



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

January 26, 2023

This hearing will be open to the public. This hearing will also be held via an online format for those who wish to participate remotely.

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: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2559 907 4900

Event Password: Planning

Participants may also call in: 1-844-992-4726

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA and by Online Meeting Format (see above for video link and call-in information).

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Donati, Flicker, Parrott, Schleiger, and Chair Roethler.

III. SELECTION OF OFFICERS – Selection of Planning Commission Chair, Vice-Chair and Second-Vice Chair for 2023

IV. DISCLOSURE OF EX PARTE COMMUNICATIONS

V. RESOLUTION AUTHORIZING ALTERNATIVE STANDARDS FOR TELECONFERENCING PUBLIC MEETINGS PURSUANT TO THE RALPH M. BROWN ACT (AB 361)

STAFF REPORT and RESOLUTION

VI. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions or changes in the Agenda order.

VII. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

VIII. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION - The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. Butte County General Plan 2040 Update Draft Environmental Impact Report – Public Comment

Project Description: A Draft Environmental Impact Report (DEIR) was prepared by Butte County in accordance with the California Environmental Quality Act (CEQA) to analyze the potential environmental impacts associated with the Butte County General Plan 2040 Update. The General Plan establishes the community's long-term vision for the future, including where people in Butte County will live, work, shop, learn, and recreate. It serves as guidance for all zoning and land use decisions within the unincorporated area of Butte County. It will shape future housing, support job growth, foster healthy and resilient neighborhoods, protect, and manage natural resources and agricultural lands, ensure community safety, and promote social and economic equity. The 2040 General Plan Update outlines the County's goals for physical growth, conservation, and community life, and contains policies and actions to guide the County in reaching those goals. The 2040 General Plan Update is updating six Elements: Health & Safety (including the Noise Element), Housing, Land Use, Circulation, Water Resources, and including a new Environmental Justice Element. Other Elements of the current General Plan are revised to ensure consistency with the updated elements such as Area and Neighborhood Plans, Agriculture, Conservation and Open Space, Economic Development, and Public Facilities and Services. The General Plan 2040 Update also incorporates the Upper Ridge Community Plan (URCP) which includes projects and strategies for the Upper Ridge Community Plan Area, including the redesignation of 28 parcels from Retail and Office to Mixed-Use.

Project Location: Butte County (unincorporated)

Public Hearing and Comment: This Planning Commission hearing is taking place during the required 45-day public review/comment period that commenced on Friday, January 6, 2023, and will conclude on Tuesday, February 21, 2023. Any written comments (via email or letter) on the Draft EIR must be submitted no later than 5 p.m. on Tuesday, February 21, 2023. Written comments may be mailed to Mark Michelena, Principal Planner, Butte County Planning Division, 7 County Center Drive, Oroville, CA 95965. Email comments can be sent to mmichelena@buttecounty.net.

You may also comment by providing testimony at this public hearing. The Planning Commission will preside over the meeting; however, the Planning Commission will not take any action on the Draft EIR or project. Staff will note general themes of verbal comments made and will address them in the Final EIR. Members of the public are encouraged to

submit written comments to ensure that their specific comments are represented in the project record and addressed in the Final EIR.

Environmental Review Findings: The Draft EIR identifies environmental impacts that are less than significant or require mitigation to reduce impacts to less than significant in the following topic areas: aesthetics, cultural resources, energy, geology and soils, hazards and hazardous resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation, transportation, utilizes and service systems. Significant and unavoidable impacts have been identified in the following topic areas: agriculture and forestry resources, air quality, biological resources, greenhouse gas emissions, noise, and wildfire.

Document Availability: A copy of the DEIR may be reviewed at the Butte County Development Services Department; 7 County Center Drive, Oroville, CA 95965, between the hours of 8:00 am and 4:00 pm, Monday through Friday, except 8:00 am to 3:00 pm on Wednesday.

The DEIR is available online at <https://www.buttecounty.net/dds/generalplanupdate>

If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DRAFT EIR (Website)

POWERPOINT

- IX. GENERAL BUSINESS** - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing but will always be listed as part of the agenda.

- A. Planning Manager's Report
- B. Planning Commission Concerns

X. MINUTES

- A. December 8, 2022

XI. ADJOURNMENT