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Butte County Planning Commission
PUBLIC WORKSHOP
AGENDA REPORT
Butte County General Plan 2030 – Draft Butte Creek Canyon Overlay Zone

January 26, 2017

To: Butte County Planning Commission
From: Dan Breedon, AICP, Principal Planner
Subject: **Continued Public Workshop: Butte County General Plan 2030
Draft Butte Creek Canyon Overlay Zone Ordinance and Map**

I. RECOMMENDATION:

- Hold a Public Workshop, continued open from October 27, 2016, and provide direction to staff regarding the Draft Butte Creek Canyon Overlay Zone Ordinance and Map

II. INTRODUCTION:

This meeting is a continuation of the Public Workshop held by the Planning Commission on June 30, 2016, and October 27, 2016, for the consideration of the proposed Draft Butte Creek Canyon Overlay Zone Ordinance and Overlay Map. The Draft Butte Creek Canyon Overlay Zone has been updated in response to direction provided by the Planning Commission and public comment at the June 30, 2016 workshop and the October 27, 2016 workshop (**Attachment A**). The information presented in this Agenda Report supplements the staff reports provided for both prior workshops.

The Summary Notes from both workshops, as well as all public comment received to date are provided under **Attachment B**. The purpose of these Public Workshops is to introduce the Draft Overlay Ordinance and Map to the Planning Commission and public and to answer questions and receive comment and direction. The public is encouraged to attend and provide comment, either written or orally at the Planning Public Workshop.

Upon completion of the Public Workshop, staff will update the draft Butte Creek Canyon Overlay Zone in response to comments and direction provided by the Planning Commission. A public hearing will be scheduled for formal consideration of the draft overlay ordinance by the Planning Commission and further recommendations to the Board of Supervisors.

III. AGENDA FOR PUBLIC WORKSHOP

- A. Development Services Staff Presentation (~15 minutes)
- B. Planning Commission Question and Answer Period (~10 minutes)
- C. Public Comment (~30 minutes)
 - 1. Butte Creek Canyon Overlay Committee Presentation
 - 2. General Public Comment
- D. Planning Commission Discussion and Direction (~10 minutes)

IV. ANALYSIS

At the October 27, 2016 Planning Commission Workshop, 19 members of the public addressed the Planning Commission. At the June 30, 2016 Planning Commission Workshop, 22 members of the public addressed the Planning Commission. Representatives from the Butte Creek Canyon Overlay Committee also provided a presentation and answered questions at both workshops. Meeting Summaries from both Workshops are provided under **Attachment B**, including all public comment letters and emails received to date.

1. October 26, 2016 Planning Commission Workshop Direction

At the conclusion of the October 26, 2017 Public Workshop the Planning Commission provided the following specific directions:

- 1. Direction from the full Planning Commission was received to remove the AG-160 zoned Meline property on the western boundary of the Overlay.
- 2. Direction from the full Planning Commission was received to additionally allow exceptions for the removal of vegetation for regional fuel breaks and fuel reduction measures.
- 3. Planning Commissioners asked for an additional workshop to provide a range of choices to address different elements of the ordinance and have the ability to vote upon each of them.

4. Direction was received from the full Planning Commission to continue the workshop to January 26, 2017.

Several Planning Commissioners asked for additional information on the subjects noted below.

Potential Growth within the Overlay Boundary

Planning Commissioner Jacque Chase inquired about growth within the Overlay Boundary, and how much property was not developed in the Overlay area, and the potential for future change.

Staff reviewed assessor records concerning parcels developed with residences within the Draft Overlay. According to this information, about two-thirds of the existing parcels located within the overlay are shown to be developed with a residence, with the remaining one-third consisting of existing parcels that are not developed with residences. Staff additionally reviewed zoning throughout the Draft Overlay to determine how much growth could be expected. Based upon the current zoning, approximately 175 additional parcels could be created within the Draft Overlay under individual subdivision application processes. Each parcel could be developed with a residence, and potentially an accessory residence under State law. Although given the rough terrain and rocky soils located in the Overlay area, this estimate is likely high.

Water Quality Data for Butte Creek Watershed

Planning Commissioner Larry Grundmann pointed out that water quality studies provided with the Staff Report were close to 20 years old, and asked if something more recent could be made available.

While the Butte Creek Watershed Project included with the October 26, 2016 Staff Report was prepared in August 1998, the Sacramento Watershed Program provides more recent information which was provided in the staff report. This information indicates that the Department of Water Resources has been monitoring water quality in Butte Creek at various locations for many years (1952 – 2008 for the Butte Creek Station). This report goes on to indicate:

Comprehensive nutrient, mineral, minor element, and water temperature data, along with limited benthic macroinvertebrate data, exist. These data can be found online via DWR's Water Data Library at www.water.ca.gov/waterdatalibrary. PG&E, timber owners, and others have also conducted monitoring (primarily water temperature and sediment) at various times and frequencies.

The overall water quality of Butte Creek is considered to be good to excellent, especially in the upper watershed. Seasonal variability can occur related to weather patterns and reduced flow resulting from water diversions and other management activities. Increased water temperature is a definite concern, as it negatively impacts the anadromous fish passage and survival. Sediment from surface erosion (roads, logging operations, etc.) is

also a concern for the same reasons. Elevated bacteria levels downstream of populated areas from livestock grazing and natural sources can also occur on a sporadic basis.

Topographic Map of Overlay Area

Planning Commissioner Phil Johns asked staff to provide a topographic map of the Draft Overlay. Three exhibit maps showing the Overlay's topography (USGS) are provided as supplemental information.

2. Recommended Amendments to the Butte Creek Canyon Overlay Ordinance

Development Services staff reviewed the direction from the Planning Commission, as well as the public input received at, and prior to, the October 26th Workshop and provides the following new staff recommendations. Where appropriate, staff recommends a range of options for consideration by the Planning Commission to help address the varying land uses located in the Draft Overlay, and to address the variety of public comment. The following recommendations are organized by each section of the Draft Overlay Ordinance proposed to be amended. In this way, the Planning Commission can consider, and take action on, each recommendation and any related options on an individual basis as requested. Changes to the Draft Overlay Ordinance that are supported by staff are noted, and have been incorporated into the attached Draft Overlay Ordinance.

Amended Draft Overlay Zone Boundary (Attachment C)

The boundary of the proposed overlay has been discussed during the last two workshops. Several adjustments are discussed below, including the removal of the Meline and Alm family landholdings, and the AG-160, TM, and TP zones. With the inclusion of all of these adjustments, staff developed the attached updated Overlay Map. Further discussion regarding these adjustments is provided below. All of these proposed adjustments are supported by staff.

Meline Property Removal (Attachment C.1)

During the October 26, 2017 Planning Commission workshop, the Planning Commission directed the removal of the AG-160 zoned Meline property located on the western boundary of the Overlay. The specific reasoning behind this removal included the large size of the parcels, the existing restrictive AG-160 zoning, and the historical use of the property as a cattle ranch. Based upon the Planning Commission's direction, staff will remove this property from the Draft Overlay.

One point of clarification is needed from the Planning Commission as to whether 6 additional parcels that are also a part of the Meline property should also be removed from the Overlay (**Attachment C**). These parcels total 78.8 acres in size with four of the parcels zoned FR-20 (Foothill Residential, 20-acre minimum parcel size), one parcel zoned FR-5 (Foothill Residential, 5-acre minimum parcel

size), and one parcel Zoned RC (Resource Conservation). A property owner indicates that these landholdings are an integral part of the Meline ranch and requests that they likewise be removed from the Overlay.

Alm Property Removal (Attachment C.2)

Development Services staff received a letter from Malcolm MacDonald, representing the Alm Family, which owns approximately 600 acres of land located within the Draft Overlay. Similar to the Meline property, this area is under a single family ownership, who have managed this property in its natural state for nearly a century. This property is currently held in 12 parcels, with an average parcel size of 50 acres. The property is zoned FR-40 (Foothill Residential, 40-acre minimum parcel size). Due to the larger size of the parcels, historic use and maintenance of the property in its natural state, and lack of development potential due to natural constraints including lack of water and poor on-site septic suitability, staff recommends the removal of this property from the Draft Overlay Boundary.

Option 1 –Removal of all AG-160, Timber Mountain (TM) and Timber Production (TP) zoned property from the Draft Overlay (Staff Recommended).

This option would remove all of the AG-160, TM, and TP zones from the Draft Overlay, recognizing that this zone is used primarily for agricultural and forestry activities, is configured in larger parcels, and does not allow for the creation of parcels of less than 160 acres. If the Planning Commission recommends the removal of these zones from the Overlay, these lands would no longer be subject to the following overlay requirements including:

- Butte Creek Canyon Ridgeline Development Standards
- Historic, Cultural and Archeological Sites
- Public Hearing and Noticing Requirements

A discussion on the implications of the removal of the AG-160, TM, and TP zones from the Overlay on each of these provisions is provided below. The removal of the zones would also require the Draft Overlay Zone to be divided so that the Rural Residential and Foothill Residential zones located in the northern reaches of the existing draft overlay would continue to be included in the Overlay. Implementation of an overlay zone in multiple locations is, however, an acceptable approach to use under the Zoning Ordinance.

Butte Creek Canyon Ridgeline Development Standards and the AG-160 Zone

Removal of the AG-160 zone from the Draft Overlay would mean that the Ridgeline Development Standards would not apply in this zone. Of the 98 parcels located within the Draft Overlay that include designated canyon ridgelines, 38 are zoned AG-160, with 23 parcels shown as not having any residential development. A total of 23 parcels could potentially impact canyon ridgelines with new

development. These parcels have an average parcel size of 41 acres. Additionally, a total of 12 additional parcels could be created from the larger parcels in this zone. **Attachment D** shows the location of the AG-160 parcels that are located on ridgelines.

The Planning Commission should consider whether it is acceptable to remove the remaining AG-160 zones from the Overlay, taking into account the larger parcel sizes, and agricultural nature of this area. However, 35 (23 existing, and 12 potentially subdivided) parcels could still potentially develop residences on or near canyon ridgelines, and they would not be subject to the Overlay's Ridgeline Development Standards. The historical use of these areas indicates that the primary use on these parcels will continue to be agricultural in nature and to a much lesser degree residential. Historic growth patterns indicate that residential development in the AG-160 zone would be much lower than its potential, with agricultural uses continuing to be the predominant land uses for the area.

Butte Creek Canyon Ridgeline Development Standards and the TM and TP Zones.

Designated Canyon Ridgelines are much less prevalent on the TM zone, and there are no designated canyon ridgelines in the TP zone. A total of 5 parcels in the TM zone are subject to a designated canyon ridgeline, with only one of these parcels currently developed. None of the parcels could be further divided. Historic growth patterns indicate that residential development in the TM and TP zones is very low, with timber management uses continuing to be the predominant land uses for these areas.

Historic, Cultural and Archeological Sites

None of the historic, cultural, and archeological sites listed in the Draft Overlay are located within the Agriculture, Timber Mountain or Timber Production zones. The removal of these zones from the Draft Overlay would therefore have no impact on the standards imposed for these sites by the Draft Overlay.

Public Hearings and Noticing

The removal of the AG, TM and TP zones from the Draft Overlay would remove the requirement to provide additional public hearing notice by email to all interested parties through a list maintained by the Department of Development Services. The existing noticing requirements, which requires notice of the public hearings to be published in an area newspaper, and to be mailed to all owners of real property within 300 feet of the exterior boundary of the parcel that is the subject of the hearing, would still be applied. While this would remove the email noticing requirement, it is not expected that the AG-160, TM and TP zoned areas would generate many discretionary land use applications that require public hearings due to the limited amount of growth potential of these areas.

Hillside Development Standards and Vegetation Removal –Section 24-34.1. D.2. This section has been amended to include new exceptions, as directed by the Planning Commission, for fuel breaks and for the installation, maintenance, or repair of a public facility. Additionally, this section was reviewed by CAL-Fire for conformance to the State Forest Practice Act and State Forest Practice Rules and their recommendations were included in the draft. The amended section is shown under the Draft Overlay Ordinance (**Attachment A**).

Butte Creek Canyon Ridgeline Development –Section 24-34.1. D.4.

The previous two Workshops included a number of public comments regarding the proposed Butte Creek Canyon Ridgeline setback. While many spoke in favor of this setback, members of the public who owned land that would be subject to the setback were concerned that it would limit their ability to develop residences in a manner that would take advantage of the views available on their property, which is considered a highly desirable and valuable amenity.

As was pointed out at the meeting, the General Plan requires the County to mitigate ridgeline development near scenic resources in order to minimize visual impacts. The General Plan further instructs that the County adopt development guidelines that mitigate the impacts of ridgeline development near scenic resources, and the Butte Creek Canyon area is designated as such by the General Plan (Butte County General Plan Fig. COS-1).

The original draft Overlay Zone proposes to address this impact through a setback from designated canyon ridgelines. However, the General Plan’s direction does not specify a setback, and provides discretion on how protections are implemented. The setback is one approach that could address the impact of development on the Butte Creek Canyon’s scenic resources. Staff provides an additional option, Option 1, for the Planning Commission’s consideration. In addition, 3 other options were considered but are not recommended by staff. The Staff recommended Option 1 is described below, along with the 3 options that are not recommended:

Option 1 – Alternative Building Design Standards (Staff Recommended)

As an alternative to the setback it was suggested at the workshop to develop design standards that would mitigate visual impact. These could include the use of earth-tone colors and materials that would blend into the landscape.

Towards that end, staff reviewed several other jurisdictions design standards for similar ridgeline development situations. From this review, staff created applicable residential design standards, for incorporation into the Draft Overlay Ordinance. These standards could be implemented as an alternative to the required setback. Landowners could either choose to abide by the applicable setback or implement the alternative design standards when developing near a designated ridgeline.

An administrative permit would be required either prior to, or concurrently with, the building permit. The administrative permit would be reviewed by staff, who would determine whether the design standards for the building complied with the required standards.

The amended section, including the recommended alternative design standards shown in underline text, are provided below for the Planning Commission's review.

Butte Creek Canyon Ridgeline Development –Section 24-34.1 D.4. The specific canyon ridgelines subject to this section are shown on the –BCC Overlay Zone Exhibit. Ridgelines on the –BCC Overlay Zone Map are shown in their approximate location. A site review is required to determine specific locations (see below). In order to preserve views of designated canyon ridgelines, development on either side of designated canyon ridgelines shall comply with the following minimum development standards:

a. Ridgeline Setbacks

- i. Buildings less than 25 feet in height: A 100 foot building setback is required from either side of the designated ridgeline.
- ii. Buildings equal to or greater than 25 feet in height: A 150 foot building setback is required from either side of the designated ridgeline.
- iii. Walls and fences pursuant to Article 13, Walls and Fences: A 100 foot building setback is required from either side of the designated ridgeline.
- iv. Accessory decks, patios and railings are not subject to the ridgeline setback.
- v. The specific location of the designated canyon ridgeline shall be determined through an on- site review by the Department of Development Services.

b. **Alternative Building Design Standards.** As an alternative to the Ridgeline Setbacks as set forth under this section, the following Building Design Standards shall be required through an Administrative Permit. The Building Design Standards as set forth shall be approved by the Director of Development Services during Administrative Permit review. It is the obligation of the applicant to furnish the materials and plans necessary, with the Administrative Permit application, to facilitate review and compliance with these standards:

- I. Exterior Wall Surfaces. The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of setbacks, overhangs, roof pitches, native landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.
 1. Colors and Materials. A mixture of materials and color shall be used to blend structures with the natural appearance of the hillside:

2. Based upon the graphic principle that darker colors are less noticeable than light colors, darker tones, including earth tones shall generally be used for building walls and roofs on highly visible sites so that buildings and exterior finishes appear to blend in with the natural terrain.
- II. Roofs. Roof pitches shall generally be placed to follow the angle of the slope; but with variations to avoid a monotonous appearance.
- III. Support Structures. Support structures (for example, columns, pilings, etc.) below the lowest floor on the downhill side of a house shall be enclosed or colored and designed to blend with the natural appearance of the hillside.
- IV. Any additional standards proposed by the applicant that would mitigate visual impacts to the ridgeline as determined by the Director of Development Services.

Options Not Recommended for Ridgeline Protections

Three other options were considered by staff but are not recommended, including:

1. **Development of a Separate Ridgeline Development Ordinance:** This option would develop a ridgeline development ordinance separate from the Butte Creek Canyon Overlay Zone. This option would remove the Ridgeline Development Standards from the Butte Creek Canyon Overlay, and direct staff to develop a separate ordinance that would apply standards on a county-wide basis, in all areas where ridgelines may influence designated scenic resources, as designated by the General Plan, including the Butte Creek Canyon area.

This option would result in a delay in the implementation of ridgeline protections for the Butte Creek Canyon area. The General Plan does not require the ridgeline protections to be included in the proposed Overlay Zone. However, it has been beneficial to engage community members regarding the ridgeline protections under the Overlay Zone process. The Butte Creek Canyon area is likely the most critical to address in terms of ridgeline protections because other scenic areas of the county have much less anticipated residential growth potential. The Butte Creek Canyon Overlay Committee has also endorsed the inclusion of the ridgeline protections in the Overlay Zone.

2. **Height Proportional Setback:** This setback would change depending upon the height of the building. The current ordinance is somewhat proportional in that a one-story structure is only subject to a 100 foot setback and a two-story structure is subject to a 150 foot setback. The proportional setback would expand on this approach with

further graduations in setback for any applicable building height. This approach is not recommended as there are limited height alternatives for a one or two story structure. The existing approach providing the 100 foot setback for one-story structures and a 150 foot setback for two-story structures would address the majority of situations.

- 3. Future Land Division Setback:** This option would apply the setback only to future land divisions. In other words, when a parcel map or subdivision map is approved that includes a designated ridgeline, the required ridgeline setback would be imposed on the newly created lots. Existing lots that have been created prior to the Overlay Ordinance would not be subject to the setback. This approach is not recommended because it would mitigate future development but would not mitigate visual impacts of the buildings developed on existing lots, and this would not uphold General Plan policy.

Heavy Equipment Storage –Section 24-34.1 D.6.

The restrictions pertaining to heavy equipment storage has been discussed under the prior two Public Workshops. At least one Planning Commissioner was concerned about the restrictions on numbers of heavy equipment. The Butte Creek Canyon Overlay Committee supported the inclusion of this limitation to support the overall purpose of the Overlay. Currently, this section of the draft overlay applies to the FR (Foothill Residential) and RR (Rural Residential) zones. This restriction would not apply to heavy equipment or vehicles used primarily for on-site maintenance and/or agricultural activities, or recreational vehicles.

Existing standard do not have any restriction on the storage of heavy equipment in the FR or RR zones. The proposed draft overlay standards would limit heavy equipment storage to two pieces per parcel. This limitation is similar to the existing Heavy Equipment Storage provisions required under the FCR (Foothill Country Residential) and RCR (Rural Country Residential) zones. However, the FCR and RCR zones includes provisions for additional heavy equipment storage through a Minor Use Permit process (further discussed below) and allows more storage for parcels greater than 10 acres in size. This would address some of the concerns voiced at the public workshops by allowing the storage of additional pieces of heavy equipment. Staff provides two options for the Planning Commission’s consideration. Option 1 applies the FCR and RCR standards, and is recommended by staff. Option 2 removes the heavy equipment Storage provision altogether, but is not recommended by staff:

1. Apply FCR (Foothill Country Residential) and RCR (Rural Country Residential) Zone Criteria; or,
2. Removal of the Heavy Equipment Storage Limitation

Option 1. Apply the FCR (Foothill Country Residential) and RCR (Rural Country Residential) Zone Heavy Equipment Storage Criteria (Staff Recommended)

Under this option, the permitting criteria currently required under the FCR and RCR zones would be applied to the Overlay. The Heavy Equipment Storage provisions developed for the FCR and RCR zones was in response to concerns expressed by residents who lived in close proximity to heavy equipment storage yards. Residents in these zones were concerned about the noise, traffic, road damage, and aesthetic impacts posed by heavy equipment storage. The FCR and RCR zones set forth the following permitting requirements that would be applied to the draft Overlay Zone:

1. For parcels less than or equal to ten (10) acres, the storage of up to two (2) pieces of heavy equipment in conjunction with a primary residence is a permitted use. The storage of greater than two (2) pieces of heavy equipment requires the approval of a Minor Use Permit.
2. For parcels greater than ten (10) acres the storage of up to four (4) pieces of heavy equipment in conjunction with a primary residence is a permitted use. The storage of greater than four (4) pieces of heavy equipment requires the approval of a Minor Use Permit.

The FCR and RCR zone provisions includes a set of 12 standards regarding Heavy Equipment Storage, which are not recommended for inclusion in this option. These standards were previously reviewed by the Butte Creek Canyon Overlay Committee and they did not recommend the inclusion of these additional standards in the Overlay Zone.

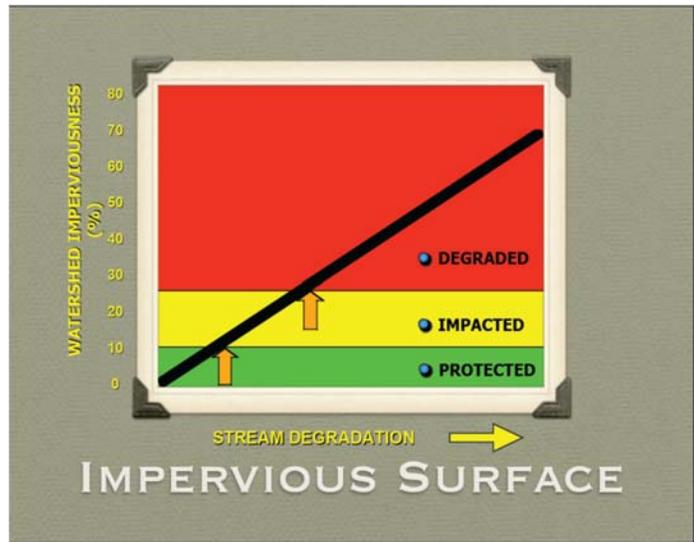
Option 2. Removal of the Heavy Equipment Limitation

Under this option, the section pertaining to the limitation on the number of pieces of heavy equipment allowed to be stored would be removed (the section pertaining to screening heavy equipment storage yards would remain). The Heavy Equipment standard was included at the request of the Butte Creek Canyon Overlay Committee in support of the purpose of the overlay, especially in support of the optimum balance of recreation and residential uses. Unlimited amounts of heavy equipment storage, as currently allowed, could also result in impacts related to run-off and water quality, as well as aesthetic impacts. However, there is no General Plan direction that heavy equipment storage must be limited in the proposed Overlay Zone. This limitation is one strategy in a group of strategies developed in support of the purpose of the Overlay Zone.

Maximum Impervious Surface –Section 24-34.1. D.7 (b).

This section establishes a maximum amount of impervious construction related to the development of a parcel. At the October 27, 2016 Public Workshop the section was amended to indicate that road surfaces and other areas such as patios and driveways would not count as being impervious if they are surfaced with gravel, or are finished with pervious pavement or asphalt. It was also pointed out by a member of the public that the Magalia Watershed Protection Overlay allowed an impervious surface standard of 50 percent, but the Butte Creek Canyon Overlay generally requires a standard of 15 percent. It should be noted that the Draft Overlay Zone also sets forth different standards for parcels that are less than 1-acre in size.

The standard developed under the current draft were discussed at length in the June 30, 2016 Public Workshop Staff Report. As stated in that report, Water Resources Element Policy W-P1.4 supports Low Impact Development that minimizes impervious area, minimizes runoff and pollution and incorporates best management practices, where appropriate. The impervious standards as currently set forth were adapted from existing standards currently used for the North Chico Specific Plan Area. Additionally, information was provided from a presentation on Low Impact Development (LID) provided by Timothy Lawrence PhD, Center for Water and Land Use, UC Davis Extension to the Butte County Citizens Advisory Committee during the Butte County General Plan 2030 process on August 7, 2007. This information graphically demonstrates the relationship between watershed imperviousness and stream degradation. A staff recommended option, Option 1, would provide landowners with greater flexibility, while still protecting streams from degradation, and is provided below.



Option 1. Removal of the 1.5-acre Impervious Surface Limitation for Parcels greater than 1-acre (Staff Recommended)

The removal of the 1.5-acre impervious surface limitation for parcels of 1-acre in size or greater could be considered by the Planning Commission to provide greater flexibility to property owners without increasing stream degradation from impervious surface runoff. The 15 percent limitation would still be required for parcels that exceed 1-acre in size.

Septic System Regulations –Section 24-34.1. D.7 (d).

Several members of the public brought up this section of the Draft Overlay and the appropriate standards to use regarding septic systems, such as engineered septic systems, reduced setbacks, and monitoring of individual septic systems. It was pointed out that an engineered septic system would be more of a financial burden than a traditional septic system. The Draft Overlay currently requires that leach fields, septic tanks, and chemical toilets be setback a minimum of 100 feet in addition to the 100 foot vegetative buffer required along perennial and intermittent rivers and streams for a total of a 200 foot setback.

This requirement is similar to the Magalia Watershed Protection Overlay, which requires a 150 foot setback from streams and 250 feet from lakes and reservoirs. This requirement was included in the Draft Overlay because septic systems can have a negative effect on water quality and additional setbacks from water sources is one known way to reduce impacts to adjacent water resources, as is currently used in the Magalia Watershed. This supports the overall purpose of the overlay to protect and preserve the ecological foundation of Butte Creek Canyon, including the survival of salmon. From the comments made at the public workshop, the following option is set forth, with the new language shown below in underline text:

- a. **Septic System Regulations.** Leach fields, septic tanks, and chemical toilets for new development shall be setback a minimum of 100 feet in addition to the required 100 foot vegetative buffer under Subsection 7.c. Vegetative Buffers. As an alternative, an engineered septic system may be installed on new development which would reduce this setback standard by 50 feet.

This issue was referred to the Butte County Environmental Health division for comment. Environmental Health Division staff recommended that this be referred to the Wastewater Advisory Committee for further review at their March 14, 2017 meeting. Staff would provide further recommendations to the Planning Commission at a future public hearing on the Draft Overlay.

V. NEXT STEPS

After the completion of the Public Workshop, staff will review comments and direction provided by the Planning Commission and update the draft Butte Creek Canyon Overlay Zone. A public hearing will be scheduled for formal consideration of the draft overlay ordinance by the Planning Commission and further recommendations to the Board of Supervisors. After the Planning Commission adopts a recommendation, a public hearing will then be scheduled for the consideration of final adoption at the Board of Supervisors.

ATTACHMENTS

- A. Draft Butte Creek Canyon Overlay Zone (in edited and finalized versions)
- B. Summary Notes from June 30 and October 26, 2016 Workshops, and Public Comment
- C. Amended Draft Butte Creek Canyon Overlay Boundary
 - 1. Meline Property
 - 2. Alm Property
- D. Ridgelines on Parcels in the AG-160 Zone