

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: Bell-Muir SPA Dissolution and Autumn Leaf Estates Subdivision
State Clearinghouse No. 2024071034

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


Project Location: The Bell-Muir Special Planning Area is approximately 378 gross acres generally located east of the Union Pacific Railroad mainline and Muir Avenue, south of Bell Road, west of Alamo Avenue, and north of Henshaw Avenue. Within the SPA, the Autumn Leaf Estates Subdivision is 20 acres located at 1124 Henshaw Avenue and 2870 Nord Avenue, in unincorporated Butte County, California.

Description of Project: The project includes two main components: (1) A General Plan Amendment and Rezone (GPA/RZ 24-02) to remove the Bell-Muir Special Planning Area (SPA) designation and requirements identified in the 2030 Chico General Plan. The GPA/RZ would change the City's Land Use Designation of "Special Planning Area" to "Low Density Residential," change the City's pre-zoning of "SPA" to "R1" (Low Density Residential), and amend General Plan text that refers to the Bell-Muir SPA. The existing commercial Designation and zoning for APN 042-050-082 would not change, and (2) A Vesting Tentative Subdivision Map (SUB 24-01) and Annexation (ANX 24-01) of APNs: 042-020-009 and 042-020-105, located at 1124 Henshaw Avenue and 2870 Nord Avenue, within the Bell-Muir SPA, to divide 20 acres into 68 individual single-family residential lots and a parcel dedicated to stormwater retention. The annexation is a request that the City Council adopt a resolution directing staff to initiate annexation proceedings for the subdivision area.

This is to advise that the Chico City Council, as Lead Agency, approved the project on October 2, 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, comments, responses, and record of approval are available to the public at the City of Chico Planning Office, 411 Main Street, 2nd Floor, Chico, CA 95928.

Signature:  Date: October 2, 2024 Title: Principal Planner
Mike Sawley, AICP
Principal Planner (Environmental Program Manager)
City of Chico, California

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

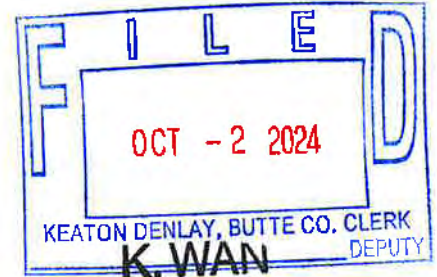
FOR CLERK USE ONLY

NAME AND ADDRESS OF LEAD AGENCY:

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

APPLICANT:

Epick, Inc., Attn: Chris Giampaoli
901 Bruce Road, Ste. 100
Chico, CA 95928



FILING NO.

PROJECT: Bell-Muir SPA Dissolution (GPA/RZ 24-02) and
Autumn Leaf Estates Subdivision (ANX 24-01, SUB 24-01)

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.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 04-10022024-087
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CHICO COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 10/02/2024
COUNTY/STATE AGENCY OF FILING BUTTE	DOCUMENT NUMBER 179	

PROJECT TITLE
 BELL MUIR SPA DISSOLUTION AND AUTUMN LEAF ESTATES SUBDIVISION

PROJECT APPLICANT NAME EPICK INCORPORATED	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 879-6812
PROJECT APPLICANT ADDRESS 901 BRUCE ROAD STE 100	CITY CHICO	STATE CA
		ZIP CODE 95928

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	_____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	_____ \$2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	_____
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	_____
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	_____ \$50.00
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$2,966.75

SIGNATURE <i>x Krystal Wan</i>	AGENCY OF FILING PRINTED NAME AND TITLE Krystal Wan , Deputy County Clerk-Recorder
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Butte County
Keaton Denlay , County Clerk-Recorder
155 Nelson Avenue

Oroville, CA 95965
(530) 552-3400, Option 2

Receipt: 24-29426

Product	Name	Extended
CEQA	CEQA FISH AND WILDLIFE	\$2,966.75
	# Pages	1
	Document #	04-10022024-087
	Document Info:	CITY OF CHICO COMMUNITY DEVELOPMENT DEPARTMENT
	Filing Type	ND
	State Fee	false
	Prev Charged	
	NC Charge	false
	Clerk Fee	
Total		\$2,966.75
Tender (Check)		\$2,966.75
Check Number 7169		
Paid By EPICK INC		
Name		

Thank You

10/2/24 3:08 PM PST kwan