



Department of Development Services

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BUTTE COUNTY ZONING ADMINISTRATOR
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP TPM19-0001

In accordance with the California Environmental Quality Act (CEQA), Butte County has prepared an Initial Study and is considering the adoption of a Mitigated Negative Declaration for the project listed below at a public hearing before the Butte County Zoning Administrator to be held on **July 15, 2020 at 10:00 am**. Due to protocols established 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://bccds.net/ZA_15JUL20

Event (Meeting) Number: 297 478 650

or

Phone number: United States Toll Free: 1-844-992-4726, Access Code: 626 892 809

Event Password: Zoning

Project Information

Project: Tentative Parcel Map TPM19-0001 (Christian DeMarais)

Location: The parcel is located at 4354 Hedstrom Way, adjacent to and east of Highway 99 on the north side of Hedstrom Way. 0.14 miles northwest of intersection of Highway 99 and Esplanade and 0.14 miles southeast of the Highway 99/Our Way intersection. Township 22N, Range 1E, Portion of Section 5 and 6; MDB&M

APN: 007-420-064

Proposal: Tentative Parcel Map to divide an 8.62-acre property located in the General Industrial (GI) zone and the North Chico Specific Plan Light Manufacturing (M-1) zone into two parcels. Parcel 1 would be 5.47 acres; Parcel 2 would be 3.15. Parcel 1 is currently developed with a 100-unit self-storage facility (AAdvantage Self-Storage). Proposed Parcel 2 is vacant. No development is proposed as part of this application. Wastewater disposal for Parcel 2 would be provided by an individual on-site septic system. Domestic water service would be provided by a new well. Parcel 1 would retain access via a driveway on the north side of Hedstrom Way. A new driveway to Parcel 2 would be constructed on the north side of Hedstrom Way as part of a future Parcel 2 development proposal.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present on the project site. The project site does not contain a listed toxic site.

The Initial Study/Mitigated Negative Declaration (IS/MND) and reference documents for this project are on file for public review and comment starting **June 8, 2020, through July 7, 2020**, at the Butte County Planning Division, 7 County Center Drive, Oroville, CA 95965. The IS/MND is also available for review on the County website at <http://www.buttecounty.net/dds/Planning/CEQA.aspx>.

Comments regarding the Tentative Parcel Map may be submitted in writing at any time prior to the hearing or orally at the scheduled hearing listed above or as may be continued to a later date. If you challenge the above application in court, you may be limited to raising only those issues you or someone else 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.

For information, please contact Senior Planner Mark Michelena, Butte County Development Services Department, Planning Division at (530) 552-3683 or mmichelena@buttecounty.net.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact us at (530) 552-3662. Notification at least 72 hours prior to the hearing will enable staff to make reasonable arrangements.

**BUTTE COUNTY ZONING ADMINISTRATOR
PAULA DANELUK, DIRECTOR OF DEVELOPMENT SERVICES**