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ZONING ADMINISTRATOR ACTION SUMMARY

Wednesday, September 23, 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. Tentative Parcel Map TPM20-0002

Applicant: Margaret Johnson

Owners: Andrew, Courtney, Stephen & Margaret Johnson

Project: Tentative Parcel Map TPM20-0002

Planner: Tristan Weems

APN: 042-010-085

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

Zoning: Very Low Density Residential 2.5-acre minimum (VLDR-2.5)

Location: The project parcel fronts on Bell Road, a publicly maintained paved road, approximately 3,000 feet west of the City of Chico city limits.

Project Description: The project proposes to divide a 5.06-acre parcel, in the VLDR 2.5 (Very Low Density Residential – 2.5-acre minimum) zone and VLDR (Very Low Density Residential) General Plan designation, into two lots (2.53 acres each). The parcel frontage is unimproved without curb, gutter, and sidewalk. Future residences will be served by onsite well and septic systems. Pursuant to Butte County Code, Section 24-56.1 –Residential Setback from Orchards and Vineyards, a 70-foot residential setback will be established from the proposed property line separating proposed parcel 1 from the neighboring 1-acre walnut orchard.

CEQA Determination: Staff recommends finding the project exempt from CEQA through the “Common Sense” exemption – Section 15061(b)(3).

Staff Recommendation: Staff recommends the Zoning Administrator find the project exempt pursuant to the California Environmental Quality Act (CEQA)

Section 15061(b)(3), and approve Tentative Parcel Map TPM20-0002, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

ACTION SUMMARY: APPROVED

B. Minor Use Permit MUP15-0007

Applicant: Araceli E. Mazariego

Owner: Mazariego Araceli E Revocable Living Trust

Project: Minor Use Permit MUP15-0007

Planner: Mark Michelena **APNs:** 031-281-132

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

Zoning: VLDR (Very Low Density Residential)

Location: The parcel is located on the east side of 10th street, approximately 230 feet south of Thermalito Avenue, at 1558 10th Street, Oroville.

Project Description: Minor Use Permit to operate exercise classes as a Major Home Occupation. The exercise classes will be held in the existing garage.

CEQA Determination: Staff recommends finding the project Categorically Exempt from environmental review under California Environmental Quality Act Guidelines Section 15303.

Staff Recommendation: Staff recommends the Zoning Administrator find the project exempt pursuant to the California Environmental Quality Act (CEQA) Section 15303, and approve Minor Use Permit MUP15-0007, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

ACTION SUMMARY: APPROVED

C. Continued - Tentative Parcel Map TPM19-0006

Applicant: Kevin and Linda McClellan

Owner: Kevin and Linda McClellan

Project: Tentative Parcel Map TPM19-0006

Planner: Rowland Hickel **APN:** 031-060-055

G.P.: Agriculture (AG)

Zoning: AG-20 (Agriculture – 20-acre minimum)

Location: The project site is located on the north side of Thompson Flat Road approximately ¼ mile west of Cherokee Road, and ½ mile north of the City of Oroville.

Project Description: Tentative Parcel Map to subdivide a 40.38-acre property located in the AG-20 zone into two parcels. Parcel 1 would be 20.19 acres; Parcel 2 would be 20.19 acres. The parcel is currently vacant and undeveloped. No development is proposed as part of this application; however, future development consistent with the AG-20 zoning designation is anticipated.

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 TPM19-0006, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

ACTION SUMMARY: APPROVED

III. **Adjournment: 10:17 a.m.**