**City** of Oroville

Community Development Department

1735 Montgomery Street Oroville, CA 95965 | Tel: (530) 538-2401 | Fax: (530) 538-2426

NOTICE OF PREPARATION

To: State Clearinghouse

1400 Tenth Street

Sacramento, CA 95814

City Of Oroville, Community From: Development Department

1735 Montgomery Street

Oroville, California 95965

To: Interested Parties; Responsible and

Trustee Agencies

Subject: Notice of Preparation **of an Environmental Impact Report** for the Proposed Feather

**Ranch Subdivision Project (APN 030-230-098)**

The City of Oroville will be the Lead Agency and will prepare an environmental impact report for the Feather Ranch Project.

Section 15063(b) of the State Guidelines for the California Environmental Quality Act (CEQA) requires that, if during the Initial Study analysis, the lead agency determines that there is substantial evidence that any aspect of the project may cause a significant effect on the environment, the lead agency shall prepare an EIR. The City determined that an EIR level of analysis was required for specific impact areas based on the Initial Study. Those areas include air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, noise, paleontological resources, transportation, and tribal cultural resources. A copy of the Initial Study ( O is fi is not ) attached but is available at the City at the address above or on the City’s website at: [https://www.cityoforovil1e.orfi/about-us/news-updates](http://www.cityoforovil1e.orfi/about-us/news-updates)

Project Title: Feather Ranch Protect

Project Applicant: M03 Investments

Date: November 1, 2022

*Feather Ranch Project - EIR NOP October 2022*

Signature:  Title: Principal Planner

Telephone: 530-538-2408



PUBLIC REVIEW PERIOD:

The 30-day public review period for the Initial Study will begin on November 1, 2022 and end on Friday December 2, 2022 for any interested and concerned individuals and public agencies to submit written comments on the document.

The City is inviting public comments regarding the scope and content of the environmental information to be included in the EIR. Any comment from a public agency shall address the scope and content of environmental information that is relevant to the agency’s statutory responsibilities, as required by Section 15082(b) of the CEQA Guidelines.

PUBLIC SCOPING MEETING AND COMMEN’1’ SUIIMITTAL

A scoping meeting open to the public will be held to receive public comments and suggestions on the scope of the EIR. At this meeting, staff will give a brief presentation of the EIR process and will take public comment on the scope of the proposed EIR and alternatives. The scoping meeting will be open to the public and held online using the following Zoom information:

Date: Thursday, November 17, 2022

Time: 9:00 a.m.

Zoom Link: https://us06web.zoom.us/j/84292711787?pwd=ZmZqOUFFQW9IUTRaazA4SIRZSmsrUT09

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the proposed project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the Planning Commission and City Council must review and consider the information contained in the EIR.

Written comments on the scope of the EIR are encouraged. Please submit **comments by 5:00** PM **on Friday, December 2, 2022.** Written comments should be sent to Wes Ervin, Planner, at 1735 Montgomery Street, Oroville, CA 95965, or via email at wervin@cityoforoville.org.

Questions concerning the environmental review of the proposed project should be directed to Wes Ervin at (530) 538-2408; however, please note that comments on the scope of the Draft EIR cannot be accepted over the phone. To be considered during preparation of the EIR, comments must be received in writing by the deadline identified above.

PROJECT DESCRIPTION:

The Project is the subdivision of a 44.97-acre site into 172 single-family lots (APN 030-230-098). Current General Plan land use designation is Airport Business Park (ABP) and zoning district is Airport Business Park (ABP) with an Airport Influence Area Overlay (AIA-O). None of these designations allow the development of residential uses at the densities requested of 3.82 units/acre for the proposed Project. Therefore, a General Plan amendment and rezone will be required to

approve the Project. The Proposed Project includes a request to change the General Plan land use designation to Residential-Single Family and a request to rezone the property to the Single Family Residential (R-1) zoning district.

The Site is within the B1 and B2 compatibility zones for the Oroville Municipal Airport Compatibility Land Use Plan (Butte County, 2000). This compatibility zone does not allow residential development at the density proposed for the Project.

The Site is currently vacant undeveloped land. Elevations range from 230 feet above mean sea level (AMSL) at the southwest corner of the Site to 190 feet AMSL at the northeast comer, generally sloping from west to east.

