



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT TENTATIVE SUBDIVISION MAP (TSM21-0001)

NOTICE IS HEREBY GIVEN that BUTTE COUNTY as Lead Agency pursuant to the California Environmental Quality Act (CEQA) has prepared a Notice of Preparation for an Environmental Impact Report (EIR) Scoping Meeting for the following project: **Tentative Subdivision Map (TSM21-0001)**, for Huaqiang Wei.

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

The meeting will be held on Thursday, March 5, 2026, at 9:00 a.m. in the Butte County Butte County Training Room, located at 7 County Center Drive, Oroville, CA 95965

Use the following information to remotely view and participate in the Scoping meeting online:

Link: <https://bcdds.net/DSScoping>

Meeting Number: 2558 745 2024

Phone: 1+ (408) 418-9388

Password: Scoping (Phone: 7267464)

**Project Location and Overview:** The proposed Project site is a 27.02-acre vacant parcel (APN 030-200-100) located north of Oro Dam Boulevard, east of 18<sup>th</sup> Street and south of Biggs Avenue in unincorporated Butte County, California. State Route 70 is located approximately 1.4 miles to the east; the Feather River is located approximately 1.2 miles east of the site.

The proposed Project would result in the development of a 106-unit single-family residential project on a 20.72-acre vacant parcel (APN 030-200-100) located north of Oro Dam Boulevard, east of 18<sup>th</sup> Street and south of Biggs Avenue in unincorporated Butte County, California. The site is zoned Medium Density Residential (MDR) which allows a density of up to six units per acre. The proposed project is allowed outright per the Butte County zone code and General Plan. The project site is approximately 3,900 feet northeast of Oroville Municipal Airport runway 13-31 and approximately 4,850 feet northeast of runway 02-20. The site is within the Oroville Municipal Airport Land Use Compatibility Plan (ALUC) (November 2017). The western portion of the site is located in Compatibility Zone B2. The eastern portion of the site is located in Compatibility Zone C.

A copy of the Notice of Preparation is available for review at the office of the Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965; or online at <https://www.buttecounty.net/363/Environmental-Review-Documents>.

For more information regarding the proposed project and scoping meeting, please refer to the following detailed project description or contact Mark Michelena, Principal Planner, at (530) 552-3683 or [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net).

Comments on the Notice of Preparation should be sent at the earliest possible date but received no later than March 20, 2026, to Mark Michelena, Senior Planner at [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net) or mailed to 7 County Center Drive, Oroville, CA 95965, Attn: Mark Michelena.



## **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

### **BUTTE COUNTY DEVELOPMENT SERVICES DEPARTMENT**

An Environmental Impact Report (EIR) will be prepared for the project listed below. The EIR will focus on potential impact areas identified herein based upon the analysis and findings contained within the attached Initial Study.

**Lead Agency:** Butte County  
c/o Butte County Department of Development Services  
7 County Center Drive  
Oroville, CA 95965  
Attn: Mark Michelena, Principal Planner  
(mmichelena@buttecounty.net)

**Project Name:** Wei Tentative Subdivision Map (TSM21-0001)

**Applicant's Name:** Huaqiang Wei

**Project Location:** The proposed Project site is a 20.72-acre vacant parcel (APN 030-200-100) located north of Oro Dam Boulevard, east of 18<sup>th</sup> Street and south of Biggs Avenue in unincorporated Butte County, California (Figures 1). State Route 70 is located approximately 1.4 miles to the east; the Feather River is located approximately 1.2 miles east of the site.

#### **Project Description:**

The proposed Project would result in the development of a 106-unit single-family residential project on a 20.72-acre vacant parcel (APN 030-200-100) located north of Oro Dam Boulevard, east of 18<sup>th</sup> Street and south of Biggs Avenue in unincorporated Butte County, California. The site is zoned Medium Density Residential (MDR) which allows a density of up to six units per acre. The proposed site plan is shown in Figure 2. The proposed project is allowed outright per the Butte County zone code and General Plan. The project site is approximately 3,900 feet northeast of Oroville Municipal Airport runway 13-31 and approximately 4,850 feet northeast of runway 02-20. The site is within the Oroville Municipal Airport Land Use Compatibility Plan (ALUC) (November 2017). The western portion of the site is located in Compatibility Zone B2. The eastern portion of the site is located in Compatibility Zone C. See Figure 3.

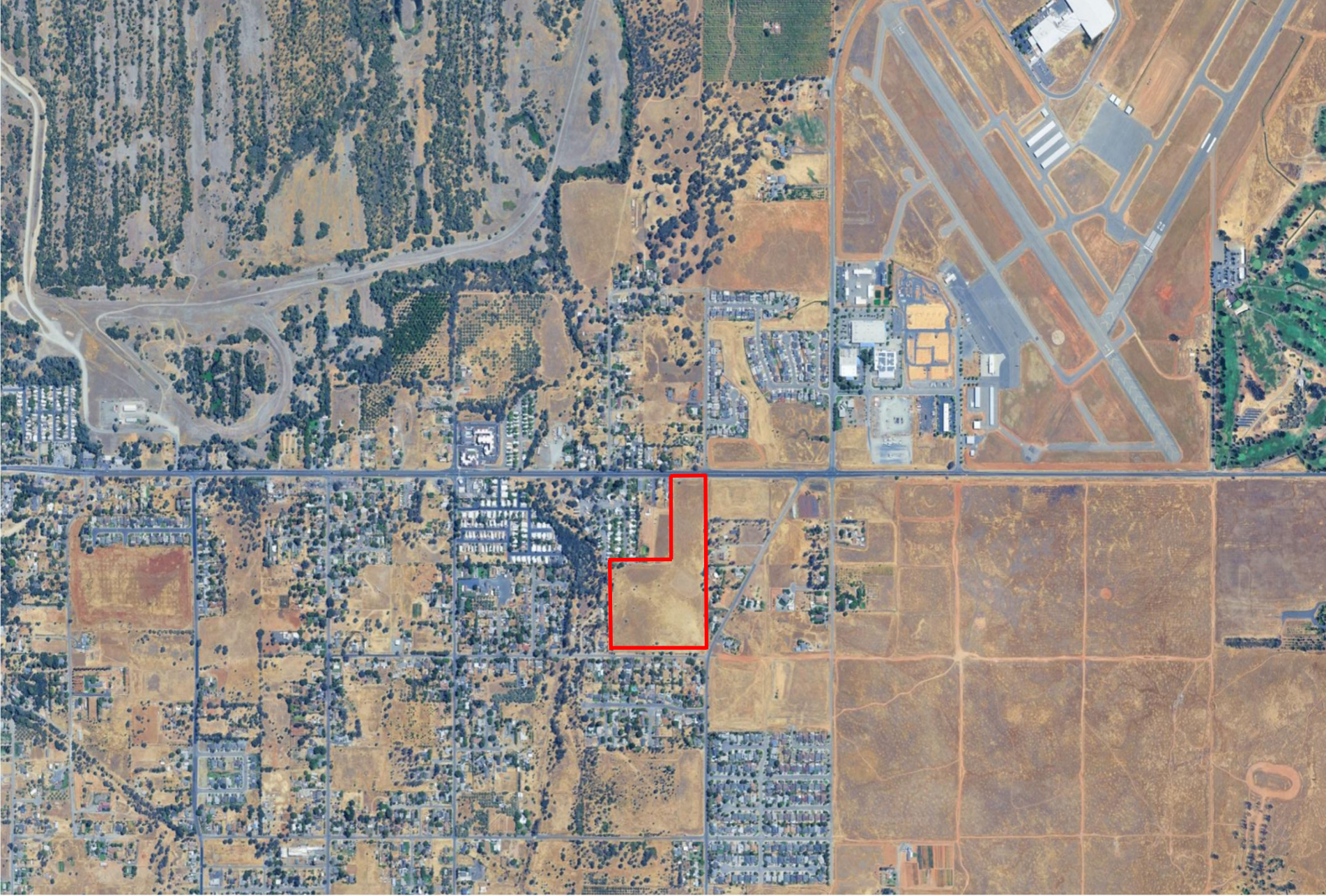


Figure 1—Vicinity Map

-Project Site 





Figure 3—ALUCP Compatibility Zone Designation

 -Project Site

The project applicant initially submitted an application for approval of TSM21-0001 in early 2021. Based on the location of the site, the Butte County Development Services Department (DSD) referred the application to the Butte County Airport Land Use Commission (BCALUC) for review. The BCALUC determined the project is inconsistent with the ALUCP on the grounds of safety concerns because a portion of the project is within the ALUCP B2 Compatibility Zone which allows only one dwelling unit per five acres. Six units per acre were proposed consistent with the MDR zoning. The Butte County Planning Commission reviewed the applicant's appeal of the ALUC determination and denied the TSM21-0001 application, in part, based on the ALUC determination. The applicant appealed the decision to the Board of Supervisors. At a November 2023 hearing, the Board of Supervisors accepted the appeal of TSM21-0001 and approved an Overrule of the BCALUCP inconsistency determination. Although the Board of Supervisors accepted the appeal, the proposed density on the portion of the project site within the B2 zone; and thus, would exceed that allowed by the ALUCP. While the Butte County Board of Supervisors approved a Overrule from the density limits, the proposed density would remain inconsistent with the ALUCP. This inconsistency would be a significant and unavoidable land use and planning impact. Thus, Butte County DSD is requiring preparation of an Environmental Impact Report (EIR) to support a Statement of Overriding Considerations required to demonstrate California Environmental Quality Act (CEQA) compliance for the proposed project.

### **Project Objectives**

The site is zoned Medium Density Residential (MDR) which allows a density of up to six units per acre. The proposed project would provide up to 106 single-family residential units at a density of 5.3 units per acre which is consistent with the MDR zoning. The Department of Development Services has calculated that there is a deficit of over 4,000 dwelling units in unincorporated Butte County. The proposed project objective is to reduce the existing housing deficit within Butte County.

### **EIR Scope**

Butte County DSD has determined that there is substantial evidence to support a determination that there would either be “No Impact”, or “No Significant Impact” to the following resource areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Minerals
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Therefore, these issues will be summarized in the Effects Found Not to Be Significant section of the EIR using information from the Butte County General Plan 2040 Update.

The County has directed preparation of an EIR focusing evaluation on the following topic (per CEQA Guidelines Section 15063(c)(3)(A)):

- Land Use and Planning
- Hazards and Hazardous Materials (threshold e)

### **CEQA-mandated Sections**

Countywide evaluations. The EIR will also describe and evaluate:

- A. Growth-Inducing Impacts (per CEQA Guidelines Section 15126. 2(d)), and
- B. Cumulative Impacts (per CEQA Section 15130). References cited, agencies consulted, and a list of preparers will also be included in the EIR (per CEQA Guidelines Section 15129).

Analysis contained in the adopted General Plan 2040 Update Environmental Impact Report provides a countywide evaluation of these CEQA-mandated areas. The General Plan 2040 Update EIR will be used to provide baseline conditions as well as projected conditions in 2040, consistent with growth assumptions.

- C. Project Alternatives. Project Alternatives will be identified and analyzed consistent with the basic project objectives and the requirements of CEQA Guidelines Section 15126.6.

### **NOP Scoping Public Meeting**

In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via WebEx to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Information on the date and time of the scoping meeting is provide below.

#### **EIR Scoping Meeting on the Wei Tentative Subdivision Map**

Thursday, March 5, 2026, at 9:00 a.m.

Butte County Development Services Department

7 County Center Drive

Oroville, CA 95965

or

Online: <https://bcdds.net/DSScoping>

Phone: 1+ (408) 418-9388

Meeting Number: 2558 745 2024

Password: Scoping (Phone: 7267464)

At the meeting, the County will provide background information on environmental impact reports, provide a brief overview of the Project, and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

## **Response to This Notice of Preparation**

The Notice, as well as background documentation, is available for review on the County's website at: (<https://www.buttecounty.net/363/Environmental-Review-Documents>). Copies of the Notice of Preparation and background material are available for review at the Butte County Development Services Department office located at 7 County Center Dr, Oroville, CA 95965.

Please provide written comments no later than 30 days from the receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency would like to have evaluated in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by State CEQA Guidelines Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mark Michelena, Principal Planner  
Butte County Development Services Department  
7 County Center Drive  
Oroville, CA 95965  
Email: [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net)