

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Tuscan Ridge Project

Lead Agency: Butte County Development Services Department Contact Person: Mark Michelena
Street Address: 7 County Center Drive Phone: (530) 552-3701
City: Oroville Zip: 95965 County: Butte

Project Location: County: Butte City/Nearest Community: Chico

Cross Streets: Skyway and Santa Rosa Road Zip code: 95969

Lat/Long: 39 ° 42 ' 52.01 " N -121 ° 42 ' 31.6 " W Total Acres: 165

Assessor's Parcel No: 040-520-104 through -111 Section: 36 Twp: 22N Range: 2E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Butte Creek

Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Annexation into Paradise Irrigation District service area for water and sewer service</u>

Development Type:

<input checked="" type="checkbox"/> Residential: <i>Units</i> <u>165</u> <i>Acres</i> <u>58.1</u>	<input type="checkbox"/> Water Facilities: <i>Type</i> _____ <i>MGD</i> _____
<input type="checkbox"/> Office: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____	<input type="checkbox"/> Transportation: <i>Type</i> _____
<input checked="" type="checkbox"/> Commercial: <i>Sq.ft.</i> <u>753,588</u> <i>Acres</i> <u>17.3</u> <i>Employees</i> _____	<input type="checkbox"/> Mining: <i>Mineral</i> _____
<input type="checkbox"/> Industrial: <i>Sq.ft.</i> _____ <i>Acres</i> _____ <i>Employees</i> _____	<input type="checkbox"/> Power: <i>Type</i> _____ <i>MW</i> _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: <i>Type</i> _____ <i>MGD</i> _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: <i>Type</i> _____
<input checked="" type="checkbox"/> Other: <u>Open Space, 49.4 acres; sanitary waste disposal station</u>	

Project Issues That May Have A Significant Or Potentially Significant Impact:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation
<input checked="" type="checkbox"/> Agricultural Land/Forest	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
			<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation: The project site is currently developed with a 2,440-square foot (sf) grill building, 1,830-sf clubhouse, a Quonset hut, and on-site water and wastewater treatment systems. The Butte County General Plan designates the site as Planned Unit Development (PUD) and the site is zoned Planned Development (PD).

Project Description: The proposed project would include 165 single-family residences; 31 acres of commercial development including a gas station/convenience store and a mini storage facility; a sanitary waste disposal station; and approximately 49.4 acres of open space areas. The proposed project would require County approval of a General Plan Text Amendment; PD Rezone; Subdivision Map; and Minor Use Permit for development within the Scenic Highway Overlay Zone. The proposed project would also require annexation of the project site into the service area of the Paradise Irrigation District (PID), subject to approval by the Butte Local Agency Formation Commission (LAFCo).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 3	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 5R
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 2	<input checked="" type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date 2/23/2022 Ending Date 3/24/2022

Lead Agency: Butte County Applicant: Tuscan Ridge Associates, LLC.
Consulting Firm: Raney Planning & Management, Inc. Address: 1420 E. Roseville Parkway, Suite 140, #247
Address: 1501 Sports Drive, Suite A City/State/Zip: Roseville, CA 95661
City/State/Zip: Sacramento, CA 95834 Phone: (530) 872-5850
Contact: Angela DaRosa
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: 2/23/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.