



Department of Development Services

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**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED TUSCAN RIDGE
PLANNED DEVELOPMENT PROJECT
AND PUBLIC HEARING TO SOLICIT PUBLIC COMMENTS**

NOTICE IS HEREBY GIVEN that the County of Butte (County), as the lead agency under the California Environmental Quality Act (CEQA) has prepared a Draft Environmental Impact Report (DEIR) for the Tuscan Ridge Planned Development Project (proposed project). The DEIR and technical appendices will be available for a 45-day public review/comment beginning on **Monday, May 6, 2024 and ending on Thursday, June 20, 2024**. A DEIR comment meeting will be held before the Butte County Planning Commission on **Thursday, May 23, 2024, at 10:30 a.m.**, or shortly thereafter, in the Board of Supervisors Chambers, Butte County Administrative Center, 25 County Center Drive, Oroville, CA 95965.

PROJECT DESCRIPTION: The proposed project would include a Planned Development and Vesting Tentative Subdivision Map to subdivide the project into 165 single-family residential lots, six commercial use lots, 36.7 acres of open space, 4.1 acres of landscaped areas, 20.5 acres of roadway, and 49 acres of special utility district associated with the on-site water and sewer systems. As currently designed, the proposed commercial uses would include an approximately 3,600-square-foot (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, as well as a mini-storage use with outdoor RV and boat storage in the eastern portion of the project site. The proposed project would require County approval of a Planned Development Rezone, Vesting Tentative Subdivision Map; and Minor Use Permit for development within the Scenic Highway 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 County approvals, the project would also require an extraterritorial service agreement or annexation of the project site into the Paradise Irrigation District (PID) service area, which would be subject to approval by the Butte Local Agency Formation Commission (LAFCo). It should be noted that in the event that annexation is required, a Sphere of Influence (SOI) Amendment would be required to amend PID's SOI to include the project site. In the absence of an approved agreement or annexation to the PID, the County would require the formation of a County Service Area (CSA) to fund operations and maintenance of the water and wastewater systems.

PROJECT LOCATION: The project site consists of 163.12 acres of what was formerly the Tuscan Ridge Golf Course, located on the southeast side of Skyway, at 3100 Skyway, in unincorporated Butte County, between Chico and Paradise, California, and is identified by eight Assessor's Parcel Numbers (APNs) 040-520-104 through -111. 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 from previous temporary uses. Three unused and unoccupied structures associated with the previous Tuscan Ridge Golf Course currently exist on-site: a 2,440-square-foot (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.

ENVIRONMENTAL REVIEW FINDINGS: The County has prepared a DEIR pursuant to the requirements of CEQA. The DEIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The DEIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. The DEIR identifies environmental impacts that are less than significant or require mitigation to reduce impacts to less than significant related to the following topic areas: 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; and Wildfire. Significant and unavoidable impacts have been identified related to the following topic areas: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; and Transportation.

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

DOCUMENT AVAILABILITY: A copy of the DEIR may be reviewed at the Butte County Development Services Department; 7 County Center Drive, Oroville, CA 95965, between the hours of 8:00 am and 4:00 pm, Monday through Friday, except 8:00 am to 3:00 pm on Wednesday. The DEIR is also available online at <https://www.buttecounty.net/363/Environmental-Review-Documents>.

PUBLIC HEARING AND COMMENT: The County is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in the DEIR. This public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 45-day public review/comment period will commence on **Monday, May 6, 2024**, and conclude on **Thursday, June 20, 2024**. Any written comments (via email or letter) on the Draft EIR must be submitted no later than 4:00 p.m. on **Thursday, June 20, 2024**. Comments may also be provided by testimony at a DEIR comment meeting before the Butte County Planning Commission on **Thursday, May 23, 2024 at 10:30 a.m.**, or shortly thereafter, in the Board of Supervisors Chambers, Butte County Administrative Center, 25 County Center Drive, Oroville, CA 95965. This meeting will be open to the public. The meeting will begin with a project overview and summary of the DEIR. Written and verbal comments on the DEIR will be accepted during the meeting. The Planning Commission will preside over the meeting; however, it will not take any action on the DEIR or project. Staff will note general themes of verbal comments made and will address them in the Final EIR. Members of the public are encouraged to submit written comments to ensure that their specific comments are represented in the project record and addressed in the Final EIR.

HOW TO COMMENT: Written comments may be mailed to Mark Michelena, Principal Planner, Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965. Email comments can be sent to mmichelena@buttecounty.net. Comments may also be provided by testimony at the DEIR comment meeting on the public hearing date and time specified above. Please limit comments to environmental issues evaluated in the DEIR such as biological resources, noise, transportation, etc. You will receive notice of the dates of future public meetings to consider project approval or denial.

If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact us at (530) 538-7601. Notification at least 72 hours prior to the hearing will enable staff to make reasonable arrangements.

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