

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 #**Project Title:** George Nicolaus Tentative Parcel Map (TPM19-0002)

Lead Agency: Butte County Development of Development Services

Contact Person: Mark Michelena

Mailing Address: 7 County Center Drive

Phone: (530) 552-3683

City: Oroville

Zip: CA

County: Butte

Project Location: County: Butte

City/Nearest Community: Chico

Cross Streets: Bosc Drive and Anjou Court/Magness/Court

Zip Code: 95973

Longitude/Latitude (degrees, minutes and seconds): 39 ° 48 ' 13.00" N / 121 ° 53 ' 55.14" W Total Acres: 52.72 and 1.49

Assessor's Parcel No.: 047-260-199 and -197

Section: 31 & 32 Twp.: 23 N Range: 1 E Base: MDB&M

Within 2 Miles: State Hwy #: 99

Waterways: Rock, Mud & Sycamore Crks; Keefer Slough

Airports: Chico Municipal

Railways: None

Schools: Shasta Elem

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 4 lots Acres 1+ acre☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**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:**

Orchard/ SR-1-NCSP (Suburban Residential - 1-ac min/North Chico Specific Plan)/Very Low Density Residential (VLDR)

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

A Tentative Parcel Map to divide 52.72 acres into four parcels (three at 1.01 acres and one at 1.19 acres) and a 48.5 remainder parcel. Proposed parcels 1 & 2 will have frontage/access on Magness Court, a county-maintained road. Proposed parcel 3 will access by a private road, accessed from Anjou Court, through proposed parcel 4. Proposed parcel 4 will have frontage/access on Magness Court, a county-maintained road. Domestic water for each parcel would be provided by a well. Wastewater will be provided by onsite individual waste water systems (septic tank and leachfield). The applicant is requesting an exception to the required road standard to serve proposed parcels 3 and 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 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 11, 2021 Ending Date April 9, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>George Nicolaus</u>
Address: _____	Address: <u>66 Marybill Ranch Road</u>
City/State/Zip: _____	City/State/Zip: <u>Chico, CA 95928</u>
Contact: _____	Phone: <u>(530) 521-2175</u>
Phone: _____	

Signature of Lead Agency Representative: Mark Michelena, Senior Planner Date: 3/5/2021

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