



Department of Development Services Paula M. Daneluk, AICP, Director
Pete Calarco, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700
F: 530.538.7785

buttecounty.net/dds

ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, August 12, 2020, 10:00 a.m.

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

Members of the public who wish to participate in public comment are encouraged to register in advance of the hearing by emailing PCCLerk@buttecounty.net. Use the following information to remotely view and participate in the Planning Commission meeting, including the Public Hearing portions, online:

Link: https://bcdds.net/ZA_12AUG20

Event (Meeting) Number: 295 354 465

OR:

Phone number: United States Toll Free: 1-844-992-4726

Event Password: Zoning

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- Butte County Code Section 2-151(d) provides the Development Services Zoning Administrator the authority to act on applications.
 - Items will be heard in the order listed on the agenda unless the Zoning Administrator rearranges the order of the agenda or the item is to be continued.
 - Any questions pertaining to individual projects should be directed to the designated planner.
 - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Development Services at (530) 552-3662 at least 72 hours prior to the hearing.
 - Conduct of Public Hearings – the public is encouraged to participate in the hearing process. An agenda item is first introduced by the Zoning Administrator and then presented by a staff member. The Administrator then opens the public hearing and provides an opportunity for the proponent to address the item. Following the proponents statement, if any, the Zoning Administrator will invite any other interested party in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.
 - In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. Please limit presentations to a maximum of 3 minutes or other time limit as determined by the Zoning Administrator so that all interested parties will have opportunity to speak.
 - Any person or persons dissatisfied with a Zoning Administrator's decision may appeal that decision to the Planning Commission within 10 calendar days along with a fee of \$676 filed with Development Services. In accordance with Government Code 65009, if any person(s) challenges the action of the Zoning Administrator, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.
 - Meetings are recorded and the audio file will be placed on the Department website:
www.buttecounty.net/dds/Meetings/ZA.aspx
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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.

II. **Public Hearings**

A. **Tentative Parcel Map TPM19-0009**

Applicant: Gini Fiero

Owner: Fiero Living Trust

Project: Tentative Parcel Map TPM19-0009

Planner: Rowland Hickel

APN: 027-010-025

G.P.: Rural Residential (RR)

Zoning: RR-5 (Rural Residential – 5-acre minimum)

Location: The project site encompasses 10.04 acres located on the north side of Bryden Way at the northeast corner of the Bethridge Road intersection in the Locatelli Subdivision (Lot 21).

Project Description: Tentative Parcel Map to subdivide a 10.04-acre property located in the RR-5 zone into two parcels. Parcel 1 would be 5.02 acres; Parcel 2 would be 5.02 acres. The parcel is currently vacant and undeveloped. No development is proposed as part of this application; however, future development consistent with the RR-5 zoning designation is anticipated.

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

Staff Recommendation: Refer to the Butte County Planning Commission.

B. **Minor Use Permit MUP20-0003**

Applicant: AT&T Mobility

Owner: Oroville Cemetery District

Project: Minor Use Permit MUP20-0003

Planner: Mark Michelena

APNs: 078-170-046

G.P.: Public (P)

Zoning: PB (Public))

Location: 5646 Lincoln Boulevard, across from Monte Vista Avenue, west of the City of Oroville.

Project Description: A Minor Use Permit to allow AT&T to add 9 antennas and 12 remote radio units (RRUS) at a height of 115' on an existing 155' monopole. Additionally AT&T will install a prefabricated equipment building for radios and a 30 kw diesel emergency backup generator in a new 15' x 20' lease area.

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 Minor Use Permit MUP20-0003, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

[STAFF REPORT](#)

III. Adjournment