AMENDED ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, October 7, 2015, 10:00 a.m.  Development Services Conference Room
7 County Center Drive, Oroville

- 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.
- Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation, the Zoning Administrator will decide whether to act on the item or continue it to a future date.
- 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) 538-6701 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. Following your presentation, please print your name and address on the speaker’s sheet, in order to obtain correct spelling and maintain accurate records.
- 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 $400 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.
- Materials related to an item on this agenda submitted to the Zoning Administrator after distribution of the agenda packet are available for public inspection in the Development Services Department at 7 County Center Drive, Oroville, CA 95965 Monday, Tuesday, Thursday and Friday from 8:00 a.m. to 4:00 pm and Wednesday 8:00 a.m. to 3:00 p.m.
- Meetings are recorded and the audio file will be placed on the Department website: www.buttecounty.net/dds

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. MEXT15-0002

Applicant: Zuelita Mead and Mead Brothers Partnership
Owner: Zuelita Mead and Mead Brothers Partnership
Project: Map Expiration Time Extension for TSM08-0007 (Mead)
Planner: Rowland Hickel
APN: 039-260-058 & 039-260-060
G.P.: Agriculture (AG) & Very Low Density Residential (VLDR)
Zoning: AG-40 & VLDR
Location: South of the Ord Ferry Road and Reinemer Road intersection, and east of the community of Dayton.
Project Description: A request for a 6-year time extension for an approved Tentative Subdivision Map (TSM08-0007), set to expire on August 27, 2015. The tentative map allows the applicant to subdivide two contiguous parcels of 127 acres and 3.18 acres into six new parcels.

CEQA Determination: Mitigated Negative Declaration (SCH# 2009072081)

Staff Recommendation: Approve

Appeal Period: 10 calendar days

B. **MEXT15-0001**

Applicant: James Marshall
Owner: James Marshall
Project: Map Expiration Time Extension for TPM12-0002 (Tugel)
Planner: Tristan Weems
APN: 055-310-026
G.P.: Very Low Density Residential (VLDR)
Zoning: VLDR
Location: 4510 Lindenbaum Lane, east of Pentz Road, south of the incorporated Town of Paradise boundary.

Project Description: A request for a 6-year time extension for an approved Tentative Parcel Map (TPM12-0002), set to expire July 25, 2015. The tentative map allows the applicant to divide a one 7 acre parcel into three new parcels.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Approve

Appeal Period: 10 calendar days

C. **MUP15-0003**

Applicant: Sacramento Valley Limited Partnership, dba Verizon Wireless
Owner: Sierra Pacific Industries
Project: Minor Use Permit
Planner: Mark Michelena
APN: 060-080-010
G.P.: Timber Mountain (TM)
Zoning: Timber Production Zone (TPZ)
Location: The project site is located on the southeast side of Humboldt Road, approximately 3.2 miles north of Highway 32, southwest of Butte Meadows

Project Description: A request for a Minor Use Permit to construct a wireless telecommunication facility that includes a 105-foot tall monopine tower, four (4) proposed antenna sectors (2 per sector) mounted at the 90-ft. elevation and ground related equipment.

CEQA Determination: Mitigated Negative Declaration (SCH# 2015092023)

Staff Recommendation: Refer Minor Use Permit MUP15-0003 to the Planning Commission as the applicant has not agreed to staff recommended conditions of approval.

Appeal Period: 10 calendar days

D. **MUP15-0006**

Applicant: Eric Andoe (Foothill Meat Company)
Owner: Eric and Jill Andoe
Project: Minor Use Permit
Planner: Mark Michelena
APN: 079-290-064
G.P.: Retail and Office (RTL)
Zoning: General Commercial (G-C)
Location: The parcel is located on the southeast corner of Foothill Blvd and Oroville Bangor Hwy, at 3311 Foothill Blvd, southeast of Oroville.

Project Description: A request for a Minor Use Permit for the remodel of a portion of an existing building, used as a retail meat shop (Foothill Meat Company) into an USDA
slaughter facility. The project would also include the addition of an enclosed holding pen for animals to be slaughtered.  
**CEQA Determination:** Categorically Exempt, Section 15303(c)  
**Staff Recommendation:** Approve  
**Appeal Period:** 10 calendar days

III. **Adjournment**