ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, December 11, 2019, 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) 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. 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 $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.
- 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/Meetings/ZA.aspx

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 TPM19-0005

Applicant:  C.F. Koehnen & Sons Orchards
Owner:  C.F. Koehnen & Sons Orchards
Project:  Tentative Parcel Map TPM19-0005
Planner:  Rowland Hickel
G.P.:  Agriculture (AG)
Zoning: AG-40 (Agriculture-40-acre minimum parcel size)

Location: The project site is located at 9570 Aguas Frias, on the southeast corner of the Dayton Road, Durham-Dayton Hwy, Ord Ferry Road, and Aguas Frias Road intersection, one-half mile west of the community of Dayton.

Project Description: The project consists of subdividing an 80-acre property situated in the AG-40 (Agriculture – 40-acre minimum parcel size) zone into two parcels of 40 acres. Wastewater disposal for each parcel would be provided by individual on-site septic systems. Domestic water service would be provided by a groundwater well.

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

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve Tentative Parcel Map TPM19-0005, subject to findings and conditions.

Appeal Period: 10 calendar days

STAFF REPORT

B. Legal Lot Determination DET19-0003

Applicant: Jose J. & Socorro Soria

Owner: Jose J. & Socorro Soria

Project: Legal Lot Determination DET19-0003

Planner: Mark Michelena  APN: 027-350-188

G.P.: Rural Residential (RR)

Zoning: RR-10 (Rural Residential- 10-acre minimum parcel size)

Location: The parcel is located approximately 600 feet south of Cox Lane, approximately 3.5 miles south of Palermo.

Project Description: A request for a Legal Lot Determination/Conditional Certificate of Compliance, APNs 027-350-188 (10 acres).

CEQA Determination: This project qualifies as categorically exempt from the California Environmental Quality Act (CEQA) under Section 15305 (Class 5 - Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

Staff Recommendation: Find the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of CEQA Guidelines; and approve Legal Lot Determination DET19-0003 subject to the findings and conditions.

Appeal Period: 15 calendar days

STAFF REPORT

III. Adjournment