

NOTICE OF DETERMINATION

TO: ☒ Butte County Clerk ☐ Office of Planning and Research
25 County Center Drive PO Box 3044 or 1400 Tenth Street
Oroville, CA 95965 Sacramento, CA 95812-3044 Sacramento, CA 95814

FROM: Butte County Department of Development Services, Planning Division
7 County Center Drive, Oroville, CA 95965

SUBJECT: Filing of Notice of Determination per Section 21108 or 21152
of the Public Resources Code.

AP Numbers: 040-520-104 through -111

Project Title: Tuscan Ridge – Planned Development (PUD21-0001), Vesting Tentative Subdivision Map (VTSM21-0002) and Minor Use Permit (MUP21-0002)

Applicant: Tuscan Ridge Associates, LLC

Contact Person: Mark Michelena, Principal Planner

Telephone Number: 530.552.3683

Project Description/Location: The proposed project would include subdivision of the project site to develop a total of 165 residential units, commercial development including gas station/convenience store, 76,000 square feet of commercial space, and mini-storage space, recreation areas, open space, various on-site road improvements, and a sanitary waste disposal station. The proposed project would require County approval of a Planned Development (PD) Rezone; Vesting Tentative Subdivision Map; and a Minor Use Permit for development within the Scenic Highway (SH) Overlay Zone. / The site is located on the south side of Skyway approximately three miles southwest of the Town of Paradise and four miles east of the City of Chico.

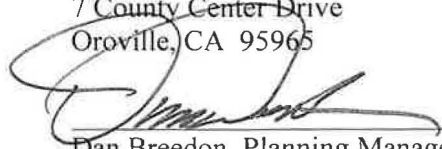
State Clearinghouse Number (If submitted to clearinghouse): 2022020536

This is to advise that the Butte County Board of Supervisors (Lead Agency) has approved the above-described project on December 10, 2024 and has made the following determinations regarding the above-described project:

1. The project ☒ will, ☐ will not, have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was, ☐ was not, adopted for this project.
5. A statement of overriding considerations ☒ was, ☐ was not, adopted for this project.
6. Findings ☒ were, ☐ were not, made pursuant to the provisions of CEQA.

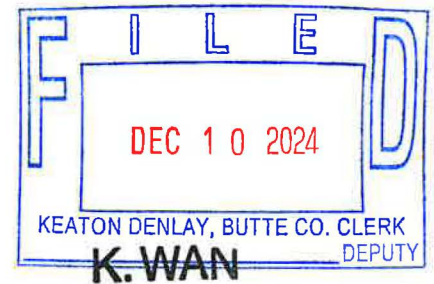
This is to certify that the Mitigated Negative Declaration, is available to the general public at:

Butte County Department of Development Services
7 County Center Drive
Oroville, CA 95965


Dan Breedon, Planning Manager
Department of Development Services

12/10/2024
Date

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



Name and address of applicant:

Tuscan Ridge Associates, LLC
1420 East Roseville Parkway, Suite 140 #247
Roseville, CA 95661

Project Title/File Number: Tuscan Ridge/PUD21-0001, VTSM21-0002 and MUP21-0002
APN: 040-520-104 through -111

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. ☐ NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION
 - ☐ A. Statutorily or Categorically Exempt
\$50.00 Clerk's Documentary Handling Fee
 - ☐ B. Certificate of No Effect
\$50.00 Clerk's Documentary Handling Fee

2. ☐ NOTICE OF DETERMINATION - FEE REQUIRED
 - ☐ A. Negative Declaration
\$2,916.25 State Filing Fee
\$50.00 Clerk's Documentary Handling Fee
 - ☒ B. Environmental Impact Report
\$4,051.25 State Filing Fee
\$50.00 Clerk's Documentary Handling Fee

3. ☐ OTHER (Specify) _____
\$50.00 Clerk's Documentary Handling Fee

PAYMENT / NON-PAYMENT OF FEES:

1. ☐ PAYMENT: The above fees have been paid.
2. ☐ NON-PAYMENT: The above fees are required.

Chief Planning Official

By: Paula M. Daneluk, AICP, Development Services
Title: Director
Lead Agency: Butte County Department of
Development Services
Date: December 10, 2024

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

THREE COPIES OF ALL NECESSARY DOCUMENTATION ARE REQUIRED FOR FILING.

ALL APPLICABLE FEES ARE DUE AND PAYABLE PRIOR TO THE FILING OF ANY ENVIRONMENTAL DOCUMENT WITH THE BUTTE COUNTY CLERK'S OFFICE. MAKE CHECKS PAYABLE TO THE 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:
04-12102024-099
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TUSCAN RIDGE ASSOCIATES LLC	LEAD AGENCY EMAIL	DATE 12/10/2024
COUNTY/STATE AGENCY OF FILING BUTTE	DOCUMENT NUMBER 191	

PROJECT TITLE

TUSCAN RIDGE--PLANNED DEVELOPMENT PUD21-0001, VESTING TENTATIVE SUBDIVISION MAP VTSM21-0002,

PROJECT APPLICANT NAME TUSCAN RIDGE ASSOCIATES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 552-3683
PROJECT APPLICANT ADDRESS 1420 EAST ROSEVILLE PARKWAY STE 140 #247	CITY ROSEVILLE	STATE CA
		ZIP CODE 95661

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$	\$4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	

☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee	\$50.00	\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Krystal Wan , Deputy County Clerk-Recorder