

## 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 # 2022020536

### 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: 163.12  
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:** ☐ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☒ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec ☐ Other: \_\_\_\_\_ ☐ FONSI

### Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☒ Land Division ☒ Other: Annexation into Paradise Irrigation  
(Subdivision, etc.) District service area for water and sewer service

### Development Type:

☒ Residential: Units 165 Acres 36.9 ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☒ Commercial: Sq.ft. \_\_\_\_\_ Acres 15.9 Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Educational \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Recreational \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: Open Space, 36.7 acres; sanitary waste disposal station

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

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input 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 type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input 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 across approximately 36.9 acres; 15.9 acres of commercial development including a gas station/convenience store and a mini-storage facility; a sanitary waste disposal station; approximately 36.7 acres of open space areas; and 49 acres of special utility district. The proposed project would require County approval of a PD Rezone; Vesting Tentative Subdivision Map; and Minor Use Permit for development within the Scenic Highway Overlay Zone. The proposed project would also require an extraterritorial service agreement or annexation of the project site into the service area of the Paradise Irrigation District (PID), which would be 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 an "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 checked="" 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,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 2	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

## Local Public Review Period

Starting Date 11/4/2024 Ending Date 11/13/2024

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: 10/29/24

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