

NOTICE OF DETERMINATION

TO: [X] Office of Planning & Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: City of Chico Planning Office
P. O. Box 3420
Chico, CA 95927
(530) 879-6812

[X] County Clerk
County of Butte
155 Nelson Avenue
Oroville, CA 95965

DATE RECEIVED FOR FILING

Subject: Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.
Project Title: Parcel Map Parcel Map 18-01 for Eshoo (PM 18-01)
State Clearinghouse No. 2024040217

Lead Agency Contact: Mike Sawley, AICP, Principal Planner, contact: (530) 879-6812


Project Location: Northwest corner of Bruce Road at State Route 32 in Chico, CA. APN: 002-160-076.

Description of Project: The project would subdivide a 20-acre parcel into four separate parcels that coincide with existing zoning district boundaries within the site. The four parcels would consist of the following: (1) Parcel 1 (11.8 acres) includes a 6.6-acre portion of the site zoned R3 (Medium-High Density Residential) and 4.7 acres of R4 (High Density Residential). Parcel 1 would also include fractions of other zoning districts, totaling 0.5 acres, to accommodate a new private road and new bridge over Dead Horse Slough to provide access to Parcel 1; (2) Parcel 2 is 2.2 acres and includes a portion of the site zoned CC (Community Commercial), located at the corner of the project at Bruce Road and SR 32; (3) Parcel 3 is 0.6 acres and includes a portion of the site zoned CC (Community Commercial), located between the new entrance/extension of Sierra Sunrise Terrace; and (4) Lot A is 5.5 acres and comprises 3.1 acres of OS1 (Primary Open Space) and 2.4 acres of OS2 (Secondary Open Space). Lot A is proposed to be preserved by a conservation easement. There are no development plans at this time.

This is to advise that the Chico Planning Commission, as Lead Agency, approved the project on May 16, 2024, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made conditions of approval for the project.
4. A mitigation monitoring and reporting program was adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final environmental document with any comments and responses and record of project approval are available to the general public at the City of Chico Planning Office, 411 Main Street, 2nd Floor, Chico, CA 95928.

Signature: 
Mike Sawley, AICP
Principal Planner (Environmental Program Manager)
City of Chico, California

Date: June 3, 2024 Title: Principal Planner

DECLARATION OF FEES DUE
(California Fish and Game Code Section 711.4)

FOR CLERK USE ONLY

NAME AND ADDRESS OF LEAD AGENCY:

City of Chico Community Development Department
411 Main Street
Chico, CA 95928

APPLICANT:

32 and Bruce Partners, LLC
Attn: George Eshoo, Managing Partner
702 Marshall St., #500
Redwood City, CA 94063

FILING NO.:

PROJECT: Parcel Map Parcel Map 18-01 for Eshoo (PM 18-01)

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. **NOTICE OF EXEMPTION/STATEMENT OF EXEMPTION**
 A. **Statutorily or Categorically Exempt**
\$50.00 (Fifty Dollars) Butte County Clerk's Filing Fee

2. **NOTICE OF DETERMINATION - FEE REQUIRED**
 A. **Negative Declaration**
\$2,916.75 State Filing Fee
\$50.00 Butte County Clerk's Filing Fee
 B. **Environmental Impact Report**
\$4,051.25 State Filing Fee
\$50.00 Butte County Clerk's Filing Fee

3. **OTHER (Specify) General Rule Exemption**
\$50.00 Butte County Clerk's Filing Fee

4. **OTHER (Specify) General Rule Exemption**
\$50.00 Butte County Clerk's Filing Fee

TWO COPIES OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH ALL ENVIRONMENTAL DOCUMENTS FILED WITH THE BUTTE COUNTY CLERK'S OFFICE.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING ANY ENVIRONMENTAL DOCUMENTS WITH THE BUTTE COUNTY CLERK'S OFFICE.

THREE COPIES OF ALL NECESSARY DOCUMENTS ARE REQUIRED FOR FILING PURPOSES.

THE \$50.00 HANDLING FEE IS REQUIRED PER FILING IN ADDITION TO THE FILING FEE SPECIFIED IN FISH AND GAME CODE SECTION 711.4(d).

MAKE CHECKS PAYABLE TO COUNTY OF BUTTE.