

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# 9109093

Project Title: Tentative Subdivision Map (TSM19-0002 - Moon Tower Estates)

Lead Agency: Butte Count c/o Department of Development Services

Contact Person: Mark Michelena

Mailing Address: 7 County Center Drive

Phone: 530.552.3683

City: Oroville

Zip: 95965

County: Butte

Project Location: County: Butte City/Nearest Community: Chico

Cross Streets: Guynn Avenue and Henshaw Avenue Zip Code: 95926

Longitude/Latitude (degrees, minutes and seconds): 39 ° 45 ' 3.19 " N / 121 ° 53 ' 4.64 " W Total Acres: 10.02

Assessor's Parcel No.: 042-020-104

Section: 99

Twp.:

Range:

Base: MDB&M

Within 2 Miles: State Hwy #: 32 & 99

Waterways: Mud & Big Chico Crks, Lindo Channel, Channel Slough

Airports: None

Railways: UPRR

Schools: Shasta, Emma Wilson

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 (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units 8 lots Acres 10.02☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☐ Recreational: Acres Employees☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type☐ Waste Treatment: Type☐ Hazardous Waste: Type☐ Other:

Governor's Office of Planning & Research

OCT 31 2019

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Project Issues Discussed in Document:☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Residential/VLDR (Very Low Density Residential - 1-acre minimum)/Very Low Density Residential

Project Description: (please use a separate page if necessary)

See attached Sheet

TSM19-0002 (TSM19-0002 - Moon Tower Estates)

Project Description

The project is a Tentative Subdivision Map to divide a 10-acre property into seven one-acre parcels and one 2.91-acre parcel. The project parcel is located at 2801 Guynn Avenue, Chico. Lots will be served by public roads: Guynn Avenue and the proposed cul-de-sac. The project's internal road will be offered for dedication to the County and will be maintained as part of a Permanent Road Division (PRD). Future residential uses would be served by individual septic systems, and public water (California Water Service Company).

Pursuant to the requirements of Butte County Code §24-56.1 (Residential Setback from Orchards and Vineyards), the Department of Development Services in conjunction with the Agricultural Commissioner's Office is recommending a residential dwelling setback from adjacent active orchards of 100 feet along the southeasterly property line of proposed Parcels 1 and 2 and along the northwesterly property line of proposed Parcels 4 and 5 and partially on proposed Parcel 6. There is also a 25-foot setback along the southwesterly property line of proposed Parcel 4.

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 type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2019 Ending Date December 5, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Richard & Julie Neves</u>
Address: _____	Address: <u>110 Amber Grove Drive, Suite 116</u>
City/State/Zip: _____	City/State/Zip: <u>Chico, CA 95973</u>
Contact: _____	Phone: <u>530.228.3702</u>
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 10/29/19

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