



Department of Development Services

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ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, March 1, 2023, 10:00 a.m.

Public comment will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view the Zoning Administrator meeting, including the Public Hearing portions online (pursuant to recent changes to the Brown Act Teleconferencing Rules, no online public comments will be taken):

Link: <http://bccdds.net/ZoningAdministration>

Event Password: Zoning

Event (Meeting) Number: 2556 182 7747

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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 \$761.43 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 (TPM22-0014/Lotti)**

Applicant: Carole Kelly Lotti

Project: Tentative Parcel Map (TPM22-0014)

Planner: Tiffany Gee

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.

CEQA Determination: An Addendum to the adopted Mitigated Negative Declaration for Tentative Parcel Map TPM18-0006 has been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines §15164. The project would have no impact(s) not already identified in the adopted Mitigated Negative Declaration, nor would it result in a substantial increase in the severity of previously identified significant impacts. No conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed project.

Project Description: Tentative Parcel Map to subdivide a 40.59-acre parcel into one parcel of 20.00 acres (Parcel 1) and a 20.59-acre Designated Remainder Parcel.

Staff Recommendation: The Zoning Administrator adopts the Addendum to the adopted Mitigated Negative Declaration (MND) and approves Tentative Parcel Map TPM22-0014 for Carole Kelly Lotti, subject to the attached findings and conditions.

STAFF REPORT

Appeal Period: 10 calendar days

III. **Adjournment**