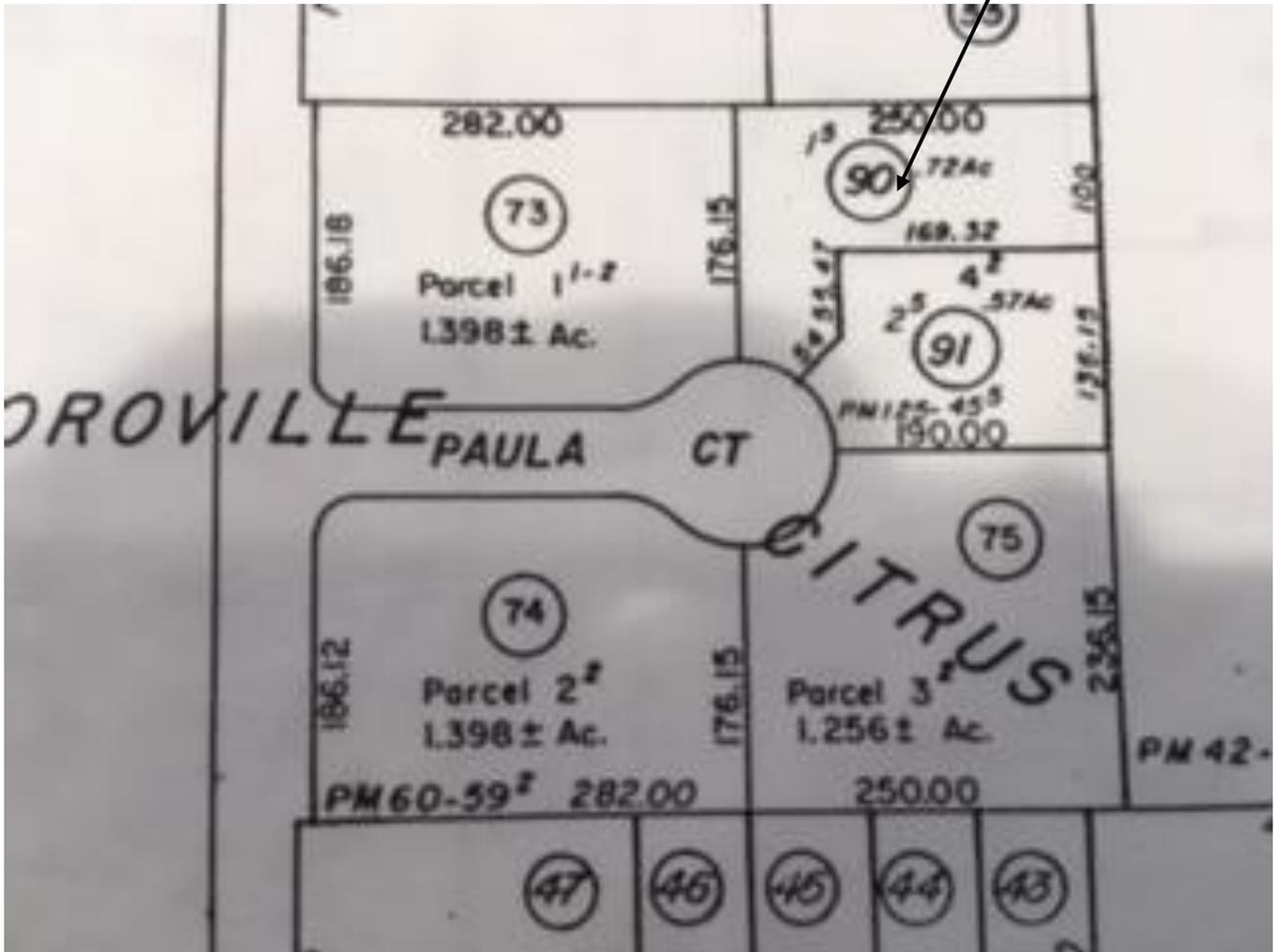
Surrounding Land Uses: *Residential Single family and multiple family uses.*

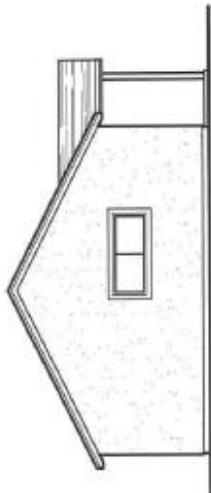
Environmental Review: *Categorically Exempt 15332 In-fill Development Projects*

Applicable Regulations: *-Zoning regulations for R-3 zones §17.28.120*
(Others may also apply) -Zoning regulations for Parking §17.12.070

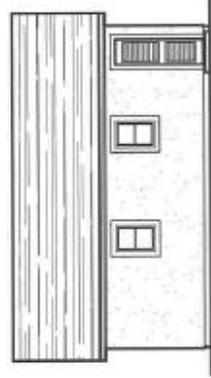
Vicinity Map

PROPOSED SITE LOCATION
APN# 031-140-090

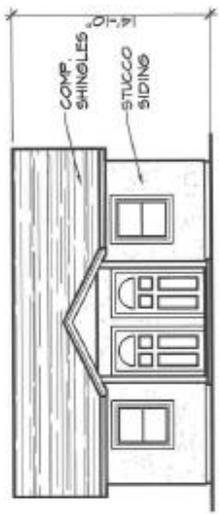




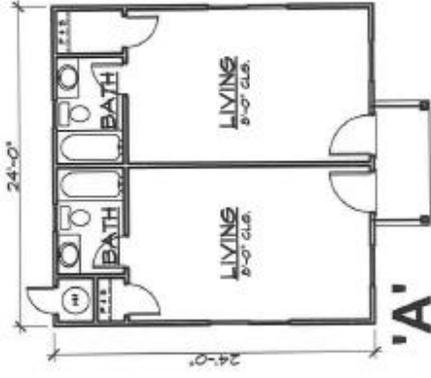
LEFT & RIGHT ELEVATIONS
1/8" = 1'-0"



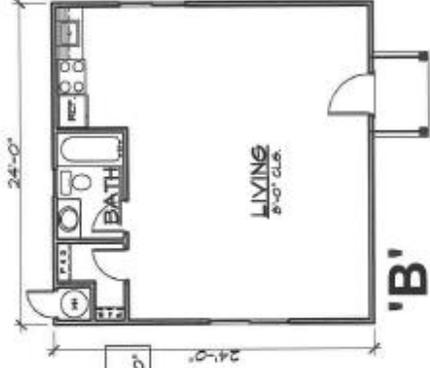
REAR ELEVATION
1/8" = 1'-0"



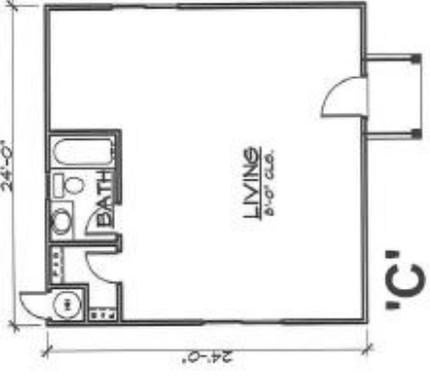
FRONT ELEVATION
1/8" = 1'-0"

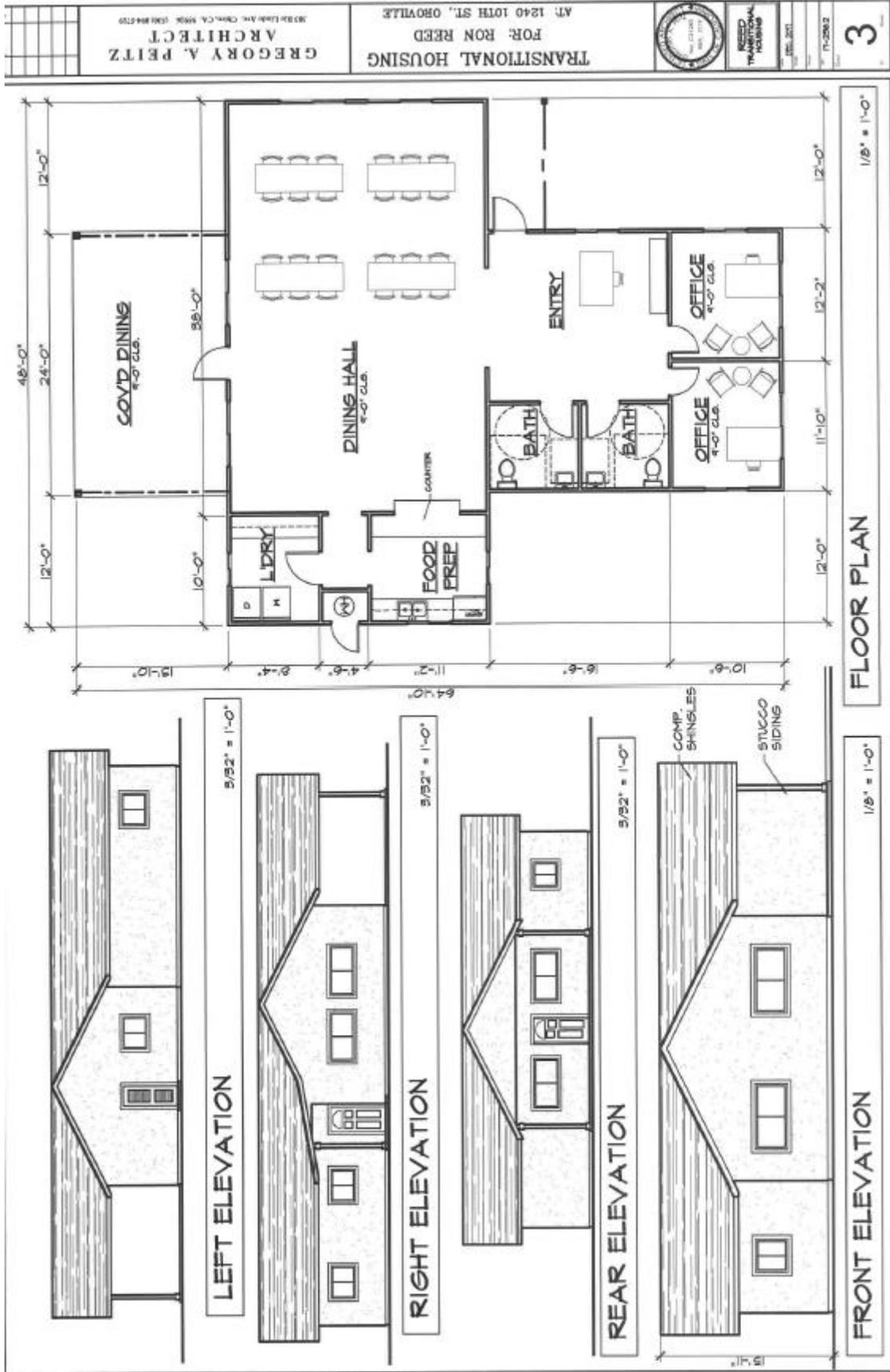


FLOOR PLAN 'A'
1/8" = 1'-0"



FLOOR PLANS 'B' & 'C'
1/8" = 1'-0"



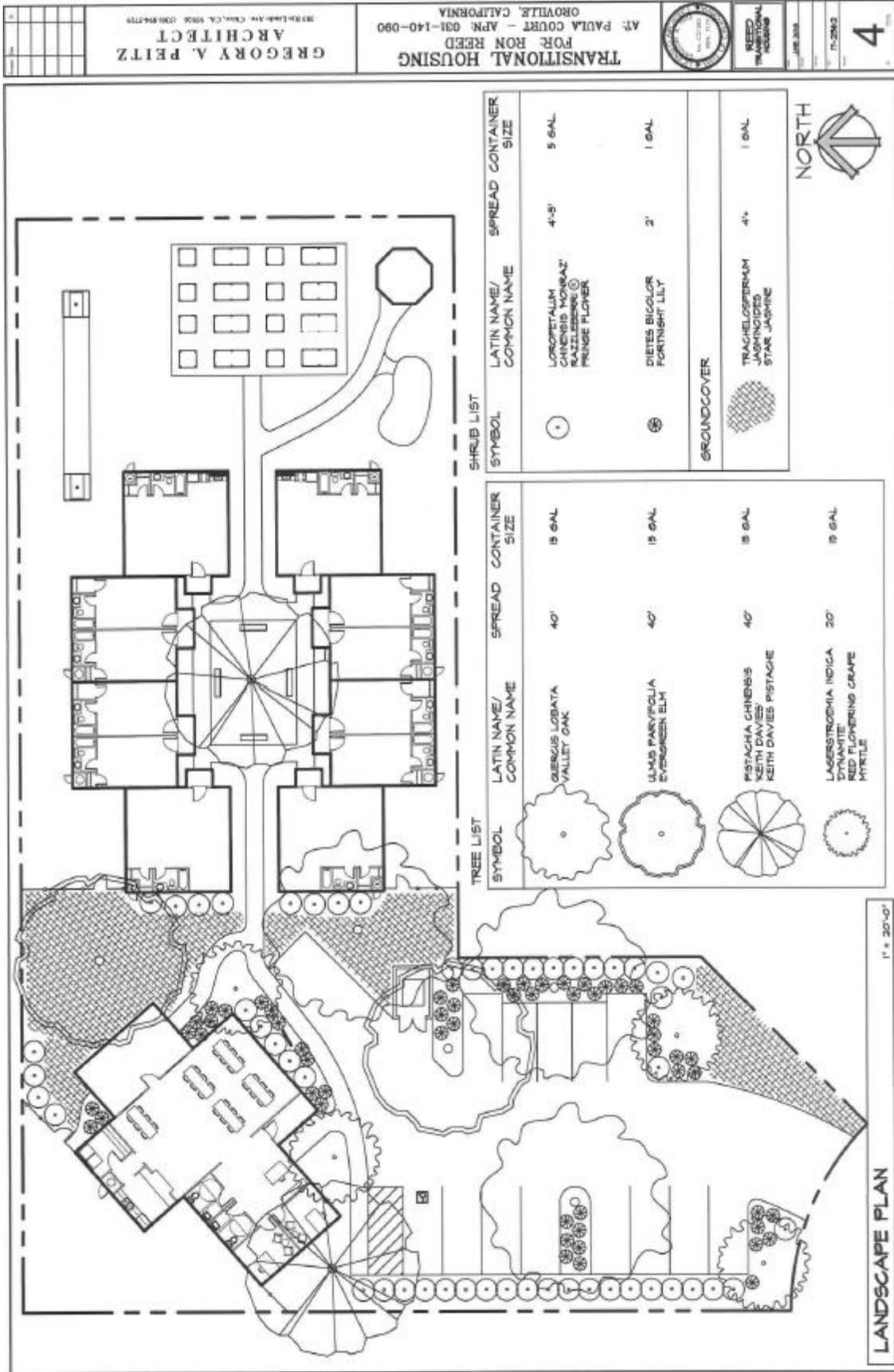


GREGORY A. PEITZ ARCHITECT
 6025 LEA AVE. CHICO, CA 95926 (916) 847-7170

FOR: RON REED
 TRANSITIONAL HOUSING
 AT: 1240 10TH ST., OROVILLE

Professional seal and project information:

PROJECT NO. 2017
 DATE: 08/09/2018
 SHEET NO. 3



A RESOLUTION OF THE OROVILLE PLANNING COMMISSION FINDING A CATEGORICAL EXEMPTION FOR AND CONDITIONALLY APPROVING USE PERMIT NO. 18-07 TO ESTABLISH A LARGE RESIDENTIAL CARE FACILITY WHICH WILL INCLUDE, AS COMPONENTS OF OPERATION: DAILY ADMINISTRATIVE SERVICES; TRANSITIONAL HOUSING FOR DISABLED PERSONS FOR PHYSICAL, MENTAL, AND SUBSTANCE ABUSE FOR 16-28 PERSONS; AND ADMINISTRATIVE OFFICES LOCATED AT PAULA COURT, OROVILLE, CA.

WHEREAS, the City of Oroville has received an application requesting approval of a use permit to allow a large residential care facility; transitional housing for disabled persons due to physical, mental or substance abuse; and administrative offices. It accessed by Paula Court, Oroville, CA, and

WHEREAS, the applicant proposes as functions of the Use Permit, daily counseling services; transitional housing for disabled persons due to physical, mental or substance abuse; and administrative offices, and

WHEREAS, the project site is developed with two approximately 2300 square foot structures and an 1800 square foot structure for dining, offices and counseling, and

WHEREAS, the project resembles a similar facility in Chico, Ca with an 85% success rating and proposes to operate this facility similar, and

WHEREAS, the facility will only serve as to provide accommodations for sixteen to twenty-eight (16-28) persons; and

WHEREAS, the General Plan Diagram designation of the Property is High Density Residential; and

WHEREAS, the current zoning is R-3, which is consistent with the General Plan designation which allows Large Residential Care Facilities with a Use Permit, and

WHEREAS, the project will bring eight to ten (8-10) full and part time employees along with volunteer personnel on-site with twenty-four (24) hour staffing seven (7) days a week; and

WHEREAS, Section 17.48.010 Use Permits of the Code of the City of Oroville (City Code) states that in considering an application for a use permit the following criteria shall be used as guidance:

Intent. Use permits provide an opportunity to review the location, site development or

conduct of certain land uses, activities and structural features that generally have a distinct impact on the area in which they are located or are capable of creating special problems for bordering properties unless given careful attention. Use permits are discretionary and may be granted or denied by the planning commission under the provisions of this section.

Conditions of approval will ensure compliance with state and local regulations; and

WHEREAS, the project meets the criteria of 2017 CEQA Guidelines Categorically Exempt under Article 19, Section 15332 Categorically Exemption In-fill Development Projects exempt from CEQA review; and

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

1. The project meets the criteria of 2017 CEQA guidelines as Categorically Exempt under Article 19, Section 15332 Categorically Exemption In-fill Development Projects.
2. The Planning Commission adopts the findings required by 17.48.010 Use Permits, of City Code, as those findings are described in this Resolution, supported by the following facts and findings:
 - A. Proposed use would not be detrimental to the general health, safety or welfare of the City as a whole. The proposed use is needed in Oroville and the services provided by Base Camp Village Inc. are essential to certain portions of the population and not duplicated by any public agency. Furthermore, the proposed use would not be detrimental to the general health, safety or welfare of the immediate neighborhood provided the facility is operated in accordance with state and local regulations and the conditions of approval are adhered to.
 - B. The proposed site is within close proximity to public services, transportation facilities, commercial and retail facilities and County Social Services, and other public amenities that are needed by the segment of the population that would be served by the facility. Other similar land uses in the area include the Oroville Apartments on the back side and Foothill Apartments on the West Side of the parcel. These other uses appear to function in a compatibly with the adjacent residential uses and the addition of another similar use would not be detrimental to the neighborhood.
 - C. The project currently has sewer service with SCOR, water service with Thermalito Water and Sewer Water, and Electrical is served by PG&E.

- D. Conditions of approval will ensure compliance with state and local regulations; and
3. UP 18-07 is approved to allow to construct two approximately 2300 square foot structures to provide accommodations for sixteen to twenty-eight (16-28) persons and an 1800 square foot structure for dining, offices and counseling. Have eight to ten (8-10) full and part time employees along with volunteer personnel on-site with twenty-four (24) hour staffing seven (7) days a week with most Residents terms to be thirty (30) days to twenty-four (24) months located on APN 031-140-090 Permitted Use Section of Oroville City Code Section 17.28.010.1, High Intensity Residential R-3 zone. All conditions of approval shall be implemented at the time stated in the listed in the stated conditions.

CONDITIONS OF APPROVAL:

Prior to issuance of a Certificate of Occupancy permit:

- 1) Register with the Butte County Alcohol and Drug abuse program administrator
- 2) Apply for a license to operate an alcohol and drug recovery center with the State Health Department.
- 3) Submit site plan for park to the Planning Department prior to development.
- 4) A minimum of one room that meets accessibility per Americans with Disabilities Act.
- 5) Submit modified parking plan for a minimum of 1 parking space for each 3 beds, 6 parking spaces for the staff and guest including a minimum of one van accessible and one standard accessible parking space.
- 6) Landscaping that meets the requirements of Section 26-13.050, to the Planning Department prior to development
- 7) Install a solid fence 6 ½ feet in height along the Easterly and Northerly property boundary. Install security fencing around the balance of the facility. The security fencing shall decorative steel picket fencing 7 feet in height. The fencing shall eliminate unrestricted through traffic from the neighboring parcels. A gate may be installed to provide emergency access Apply for a Fence Permit

- 8) Install smoke detectors
- 9) Install a Knox Box at the front door of the facility.
- 10) The property owner shall sign a Landscape Maintenance Agreement which runs with the land and is binding on all successors in interest.
 - a. Landscape Plans shall be approved by the director of Parks and Trees.
 - b. Install approved irrigation systems, landscaping and street trees
- 11) Development and use of the site shall also conform to all applicable local, state and federal regulations.
- 12) Provide an outdoor seating/yard area for the facility's clients that is screened from public view by landscaping, solid fencing or a combination of the two. No loitering by clients or client's guests shall be allowed in front of the facility or on those portions of the site that are in open view to the public.
- 13) The exterior of the building shall be stucco finish, with 4' high masonry wainscoting on street view facing sides and fresh painting prior to occupancy of the facility
- 14) Buildings shall be provided with Fire Sprinklers system and Thermalite water and sewer for the water supply availability.
- 15) The shelter shall maintain a minimum of \$4,000,000 of liability insurance. Proof of insurance shall be provided to the City of Oroville annually

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular adjourned meeting of the Planning Commission of the City of Oroville held on the 9th of August 2018, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSTAIN: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

ATTEST:

APPROVE:

SECRETARY

CHAIRMAN

PROJECT DESCRIPTION BASE CAMP VILLAGE

The proposed project is to build a large residential care facility to provide transitional housing for persons disabled due to physical, mental or substance use. The project involves two structures of approximately 2300 square feet each to provide accommodations for 16 to 28 persons. Additionally there will be an 1800 square foot dining and counseling building. Also there will be a 58' by 100' out-door activity area for a garden, and outside activities.

The project will provide transitional housing for persons who are homeless with the intent to help them obtain stable housing. The provider will work with Butte County Behavior Health and social organizations to help needy persons overcome barriers to getting off the street.

The project requires licensing from the California Department of Social Services (DSS), Community Care Licensing Division. Base Camp Village, Inc. will build and lease the operation to a non-profit entity approved by DDS, similar to the Stairways Program in Chico. The facility operation will include supervision and services within a structured environment for persons disabled due to a mental disorder and without a stable living situation. The operation will include services through partnership with the Butte County Behavioral Health Department and other pertinent social service agencies. The program will provide transportation to doctors, treatment, job interviews and other beneficial activities for the residents as well as programs related to behavioral health, vocational activities, exercise, art and crafts, job training and completion of high school through attainment of a General Education Diploma (GED). Most persons enrolled in the program will reside on the project site for 30 days up to 24 months.

Participants in the program will be screened by trained case managers and clinical staff as well as the Butte County Department of Behavioral Health. Residents must adhere to the rules and regulations established by the facility including signing a release of information, allowing immediate staff to notify Behavior Health, the court, or law enforcement at staff's discretion. Visitors and guests must sign-in and be approved by staff (no uninvited persons will be permitted); and leaving the facility after 9:00 p.m. is prohibited. All residents will have access to services from Behavior Health and a case manager. No registered sex-offenders will be included in the program.

It is anticipated that 8-10 full and part-time employees and volunteers will be associated with the operation of the facility. There will be 24-hour supervision by trained staff. There will be video monitoring on the parking lot and common area.

The Stairways program in Chico, which is the model for this project, has an 85% success rate. Success is defined in three ways, one if a person is united with their family; two if a person attains independence and can live on their own and third if a person is transitioned to a high level of care.

Dated June 28, 2018

Ronald A. Reed

City of Oroville
Planning Division-Community Development Department
1735 Montgomery Street
Oroville, CA 95965-4897

USE PERMIT APPLICATION

APPLICANT: Base Camp Village, Inc. a California non-profit corporation, Ronald A. Reed, president.

ADDRESS: 22 Jordans Place, Chico, CA 95973 Phone: 530 342 9321 Fax 530 965 5147
mrron@sbcglobal.net

PROPERTY INFORMATION

Name: Base Camp Village, APN 031-140-090, Paula Court, Site Size .72 acre, Zoning: R-3, Vacant land, property is sewerred and is on public water.

Proposed land use: Large residential care home.

PROJECT PLANS

1. Site and floor plans, including the location, square footage and uses of all structure are attached.
2. Architectural drawings showing proposed building elevations are attached.
3. Landscape plans showing the types, sizes and location of vegetation to be planed and the irrigation system to be installed are attached.
4. Plans for the configuration and layout of all off street parking spaces, including entrances, exits and internal circulation routes are attached.
5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture are attached.
6. Drawings of all signs that are proposed in association with the project.
7. Plans showing the location and square footage of any existing or proposed surface stormwater detention facilities. NONE
8. Plans showing the location and square footage of any existing or proposed outdoor storage. NONE
9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project. NONE
10. Hours of operation for all proposed land uses. See project description.
11. Number of employees and fleet vehicles for all proposed land uses. See project description.
12. A letter authorizing the use permit application from the owner of the property. The owner of the property is the applicant, Base Camp Village, Inc.

PROJECT DESCRIPTION

See attached.

Applicant's signature. I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Ronald A. Reed 

Dated: June 24, 2018



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
 www.cityoforoville.org

Donald Rust
 DIRECTOR

TRAKIT#: **PL1807-001**

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	<i>Large Res Care Home</i>
Name:	<i>RONALD A. REED</i>	Name:	<i>Base Camp Village</i>
Address:	<i>22 JORDANS PLACE</i>	Company:	<i>Base Camp Village Inc</i>
Phone:	<i>CHICO CA 95973</i> <i>530 342-9321</i>	Address:	<i>22 Jordans Place</i>
Email:	<i>mrron@sbcglobal.net</i>	Phone:	<i>530 342 9321</i>
Is the applicant the Owner?	<input checked="" type="checkbox"/> Y	Email:	<i>mrron@sbcglobal.net</i>

If applicant is Not the owner, please provide owner /agent authorization on the reverse side.

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)			
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan
<input type="checkbox"/>	Development Review	<input checked="" type="checkbox"/>	Pre-Application
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension
<input type="checkbox"/>	Other: (Please Specify)	<input type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>		<input type="checkbox"/>	Tentative Subdivision Map
<input type="checkbox"/>		<input type="checkbox"/>	Use Permit
<input type="checkbox"/>		<input type="checkbox"/>	Variance
<input type="checkbox"/>		<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>		<input type="checkbox"/>	Zoning Clearance

ADMINISTRATIVE PERMITS (Please check all that apply)			
<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit
<input type="checkbox"/>	Other: (Please Specify)	<input type="checkbox"/>	Special Event
<input type="checkbox"/>		<input type="checkbox"/>	Street Closure
<input type="checkbox"/>		<input type="checkbox"/>	Tree Removal

*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.

** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

PROJECT INFORMATION	
Project Name: <i>BASE CAMP VILLAGE</i>	Proposed Structure(s) (Sq Ft.): <i>6400</i>
Address: <i>Paula Court</i>	Existing Structure(s) (Sq Ft.): <i>NONE</i>
Nearest Cross Street:	Water Provider: <i>Thermal to Water</i>
Assessor Parcel Number: <i>031-140-090</i>	School District:
Lot Size (Acres): <i>.72</i>	Number of Dwelling Units: <i>2-</i>

APPLICANT'S SIGNATURE	
I hereby certify that the information provided in this application is, to my knowledge, true and correct.	
Signature: <i>Ronald A Reed</i>	Date: <i>6-28-18</i>

OFFICE USE ONLY			
General Plan:	Zoning:	Zoning Conformity:	APN:
File#	Overlay Zoning:	Minimum Setbacks:	FY RY SY

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

NAME OF AGENT:	PHONE NUMBER:
COMPANY NAME:	EMAIL:
ADDRESS:	CITY/ST/ZIP:

AGENT SIGNATURE: _____

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

1)	Base Camp Village INC	Ronald O Reed president	7-3-18
	Print Name of Owner	Signature of Owner	Date
2)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
3)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
4)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
	_____	_____	_____
	Owner's Mailing Address	Owner's Email	Owner's Phone #



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
 www.cityoforoville.org

Donald Rust
 DIRECTOR

TRAKIT#: **PL1807-001**

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
Completed and signed Application Forms		New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38	
Application Fee Paid		Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54	
PROJECT PLANS			
All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:			
1.	Site and floor plans, including the location, square footage and use of all structures.	<i>attached</i>	
2.	Architectural drawings showing proposed building elevations.	<i>attached</i>	
3.	Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed	<i>attached</i>	
4.	Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes	<i>attached</i>	
5.	Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.	<i>D.K.</i>	
6.	Drawings of all signs that are proposed in association with the project.	<i>attached</i>	
7.	Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.	<i>None</i>	
8.	Plans showing the location and square footage of any existing or proposed outdoor storage areas.	<i>NONE</i>	
9.	Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.	<i>NONE</i>	
10.	Hours of operation for all proposed land uses.	<i>attached</i>	
11.	Number of employees and fleet vehicles for all proposed land uses	<i>attached</i>	
12.	A letter authorizing the use permit application from the owner of the property.	<i>owner is applicant</i>	
CLASSIFICATION			
Alcohol & Beverage Sales	Nonconforming Uses & Structures		Uses in Industrial Districts
Agricultural Uses	Outdoor Storage		Uses Mini-Storage Overlay(MS-O)
Animal Keeping (Commercial)	Parking Requirement Exceptions	<input checked="" type="checkbox"/>	Uses in Residential Districts
Barbed/Razor Wire Fence	Temporary Use		Uses in Special Purpose Districts
Density Bonus & Other Incentives	Uses in a Conditional Overlay (C-O)		Uses not Specified but Allowed
Exceptions to Height Limits	Uses in Commercial & Mixed-Use Districts		Wireless Communication Facilities
Other: (Please Specify)			
APPLICANT'S SIGNATURE			
I hereby certify that the information provided in this application is, to my knowledge, true and correct.			
Signature: <i>Donald Rust</i>		Date:	<i>7-3-18</i>
OFFICE USE ONLY			
Approved By:		Date:	
Payment: <i>\$3063.38</i>		Number:	

Paid 7/3/18 #4682

PROJECT DESCRIPTION

Present or Previous Use:

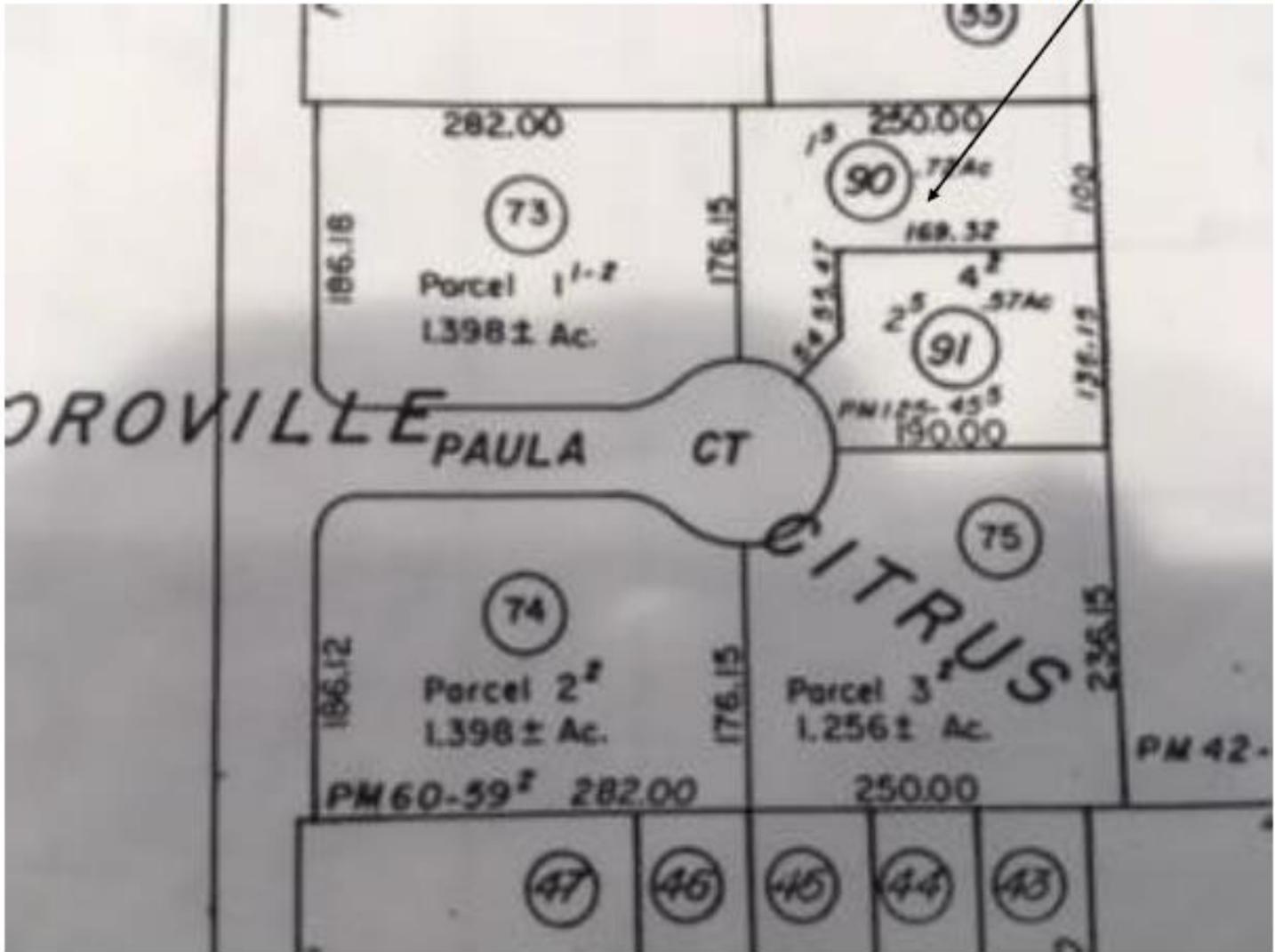
Proposed Use:

Detailed Description:

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

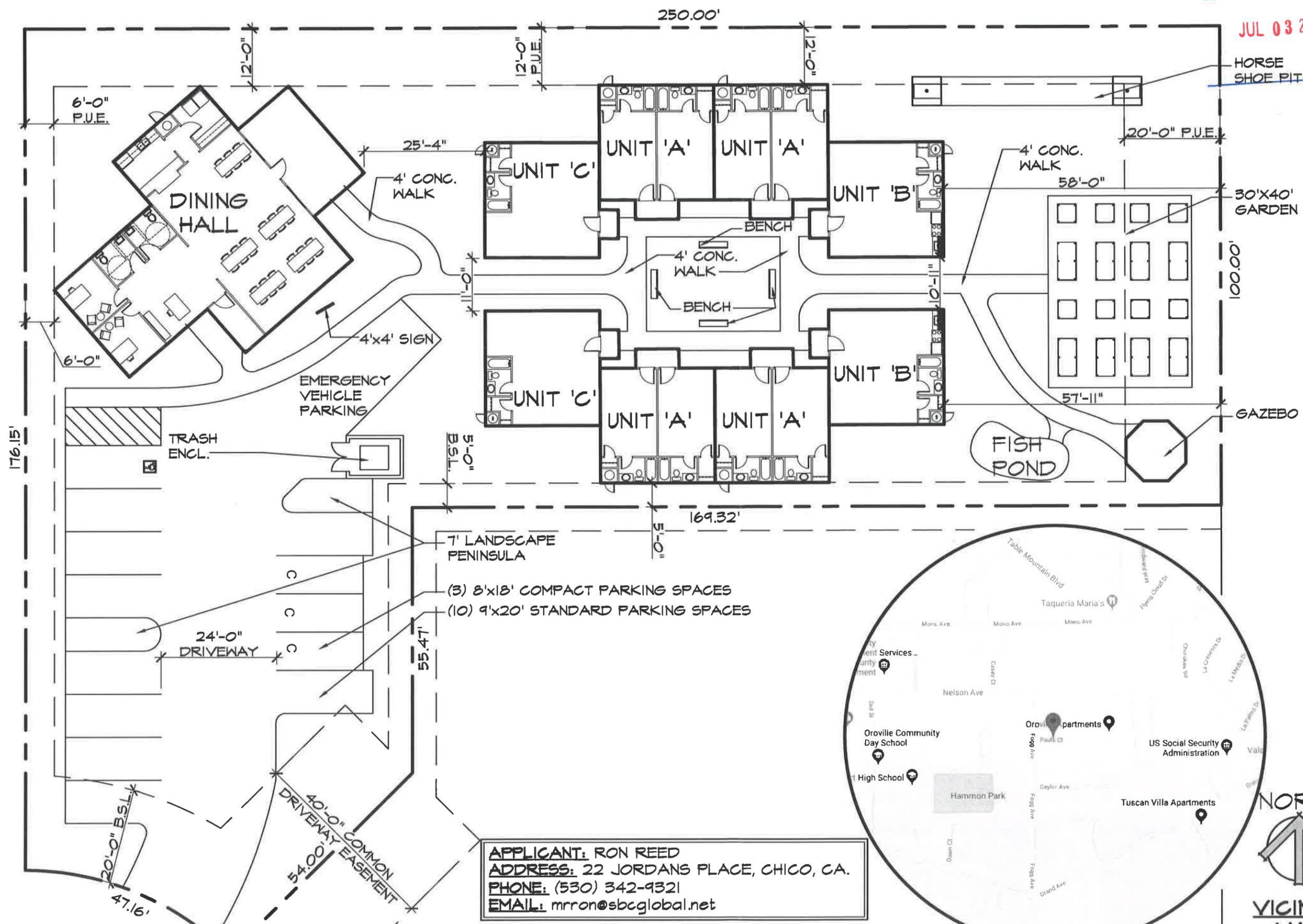
PROJECT SITE PARCEL LOCATION



APN# 031-140-090

RECEIVED

JUL 03 2018



GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

TRANSITIONAL HOUSING
 FOR: RON REED
 AT: PAULA COURT - APN: 031-140-090
 OROVILLE, CALIFORNIA

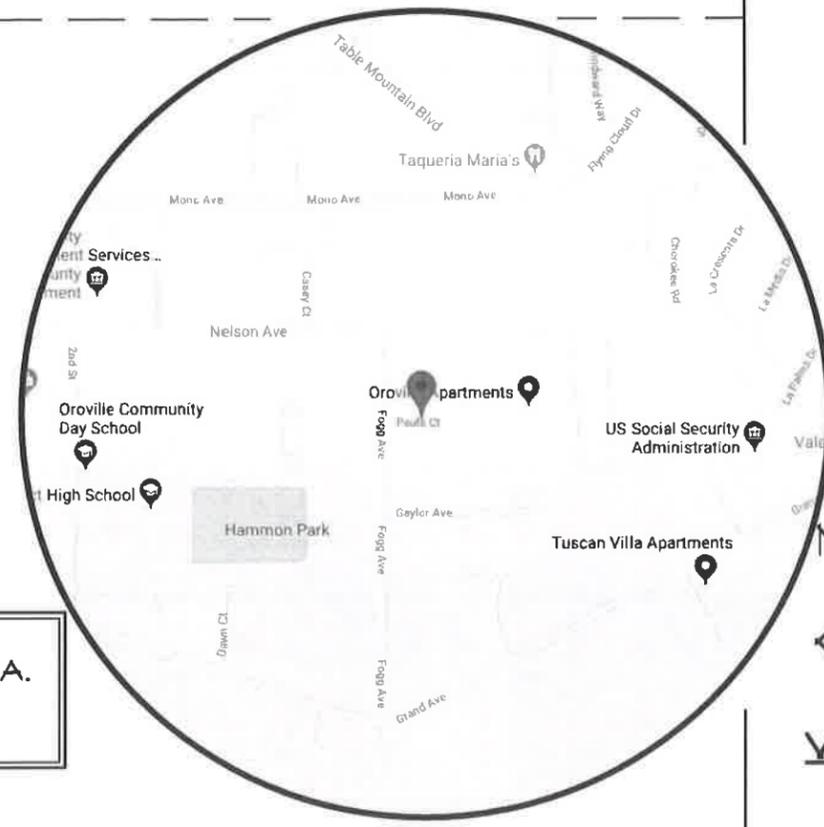


REED
TRANSITIONAL HOUSING

Date: JUNE 2018
 Scale:
 Drawn:
 Job: 17-2562
 Sheet:

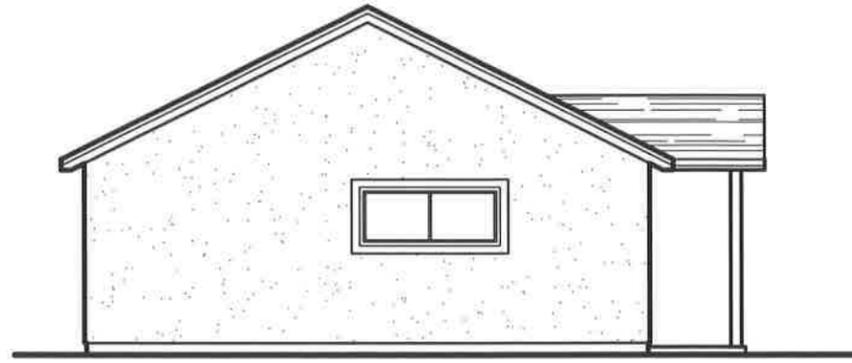
1

APPLICANT: RON REED
ADDRESS: 22 JORDANS PLACE, CHICO, CA.
PHONE: (530) 342-9321
EMAIL: mrron@sbcglobal.net



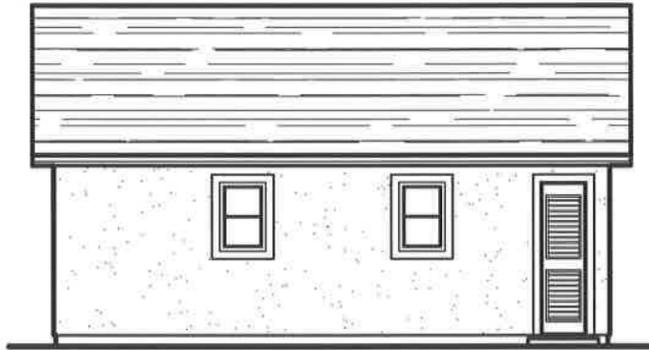
SITE PLAN

1" = 20'-0"



LEFT & RIGHT ELEVATIONS

1/8" = 1'-0"



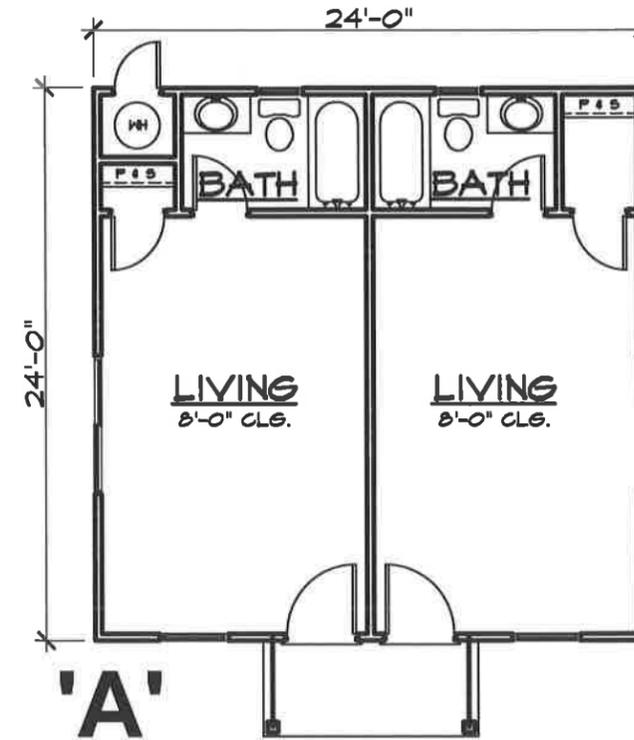
REAR ELEVATION

1/8" = 1'-0"



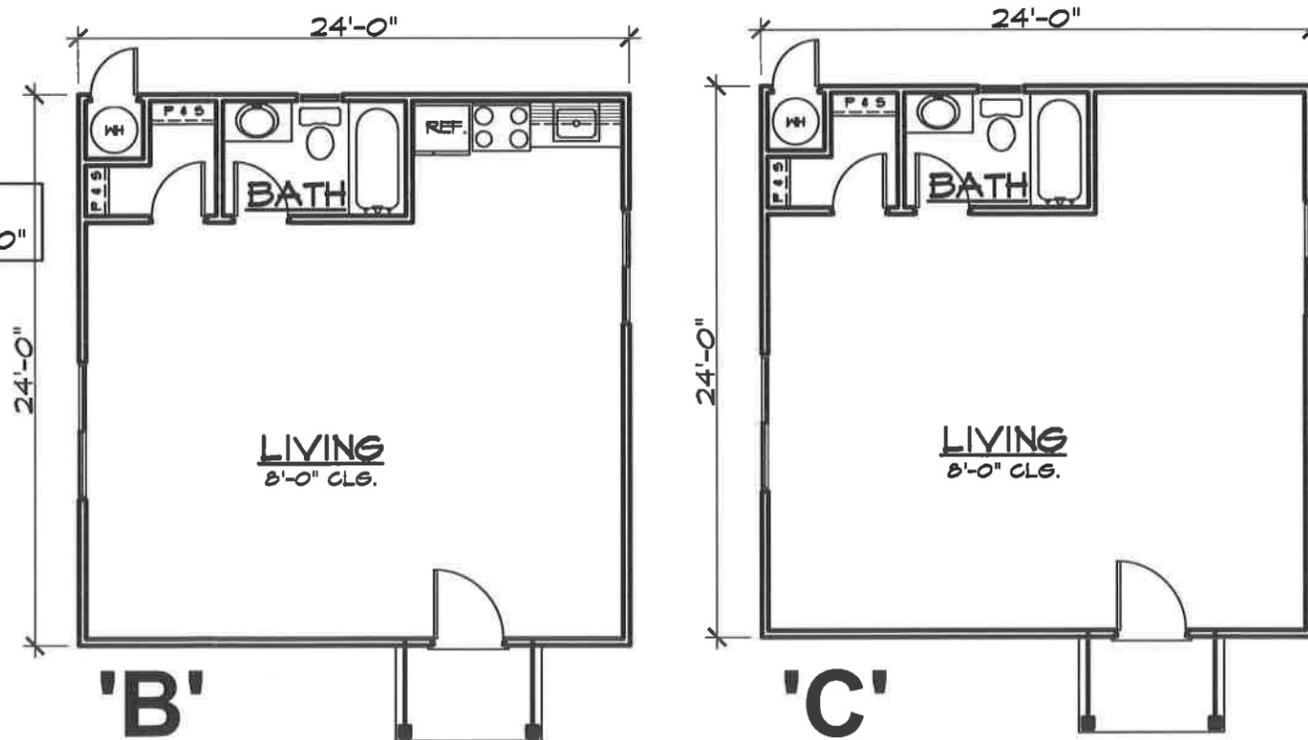
FRONT ELEVATION

1/8" = 1'-0"



FLOOR PLAN 'A'

1/8" = 1'-0"



FLOOR PLANS 'B' & 'C'

1/8" = 1'-0"

Revision	Date	By

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95976 (530) 894-5719

TRANSITIONAL HOUSING
FOR: RON REED
AT: 1240 10TH ST., OROVILLE



REED
TRANSITIONAL
HOUSING

Date: DEC. 2017
Scale:
Drawn:
Job: 17-2962
Sheet:



LEFT ELEVATION

3/32" = 1'-0"



RIGHT ELEVATION

3/32" = 1'-0"



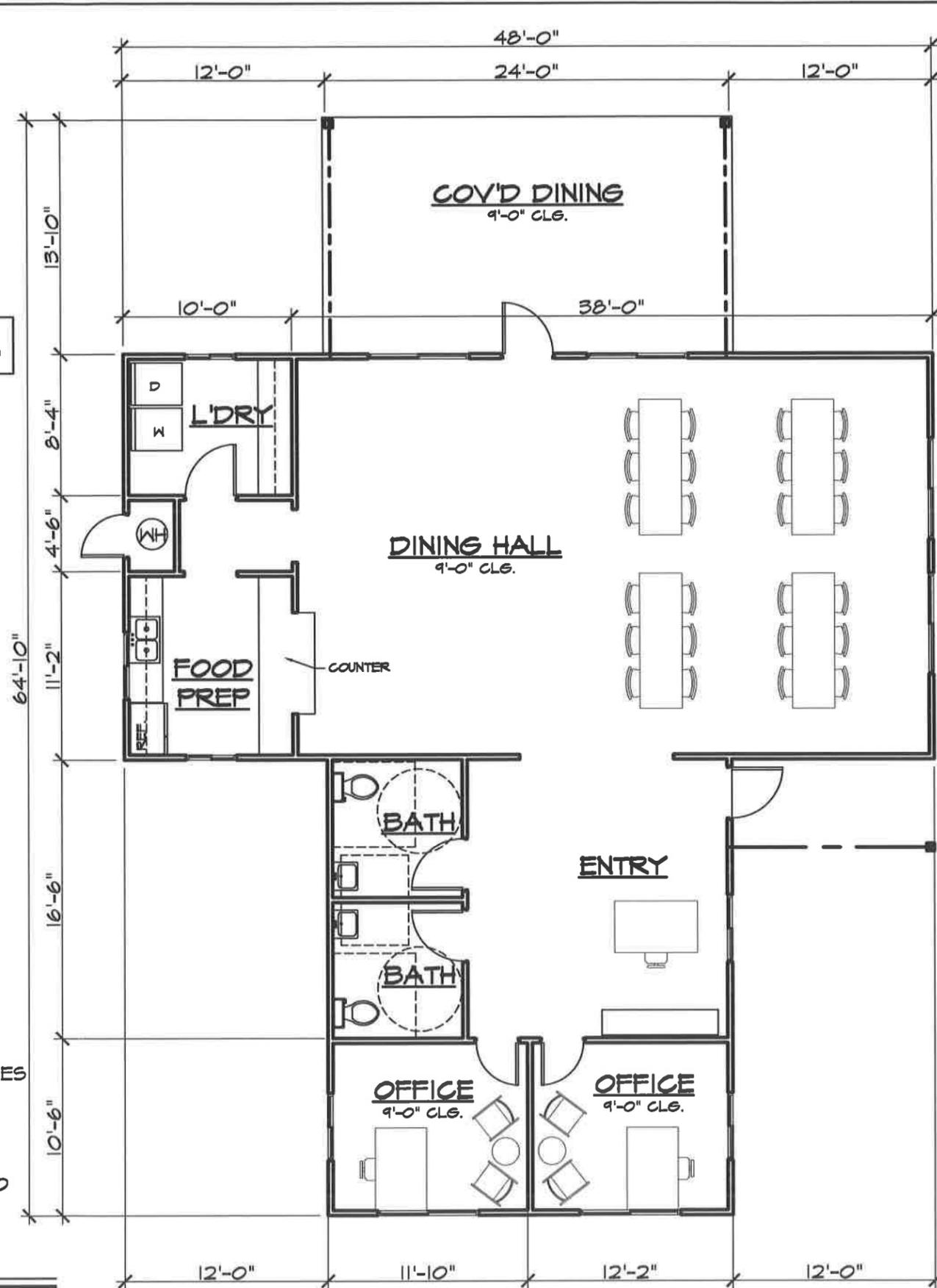
REAR ELEVATION

3/32" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

Revision	Date	By

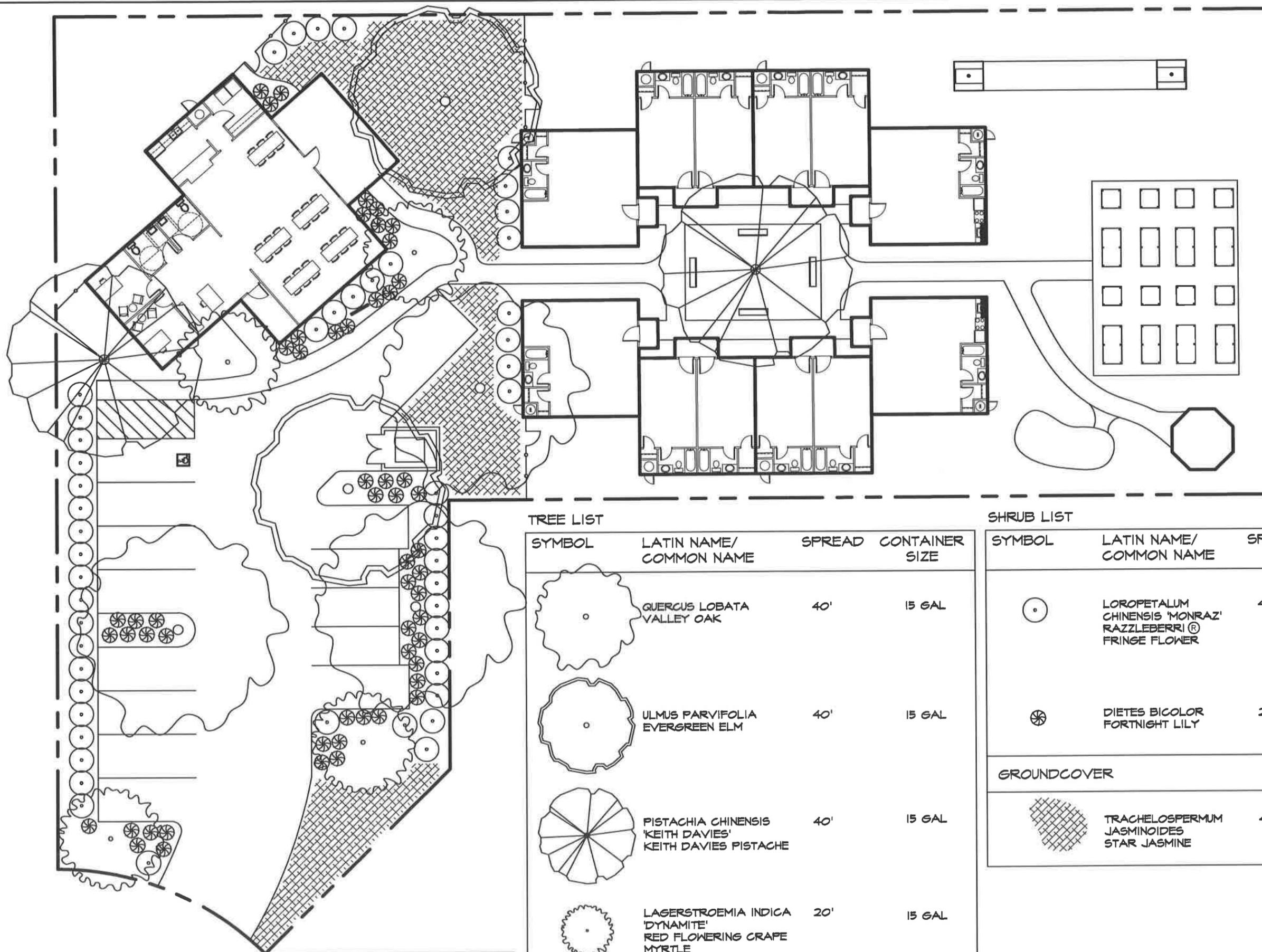
GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

TRANSITIONAL HOUSING
 FOR: RON REED
 AT: 1240 10TH ST., OROVILLE



REED
TRANSITIONAL
HOUSING

Date: **DEC. 2017**
 Scale:
 Drawn:
 Job: **17-2362**
 Sheet:



LANDSCAPE PLAN

1" = 20'-0"

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	QUERCUS LOBATA VALLEY OAK	40'	15 GAL
	ULMUS PARVIFOLIA EVERGREEN ELM	40'	15 GAL
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES PISTACHE	40'	15 GAL
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING GRAPE MYRTLE	20'	15 GAL

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	LOROPETALUM CHINENSIS 'MONRAZ' RAZZLEBERRI® FRINGE FLOWER	4'-5'	5 GAL.
	DIETES BICOLOR FORTNIGHT LILY	2'	1 GAL

GROUNDCOVER

	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	4'+	1 GAL
--	--	-----	-------



Revision	Date	By

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

TRANSITIONAL HOUSING
FOR: RON REED
AT: PAULA COURT - APN: 031-140-090
OROVILLE, CALIFORNIA



REED
TRANSITIONAL
HOUSING

Date: JUNE 2018
Scale:
Drawn:
Job: 17-2362
Sheet: **4**
of 4

ORDINANCE NO. 1830

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE, CALIFORNIA, AMMENDING TITLE 17 (ZONING) OF THE OROVILLE MUNICIPAL CODE BY AMMENDING SECTION 17.04.060 (DEFINITIONS); REPEALING SECTION 17.08.120 (MARIJUANA DISPENSARIES); ADDING SECTION 17.16.XX (COMMERCIAL CANNABIS BUSINESSES); AND AMMENDING SECTIONS 17.28.010 (ALLOWED USES IN RESIDENTIAL DISTRICTS); 17.32.010 (ALLOWED USES IN COMMERCIAL DISTRICTS); 17.34.020 (ALLOWED USES IN INDUSTRIAL DISTRICTS); 17.36.010 (ALLOWED USES IN INDUSTRIAL DISTRICTS); 17.40.010 (ALLOWED USES IN SPECIAL PURPOSE DISTRICTS) TO ESTABLISH ZONING FOR COMMERCIAL CANNABIS ACTIVITIES WITHIN THE CITY OF OROVILLE.

WHEREAS, in 1996, the California electorate approved Proposition 215, the Compassionate Use Act of 1996, which allows a patient, with a doctor's recommendation, to use cannabis for medical purposes without the fear of prosecution or arrest; and

WHEREAS, in 2003, the California legislature passed Senate Bill 420 (Medical Marijuana Program Act) which amended the Health and Safety Code to permit the establishment of medical cannabis dispensaries for the distribution of cannabis for medical purposes; and

WHEREAS, in 2005 the California Board of Equalization began issuing seller's permits for sales consisting of medical cannabis; and

WHEREAS, in 2008 the California Attorney General issued guidelines for the security and non-diversion of cannabis grown for medical use; and

WHEREAS, in 2015, the Governor signed into law Senate Bill 643, Assembly Bill 266, and Assembly Bill 243, collectively referred to as the Medical Marijuana Regulation and Safety Act ("MMRSA") further amended in 2016 as the Medicinal Cannabis Regulation and Safety Act ("MCRSA"), which established regulations and a state licensing system for medical cannabis cultivation, manufacturing, delivery, and dispensing; and

WHEREAS, in 2016 the voters of the State of California approved and passed Proposition 64 also known as the Adult Use of Marijuana Act ("AUMA"); and

WHEREAS, Health & Safety Code Section 11362.83 provides that cities are free to adopt and enforce local ordinances that regulate the location, operation, or establishment of medical cannabis dispensaries and cultivation; and

WHEREAS, after studying various alternatives for the regulation of commercial cannabis considering input from stakeholders and a public hearing, and reviewing the legal status of cannabis under applicable law, the City Council finds that the regulation of commercial cannabis activities is necessary to protect the public health, safety, and welfare by mitigating the adverse secondary effects from the operations of these uses; and

WHEREAS, the City of Oroville has a compelling interest in ensuring that cannabis is not distributed in an illicit manner, in protecting the public health, safety and welfare of its residents and businesses, in preserving the peace and quiet of the neighborhoods in which these uses may operate, and in providing access of cannabis to residents; and

WHEREAS, the City has conducted a CEQA review of all proposed commercial cannabis projects and no further environmental analysis is required. 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 15061(b)(3) "General Rule Exemption" and Section 15305 "Minor Alterations in Land Use Limitations."

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF OROVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings.

The City Council of the City of Oroville adopts and finds as true and correct the aforementioned recitals and incorporate them herein as findings.

SECTION 2: Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.060 is amended to read as follows:

17.04.060 Definitions.

C. Definitions, "C."

Cannabis. All parts of the Cannabis sativa Linnaeus, Cannabis Indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from marijuana. "Cannabis" also means marijuana as defined by Section 11018 of the California Health and Safety Code as enacted by Chapter 14017 of the Statutes of 1972. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, "cannabis" does not mean industrial hemp as that term is defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

Cannabis business. The cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, distribution, delivery, or retail sale of cannabis or a cannabis product.

Cannabis canopy. Means all of the following:

- (A) The designated area(s) at a licensed premise that will contain mature plants at any point in time;
- (B) Canopy shall be calculated in square feet and measured using clearly identifiable boundaries of all area(s) that will contain mature plants at any point in time, including all of the space(s) within the boundaries;
- (C) Canopy may be noncontiguous, but each unique area included in the total canopy calculation shall be separated by an identifiable boundary such as an interior wall or by at least 10 feet of open space; and
- (D) If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

Cannabis cultivation. Any activity involving the propagation, planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

Cannabis delivery. The commercial transfer of cannabis or cannabis products to a customer. "Delivery" also includes the use by a retailer of any technology platform owned and controlled by the retailer, or independently licensed, that enables customers to arrange for or facilitate the commercial transfer by a licensed retailer of cannabis or cannabis products.

Cannabis distribution. The procurement, sale, and transport of cannabis or cannabis products between licensed cannabis businesses.

Cannabis manufacturing. means the production, preparation, propagation, or compounding of manufactured cannabis or cannabis products including businesses involving the extraction of a substance from a cannabis plant, the infusion or mixture of cannabis into another substance, the preparation of an edible item that contains cannabis, and the packaging and labeling of cannabis or cannabis products.

Cannabis nursery. The wholesale sale of clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

Cannabis retail, non-storefront. A brick-and-mortar cannabis retail use that is closed to the public but is authorized to conduct retail cannabis sales exclusively by delivery. This use does not include on-site retail sales of cannabis or cannabis products.

Cannabis retail, storefront. The retail sale of cannabis, cannabis products, or devices for the use of cannabis or cannabis products, either individually or in any combination, including an establishment that delivers cannabis or cannabis products as part of a retail sale.

Cannabis testing. A facility, entity, or site that offers or performs tests of cannabis or cannabis products, and that is accredited as operating to ISO standard 17025 by an accrediting body and registered with the State Department of Public Health.

Delete the Definition of "Marijuana dispensary" in its entirety.

M. "Definitions, "M":

~~**Marijuana dispensary.** "Marijuana dispensary" means any of the following:~~

~~1. Any for-profit or not-for-profit facility, building, structure, premises, or location, whether fixed, mobile, permanent or temporary, where any person(s) (including, but not limited to, any "primary caregiver(s)," "qualified patient(s)," or "person(s) with an identification card") makes available, sells, gives, distributes, or otherwise provides marijuana to any 2 or more other persons (including, but not limited to, any "primary caregiver(s)," "qualified patient(s)," or "person(s) with an identification card") pursuant to [Health and Safety Code](#) Sections 11362.8 and/or 11362.7 et seq., or otherwise; or~~

~~2. Any for-profit or not-for-profit facility, building, structure, premises, or location, whether fixed, mobile, permanent or temporary, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate to make available, sell, give away, distribute, or otherwise provide marijuana for medicinal marijuana "cooperatives" and "collectives."~~

~~The terms "primary caregiver," "qualified patient," "person with an identification card," "cooperative," and "collective" shall be as defined in Proposition 215 (Health and Safety Code Section 11362.5) and Senate Bill 420 (Health and Safety Code Section 11362.7 et seq.).~~

SECTION 3: Title 17 (Zoning), Chapter 17.08 (General Regulations), Section 17.08.120 is hereby repealed.

17.08.120 Marijuana dispensaries.

- ~~A. Pursuant to Government Code Section 65858, and notwithstanding any other provision of this Code, the establishment, development, construction, maintenance, or operation of a marijuana dispensary is hereby prohibited, and is not a permitted use in any of the following zoning districts, even if located within an otherwise permitted use: Urban Reserve 10 Acres (UR-10), Urban Reserve 5 Acres (UR-5), Agricultural Residential (RA), Rural Residential 1 Acre (RR-1), Rural Residential 20,000 Square Feet (RR-20), Rural Residential 10,000 Square Feet (RR-10), Large-Lot Residential (RL), Single-Family Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), Urban-Density Residential (R-4), High-Density Residential/Professional (RP), Neighborhood Commercial (CN), Limited Commercial (C-1), Intensive Commercial (C-2), Highway Commercial Corridor (CH), Commercial Light Manufacturing (CLM), Office (OF), Downtown Mixed Use (MXD), Neighborhood Mixed Use (MXN), Corridor Mixed Use (MXC), Airport Business Park (ABP), Light Industrial (M-1), Intensive Industrial (M-2), Public or Quasi-Public Facilities (PQ), and Open Space (OS). No person shall establish, develop, construct, maintain, or operate a marijuana dispensary, and no application for a building permit, use permit, variance, or any other entitlement authorizing the establishment, development, construction, maintenance, or operation of any marijuana dispensary shall be approved by the City of Oroville or any officer or employee thereof in any of the above districts.~~
- ~~B. **Prohibition of Cannabis Delivery and Commercial Processing.**~~
- ~~1. All deliveries of cannabis are expressly prohibited within the City of Oroville. No person shall conduct any deliveries that either originate or terminate within city limits.~~
 - ~~2. All commercial processing of cannabis is expressly prohibited within the City of Oroville.~~
- ~~C. **Permit or License Issuance.** The city shall not issue any permit, license, or other entitlement for any activity prohibited by the Oroville Municipal Code for which a state license is required under the Medical Marijuana Regulation and Safety Act or the Control, Regulate and Tax Adult Use of Marijuana Act.~~
- ~~D. **Public Nuisance.** Any use or condition caused, or permitted to exist, in violation of any provision of this section shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the city pursuant to Code of Civil Procedure Section 731 or any other remedy available to the city.~~
- ~~E. **Civil Penalties.** In addition to any other enforcement permitted by this section, city counsel may bring a civil action for injunctive relief and civil penalties, as permitted by law, against any person or entity that violates this section. In any civil action brought pursuant to this section, a court of competent jurisdiction may award reasonable attorneys' fees and costs to the prevailing party.~~

SECTION 4: Title 17 (Zoning), Chapter 17.16 (Use-Specific Regulations), Section 17.16.XXX is amended to read as follows:

17.16.XXX Commercial cannabis businesses.

- A. **Applicability.** This section applies to all commercial cannabis activities.
- B. **Permit Requirements.**
1. Any application for a commercial cannabis use must specify the State cannabis license type under which the business will operate.
 2. A commercial cannabis business shall be subject to and in conformance with the provisions of Oroville Municipal Code Chapter 5.XX, including the requirement for a

Cannabis Business Permit.

- C. **Buffers.** The following limitations shall apply to all commercial cannabis uses:
1. A commercial cannabis use shall provide a minimum six hundred (600)-foot buffer from a school, day care center, or youth center as defined in Business and Professions Code section 26001.
 2. The distance specified in this subsection shall be the horizontal distance measured in a straight line from the property line of the school or center to the closest property line of the lot on which the permittee is to be located without regard to intervening structures.
- D. **Separation requirements between Cannabis Retail Businesses.** Cannabis retail businesses shall not be permitted or allowed to operate within 1000 feet of each other.
- E. **Maximum Number of Cannabis Retail Businesses.** No more than three (3) cannabis retail businesses shall be permitted or allowed to operate within the jurisdictional limits of the City of Oroville.
- F. **Development and Operational Standards.** Commercial cannabis uses shall comply with site development standards specified in the applicable zoning district, and must be located and operated in compliance with the following standards:
1. Regulations Applicable to All Commercial Cannabis Uses. All commercial cannabis uses shall comply with the following site development and operational standards:
 - a. Parking. Commercial cannabis uses shall comply with the parking requirements set forth in Oroville Municipal Code Chapter 17.12.070.
 - b. Lighting. Commercial cannabis uses shall comply with the lighting requirements set forth in Oroville Municipal Code Chapter 17.12.010.
 - c. Fencing, Screening and Landscaping. All commercial cannabis uses must comply with the fencing, screening, and landscaping requirements set forth in Oroville Municipal Code Chapter 17.12.020 and 17.12.050.
 - d. Odor. A sufficient odor-absorbing ventilation and exhaust system shall be installed to ensure that odor generated by the use is not detected outside the property, anywhere on adjacent properties or public rights-of-way, or within any other unit located within the same building as the commercial cannabis use. The escape of odors when delivering or transferring cannabis or cannabis products shall be prevented.
 - e. Signs. Signs for commercial cannabis uses shall comply with Oroville Municipal Code Chapter 17.20. In addition, commercial cannabis uses shall comply with the following provisions:
 - i. A sign shall be posted stating that the consumption of cannabis or cannabis products on or near the premises is prohibited;
 - ii. A sign shall be posted on the door or in view of the entrance stating that no person under the age of 18 (for medical cannabis uses) or 21 (for recreational cannabis use) is allowed on site, unless accompanied by his or her parent or documented legal guardian. The operator of the establishment shall require all customers to show proof of age; and
 - iii. A sign shall be posted stating that loitering on or near the premises is prohibited.

- f. Property Maintenance. To prevent and deter crime, the site shall be maintained free of debris, litter, and trash.
 - g. Consumption. No use, inhalation, smoking, eating, ingestion, or other consumption of cannabis on the premises, are permitted. The term "premises" includes the actual building, as well as any accessory structures, parking lot or parking area(s), walks or other immediate surroundings.
 - h. Transactions. No transactions outside, or partially outside, of an enclosed building are permitted.
2. Regulations Applicable to Storefront Cannabis Retail Uses. All storefront cannabis retail uses shall comply with the following site development and operational standards:
 - a. The site shall not include patio or café seating, unless used exclusively for employees.
 - b. No alcohol or tobacco shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to patrons, employees, guests, visitors, or volunteers of retail cannabis stores. The term "patron" refers to a customer, consumer, visitor, or guest of a retail establishment.
 3. Regulations Applicable to Non-Storefront Cannabis Retail Uses. All non-storefront cannabis retail uses shall comply with the following site development and operational standards:
 - a. The site shall not be open to the general public.
 - b. No alcohol or tobacco shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to patrons, employees, guests, visitors, or volunteers of retail cannabis stores. The term "patron" refers to a customer, consumer, visitor, or guest of a retail establishment.
 - c. No organized and advertised tours shall be permitted.
 - d. No exhibition or product sales area or retail sales are permitted on the site.
 4. Regulations Applicable to Cannabis Manufacturing Uses. All cannabis manufacturing uses shall comply with the following operational standards:
 - a. The site shall not be open to the general public.
 - b. No organized and advertised tours shall be permitted.
 - c. No exhibition or product sales area or retail sales are permitted on the site.
 5. Regulations Applicable to Cannabis Distribution Uses. All cannabis distribution uses shall comply with the following operational standards:
 - a. The site shall not be open to the general public.
 - b. No organized and advertised tours shall be permitted.
 6. Regulations Applicable to Cannabis Testing Uses. All cannabis testing uses shall comply with the following operational standards:
 - a. The site shall not be open to the general public.
 - b. No organized and advertised tours shall be permitted.
 7. Regulations Applicable to Cannabis Cultivation Uses. All cannabis cultivation uses shall comply with the following operational standards:
 - a. All cultivation shall occur indoors.

- b. Cultivation shall not be visible from any public right-of-way.
 - c. Cultivation may rely on artificial lighting or mixed light, which is a combination of natural and supplemental artificial lighting.
 - d. The site shall not be open to the general public.
 - e. No organized and advertised tours shall be permitted.
 - f. No exhibition or product sales area or retail sales are permitted on the site.
8. Regulations Applicable to Cannabis Nursery Uses. All cannabis cultivation uses shall comply with the following operational standards:
- a. All nursery operations, including cultivation, shall occur indoors.
 - b. Cultivation shall not be visible from any public right-of-way.
 - c. Cultivation may rely on artificial lighting or mixed light, which is a combination of natural and supplemental artificial lighting.
 - d. The site shall not be open to the general public.
 - e. No organized and advertised tours shall be permitted.
 - f. All sales shall be wholesale transactions between licensed cannabis operators. No retail sales are permitted on the site.
9. Regulations Applicable to Cannabis Microbusiness Uses.
- a. Microbusinesses with Storefront Retail. All cannabis microbusiness uses that include storefront retail shall comply with the following operational standards:
 - i. The site shall not include patio or café seating, unless used exclusively for employees.
 - ii. No alcohol or tobacco shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to patrons, employees, guests, visitors, or volunteers of retail cannabis stores. The term “patron” refers to a customer, consumer, visitor, or guest of a retail establishment.
 - iii. All cultivation shall occur indoors.
 - iv. Cultivation shall not be visible from any public right-of-way.
 - v. Cultivation may rely on artificial lighting or mixed light, which is a combination of natural and supplemental artificial lighting.
 - b. Microbusinesses with Non-Storefront Retail. All cannabis microbusiness uses that include non-storefront retail shall comply with the following operational standards:
 - i. The site shall not be open to the general public.
 - ii. No organized and advertised tours shall be permitted.
 - iii. No exhibition or product sales area or retail sales are permitted on the site.
 - iv. All cultivation shall occur indoors.
 - v. Cultivation shall not be visible from any public right-of-way.
 - vi. Cultivation may rely on artificial lighting or mixed light, which is a combination of natural and supplemental artificial lighting.

SECTION 5: Title 17 (Zoning), Chapter 17.28 (Residential Districts), Section 17.28.010 is amended to read as follows:

17.28.010 Allowed uses in residential districts.

Land Use	Zoning Districts												Use-Specific Regulations	
	UR-10	UR-5	RA	RR-1	RR-20	RR-10	RL	R-1	R-2	R-3	R-4	RP		
<i>Residential</i>	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	N/P	
Marijuana dispensary	—	—	—	—	—	—	—	—	—	—	—	—	—	—

SECTION 6: Title 17 (Zoning), Chapter 17.32 (Commercial Districts), Section 17.32.010 is amended to read as follows:

17.32.010 Allowed uses in commercial districts.

Land Use	Zoning Districts							Use-Specific Regulations
	CN	C-1	C-2	CH	CLM	OF		
<i>Retail</i>								
Cannabis Marijuana Retail	N/P	CUP	CUP	CUP	CUP	CUP	CUP	17.16.XXX
<i>Services</i>								
Cannabis Testing	N/P	CUP	CUP	CUP	CUP	CUP	CUP	17.16.XXX

SECTION 7: Title 17 (Zoning), Chapter 17.34 (Mixed-Use Districts), Section 17.34.010 is amended to read as follows:

17.34.020 Allowed uses in mixed-use districts.

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
<i>Retail</i>				
Marijuana dispensary	—	—	—	—

SECTION 8: Title 17 (Zoning), Chapter 17.36 (Industrial Districts), Section 17.36.010 is amended to read as follows:

17.36.010 Allowed uses in industrial districts.

Land Use	Zoning Districts			Use-Specific Regulations
	ABP	M-1	M-2	
<i>Retail</i>				
Cannabis Marijuana Retail	N/P	CUP	CUP	17.16.XXX
<i>Manufacturing, Wholesale, Repair and Storage</i>				
Cannabis Cultivation	N/P	CUP	CUP	17.16.XXX
Cannabis Distribution	N/P	CUP	CUP	17.16.XXX

Land Use	Zoning Districts			Use-Specific Regulations
	ABP	M-1	M-2	
Cannabis Manufacturing	N/P	CUP	CUP	17.16.XXX
Cannabis Microbusiness	N/P	CUP	CUP	17.16.XXX
Cannabis Nursery	N/P	CUP	CUP	17.16.XXX
Cannabis Testing	N/P	CUP	CUP	17.16.XXX

SECTION 9: Title 17 (Zoning), Chapter 17.40 (Special Purpose Districts), Section 17.40.010 is amended to read as follows:

17.40.010 Allowed uses in industrial districts.

Land Use	Zoning Districts		Use-Specific Regulations
	PQ	OS	
<i>Retail</i>			
Marijuana dispensary	—	—	—

SECTION 10: Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 11: Effective Date.

This ordinance shall take effect thirty (30) days after the date of its final adoption. The City Clerk shall certify to adoption thereof and cause its publication according to law.

I HEREBY CERTIFY that the foregoing ordinance was introduced and read by the City Council of the City of Oroville on the 7th day of August, 2018, and was duly read and adopted at a regular meeting on _____ day of _____, 2018, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

LINDA DAHLMEIER, Mayor

ATTEST:

FORM APPROVED

JOANNA GUTIERREZ, Interim City Clerk

SCOTT HUBER, City Attorney



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OROVILLE PLANNING COMMISSION

Property Owners and Interested Parties,

NOTICE ARE HEREBY GIVEN, that the Planning Commission of the City of Oroville will hold a public hearing on the projects described below. Said hearing will be held at **7:00 p.m. on Thursday, August 23, 2018** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.

1. **PW1805-002: Lot Line Adjustment** – The Oroville Planning Commission will conduct a public hearing to consider approving a lot line adjustment for the property located at **181 Valley View Drive**, Oroville Ca. 95965 Accessors Parcel Numbers 068-050-004, 056.
2. **PW1807-002: Tentative Parcel Map** – The Oroville Planning Commission will conduct a public hearing to consider approving a Tentative Parcel Map for the property located at **143 Valley View Dr.**, Oroville Ca. 95965 Accessors Parcel Number 033-370-030-000.
3. **PL1807-001** – The Oroville Planning Commission will conduct a public hearing for a conditional use permit for the property located on **78 Paula Court**, Oroville CA, APN 031-140-090 to construct a Large Residential Care Facility for providing transitional housing to persons disabled due to physical, mental or substance abuse.

Additional information regarding the projects described in this notice can be obtained from the Oroville Community Development Department at 1735 Montgomery Street, Oroville, CA. **Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Community Development Department prior to the hearing.** In accordance with Government Code Section 65009, if you challenge an action on this project in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meeting.

Dated: August 9, 2018

By: Gary Layman, Chief Building Official/Fire Marshal