



DATE: February 23, 2022

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Tuscan Ridge Project**

REVIEW PERIOD: **February 23, 2022 to March 24, 2022**

Butte County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Tuscan Ridge Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Location: The project site consists of approximately 165 acres located on the southeast side of Skyway Road, in unincorporated Butte County, between Chico and Paradise, California, and is identified by eight Assessor's Parcel Numbers (APNs) 040-520-104, 040-520-105, 040-520-106, 040-520-107, 040-520-108, 040-520-109, 040-520-110, and 040-520-111. The site is located approximately three miles southwest of the Town of Paradise, 0.5-mile northeast of the Rocky Bluffs residential subdivision, across the Skyway, and four miles east of the City of Chico. The project site is situated on a prominent ridge, which is the location of the previous Tuscan Ridge Golf Club. Skyway, which is identified by the Butte County General Plan as a County Scenic Highway, runs the entire length of the northwest site boundary and Paradise Rod & Gun Club is located adjacent to the northeast of the site.

Project Description Summary: The proposed project would include subdivision of the project site to develop a total of 165 single-family residential lots. The lots would range in size from 4,000 square feet (sf) to 40,000 sf. The proposed project would additionally include commercial development occupying approximately 17.3 acres of the project site, including approximately four acres for improved buildings and parking and approximately 13.3 acres for mini storage units (53,000 square feet) and outdoor RV and boat storage. The proposed project would also include the development of a sanitary waste disposal station. Additionally, approximately 49.4 acres of the site would consist of landscaped areas, as well as recreational and open space areas to include bicycle and pedestrian trails. Various associated improvements would be included in the development of the proposed project infrastructure. Access to the site would be provided through the existing driveway from Skyway Road near the center of the site, which would be improved as part of the project, and a new access near the eastern end of the site. Internal roadways throughout the site would be public, to be dedicated to the County for maintenance. The area of the project site within 350 feet of the centerline of Skyway Road is within the associated Scenic Highway (SH) Overlay Zone. The proposed project would require County approval of a General Plan Text Amendment; Planned Development (PD) Rezone; Subdivision Map; and a Minor Use Permit for development within the SH Overlay Zone. Additional Minor Use Permits and/or Conditional Use Permits may subsequently be required in the future for specific commercial uses. Other approvals necessary to implement the proposed project would include annexation of the project site into the service area of the Paradise Irrigation District (PID) for the operation of the on-site water and wastewater facilities, subject to approval by the Butte Local Agency Formation Commission (LAFCo), and formation of a Permanent Road Division for maintenance of the proposed roads, drainage facilities and lighting.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Kevin Valente, Contract Planner, at (916) 372-6100 or kvalente@raneymanagement.com. A copy of the NOP is available for review at the Butte County Public Library located at 1108 Sherman Avenue, Chico, CA, 95926; the Butte County Development Services Department located at 7 County Center Drive, Oroville, CA, 95965; and on the Butte County website at:

<https://www.buttecounty.net/dds/Planning/Notable-Projects>

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on March 24, 2022 to Kevin Valente, Contract Planner, by mail at 1501 Sports Drive, Suite A, Sacramento, California, 95834; by fax at (916) 419-6108; or by email at kvalente@raneymanagement.com. Please limit public comments to the scope of the EIR as described in this NOP.

NOP Scoping 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. Further information on the date and time of the scoping meeting is provided below.

<p style="text-align: center;">EIR Scoping Meeting on the Tuscan Ridge Project Monday March 14, 2022 10:00AM Butte County Human Resources 3 County Center Drive Oroville, CA or Teleconference Meeting WebEx: https://bit.ly/Scoping_Attendee Phone: 1+ (844) 992 4726 Meeting Number: 2553 102 8723 Password: Scoping</p>

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

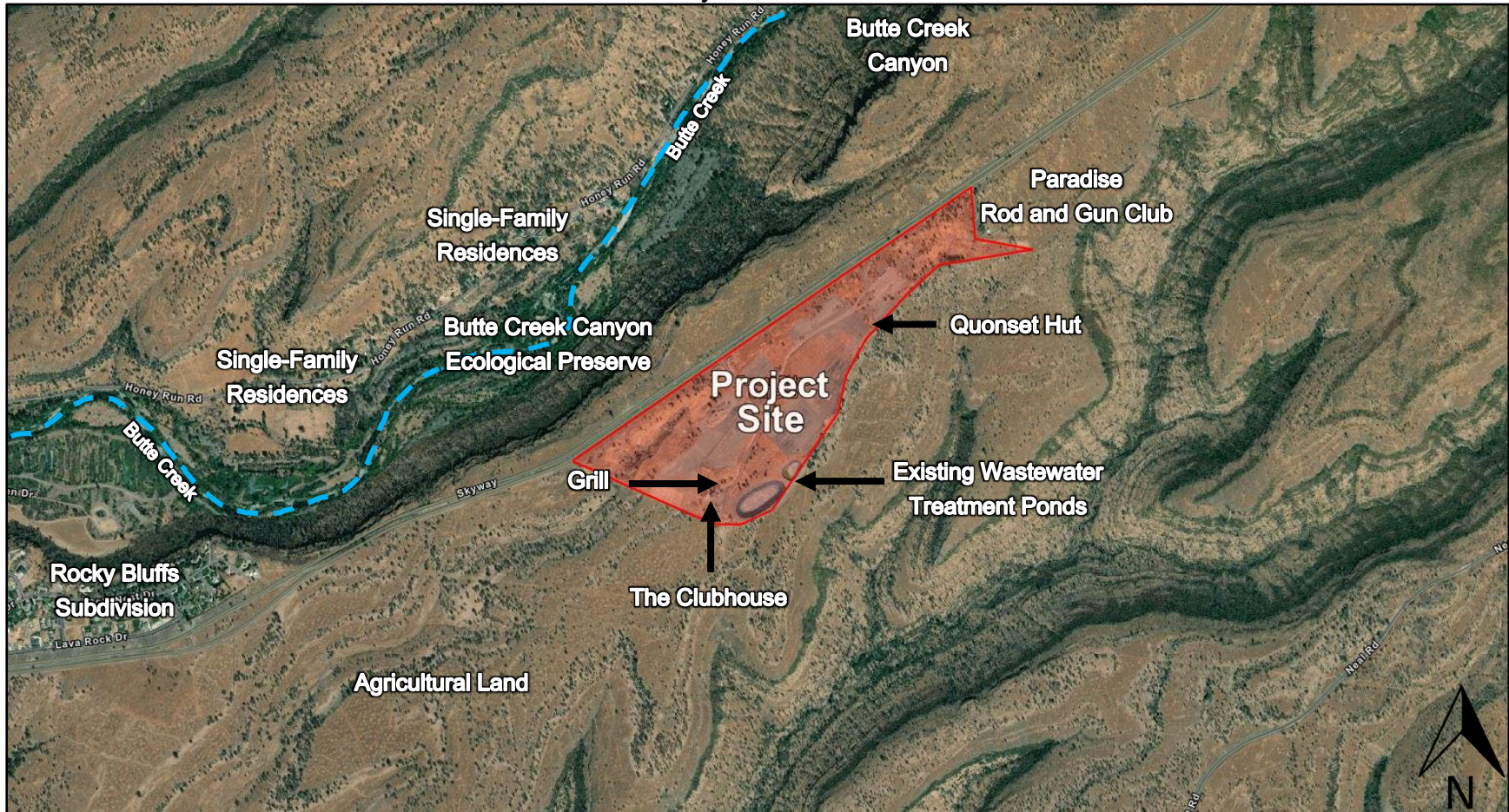
The project site consists of approximately 165 acres of what was formerly the Tuscan Ridge Golf Club, located on the southeast side of the Skyway, in unincorporated Butte County, between Chico and Paradise, California. The Skyway is the sole roadway in the immediate project vicinity and is identified by the Butte County General Plan as a County Scenic Highway. Currently, access is provided through an existing driveway from Skyway near the center of the site, which has boulder accent walls on either side and two metal gates prohibiting public entry. State Route (SR) 99 lies approximately four miles to the west and SR 191 is approximately five miles to the east (see Figure 1).

The project site is predominantly bound by large undeveloped parcels to the east, south, and west, with the exception of Paradise Rod & Gun Club, which is located adjacent to the northeast border of the site (see Figure 2). The site is currently highly disturbed, with large graveled and/or paved areas void of vegetation, due to damage sustained immediately before, during, and after the 2018 Camp Fire. In mid-2018, prior to the Camp Fire, the site was used as a Pacific Gas and Electric Co. (PG&E) vegetation management camp. The site was subsequently burnt during the wildfire, then leveled and graveled for use as a base camp and staging area by PG&E and ECC Constructors during the wildfire response. PG&E continued to use portions of the site as a base camp for debris removal until March 2020. A secondary access point from the Skyway was created in the northeastern portion of the site during the site's use as a base camp, but has since been blocked off by boulders and is currently inaccessible. A small area near the secondary access point location is currently being leased by Henkels & McCoy for materials storage and a portable administrative building.

Figure 1
Regional Location



Figure 2
Project Location



The terrain of the site is varied from flat to gently sloped, with elevations ranging from approximately 650 feet above mean sea level (amsl) in the west to approximately 925 feet amsl in the east. Vegetation on the site consists primarily of sparse ruderal vegetation, along with scattered oak and pine trees. An existing drainage ravine is located within the northwestern portion of the site, generally parallel with Skyway, and includes a culvert under the main access driveway, as well as under an existing access easement in the western portion of the site. An existing outfall is located near the westernmost border of the site. A number of easements are present throughout the project site, including the access easement within the western portion of the site for the adjacent agricultural property, as well as power utility easements across the site. The access easement is currently used only occasionally by the adjacent property owner to move small pieces of equipment to and from their property.

Three unused and unoccupied structures associated with the previous Tuscan Ridge Golf Club currently exist on-site: a 2,440-sf grill building, an 1,830-sf clubhouse, and a Quonset hut. In addition, an existing potable water well and associated system, as well as an existing wastewater treatment system, including septic tanks, leach field, and disposal ponds, are located in the southwestern portion of the site. The existing potable water and wastewater treatment systems are described in further detail in the Public Services and Utilities section of the Project Components description below.

1.2 Surrounding Land Uses

With the exception of the Paradise Rod & Gun Club adjacent to the northeast of the site boundaries, the land surrounding the project site is undeveloped. The Paradise Rod & Gun Club consists of two buildings with associated parking spaces, and two outdoor shooting ranges. Agricultural land, primarily used for grazing, is located to the south and southwest of the site. As shown in Figure 2, Butte Creek is located to the north of, and runs roughly parallel to, the Skyway. The Butte Creek Ecological Preserve is also located north of the site, across the Skyway, with Butte Creek Canyon located further to the northeast. Butte Creek and the Butte Creek Ecological Preserve are separated from the project site by the Skyway and an approximately 380-foot decline in elevation. The nearest existing residential uses to the project site would be the Rocky Bluffs residential subdivision located approximately 4,100 feet to the southwest, across the Skyway, and a number of rural single-family residences located along Honey Run Road, approximately 2,700 feet to the north of the project site, across the Skyway. The rural residences are separated from the project site by Butte Creek, the Butte Creek Ecological Preserve, the Skyway, and an associated decline in elevation of approximately 434-feet.

1.3 Existing Land Use and Zoning Designations

The project site currently has a County of Butte General Plan land use designation of Planned Unit Development (PUD) and is zoned Planned Development (PD). In adopting the Butte County 2030 General Plan, the County prepared an EIR in 2010 and a subsequent EIR (SEIR) in 2012. Both the 2010 EIR and 2012 SEIR assume that the project site will be built out with a golf course and 165 dwelling units (see, e.g., 2010 Draft EIR, pg. 3-49 [Table 3-5]; and 2012 Draft SEIR, pg. 3-45 [Table 3-5].) In addition, the Skyway is identified by the Butte County 2030 General Plan as a County Scenic Highway; thus, the area extending 350 linear feet from the centerline of the roadway is considered to be a SH Overlay Zone and is subject to the requirements of Section 24-42 of the Butte County Code.

The land to the south of the project site is designated Agriculture (AG) in the General Plan and zoned Agricultural with a minimum parcel size of 40 acres and a maximum of one unit per parcel (AG-40). The land across the Skyway, north of the project site, is designated as Foothill Residential (FR) and zoned Foothill Residential with a maximum of one unit per 20-acre parcel (FR-20). The area designated FR is separated from the project site by an approximately 2,700-foot distance and an approximately 434-foot decline in elevation. The Rocky Bluffs subdivision, located approximately 4,100 feet to the southwest of the project site, is designated and zoned Medium Density Residential (MDR), which allows for a maximum density of six dwelling units per acre.

1.4 Project Components

The proposed project would include subdivision of the project site to develop a total of 165 residential units, commercial development, recreation areas, open space, various on-site road improvements, and a sanitary waste disposal station. The proposed project would require County approval of a General Plan (GP) Text Amendment; Planned Development (PD) Rezone; Subdivision Map; and a Minor Use Permit for development within the SH Overlay Zone. Other approvals necessary to implement the proposed project would include annexation of the project site into the service area of the Paradise Irrigation District (PID), subject to approval by the Butte LAFCo. The proposed project components, along with all required entitlements and approvals, are described in further detail below.

General Plan Text Amendment

A General Plan Text Amendment is requested to revise Section D, *Future Planned Unit Developments, Area Plans, and Specific Plans*, on page 4-31 of the Land Use Element of the General Plan, as shown below. The requested General Plan Text Amendment would remove the requirement to retain a golf course on-site and add commercial uses. As previously mentioned, the former Tuscan Ridge Golf Course was destroyed by the Camp Fire.

"The Tuscan Ridge PUD will determine the mix of uses that will occur in a 472 165-acre area located along the Skyway at the site of the previously existing Tuscan Ridge Golf Course. ~~Residential~~ A mix of residential uses, community commercial uses, water and/or sanitary sewer facilities provided by a public or private entity may be developed in this area, provided that the golf course is also maintained."

Planned Development Rezone

The site currently has a Butte County land use designation of PUD and a zoning designation of PD. The land use and zoning designations of the site were approved by the Board of Supervisors as part of the development of the Butte County General Plan 2030 and the 2012 Zoning Map update, respectively, at the request of the property owner. According to Article II, Division 6, Section 24-28 (D) of the Butte County Code, the purpose of the PD zone is to allow for high-quality development that deviates from standards and regulations applicable to other zones within the County. The PD zone is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. The PD zone is also intended to ensure project consistency with the General Plan, sensitivity to surrounding land uses, and the protection of sensitive natural resources. The PD zone provides land owners with enhanced flexibility to take advantage of unique site characteristics to develop projects that will provide public benefits for residents, employees, and visitors to Butte County. Accordingly, the PD zone is intended to allow for a variety of uses and development.

Pursuant to Article II, Division 6, Section 24-32, *Planned Development Zone Requirements*, and Article VI, Division 4, *Zoning Ordinance Amendments*, of the Butte County Code, the proposed project would require a PD rezoning to specifically allow for the proposed uses. The proposed Land Use Plan (see Figure 3) provides a visual depiction of the anticipated land uses proposed as part of the project.





Subdivision




The proposed project would include a Vesting Tentative Subdivision Map (see Figure 4) to subdivide the project into 165 single-family residential lots, five commercial use lots, 49.4 acres of open space, a 3.7-acre amenity center, and 36.4 acres of special utility district associated with the on-site water and sewer systems, as shown in Table 1.

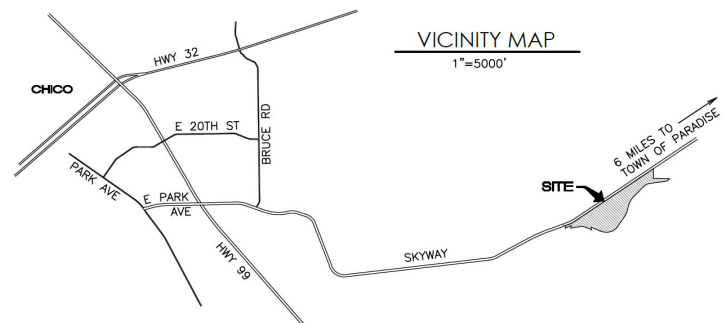
Figure 3
Land Use Plan

TUSCAN RIDGE - LAND USE PLAN

SCALE: 1"=300'

ACREAGE SUMMARY		
	COMMERCIAL	17.3 AC.
	OPEN SPACE	49.4 AC.
	SPECIAL UTILITY DISTRICT	36.4 AC.
	AMENITY CENTER	3.7 AC.
VARIES	SINGLE FAMILY	58.1 AC.
	TOTAL	165 AC.

UNIT SUMMARY		
	Single Family 4000 to 6000	57 LOTS
	Single Family 7000 to 8000	14 LOTS
	Single Family 9000 to 10000	76 LOTS
	Single Family 40000 PLUS	19 LOTS
	TOTAL	165 LOTS



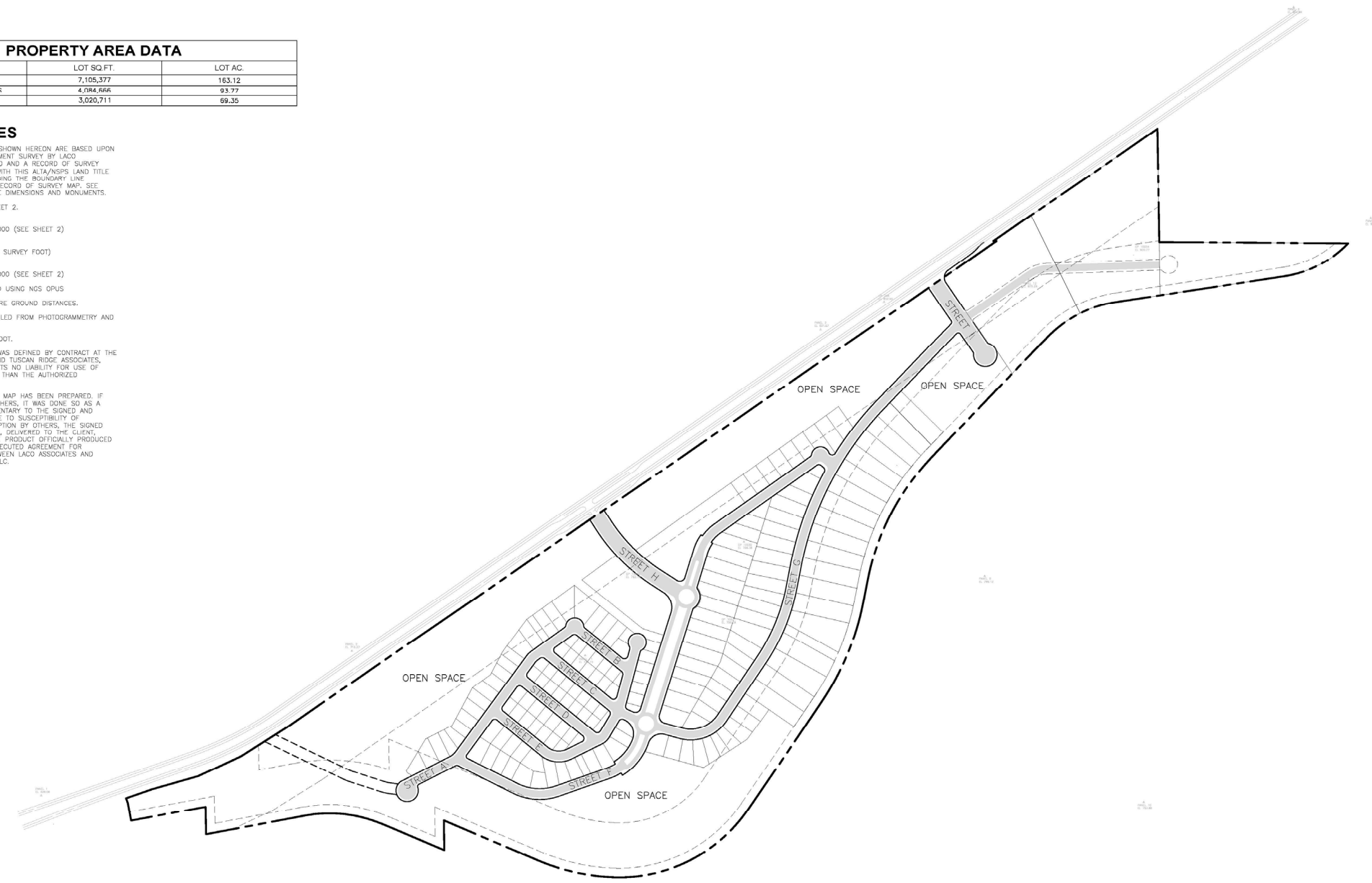
TUSCAN RIDGE SUBDIVISION
VESTING TENTATIVE MAP
A PORTION OF THE SW 1/4 OF NE 1/4 S 36 T 22N R 2E
COUNTY OF BUTTE, STATE OF CALIFORNIA
SKYWAY, CHICO, CALIFORNIA
APN 040-520-104 THRU 111
FOR
TUSCAN RIDGE ASSOCIATES, LLC
1420 EAST ROOSEVILLE PARKWAY
ROSEVILLE, CA 95661
BY
LACO ASSOCIATES
932 W 8TH AVE B
CHICO, CA 95926
PH: (530) 801-6170
FEBRUARY 21, 2022


**Figure 4
Tentative Subdivision Map**

PROPERTY AREA DATA		
LOT NAME	LOT SQ.FT.	LOT AC.
OVERALL GROSS AREA	7,105,377	163.12
OPEN SPACE, PARCELS	4,084,666	93.77
NET AREA	3,020,711	69.35

GENERAL NOTES

- BOUNDARY LINE DIMENSIONS SHOWN HEREON ARE BASED UPON A BOUNDARY LINE ESTABLISHMENT SURVEY BY LACO ASSOCIATES IN OCTOBER 2020 AND A RECORD OF SURVEY PREPARED IN CONJUNCTION WITH THIS ALTA/NSPS LAND TITLE SURVEY. FOR DETAILS REGARDING THE BOUNDARY LINE RESOLUTION REFER TO THE RECORD OF SURVEY MAP. SEE SHEET 2 FOR BOUNDARY LINE DIMENSIONS AND MONUMENTS.
- BASIS OF BEARINGS: SEE SHEET 2.
- BASIS OF COORDINATES:
SURVEY CONTROL POINT #10000 (SEE SHEET 2)
NORTHING: 2389212.26
EASTING: 6643603.26
(NAD83, CA SFC ZONE II, US SURVEY FOOT)
- BASIS OF ELEVATIONS:
SURVEY CONTROL POINT #10000 (SEE SHEET 2)
ELEVATION: 762.79 NAVD83
FROM STATIC GPS PROCESSED USING NGS OPUS
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- TOPOGRAPHIC MAPPING COMPILED FROM PHOTOGRAMMETRY AND SUPPLEMENTAL SURVEYING.
- CONTOUR INTERVAL IS ONE FOOT.
- THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE REQUEST OF SCOTT BATES AND TUSCAN RIDGE ASSOCIATES, LLC. LACO ASSOCIATES ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANYONE OTHER THAN THE AUTHORIZED REPRESENTATIVE THEREOF.
- AN ELECTRONIC FILE OF THIS MAP HAS BEEN PREPARED. IF TRANSMITTED FOR USE BY OTHERS, IT WAS DONE SO AS A COURTESY AND IS SUPPLEMENTARY TO THE SIGNED AND SEALED ELECTRONIC PDF. DUE TO SUSCEPTIBILITY OF ELECTRONIC FILES TO CORRUPTION BY OTHERS, THE SIGNED AND SEALED ELECTRONIC PDF, DELIVERED TO THE CLIENT, CONSTITUTES THE ONLY WORK PRODUCT OFFICIALLY PRODUCED IN ACCORDANCE WITH THE EXECUTED AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN LACO ASSOCIATES AND TUSCAN RIDGE ASSOCIATES, LLC.




 SCALE: 1"=300'

OVERALL SITE PLAN
TUSCAN RIDGE SUBDIVISION
VESTING TENTATIVE MAP
 A PORTION OF THE SW 1/4 OF NE 1/4 S 36 T 22N R 2E
 COUNTY OF BUTTE, STATE OF CALIFORNIA
 SKYWAY, CHICO, CALIFORNIA
 APN 040-520-104 THRU 111
 FOR
 TUSCAN RIDGE ASSOCIATES, LLC
 1420 EAST ROOSEVILLE PARKWAY
 ROSEVILLE, CA 95661
 BY
 LACO ASSOCIATES
 932 W 8TH AVE B
 CHICO, CA 95926
 PH: (530) 801-6170 FX: (707) 123-4567
 NOVEMBER 3, 2021 SHEETS OF 12

Proposed Land Use	Acreage
Single-Family Residential	58.1
Commercial	17.3
Amenity Center	3.7
Open Space	49.4
Special Utility District	36.4
Total	165.0

Single-Family Residential

The proposed 165 residential lots would range from 4,000 sf to 40,000 sf. The residences would generally be located in the center of the site, with the largest residential lots located nearest to the southern border of the project site, where expansive views are available to the south. The Amenity Center would include the existing clubhouse, which would be used as a community space for the residents and for back-of-house operations.

Commercial Development

The proposed project would include 17.3 acres divided into five lots for commercial uses. As currently designed, the proposed project would include an approximately 3,600-sf gas station/convenience store with up to 16 fuel dispensers and up to approximately 76,000 sf of commercial space, across one- and two-story buildings, along the primary site entrance. Additionally, the eastern portion of the project site would be developed with a mini storage use with outdoor RV and boat storage. The mini storage would offer up to approximately 53,000 sf of space for storage units. While the specific uses within the approximately 76,000 sf of commercial space near the main entry is currently unknown, the uses under the PD zoning would be limited to the permitted and conditionally permitted uses allowed within the General Commercial (GC) and Neighborhood Commercial (NC) zoning districts, pursuant to Table 24-22-1, *Permitted Land Uses in the Commercial and Mixed Use Zones*, of the County Code. In addition, as part of the PD zoning, the maximum floor area ratio would be limited to 0.4 and the maximum height would be limited to 50 feet, as required for development within the GC zoning district. The anticipated gas station/convenience store and mini storage uses would be consistent with the allowable uses under the GC and NC zoning districts. The following list of additional commercial uses that would be consistent with the GC and NC zoning districts, subject to the permit or approval noted, would be permissible through the PD zoning:

- Drive-Through Facility – subject to a Minor Use Permit;
- Offices, Professional – Permitted, subject to a Zoning Clearance;
- Personal Services – Permitted, subject to a Zoning Clearance;
- Restaurant – Permitted, subject to a Zoning Clearance;
- Retail, General – Permitted, subject to a Zoning Clearance;
- Commercial Recreation, Indoor – subject to a Minor Use Permit;
- Construction, Maintenance and Repair Services – subject to a Minor Use Permit;
- Child Care Center (facility providing child care) – subject to a Minor Use Permit;
- Child Day Care, Large (home providing child care for seven to fourteen children) – subject to a Minor Use Permit;
- Child Day Care, Small (home providing child care for eight or fewer children) – Permitted, subject to a Zoning Clearance;
- Community Centers – subject to a Conditional Use Permit;
- Medical Office and Clinic – Permitted, subject to a Zoning Clearance; and
- Bars, Nightclubs, Lounges – subject to a Conditional Use Permit.

Access and Circulation

Access to the proposed project would be provided by two entrances from the Skyway, as shown in Figure 3 and Figure 4. The existing entrance located near the center of the site would be improved and a new entrance would be established in the eastern portion of the site. The two proposed access points, as currently configured, would contain full intersections that would allow for left turns from the Skyway. The existing access easement in the western portion of the project site for the adjacent agricultural property would remain and could serve as additional emergency ingress/egress, if needed.

The main entrance from the Skyway would connect to the internal roadways at a roundabout, from which the internal roadways would extend to the northeast and southwest, providing access to the residences. The main entry road would be designed with a 96-foot right-of-way with a greenway and sidewalk along both sides. The proposed gas station/convenience store and up to approximately 76,000 sf of commercial space would be located along the main entry road. The internal roadway extending to the northeast from the roundabout would consist of an 80-foot right-of-way before transitioning to the typical internal roadway design of a 60-foot right-of-way, containing two 12-foot lanes and allowing eight feet for street parking on both sides. The internal roadway extending to the southwest from the main entry roundabout would consist of a 110-foot right-of-way to a four-way roundabout further southwest, where the main roadway would then transition from a 90-foot right-of-way to the typical internal roadway design of a 60-foot right-of-way. All project roadways would be public and would be dedicated to the County for maintenance.

The eastern driveway from Skyway Road would be located at the currently blocked-off access point that was previously used during wildfire response efforts. The eastern entrance would primarily serve the proposed sanitary waste disposal station and mini storage use proposed in the eastern portion of the site, while also providing secondary access to the residences within the northeastern portion of the site. The intersection would also provide more convenient access to patrons of the Paradise Rod & Gun Club, located east of the project site, traveling westbound along Skyway Road.

Open Space, Trails, and Landscaping

As part of the proposed project, a total of approximately 49.4 acres of open space is proposed within the project site (see Figure 3), which would primarily be located within an approximately 300- to 400-foot area along the frontage of the Skyway, within the SH Overlay Zone. In addition, open space would be located along the southwest border of the project site, thinning to a 50-foot area between the southeasternmost residential lots and the eastern edge of the project site, as well as within landscaped areas along internal roadways. Throughout the open space, predominantly within the northern portion of the project site, multi-use trails would be developed to allow for passive recreation, such as walking, jogging, and bicycling. A formal improved park space is not proposed.

Landscaping on the project site would reflect the native vegetation in the area. For example, landscaping within the open space areas would include the planting of native vegetation along the sound wall proposed for the eastern border of the site, adjacent to the Paradise Rod & Gun Club, and revegetation of any disturbed areas with native vegetation, consistent with the surrounding area.

Public Services and Utilities

The existing on-site water system consists of an on-site well at a depth of 735 feet. Water produced from the well is currently sent to two 10,000-gallon above-ground storage tanks using a 75 horse power (hp) turbine pump, and subsequently pulled from the tank using two 10 hp pumps and pressurized into a distribution system through four pressure tanks. The water system is generally located near the center of the southern border of the project site. The existing well was initially installed in 1999 for the purposes of irrigating the Tuscan Ridge Golf Course and providing services to the associated bistro. The well was subsequently used for potable water purposes by PG&E and ECC Constructors during their occupation of the site. The water system is currently permitted as a domestic water supply through the Butte County Environmental Health Division (Permit Number 04-09182) and the State Water Resources Control Board (SWRCB) Division of Drinking Water.

A number of improvements to the existing on-site water system would be required in order to upgrade the system to accommodate the proposed project, including the installation of an additional water supply well, a water treatment system, a water distribution system, water meters at each service connection, and additional water tanks for storage. The proposed water system would be subject to the standards and monitoring requirements set forth by federal, State, and local laws, including, but not limited to, public health standards of Title 22 of the California Code of Regulations (CCR), the California Safe Drinking Water Act, and Butte County standards. The water distribution system and proposed second well would be constructed in accordance with the California Waterworks Standards (Title 22, Chapter 16). The water system would be capable of meeting the maximum daily demand of the proposed project, in accordance with Title 22, Section 64554(c). Any additional water tanks needed to support the proposed development would be constructed using materials that meet appropriate California Department of Forestry and Fire Protection (CAL FIRE) standards. A minimum of 300,000 gallons of water storage is anticipated to be required to meet minimum fire flows; however, the water storage requirements would be determined in consultation with the Butte County Fire Department and CAL FIRE. A 500,000-gallon water tank is anticipated to be located in the easternmost portion of the project site. A new permit through the SWRCB and/or Butte County Environmental Health Division would be required to allow use of the system as a community water system.

The existing wastewater treatment system was constructed to serve the temporary base camp that provided wildfire response efforts and currently operates under the SWRCB General Order 2014-0153-DWQ-R5309. The existing system is currently designed with a peak flow capacity of 100,000 gallons per day (gpd), with the capability to expand to up to 150,000 gpd. The treatment process currently include solids separation and anaerobic digestion, aerobic digestion, media filtration, and ultraviolet light (UV) disinfection. Processing is accomplished using septic tanks, aerobic treatment modules, and UV disinfection units. More specifically, wastewater is pumped through four 40,000-gallon septic tanks then through one of four 25,000 gpd Presby multi-level treatment beds. Effluent from each Presby module is collected via gravity to a connected 3,000-gallon collection pump tank with UV treatment, providing tertiary treatment. The treated effluent is then routed through a two-inch force main to the evaporative ponds with bottom-mounted aerators for disposal. The two ponds, located in the southernmost portion of the project site, are 48.6 and 6.1 acre-feet and have 3:1 (Horizontal:Vertical) interior and external slopes and a minimum 15-foot wide crest that provides access around the perimeter. The containment system for the ponds consists of a 40-mil high-density polyethylene (HDPE) geosynthetic liner, eight-ounce non-woven geotextile fabric, and a leak collection/detection system to fully contain the treated effluent.

In order to adequately handle the wastewater generated by the proposed uses and the associated wastewater characteristics, improvements to the existing wastewater system and additional infrastructure are needed. For example, a new sewer collection system would be required in order to collect and convey the wastewater from the proposed residential and commercial land uses to the treatment system. In addition to the proposed residential and commercial land uses, the proposed project would include a new sanitary waste disposal station that would be located at a cul-de-sac at the end of the proposed eastern entryway to the project site, which would also serve as the main entrance to the mini storage use. The sanitary waste disposal station is primarily intended to serve future patrons of the mini storage use, particularly by providing a convenient location for dumping sewage waste from RVs and boats stored on-site. The sanitary waste disposal station would include an adjacent 20,000-gallon septic tank, which would connect to the on-site wastewater treatment system. Wastewater generated by the proposed uses, including wastewater from the septic tank associated with the sanitary waste disposal station, would flow by gravity through a network of eight- and 10-inch sewer laterals and mains located within the internal roadways to two new 20,000-gallon equalization tanks located near the existing wastewater treatment system in the southwestern portion of the project site. Grease interceptors would be installed, where necessary, to intercept fats, oils, and grease (FOG) prior to entering the collection system. From the equalization tanks, wastewater would be pumped through a new headworks/bar screen before being processed through the existing wastewater treatment system (e.g., septic tanks, Presby modules, and UV disinfection). Effluent from the wastewater treatment system would continue to be disposed of through the existing evaporative ponds, as well as pumped through a new three-inch effluent force main to proposed spray dispersal fields to be located within the open space area adjacent to the Skyway. A new Waste Discharge Requirements (WDR) Permit from the SWRCB would be required for the proposed improvements to the existing wastewater treatment system. Due to the capacity of the on-site wastewater treatment system, the opportunity exists for the sanitary waste

disposal station to accept sewage from additional sources, subject to SWRCB permitting requirements. Additional specificity and analysis regarding the proposed sanitary waste disposal station will be included in the EIR.

As noted in further detail below, the proposed on-site water and sewer systems are anticipated to be owned, operated, and maintained by the PID, subject to Butte LAFCo approval of annexation into the District.

Stormwater generated on the project site would be collected by surface flow into a system of curbs and gutters, vegetated swales, and drain inlets throughout the site that would allow the collected stormwater to transition to the subsurface stormwater collection system of pipes that would convey the stormwater into strategically located retention basins. The proposed stormwater drainage system would be designed in compliance with the standards and requirements of Chapter 50, *Stormwater Management and Discharge Control*, of the Butte County Code.

PG&E will provide electricity to the site by way of an existing on-site connection. Natural gas would not be used at the site; however, propane or another form of gas may be used by both residential and commercial users, for residential and commercial applications. As propane supply is not part of the proposed project, it would be the responsibility of individual users to establish propane service from a local provider such as Suburban Propane or Hunt Propane, both of which are located in Chico, California. Additionally, the proposed project would be served by the Butte County Sheriff's Department, California Highway Patrol (CHP), Butte County Fire, and Chico Unified School District (grades K-12). Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The nearest Butte County Fire Station is South Chico Fire Station, located at 2334 Fair Street, Chico, which is approximately 6.5 miles west from the site by road.

Minor Use Permit

The proposed project would include a request for the approval of a Minor Use Permit to allow for development within the 350-foot SH Overlay Zone from Skyway Road pursuant to Section 24-42 C, *Scenic highway overlay zone*, of the Butte County Code. While the majority of the proposed development would be set back beyond the 350-foot SH Overlay Zone, the site entrances, as well as portions of the access roads, sound walls, some residential backyards, and limited portions of the commercial development would be located within the SH Overlay Zone.

Service Area Annexation

The proposed project would require annexation into the PID service area for water and sanitary sewer service, subject to approval by Butte LAFCo. The annexation would apply only to the project site itself, rather than the intervening area between the site and Paradise, California. Connections to PID's existing water distribution system would not be extended to the project site. Upon approval of all pertinent permits, the PID would own, operate, and maintain the water and wastewater systems as an independent utility. The existing permits to own and operate the water distribution and wastewater system would be transferred to PID upon completion of the annexation process through Butte LAFCo.

1.5 Requested Entitlements

The proposed project would require County approval of the following:

- General Plan Text Amendment;
- PD Rezone;
- Subdivision Map; and
- Minor Use Permit for development within the SH Overlay Zone.

It should be noted that additional Minor Use Permits and/or Conditional Use Permits may subsequently be required for specific commercial uses in the future.

In addition to the above County approvals, the project would also require the following approval by the Butte LAFCo, as a Responsible Agency:

- Annexation of the project site into PID service area for water and sewer service.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Aesthetics
- Air Quality, Greenhouse Gas Emissions, and Energy
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning/Population and Housing
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
- Effects Not Found to be Significant
- Statutorily Required Sections
- Alternatives Analysis

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will incorporate by reference the Butte County General Plan, Butte County General Plan EIR, and project-specific technical studies. The EIR will also include analysis necessary for Butte LAFCo to use the EIR for their actions as a Responsible Agency.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Aesthetics: The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as the SH Overlay Zone, scenic vistas, trees, historic buildings, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and the surrounding area will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and the surrounding area. The chapter will be based in part on photo simulations, which would show pre- and post-project views of the project site from key public vantage points.

Air Quality, Greenhouse Gas Emissions, and Energy. The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMOD) software program and following Butte County Air Pollution Control District (BCAPCD) CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, propane) and construction emissions. The chapter will include an analysis of the project's consistency with the 2021 Butte County Climate Action Plan (CAP).

The significance of air quality and GHG impacts will be determined in comparison to BCAPCD significance thresholds. BCAPCD-recommended mitigation measures will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

The chapter will also evaluate whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the 2021 Butte County CAP to identify energy-related measures that may be applicable to the proposed project.

Biological Resources. The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Evaluation Report and the proposed project will be evaluated for consistency with the Butte Regional Conservation Plan (BRCP).

Cultural and Tribal Cultural Resources. The Cultural Resources analysis will describe the potential effects to historical and archaeological resources from buildout of the proposed project. Analysis in the chapter will be based on an Archaeological Inventory Survey prepared for the proposed project, which will include the results of a field survey and records search. Effects associated with all on-site and off-site improvements will be included in the analysis.

The Tribal Cultural Resources analysis will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Any input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Geology and Soils. The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, expansive/unstable soils, as well as identify any known paleontological resources or unique geological features within the project area. The chapter will be based primarily on a site-specific Geotechnical Engineering Report prepared for the proposed project, as well as a paleontological records search.

Hazards and Hazardous Materials. The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area. The chapter will also assess the potential for the proposed project to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

Impacts of the environment on a project (as compared to impacts of a project on the environment) are beyond the scope of required CEQA review. The California Supreme Court has held that, "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate... is an analysis of how a project might exacerbate existing environmental hazards" (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392). As such, the mere presence of possible hazardous materials at the site or in the vicinity, should such exist, would be considered an existing environmental condition and, thus, would not be considered an impact under CEQA. Rather, the proposed project could have the potential to result in an impact associated with possible hazardous materials should the proposed project exacerbate the existing conditions (e.g., contaminated soils become airborne during ground-disturbing activities and expose construction workers or future residents of the proposed project). The chapter will be based primarily on site-specific Phase I Environmental Site Assessment.

Hydrology and Water Quality. The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater, and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, groundwater recharge and depletion, increases in downstream flooding, and on-site facilities necessary to treat and possibility detain on-site runoff. In addition, the chapter will evaluate impacts associated with alteration of the 100-year floodplain limits and existing drainage patterns.

Land Use and Planning/Population and Housing. The Land Use and Planning/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the policies and regulations included in the Butte County General Plan and County Code adopted for the purpose of avoiding or mitigating an environmental effect. In addition, the chapter will include an evaluation of the potential for the project to induce substantial unplanned population growth in the area, either directly or indirectly (e.g., through extension of roads or other infrastructure). Additionally, the chapter will include a discussion of Butte County's affordable housing requirements. The chapter will rely on information from the California Department of Finance and the Butte County General Plan Housing Element.

Noise. The Noise chapter of the EIR will be based on a project-specific Noise Study. The chapter will address potential noise impacts resulting from project construction and operation, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Operational noise levels will also be evaluated. Noise exposure levels will then be compared to applicable significance criteria in the Butte County General Plan Noise Element and CEQA. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Public Services and Recreation. The Public Services and Recreation chapter of the EIR will evaluate whether the proposed project could increase demands upon local services including fire, law enforcement, schools, parks, and recreation. In accordance with Appendix G, the focus of the analysis will be on whether the project's demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Transportation. The Transportation chapter of the EIR will be based on a Transportation Impact Study (TIS) prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be quantitative in nature and will be prepared consistent with Butte County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Butte County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Utilities and Service Systems. The Utilities and Service Systems chapter will evaluate the proposed project's increase in water supply demand and wastewater generation and identify any needed improvements to the existing water and sewer infrastructure systems to accommodate demands from the proposed project. The chapter will also evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. Electricity and propane service will also be addressed in the chapter. The chapter will be based on existing information from the Butte County General Plan and information obtained from direct consultation with appropriate service providers.

Wildfire. The Wildfire chapter of the EIR will address the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. This will include an evaluation of how the proposed project may impact evacuation patterns of nearby residents. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by CAL FIRE regarding fire hazard severity zones will be reviewed, and the analysis will include consultation with CAL FIRE. The chapter will include information from an Emergency Preparedness and Evacuation Plan (EPEP) to be prepared for the proposed project.

Effects Not Found to be Significant. Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant.

Statutorily Required Sections. Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

Alternatives Analysis. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.