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ZONING ADMINISTRATOR ACTION SUMMARY

Wednesday, June 10, 2020, 10:00 a.m.

Due to protocols established under the Governor's Executive Orders for COVID 19 community response, this hearing was via an online format.

Zoning Administrator/Designee: Pete Calarco, Assistant Director of Development Services

I. Public Comment

At this time, members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this item cannot be discussed or acted upon by the Zoning Administrator at this time.

SUMMARY: No Comments

II. Public Hearings

A. MINOR USE PERMIT MUP19-0006

Applicant: Sandy Masonek

Owner: Cana Ranch GST Trust, c/o Steven J. Masonek

Project: Minor Use Permit MUP19-0006

Planner: Rowland Hickel

APN: 047-030-008

G.P.: Agriculture (AG)

Zoning: AG-80 (Agriculture – 80-acre minimum)

Location: The project site is located at 7373 Cana Highway, 5.3 miles west of State Highway 99, and 7.6 miles northwest of the City of Chico.

Project Description: The applicant requests approval of a Minor Use Permit to establish a special event facility to host outdoor wedding ceremonies and receptions, intimate gatherings, corporate functions and similar events.

CEQA Determination: An Initial Study and Negative Declaration has been prepared for this application.

Staff Recommendation: Due to comments received, refer the project to the Planning Commission.

ACTION SUMMARY: REFERRED TO THE PLANNING COMMISSION

B. Tentative Parcel Map TPM18-0006

Applicant: Carole Kelly Lotti

Owner: Carole Kelly Lotti

Project: Tentative Parcel Map TPM18-0006

Planner: Rowland Hickle

APN: 047-230-060

G.P.: Foothill Residential (FR)

Zoning: FR-20/AC/DH (Foothill Residential – 20-acre minimum/Airport Compatibility Overlay/Deer Herd Migration Overlay)

Location: The project site is located at 6000 Cohasset Road, 1,000 feet south from the intersection of Cohasset Road and Keefer Road, and 1.5 miles north of the City of Chico.

Project Description: The applicant requests approval of a Tentative Parcel Map to subdivide a 40.59 acre property situated in the FR-20/AC/DH (Foothill Residential – 20-acre minimum/Airport Compatibility Overlay/Deer Herd Migration Overlay) zone into one parcel of 20.00 acres (Parcel 1) and a 20.59 acre Designated Remainder.

CEQA Determination: An Initial Study and Mitigated Negative Declaration has been prepared for this application.

Staff Recommendation: Staff recommends the Zoning Administrator adopt the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA), and approve Tentative Parcel Map TPM18-0006, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

ACTION SUMMARY: APPROVED

C. Tentative Parcel Map TPM19-0007

Applicant: Michael Mann

Owner: Michael & Leslie Mann

Project: Tentative Parcel Map TPM19-0007

Planner: Rowland Hickle

APN: 047-250-195 & 047-250-196

G.P.: Very Low Density Residential (VLDR)

Zoning: VLDR/AC/NCSP-SR1 (Very Low Density Residential/Airport Compatibility Overlay/North Chico Specific Plan – Suburban Residential, 1-acre minimum parcel size Overlay)

Location: The project site encompasses 6.9 acres located at 4114 Keefer Road, 1 mile east from State Highway 99, and 2 miles north of the City of Chico.

Project Description: The applicant requests approval of a Tentative Parcel Map to create three new parcels of 3.45 acres (Parcel 1), 2.35 acres (Parcel 2) and 1.0 acres (Parcel 3) from two existing lots of 2.5 and 4.4 acres.

CEQA Determination: An Initial Study and Mitigated Negative Declaration has been prepared for this application.

Staff Recommendation: Continue Off-Calendar

ACTION SUMMARY: CONTINUED OFF-CALENDAR

D. **Tentative Parcel Map TPM19-0004**

Applicant: Wendell Sorenson

Owner: Sorenson Investment Properties, Inc.

Project: Tentative Parcel Map TPM19-0004

Planner: Mark Michelena

APNs: 016-220-099

G.P.: Industrial (I)

Zoning: GI-AOC (General Industrial and Airport Overlay Zone C)

Location: The project site encompasses 2.71 acres and is located on the east side of Cohasset Road, at 13464 Brown's Valley Drive, north of Chico.

Project Description: Tentative Parcel Map to divide 2.71 acres into two parcels (one at 0.62-acres and one at 2.09 acres). The parcels will have frontage on Brown's Valley Drive, a private road. Domestic water for each parcel would be provided by public water (California Water Service Company). Wastewater will be provided by onsite individual waste water systems (septic tank and leachfield).

CEQA Determination: An Initial Study and Mitigated Negative Declaration has been prepared for this application.

Staff Recommendation: Staff recommends the Zoning Administrator adopt the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA), not approve the removal of Condition #9 and approve Tentative Parcel Map TPM19-0004, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

ACTION SUMMARY: REFERRED TO THE PLANNING COMMISSION

III. **Adjournment: 10:25 a.m.**