



Department of Development Services

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**UPDATED**  
**NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT**  
**PLANNED UNIT DEVELOPMENT/GENERAL PLAN AMENDMENT/VESTING TENTATIVE**  
**SUBDIVISION MAP/MINOR USE PERMIT (TUSCAN RIDGE PLANNED DEVELOPMENT)**

NOTICE IS HEREBY GIVEN that BUTTE COUNTY as Lead Agency pursuant to the California Environmental Quality Act (CEQA) has prepared a Notice of Preparation for an Environmental Impact Report (EIR) Scoping Meeting for the following project: Planned Unit Development (PUD21-0001), General Plan Amendment (GPA21-0005), Vesting Tentative Subdivision Map (TSM21-0002) and Minor Use Permit (MUP21-0002) – Tuscan Ridge Planned Development for Tuscan Ridge Associates, LLC.

***This meeting will be open to the public. This meeting will also be held via an online format for those who wish to participate remotely.***

The meeting will be held on Monday, March 14, 2022, at 10:00 a.m. in the Butte County Human Resources Training Room, located at 3 County Center Drive, Oroville, CA 95965

Use the following information to remotely view and participate in the Scoping meeting online:

**Link:** [https://bit.ly/Scoping\\_Attendee](https://bit.ly/Scoping_Attendee) (there is a \_ between Scoping and Attendee)

**Event (Meeting) Number:** 2553 102 8726

**Event Password:** Scoping

**Participants may also call in:** 1-844-992-4726

**Project Location and Overview:** The project site consists of approximately 163 acres located on the southeast side of Skyway Road, in unincorporated Butte County, between Chico and Paradise, California, and is identified by eight Assessor's Parcel Numbers (APNs) 040-520-104 through -111. The site is located approximately three miles southwest of the Town of Paradise, 0.5-mile northeast of the Rocky Bluffs residential subdivision, across the Skyway, and four miles east of the City of Chico. The project site is situated on a prominent ridge, which is the location of the previous Tuscan Ridge Golf Club. Skyway, which is identified by the Butte County General Plan as a County Scenic Highway, runs the entire length of the northwest site boundary and Paradise Rod & Gun Club is located adjacent to the northeast of the site.

The proposed project would include subdivision of the project site to develop a total of 165 single-family residential lots. The lots would range in size from 4,000 square feet (sf) to 40,000 sf. The proposed project would additionally include commercial development occupying approximately 31 acres of the project site, including approximately four acres for improved buildings and parking and approximately 27 acres for mini storage units (53,000 square feet) and outdoor RV and boat storage. The proposed project would also include the development of a sanitary waste disposal station. Additionally, approximately 3.1 acres of the site would consist of landscaped areas and 65.6 acres would consist of recreational and open space areas to include bicycle and pedestrian trails. Various associated improvements would be included in the development of the proposed project infrastructure. Access to the site would be provided through the existing driveway from Skyway Road near the center of the site, which would be improved as part of the project, and a new access near the eastern end of the site. Internal roadways throughout the site would be public, to be dedicated to the County for maintenance. The area of the project site within 350 feet of the centerline of Skyway Road is within the associated Scenic Highway (SH) Overlay Zone. The proposed project would require County approval of a General Plan Text Amendment; Planned Development (PD) Rezone; Subdivision Map; and a Minor Use Permit for development within the SH Overlay Zone. Additional Minor Use Permits and/or Conditional Use Permits may subsequently be required in the future for specific commercial uses. Other approvals necessary to implement the proposed project would include annexation of the project site into the service area of the Paradise Irrigation District (PID) for operation of the on-site water and wastewater facilities, subject to approval by the Butte Local Agency Formation Commission (LAFCo) and formation of a Permanent Road Division for maintenance of the proposed roads, drainage facilities

and lighting.

A copy of the Notice of Preparation is available for review at the office of the Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965; Butte County Public Library located at 1108 Sherman Avenue, Chico, CA, 95926; or online at <https://www.buttecounty.net/dds/Planning/Notable-Projects>.

For more information regarding the proposed project and scoping meeting, please refer to the following detailed project description or contact Kevin Valente, Butte County Contract Planner, at (916) 372-6100 or [kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com).

Comments on the Notice of Preparation should be sent at the earliest possible date but received no later than March 24, 2022, to Kevin Valente, Butte County Contract Planner, to the email above. Comments may also be submitted by e-mail to Mark Michelena, Senior Planner at [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net).