
Helena Nelson Terminal UP10-0003. ZCA11-0002, & LLA11-0001

Butte County Planning Commission
Draft EIR Comment Hearing
June 16, 2012

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Draft EIR Hearing

- Introduction/Background
- Purpose of the Hearing
- Project Overview
- CEQA EIR Review Process
- Public Comment
- Close the Public Hearing

Introduction/Background

- Butte County is the Lead Agency under the California Environmental Quality Act (CEQA).
- This hearing is part of the County's CEQA review process.
- The County held a public Scoping Meeting in Richvale on October 10, 2011 to consider the Initial Study.
- A Draft EIR has been completed for public and agency review.

Purpose of the Hearing

- Receive public comment on the Draft EIR.
- This hearing is scheduled within the 45-day public review period.
- The review period ends on July 2, 2012.
- Written comments are encouraged.
- Project to be considered by Planning Commission at later hearing.

Project Overview

The project has three components:

- **Zoning Code Amendment ZCA11-0002**
Butte County Department of Development Services;
- **Use Permit UP10-0003** Helena Chemical Company;
- **Lot Line Adjustment LLA11-0001** for Helena Chemical and Union Pacific Railroad.

Zoning Code Amendment ZCA11-0002

- Amend the Agriculture (A) Zoning Code to conditionally permit “agricultural support services” on parcels located within the General Plan’s Agriculture Services (AS) General Plan Land Use Designation.

Use Permit UP10-0003

- Request to allow development of a 10-acre agricultural fertilizer and pesticides storage and distribution facility on a 26.5-acre parcel on the northeast edge of Nelson.

Lot Line Adjustment LLA11-0001

- Add approx. 0.57 acres from the southeast portion of APN 038-260-014 (UPRR) to the southwestern portion of APN 038-260-013 (Helena Chemical) to square-up that corner of the Helena parcel and facilitate development of proposed railroad spur.

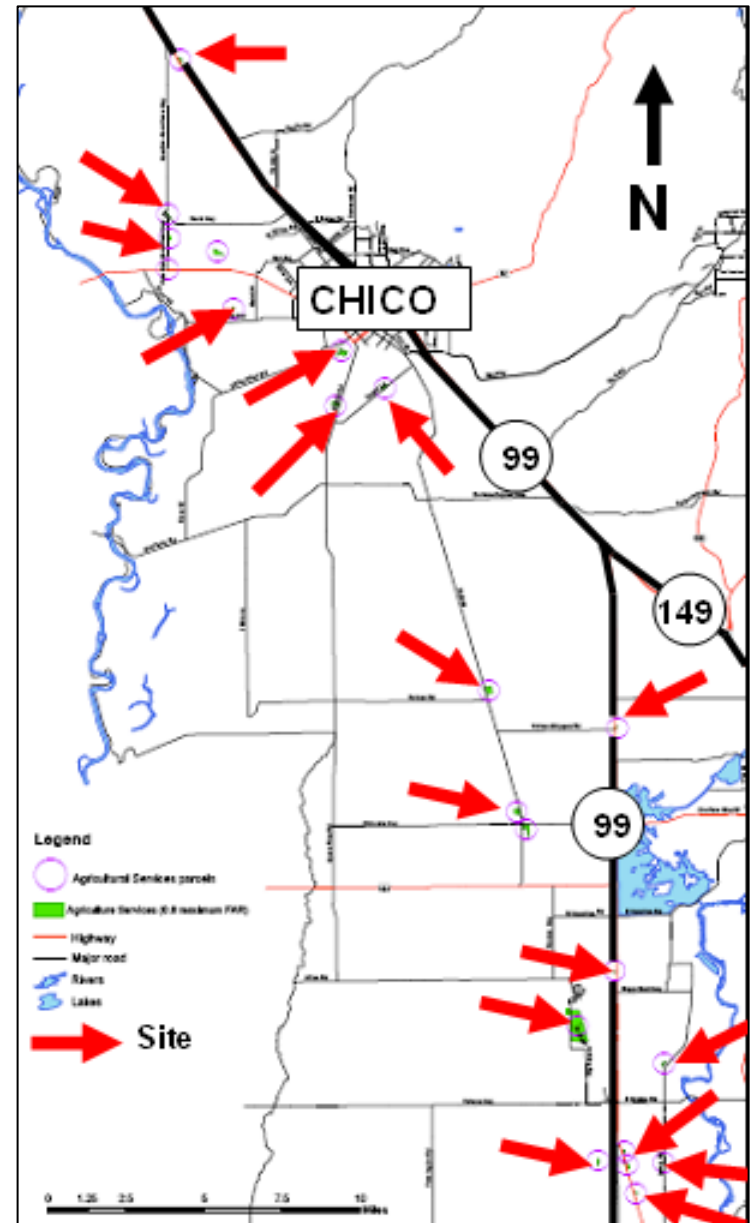
Conservation Measures

- Conservation Measures:
 - Fourteen (14) conservation measures referenced in the Initial Study were incorporated into the project description consistent with CEQA.

ZCA Location

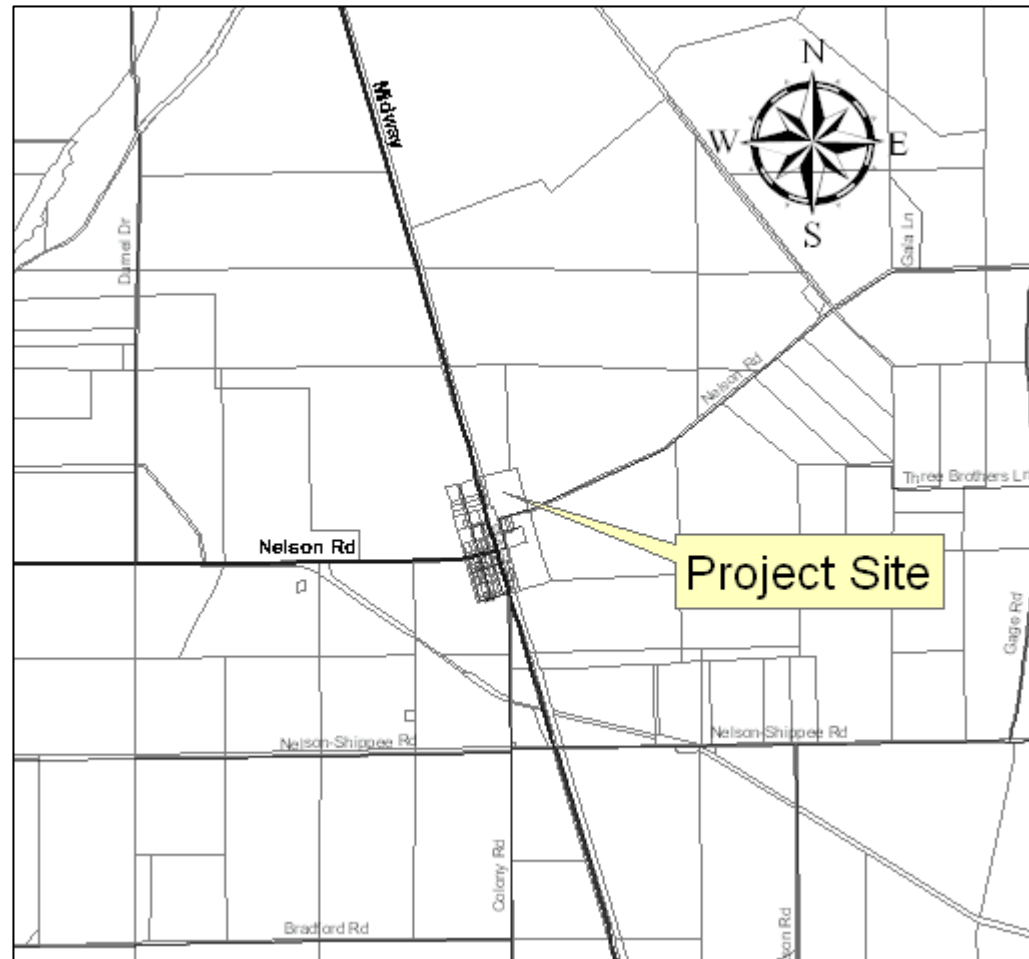
Ag Services “AS” Sites

48 parcels are designated by the General Plan as Agriculture Service (AS). Of these, 32 are also zoned Agriculture and are affected by ZCA11-0002.

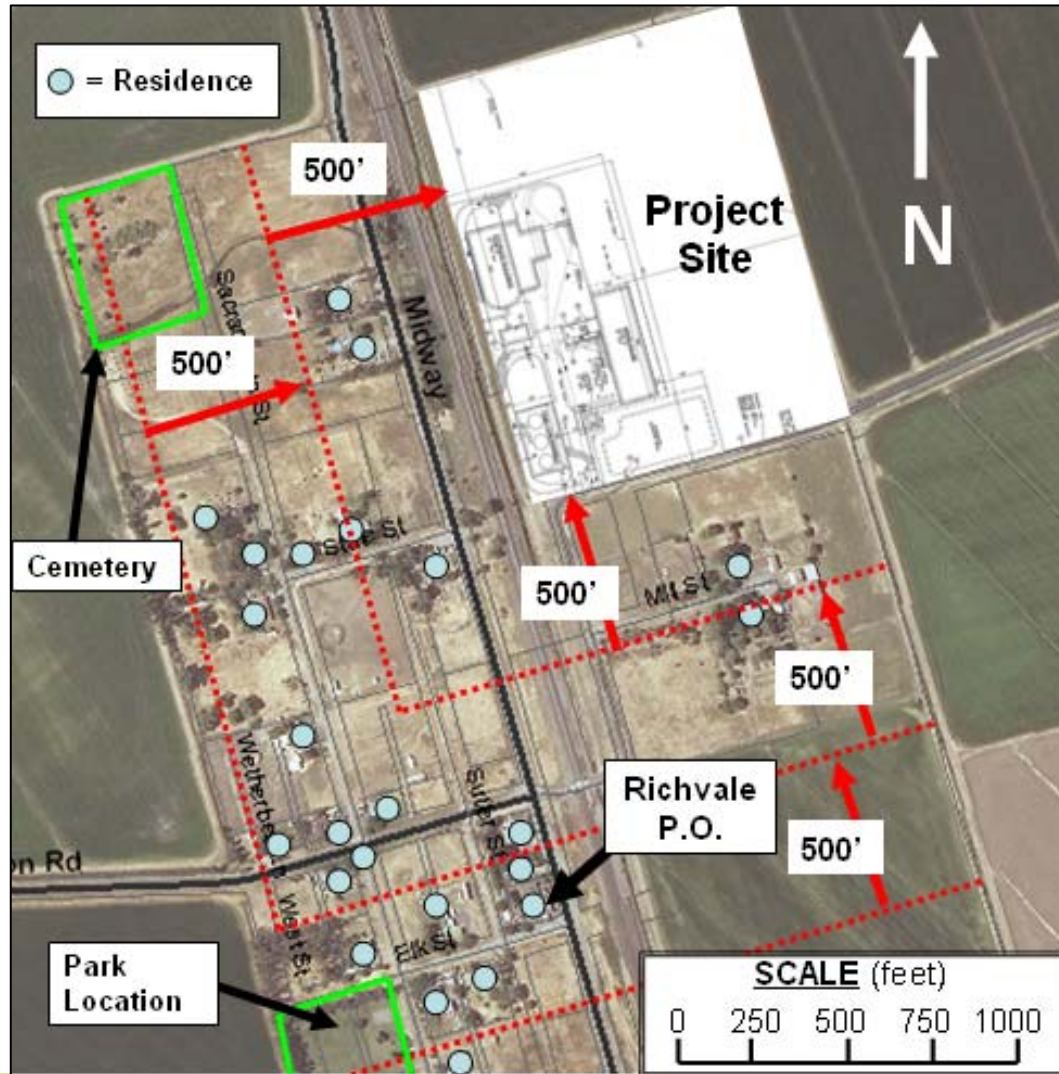


Helena Nelson Terminal Project

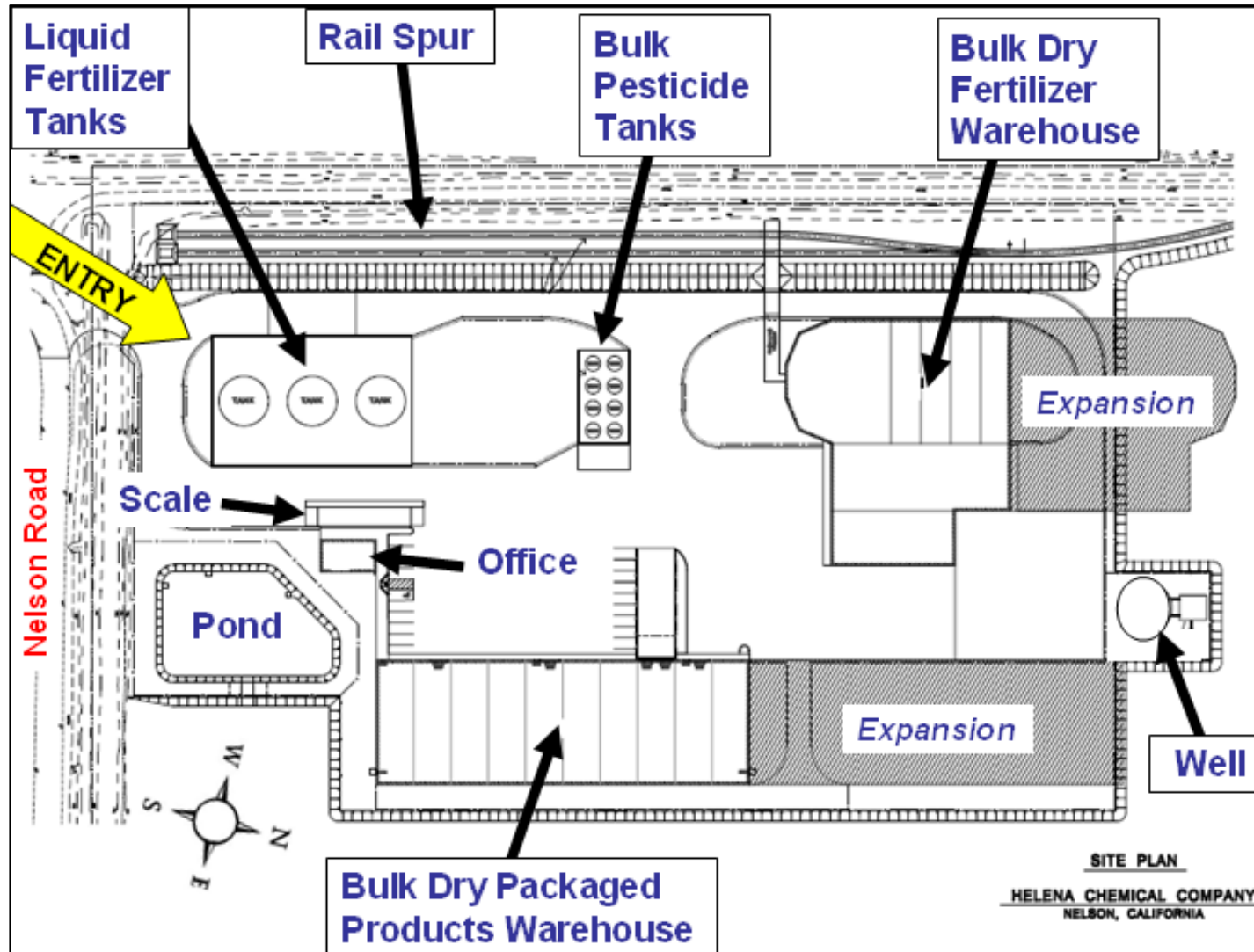
Located on the Midway between Durham and Richvale, in Nelson.



Project Area, Nelson



Site Plan



CEQA EIR Review Process

- Purpose of the California Environmental Quality Act (CEQA)
 - Provide Information to decision makers and public about environmental consequences of actions.
 - Obligation to avoid or reduce impacts where feasible (“mitigation”).
 - Focus is on potential physical changes.
 - Includes public involvement.

CEQA EIR Review Process, cont'd

- 45-Day Public Review Period.
- Planning Commission Hearing on DEIR.
- Comment Period Ends July 2, 2012.
- Review Comments on Draft EIR, Prepare Responses and Revisions.
- Final EIR – Planning Commission considers certification prior to action on the project.

More Information

- The Draft EIR can be found online on the Department Website:
www.buttecounty.net/dds
- One hard copy for review at the following:
 - Development Services 7 County Center Dr.
 - County Administration 25 County Center Dr.
 - All Branches Butte County Library.
- CD's available – contact Stacey Jolliffe at (530) 538-6573 or sjolliffe@buttecounty.net

Draft EIR

- **The Draft EIR includes:**

- 4.1 Aesthetics

- 4.2 Agricultural Resources

- 4.3 Air Quality

- 4.4 Greenhouse Gas Emissions

- 4.5 Hazards and Hazardous Materials

- 4.6 Land Use

- 4.7 Noise

- 4.8 Transportation

- 5.0 Growth-Inducing and Cumulative Impacts

- 6.0 Alternatives

Draft EIR

- There are nine (9) potentially significant impacts that require mitigation.
- Thirteen (13) mitigation measures were identified to address the significant impacts .
- Four (4) Significant and Unavoidable Impacts were identified:
 - 1) Loss of farmland.
 - 2) Cumulative loss of farmland.
 - 3) Cumulative impact on traffic.
 - 4) Induce growth on additional land.

Draft EIR

- Alternatives:
 1. No Project/Baseline Condition.
 2. Other UPRR Location/South of Biggs.
 3. Industrial Alternative/South of Oroville.
 4. Industrial Alternative/Gridley Industrial Park.

Public Comment

- We are recording this meeting - Please speak clearly into the microphone and state your name.
- Written comments are encouraged.
- DEIR written comments by 5:00 pm on July 2, 2012:
 - **Stacey Jolliffe, Principal Planner**
Butte County Dept. of Development Services
7 County Center Drive
Oroville, CA 95965; or
 - Email to sjolliffe@buttecounty.net
- Comment on DEIR environmental topics only.