



Department of Development Services

Paula M. Daneluk, AICP, Director
Pete Calarco, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700
F: 530.538.7785

buttecounty.net/dds

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
CREEKSIDE ESTATES TENTATIVE SUBDIVISION MAP (TSM18-0001)
and PUBLIC HEARING**

PROJECT DESCRIPTION: A Draft Environmental Impact Report (DEIR) was prepared for the County of Butte Department of Development Services (County) in accordance with the California Environmental Quality Act (CEQA) to analyze the potential environmental impacts associated with the approval and development of the Creekside Estates Tentative Subdivision Map project (TSM18-0001). The proposed Tentative Subdivision Map encompasses approximately 49.4 acres. Proposed land uses include 47 residential lots, with an average lot size of 45,807 square feet. The project site consists of a 49.4-acre parcel with an older almond orchard, the residence of the property owner and associated outbuildings. The project is a tentative subdivision map to divide +/-49.4 acres into 47 single-family residential lots, which will be 1-acre or larger in size. The project is proposed to be completed in 3 phases. Phase 1 will include proposed lots 1 through 9 and lots 40 through 47. Phase 2 will include lots 10 through 17 and 29 through 39. Phase 3 will include lots 18 through 28. There is an existing residential dwelling and accessory structures on proposed lot 47. Per Butte County Code section 24-56.1, Residential Setback from Orchards and Vineyards, the project applicant met with County staff to determine an appropriate residential setback. A 100-foot residential setback is located along the west property line of lots 7, 8, 11, 12, 15, 16, 19-21, the south property line of lot 24 and the east property line of lots 25 – 28. . The project also included a 300-foot agricultural buffer on proposed lots 22 and 23, which are adjacent to a parcel designated and zoned Agriculture The project is proposed to be served by community water (Durham Irrigation District).

PROJECT LOCATION: The project site is located within unincorporated Butte County and east of the unincorporated community of Durham on County Assessor Parcel number 040-700-001. The project area is located on the south side of Durham-Dayton Highway at 2243 Durham-Dayton Highway, approximately 0.45 miles east of the Durham-Dayton Highway and Midway intersection, in Butte County. Butte Creek is 0.15 miles to the east; the Sacramento River is approximately 10 miles west of the site.

ENVIRONMENTAL REVIEW FINDINGS: The County has prepared a DEIR pursuant to requirements of CEQA. The DEIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project development. The DEIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. Significant effects on the environment are anticipated in the following areas: Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Hydrology, Land Use and Planning, and Transportation and Traffic.

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 may also be viewed at the Butte County Public Library located at 1108 Sherman Avenue, Chico, CA, 95926. In addition, the DEIR is available online at <http://www.buttecounty.net/dds/Planning/Notable-Projects/Creekside-Estates>.

PUBLIC HEARING AND COMMENT: The County is soliciting comments during a 45-day public review period starting on Saturday, May 8, 2021 and ending on Wednesday, June 21, 2021. Public comments are requested on the adequacy and completeness of the analysis and proposed mitigation measures described in the Draft Environmental Impact Report (DEIR). You may comment by providing testimony at a public hearing before the Butte County Planning Commission. **The public hearing will be on Thursday, May 20, 2021 at 1:00 p.m. in the Board of Supervisors Chambers, Butte County Administrative Center, 25 County Center Drive, Oroville, CA 95965.**

This hearing will be open to the public, but will include limited capacity in the meeting chambers. This hearing will also be held via an online format. Members of the public who wish to participate online 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: 126 307 6367

or

Phone number: United States Toll Free: 1-844-992-4726 **Event Password:** Planning

You may submit written comments to the County prior to the close of public comment which ends on June 23, 2021, at 5:00 p.m.

HOW TO COMMENT: Please provide comments or questions to Mark Michelena, Senior Planner, at 7 County Center Drive, Oroville, CA 95965, or mmichelena@buttecounty.net prior to the close of public comment on June 23, 2021 at 5:00 p.m. or provide testimony at the public hearing on the date and time specified above. Please limit comments to environmental issues evaluated in the Draft EIR such as traffic, biology, noise, etc. You will receive notice of the dates of future public meetings to consider project approval or denial. If you have questions, please call (530) 552-3683.

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact us at (530) 538-7601. Notification at least 72 hours prior to the hearing will enable staff to make reasonable arrangements.