APPENDIX A

NOP AND INITIAL STUDY

CITY OF CHICO PLANNING DEPARTMENT
NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF SCOPING MEETING

June 20th, 2016

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

RE: Notice of Preparation of an Environmental Impact Report ("Draft EIR") for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone and Notice of EIR Scoping Meeting

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Chico Planning Department (the "City"), as Lead Agency, is planning to prepare a Draft Environmental Impact Report ("Draft EIR") for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone, described in detail below. The Draft EIR will meet the requirements of CEQA.

Pursuant to Sections 15082(a) and 15375 of the CEQA Guidelines, the City of Chico has issued this Notice of Preparation to provide Responsible Agencies, Trustee Agencies and other interested parties with information describing the proposal and its potential environmental effects.

PUBLIC SCOPING MEETING: A public scoping meeting on the EIR will be held on July 12, 2016 at 5:30 PM, City Council Chamber, 421 Main Street Chico, California. The purpose of the EIR public scoping meeting is to solicit the views of interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, involved federal agencies, and the City of Chico, as to the appropriate scope and content of the Draft EIR. Representatives from the City of Chico will be present to offer a summary of and answer questions regarding the project.

NOTICE OF PREPARATION COMMENT PERIOD: This Notice of Preparation ("NOP") initiates the CEQA scoping process. We are requesting comments on the scope and content of the Draft EIR within 30 days of receipt of this Notice of Preparation (NOP). The comment period for this NOP will run from **June 20, 2016 to 4:30 p.m. on July 21, 2016.** Please address comments, questions, and responses to:

Bob Summerville, AICP, Senior Planner
City of Chico
Community Development Department
411 Main Street, 2nd Floor
Post Office Box 3420
Chico, CA 95928

PROBABLE ENVIRONMENTAL EFFECT TOPICS: As required by CEQA, the Draft EIR will identify and evaluate any potentially significant adverse impacts, whether direct or indirect, that may result from the projects. The Draft EIR will also determine whether mitigation measures and/or alternatives can be implemented that will substantially reduce the adverse environmental effects of the project while accomplishing most of the basic objectives of the project. Each section will analyze the impacts associated with project construction and project operation.

The Draft EIR will address the following environmental issues of the project, including, but not limited to:

✓	1.	Aesthetics	✓	7.	Greenhouse Gas Emissions	✓	13. Population / Housing
	2.	Agriculture & Forestry Resources	✓	8.	Hazards & Hazardous Materials	✓	14. Public Services
✓	3.	Air Quality	✓	9.	Hydrology / Water Quality	✓	15. Recreation
✓	4.	Biological Resources	✓	10.	Land Use / Planning	✓	16. Transportation / Traffic
✓	5.	Cultural Resources		11.	Mineral Resources	✓	17. Utilities / Service Systems
✓	6.	Geology / Soils	✓	12.	Noise		

PROJECT LOCATION: As shown in Attachments 1 and 2, the 313-acre project site is located in the southeast quadrant of the City of Chico. The project site is located along the east and west side of Bruce Road, between E. 20th Street and Skyway at Assessor Parcel Numbers (APNs) 002-190-041, 018-510-007, 008, and 009. The site is located within portions of section 31 and 32, T22N, R2E of the USGS 7.5-minute Chico Quadrangle.

PROJECT DESCRIPTION: Epick Homes (applicant) proposes to subdivide the project site into a combination of open space, public right-of-way, park, single-family residential standard lots, single-family residential half-acre lots, multi-family residential, and commercial uses (proposed project). The proposed project consists of the Stonegate Subdivision Vesting Tentative Subdivision Map, Attachments 3 and 4, and related permits and approvals necessary for implementation of the proposed subdivision. The Stonegate subdivision totals approximately 313 acres on four parcels and proposes to create the following parcel sizes and uses:

- Open Space: 108.2 acres
- Public right-of-way: 43.2 acres
- Bicycle Path: 0.8 acres
- Park: 2.6 acres
- Single-family residential, standard lots (415 lots): 82.6 acres
- Single-family, half-acre lots (45 lots): 22.6 acres
- Multi-family residential: 12.4 acres
- Commercial: 35.2 acres
- Stormwater Facility: 5.4 acres

The proposed project includes zone changes and General Plan Amendments to establish Primary Open Space in APN 018-510-008 and 018-510-009 and to reconfigure the Residential and Commercial designations throughout the site. These changes are proposed in order to meet the objectives listed below. Proposed General Plan Designations and Zoning Districts are provided in Table 1 below.

Table 1
Existing vs. Proposed General Plan Designations and Zoning Districts

APN/acres	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning
002-190-041 / 48.05 acres	LDR/RCO OMU/RCO	LDR/RCO MHDR/RCO CC/ROC	R1-RC OR-RC	R1-RC R3-RC CC-RC
018-510-007 / 97.73 acres	VLDR/RCO POS SOS	VLDR/RCO POS SOS	RS-20-PD-RC OS1 OS2	RS-20-RC OS1 OS2
018-510-008 / 102.62 acres	LDR/RCO MHDR/RCO SOS	LDR/RCO CC/RCO POS SOS	R1-RC R3-RC OS2	R1-RC CC-RC OS1 OS2
018-510-009 / 53.69 acres	LDR/RCO OMU/RCO SOS	LDR/RCO CC/RCO POS SOS	R1-RC OR-RC OS2	R1-RC CC-RC OS1 OS2

The City of Chico General Plan Diagram illustrates that virtually all of the project site is located within a Resource Constraint Overlay (RCO) which acknowledges the existence of sensitive biological resources including vernal pools and populations of Butte County Meadowfoam (BCM). Fifteen percent of the average development potential for the underlying land use designation on the RCO sites was assumed in estimating the overall density and intensity of General Plan buildout and to conduct environmental review for the General Plan. According to the General Plan, landowners of RCO parcels may conduct more detailed studies, including environmental review, and coordinate with resource agencies to determine actual development potential. Such potential may be more or less than the assumed 15 percent, but not more than the maximum development potential allowed by the underlying land use designation. As proposed, the project would develop approximately 65% of the project parcels.

Grading, Drainage and Utilities

Development of the proposed project would require the preparation of a detailed grading and erosion control plan subject to the review and approval of the City. Grading would be completed such that all lots would drain toward streets at 1% minimum slope. Stormwater runoff from APN 021-190-041 would be piped through the subdivision and discharge to existing storm drains along the boundary of the Skypark Subdivision and an existing storm drain at Fremont Street. Stormwater runoff from APNs 018-510-009 and 018-510-008 would be piped through the subdivision and discharge to existing storm drains along Bruce Road and Skyway. Stormwater runoff from APN 018-510-007 would be piped through the subdivision and discharge to the Butte Creek Diversion Channel.

The City of Chico would provide municipal sewer distribution and treatment services, while the California Water Service would provide water service to the proposed project. The City is also responsible for maintenance of storm drains that stormwater runoff from the proposed project would utilize. Natural gas and electricity for the proposed project would be provided by Pacific Gas & Electric (PG&E).

Tree Loss

There are no existing trees on the site, except within the diversion channel and proposed open spaces. As such, the project does not include any tree removal.

Site Access, Circulation, and Parking

Circulation for the proposed project would include improvements to existing roadways as well as the creation of new public roads (Attachments 3 and 4). Access to the project is proposed via connections to Bruce Road, E-20th Street, Webster Drive, Parkhurst Street, Niagara Way, and Skyway. The project's internal circulation system would provide access to the proposed uses, as seen in Table 2. Private driveways would connect the proposed residential uses to the proposed streets. Each street would feature a curb and gutter system with 5-foot sidewalks and 7-foot parkway strips. Both private parking and on-street parking would be provided.

Lighting

The lighting needs at the project site would vary according to the type and intensity of use. All exterior lighting must comply with CMC 19.60.050 of the City Municipal Code. The project site would be illuminated with indoor and outdoor night lighting. Lighting will be provided for safety, security, and an attractive nighttime environment. Varying illumination levels would be developed which address the particular needs of outdoor spaces and activities: safety, security, vehicular and pedestrian movement, signage, etc. Excessive illumination would be avoided and lighting would be designed and placed so as to minimize glare and reflection and to maintain 'dark skies.'

Landscaping

The proposed project would include landscaped elements throughout the project site including, front yards, sidewalk treatments, and a park. These landscaped areas would act as open space and recreation areas for residents. Currently, a formal landscape plan has not been designed for the proposed project.

Table 2
Proposed Circulation

Street Name and Extent	Right-of-Way	# Travel Lanes	Median	Bike Lane/ Parking/ Curb/ Gutter	Parkway/Sidewalk	Park
Bruce Road (from south of Raley Blvd. to the south end of Lot 419)	97'-102'	3	7'	5' (East)	20'-25' Combined (East)	N/A
Bruce Road (from the south end of the multi-family parcel to E. 20th Street)	106'-111'	4	7' (East/West)	5' (East/West)	20'-25' Combined (East) 7' Parkway / 5' Sidewalk (West)	N/A
Parkhurst Street (between Bruce Road and Street Q)	64'	2	7' (North/South)	N/A	7' Parkway / 5' Sidewalk (North/South)	N/A
Street L (between Bruce Road and Street N)	68'	2	7' (North/South)	7' (South)	7' Parkway / 5' Sidewalk (North/South)	N/A
Baroni Drive	64'	2	N/A	8' (East/West)	7' Parkway / 5' Sidewalk (East/West)	N/A
Raley Blvd.	64'	2	N/A	8' (North/South)	7' Parkway / 5' Sidewalk (North/South)	N/A
Baroni Drive (between Street A and Street G)	71'	2	N/A	8' (East/West)	7' Parkway / 5' Sidewalk (East/West)	7' (West)
East 20th Street	32'*	1*	N/A	8' (South)	7' Parkway / 5' Sidewalk (South)	N/A
Street G	90'	2	7' (North/South)	N/A	25' Combined (North/South)	N/A
Street A	45'	2	N/A	7' (West/South) 4' (East/North)	7' Parkway / 5' Sidewalk (West/South)	N/A
Minor Residential (Streets B thru W; Webster Drive; Street A from Baroni Drive to Parcel C; and Parkhurst Street from Street Q to West)	58'	2	N/A	7' (All directions)	7' Parkway / 5' Sidewalk (All directions)	N/A

**Half-width Right of Way: The Northern half of E. 20th Street is not included in this ROW and is not included as part of the proposed project. The northern half of E. 20th Street will remain the same as existing conditions.*

Attachment 1. Project Site Location Map

Stonegate Vesting Tenative Subdivision
Map and GPA/Rezone
City of Chico, California

0 0.5 1 2 Miles

ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 5/31/2016
Map Prepared By: mrochelle
Base Source: Esri, National Geographic
Data Source(s): Rolls Anderson & Rolls Engineers

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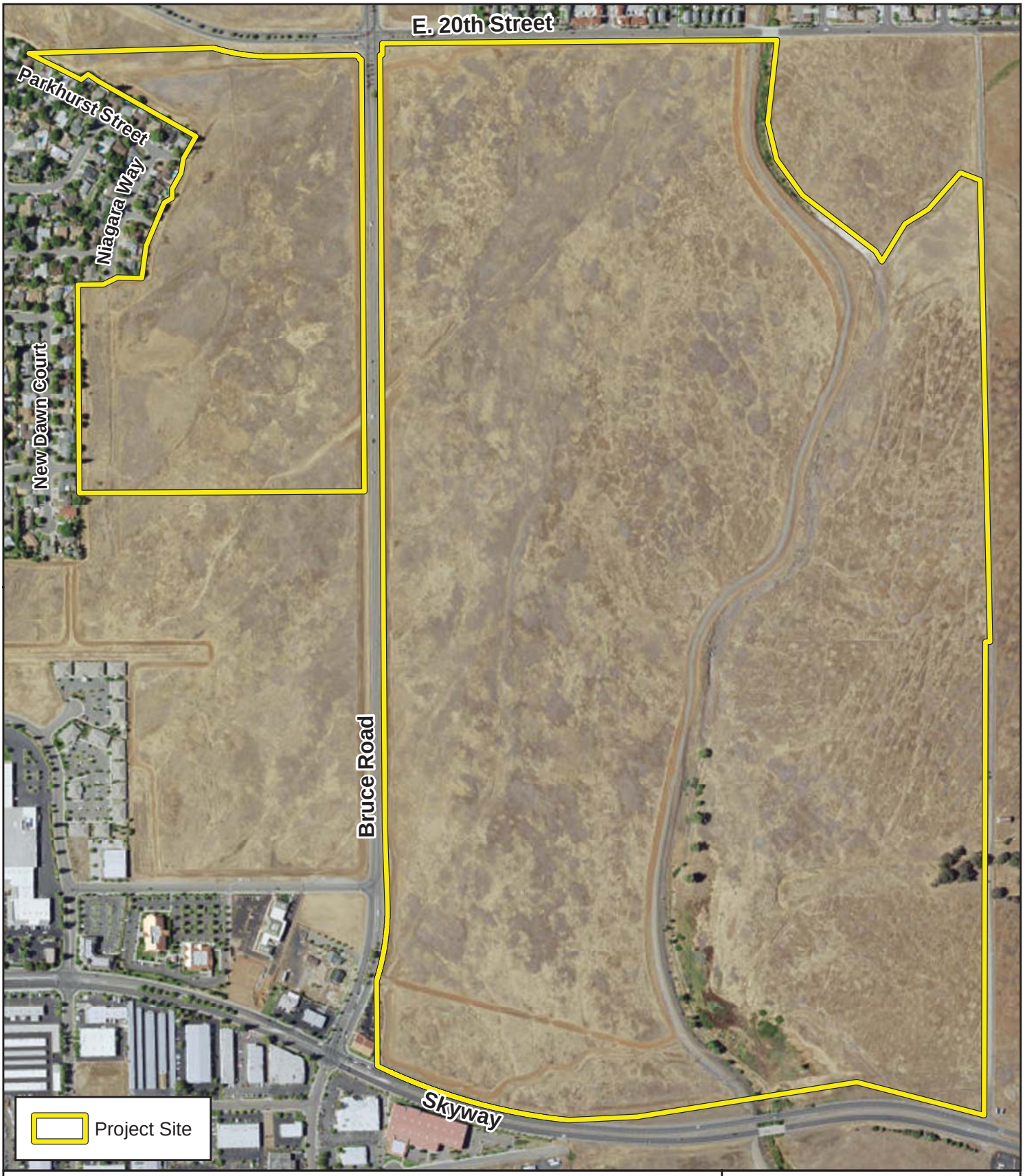

Attachment 2. Project Site Aerial

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Stonegate Vesting Tenative Subdivision
Map and GPA/Rezone
City of Chico, California

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ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 5/31/2016
Map Prepared By: mrochelle
Base Source: NAIP 2014
Data Source(s): Rolls Anderson & Rolls Engineers

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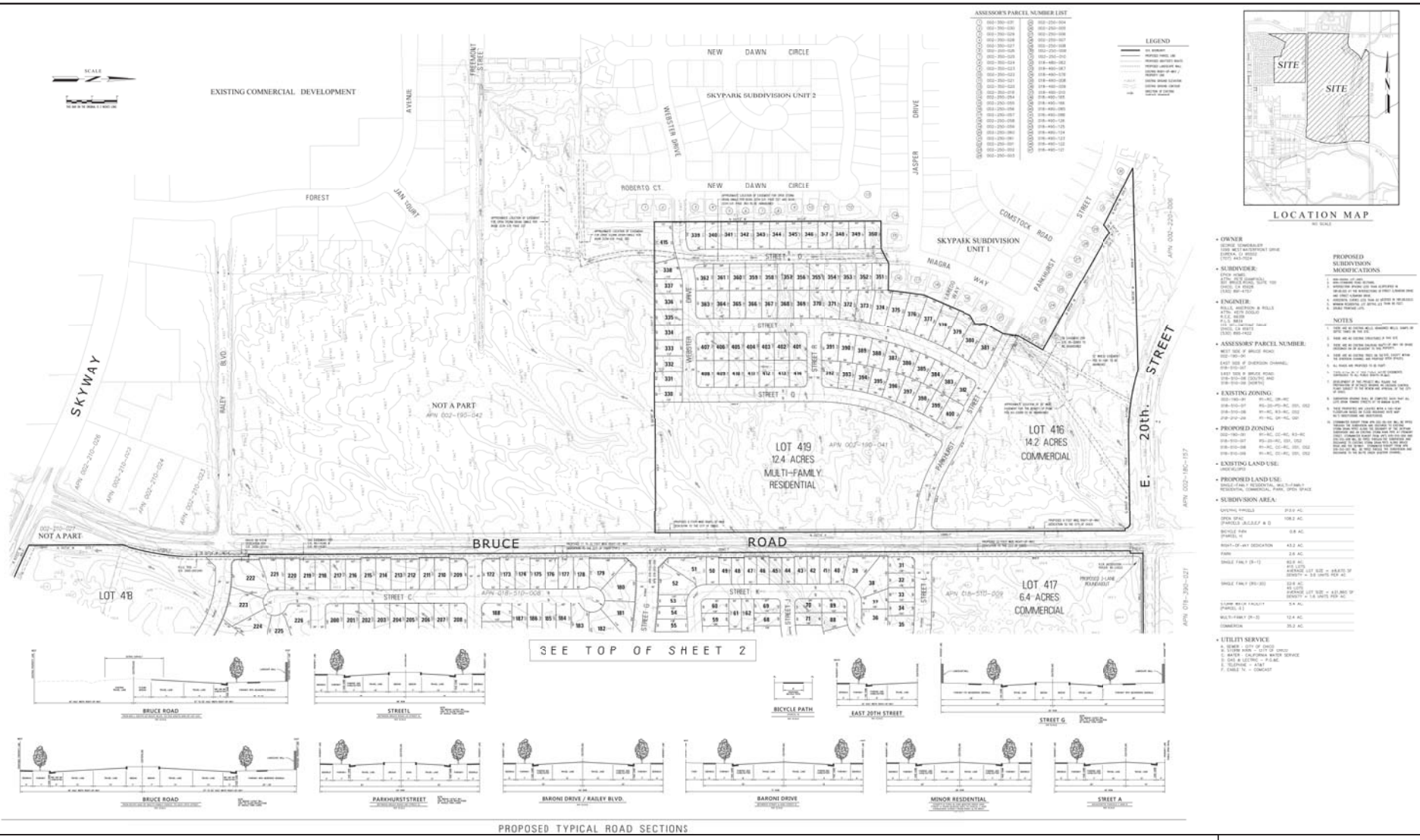

PROPOSED TYPICAL ROAD SECTIONS

Attachment 3. Vesting Tentative Subdivision Map (1 of 2)

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

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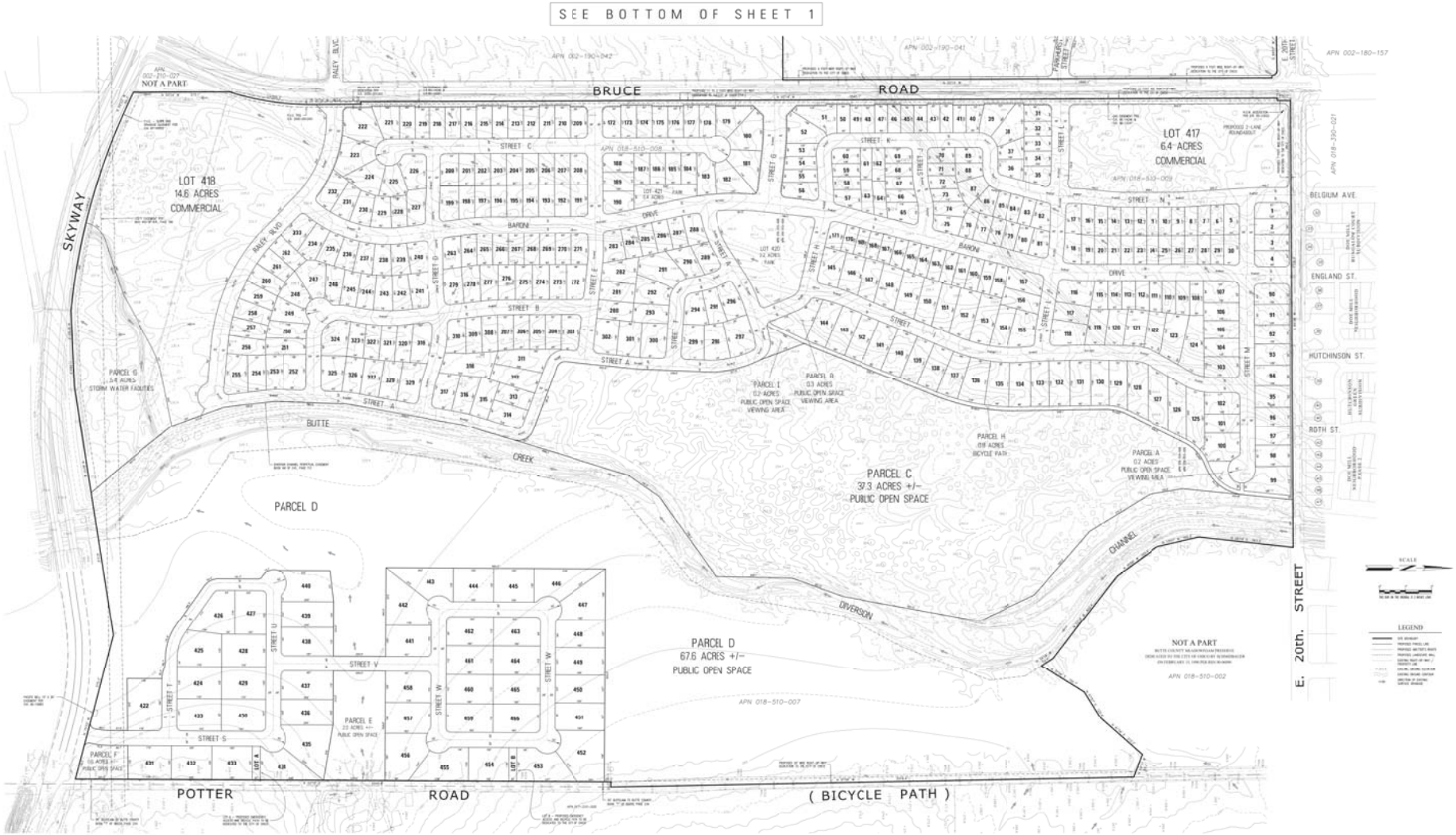
ENVIRONMENTAL CONSULTANTS

Date: May 2016
Source: Rolls Anderson & Rolls

Path: P:\Projects\20000\26061\Graphics



Attachment 4. Vesting Tentative Subdivision Map (2 of 2)

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

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ENVIRONMENTAL CONSULTANTS

Date: May 2016
Source: Rolls Anderson & Rolls

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City of Chico
Planning Department
INITIAL STUDY AND CHECKLIST

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

This report has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et esq.) and the CEQA *Guidelines*.

Project Title: Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone

Project Location: Bruce Road, E. 20th Street, and the Skyway (APNs: 002-190-041; 018-510-007; 018-510-008; 018-510-009)
Chico, California 95928

Lead Agency: City of Chico
Community Development Department, Planning Division
411 Main Street, 2nd Floor
Chico, CA 95928
Contact: Bob Summerville
(530) 879-6807

Project Applicant: Epick Homes
901 Bruce Road, Suite 100
Chico, CA 95928
Contact: Pete Giampaoli

General Plan Designation/Zoning Classification: The project site is undeveloped open space and has historically been uses for winter grazing land. Table 1 below describes the General Plan designations and Zoning districts for the affected parcels. The proposed project includes General Plan Amendments and rezoning to the current designations.

Table 1
Existing General Plan and Zoning Land Uses

APN/acres	Existing GP Designation	Existing Zoning District
002-190-041 / 48.05 acres	LDR/RCO OMU/RCO	R1-RC OR-RC
018-510-007 / 97.73 acres	VLDR/RCO POS SOS	RS-20-PD-RC OS1 OS2
018-510-008 / 102.62 acres	LDR/RCO MHDR/RCO SOS	R1-RC R3-RC OS2
018-510-009 / 53.69 acres	LDR/RCO OMU/RCO SOS	R1-RC OR-RC OS2

General Plan Designations:

VLDR – Very Low Density Residential (0.2 to 2.0 units/gross acre)
LDR – Low Density Residential (2.1 to 7.0 units/gross acre)
MHDR – Medium-High Density Residential (14.1 to 22 units/gross acres)
OMU – Office Mixed Use
CC – Community Commercial
RCO – Resource Constraint Overlay
POS – Primary Open Space
SOS – Secondary Open Space

Zoning Districts:

RS-20 – Suburban Residential (20,000sf minimum lot size, consistent with VLDR designation)
R1 – Low Density Residential (consistent with LDR designation)
R3 – Medium High Density Residential (consistent with MHDR designation)
CC – Community Commercial (consistent with Community Commercial GP designation)
OR – Office Residential
OS1 – Primary Open Space
OS2 – Secondary Open Space
-RC – Resource Constraint Overlay
-PD – Planned Development Overlay

Site Description: The project site is located in the southeast quadrant of the City of Chico in Butte County, California and is comprised of four parcels totaling approximately 313 acres (Figure 1). The parcels are located along the east and west sides of Bruce Road, between E. 20th Street and the Skyway at Assessor Parcel Numbers (APNs) 002-190-041, 018-510-007, 008, and 009. The site is located within portions of section 31 and 32, T22N, R2E of the USGS 7.5-minute Chico Quadrangle. The project site is generally level open space, gradually sloping up to the northeast from elevations of 225 feet at its south border along Skyway to 267 feet on the north border along E. 20th Street. Historic uses of the property have been open grazing land, although that use has been much less active during the past 25 years. All of the site's parcels are vacant, undeveloped land containing vernal pools, non-native annual grasses and known populations of Butte County Meadowfoam (BCM), a state and federally listed endangered species. Sparse blue oak trees are located in the southeastern portion of the site, and some riparian woodland tree species and habitat are in the south-central portion along the Butte Creek Diversion Channel. The most abundant animal life on-site includes small mammals, various songbirds, and foraging raptors. The Butte Creek Diversion Channel runs in a north-south direction through the eastern portion of the site, about midway between Bruce Road and old Potter Road (now the Steve Harrison Memorial Bike Path, a Class-I paved bike path maintained by the City of Chico). Along both sides of the bike path are historic walls comprised of stacked volcanic boulders. Refer to Figure 2 for an aerial photograph of the project site and Figure 3 for an existing parcels and zoning exhibit of the site. Existing views of the site are shown in Figures 4 and 5.

The project site is located adjacent to urban uses on its north side (single and multi-family residential), on its west side (single-family), and on the south (commercial). To the east is private grazing land and open space in Butte County jurisdiction (located in the City's sphere of influence), sloping gently up in elevation to rolling foothill terrain. Although predominately open space and grazing land, east of the site is designated as a Special Planning Area (SPA) by the City's General Plan for a broad spectrum of mixed-uses. Views of the surrounding land uses are shown in Figure 6.

Figure 1. Project Site Location Map

Stonegate Vesting Tenative Subdivision
Map and GPA/Rezone
City of Chico, California

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ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 5/31/2016
Map Prepared By: mrochelle
Base Source: Esri, National Geographic
Data Source(s): Rolls Anderson & Rolls Engineers

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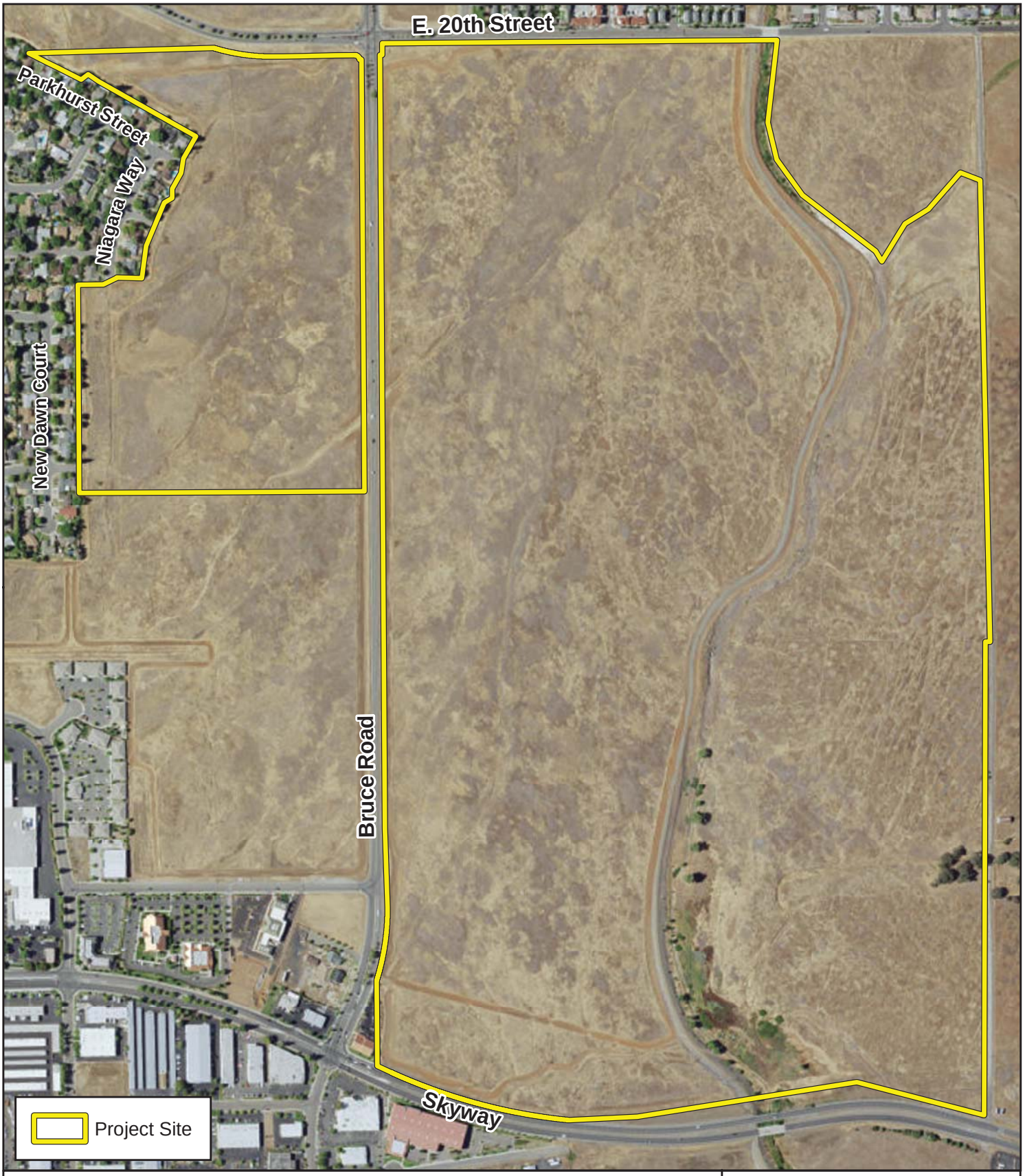

Figure 2. Project Site Aerial

Stonegate Vesting Tenative Subdivision
Map and GPA/Rezone
City of Chico, California

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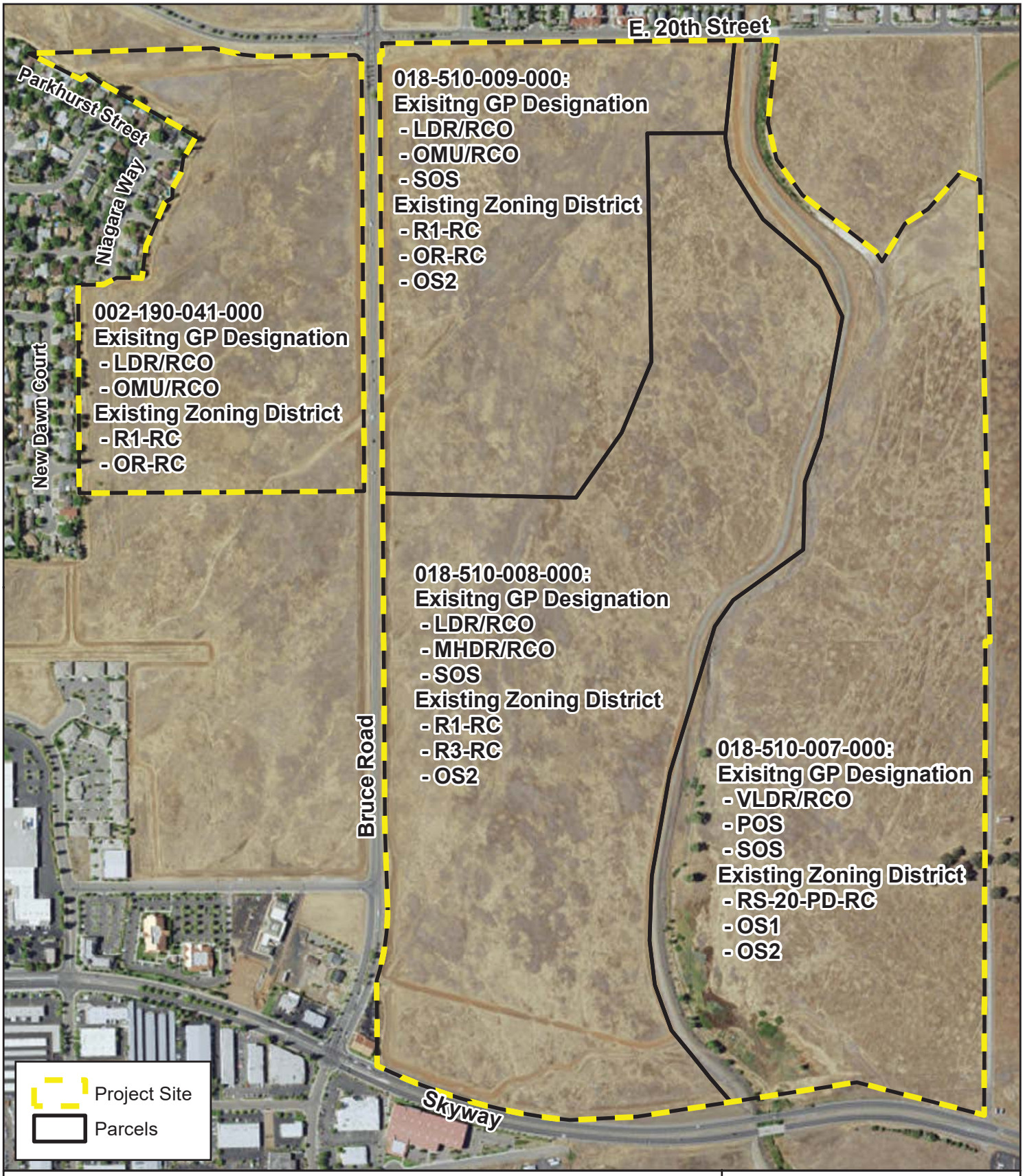

Figure 3. Project Site Parcels, Existing General Plan Designation, and Existing Zoning District

Stonegate Vesting Tenative Subdivision Map and GPA/Rezone
City of Chico, California

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ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 5/31/2016
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Data Source(s): Rolls Anderson & Rolls Engineers

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View 1. View of the project site looking southwest from E 20th Street.

View 2. View of the project site looking south from E 20th Street.

View 3. View of the project site looking southeast from Bruce Road.

View 4. View of the project area southwest from Bruce Road.

Figure 4. Views of the Project Site

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

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View 1. View from the project site of tree grove in the southeast portion of the site.

View 2. View of the project site looking south from the central portion of the site.

View 3. View of the project site looking south from the gravel road adjacent to the Butte Creek Diversion Channel.

View 4. View of the project site from the Butte Creek Diversion Channel.

Figure 5. Views of the Project Site

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

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View 1. View looking north from the project site towards E 20th Street.

View 2. View looking east from the Bruce Road of commerical development abutting the southern end of the project site.

View 3. View looking west from the project site towards Skyway.

View 4. View looking west from the project site towards homes on Roberto Court.

Figure 6. Views of Surrounding Land Uses

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

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ENVIRONMENTAL CONSULTANTS

Project Description:

Epick Homes (applicant) proposes to subdivide the project site into a combination of open space, public right-of-way, park, single-family residential standard lots, single-family residential half-acre lots, multi-family residential, and commercial uses (proposed project). The proposed project consists of the Stonegate Subdivision Vesting Tentative Subdivision Map, Figures 7 and 8, and related permits and approvals necessary for implementation of the proposed subdivision. The Stonegate subdivision totals approximately 313 acres on four parcels and proposes to create the following parcel sizes and uses:

Open Space: 108.2 acres
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Bicycle Path: 0.8 acres
Park: 2.6 acres
Single-family residential, standard lots (415 lots): 82.6 acres
Single-family, half-acre lots (45 lots): 22.6 acres
Multi-family residential: 12.4 acres
Commercial: 35.2 acres
Stormwater Facility: 5.4 acres

The proposed project includes zone changes and General Plan Amendments to establish Primary Open Space in APN 018-510-008 and 018-510-009 and to reconfigure the Residential and Commercial designations throughout the site. Proposed General Plan Designations and Zoning Districts are provided in Table 2 below.

Table 2
Existing vs. Proposed General Plan Designations and Zoning Districts

APN/acres	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning
002-190-041 / 48.05 acres	LDR/RCO OMU/RCO	LDR/RCO MHDR/RCO CC/ROC	R1-RC OR-RC	R1-RC R3-RC CC-RC
018-510-007 / 97.73 acres	VLDR/RCO POS SOS	VLDR/RCO POS SOS	RS-20-PD-RC OS1 OS2	RS-20-RC OS1 OS2
018-510-008 / 102.62 acres	LDR/RCO MHDR/RCO SOS	LDR/RCO CC/RCO POS SOS	R1-RC R3-RC OS2	R1-RC CC-RC OS1 OS2
018-510-009 / 53.69 acres	LDR/RCO OMU/RCO SOS	LDR/RCO CC/RCO POS SOS	R1-RC OR-RC OS2	R1-RC CC-RC OS1 OS2

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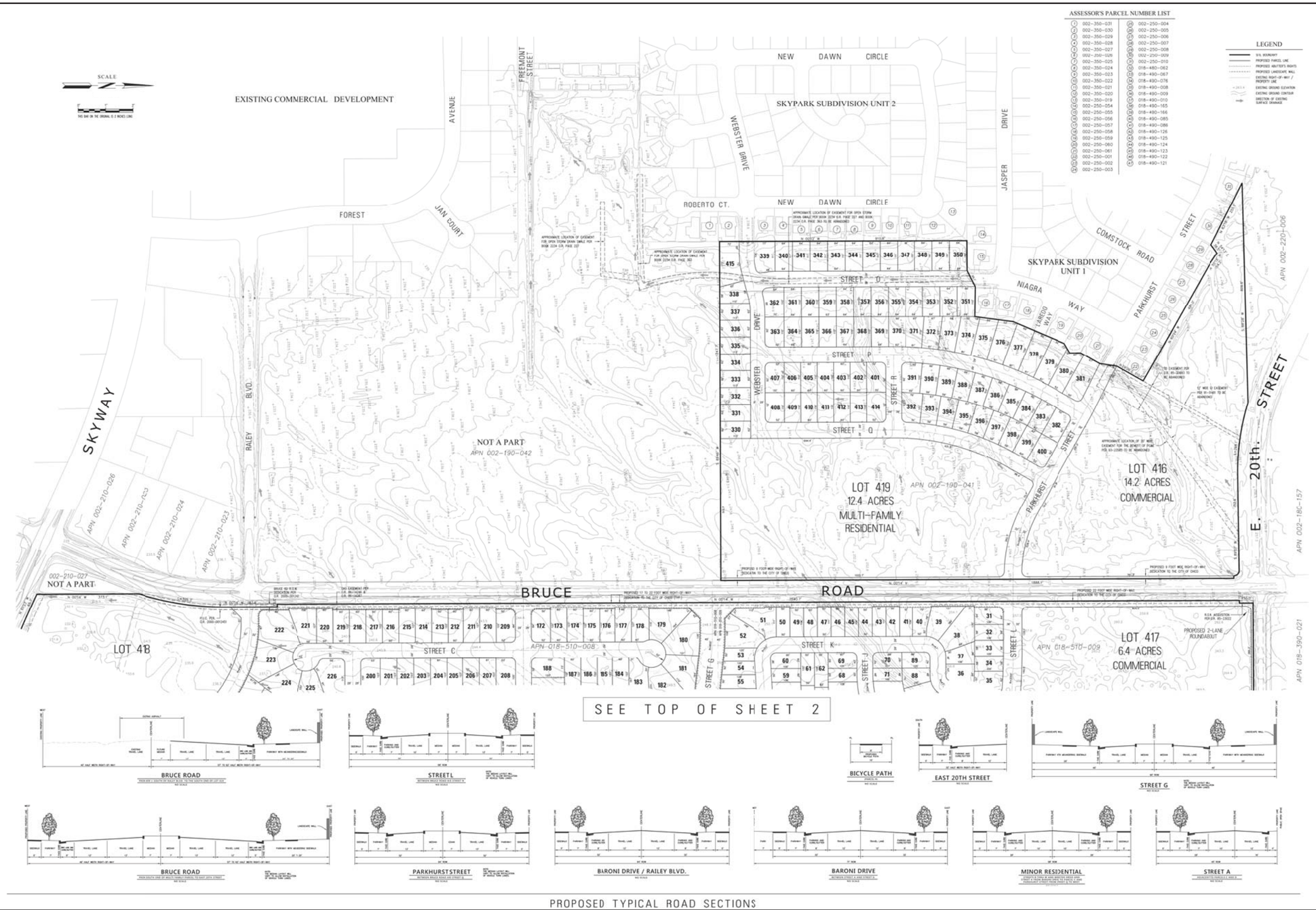

ASSESSOR'S PARCEL NUMBER LIST

002-350-031	002-250-004
002-350-030	002-250-005
002-350-029	002-250-006
002-350-028	002-250-007
002-350-027	002-250-008
002-350-026	002-250-009
002-350-025	002-250-010
002-350-024	018-490-062
002-350-023	018-490-067
002-350-022	018-490-076
002-350-021	018-490-008
002-350-020	018-490-009
002-350-019	018-490-010
002-250-054	018-490-165
002-250-055	018-490-166
002-250-056	018-490-085
002-250-057	018-490-086
002-250-058	018-490-126
002-250-059	018-490-125
002-250-060	018-490-124
002-250-061	018-490-123
002-250-001	018-490-122
002-250-002	018-490-121
002-250-003	

LEGEND

- SOUTH BOUNDARY
- PROPOSED PARCEL LINE
- PROPOSED ABUTTER'S RIGHTS
- PROPOSED LANDSCAPE WALL
- EXISTING RIGHT-OF-WAY / PROPERTY LINE
- EXISTING GROUND ELEVATION
- EXISTING GROUND CONTOUR
- DIRECTION OF EXISTING SURFACE DRAINAGE

LOCATION MAP
NO SCALE

- **OWNER**
  GEORGE SOMOBAUER
  1099 WEST WATERFRONT DRIVE
  EUREKA, CA 95502
  (707) 443-7024
- **SUBDIVIDER:**
  EPICK HOMES
  ATTN: PETE CHIAPPAOLI
  901 BRUCE ROAD, SUITE 100
  CHICO, CA 95928
  (530) 891-4757
- **ENGINEER:**
  ROLLS, ANDERSON & ROLLS
  ATTN: KEITH DOGLIO
  P.I.C. 6576
  P.L.S. 8636
  115 YELLOWSTONE DRIVE
  CHICO, CA 95973
  (530) 895-1422
- **ASSESSORS' PARCEL NUMBER:**
  WEST SIDE OF BRUCE ROAD:
  002-190-041
  EAST SIDE OF DIVERSION CHANNEL:
  018-510-067
  EAST SIDE OF BRUCE ROAD:
  018-510-068 (SOUTH) AND
  018-510-069 (NORTH)
- **EXISTING ZONING:**

002-190-041	R1–RC, OR–RC
018-510-067	RS–20–PD–RC, OS1, OS2
018-510-068	R1–RC, R3–RC, OS2
018-510-069	R1–RC, OR–RC, OS1

- **PROPOSED ZONING**

002-190-041	R1–RC, CC–RC, R3–RC
018-510-067	RS–20–RC, OS1, OS2
018-510-068	R1–RC, CC–RC, OS1, OS2
018-510-069	R1–RC, CC–RC, OS1, OS2

- **EXISTING LAND USE:**
  UNDEVELOPED
- **PROPOSED LAND USE:**
  SINGLE–FAMILY RESIDENTIAL, MULTI–FAMILY RESIDENTIAL, COMMERCIAL, PARK, OPEN SPACE
- **SUBDIVISION AREA:**

EXISTING PARCELS	313.0 AC.
OPEN SPACE (PARCELS A,B,C,D,E,F & I)	108.2 AC.
BICYCLE PATH (PARCEL H)	0.8 AC.
RIGHT–OF–WAY DEDICATION	43.2 AC.
PARK	2.6 AC.
SINGLE FAMILY (R–1)	82.6 AC. 415 LOTS AVERAGE LOT SIZE = ±8,670 SF DENSITY = 3.6 UNITS PER AC
SINGLE FAMILY (RS–20)	22.6 AC. 45 LOTS AVERAGE LOT SIZE = ±21,860 SF DENSITY = 1.6 UNITS PER AC
STORM WATER FACILITY (PARCEL G)	5.4 AC.
MULTI–FAMILY (R–3)	12.4 AC.
COMMERCIAL	35.2 AC.

- **UTILITY SERVICE**
  A. SEWER – CITY OF CHICO
  B. STORM DRAIN – CITY OF CHICO
  C. WATER – CALIFORNIA WATER SERVICE
  D. GAS & ELECTRIC – P.G.&E.
  E. TELEPHONE – AT&T
  F. CABLE T.V. – COMCAST

PROPOSED SUBDIVISION MODIFICATIONS

1. NON–RADIAL LOT LINES.
2. NON–STANDARD ROAD SECTIONS.
3. INTERSECTION SPACING LESS THAN AS SPECIFIED IN 18R.08.020 AT THE INTERSECTIONS OF STREET G/BARONI DRIVE AND STREET N/BARONI DRIVE.
4. HORIZONTAL CURVES LESS THAN AS SPECIFIED IN 18R.08.020.D.
5. MINIMUM RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET.
6. DOUBLE FRONTAGE LOTS.

NOTES

1. THERE ARE NO EXISTING WELLS, ABANDONED WELLS, SUMPS OR SEPTIC TANKS ON THIS SITE.
2. THERE ARE NO EXISTING STRUCTURES IN THIS SITE.
3. THERE ARE NO EXISTING RAILROAD RIGHTS–OF–WAY OR GRADE CROSSINGS ON OR ADJACENT TO THIS PROPERTY.
4. THERE ARE NO EXISTING TREES ON THE SITE, EXCEPT WITHIN THE DIVERSION CHANNEL AND PROPOSED OPEN SPACES.
5. ALL ROADS ARE PROPOSED TO BE PUBLIC.
6. THERE SHALL BE 10' WIDE PUBLIC SERVICE EASEMENTS CONTIGUOUS TO ALL PUBLIC RIGHTS–OF–WAY.
7. DEVELOPMENT OF THIS PROJECT WILL REQUIRE THE PREPARATION OF DETAILED GRADING AND EROSION CONTROL PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHICO.
8. SUBDIVISION GRADING SHALL BE COMPLETED SUCH THAT ALL LOTS DRAIN TOWARD STREETS AT 1% MINIMUM SLOPE.
9. THESE PROPERTIES ARE LOCATED WITHIN A 100–YEAR FLOODPLAIN BASED ON FLOOD INSURANCE RATE MAP NO.'S 06007C0705E AND 06007C0710E.
10. STORMWATER RUNOFF FROM APN 002–190–041 WILL BE PIPED THROUGH THE SUBDIVISION AND DISCHARGE TO THE STORM DRAIN PIPES ALONG THE EASEMENT OF THE SKYPARK SUBDIVISION AND AN EXISTING STORM DRAIN PIPE AT FREMONT STREET. STORMWATER RUNOFF FROM APN'S 018–510–026 AND 018–510–008 WILL BE PIPED THROUGH THE SUBDIVISION AND DISCHARGE TO THE BUTTE CREEK DIVERSION CHANNEL. STORMWATER RUNOFF FROM APN 018–510–009 WILL BE PIPED THROUGH THE SUBDIVISION AND DISCHARGE TO THE BUTTE CREEK DIVERSION CHANNEL.

PROPOSED TYPICAL ROAD SECTIONS

Figure 7. Vesting Tentative Subdivision Map (1 of 2)

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

wra
ENVIRONMENTAL CONSULTANTS

Date: May 2016
Source: Rolls Anderson & Rolls

Path: P:\Projects\20000\26061\Graphics

SEE BOTTOM OF SHEET 1

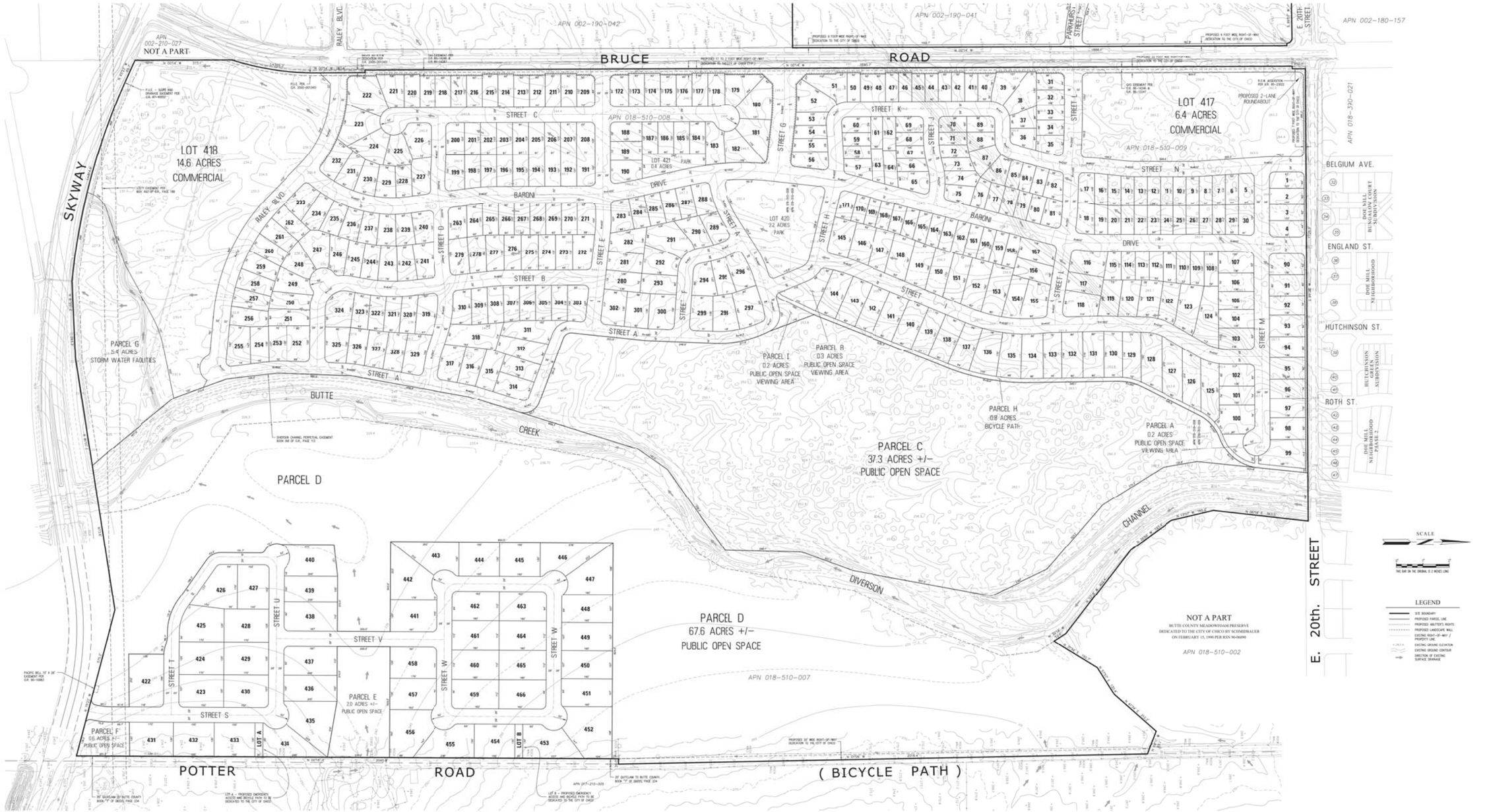

Figure 8. Vesting Tentative Subdivision Map (2 of 2)

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California

wra
ENVIRONMENTAL CONSULTANTS

Date: May 2016
Source: Rolls Anderson & Rolls

Path: P:\Projects\20000\26061\Graphics

The City of Chico General Plan Diagram illustrates that virtually all of the project site is located within a Resource Constraint Overlay (RCO) which acknowledges the existence of sensitive biological resources including vernal pools and populations of Butte County Meadowfoam (BCM). Fifteen percent of the average development potential for the underlying land use designation on the RCO sites was assumed in estimating the overall density and intensity of General Plan buildout and to conduct environmental review for the General Plan. According to the General Plan, landowners of RCO parcels may conduct more detailed studies, including environmental review, and coordinate with resource agencies to determine actual development potential. Such potential may be more or less than the assumed 15 percent, but not more than the maximum development potential allowed by the underlying land use designation. As proposed, the project would develop approximately 65% of the project parcels.

Grading, Drainage and Utilities

Development of the proposed project would require the preparation of a detailed grading and erosion control plan subject to the review and approval of the City. Grading would be completed such that all lots would drain toward streets at 1% minimum slope. Stormwater runoff from APN 021-190-041 would be piped through the subdivision and discharge to existing storm drains along the boundary of the Skypark Subdivision and an existing storm drain at Fremont Street. Stormwater runoff from APNs 018-510-009 and 018-510-008 would be piped through the subdivision and discharge to existing storm drains along Bruce Road and Skyway. Stormwater runoff from APN 018-510-007 would be piped through the subdivision and discharge to the Butte Creek Diversion Channel.

The City of Chico would provide municipal sewer distribution and treatment services, while the California Water Service would provide water service to the proposed project. The City is also responsible for maintenance of storm drains that stormwater runoff from the proposed project would utilize. Natural gas and electricity for the proposed project would be provided by Pacific Gas & Electric (PG&E).

Tree Loss

There are no existing trees on the site, except within the diversion channel and proposed open spaces. As such, the project does not include any tree removal.

Site Access, Circulation, and Parking

Circulation for the proposed project would include improvements to existing roadways as well as the creation of new public roads (Figures 7 and 8). Access to the project is proposed via connections to Bruce Road, E-20th Street, Webster Drive, Parkhurst Street, Niagara Way, and Skyway. The project's internal circulation system would provide access to the proposed uses, as seen in Table 3. Private driveways would connect the proposed residential uses to the proposed streets. Each street would feature a curb and gutter system with 5-foot sidewalks, 7-foot parkway strips. Both private parking and on-street parking would be provided.

Table 3
Proposed Circulation

Street Name and Extent	Right-of-Way	# Travel Lanes	Median	Bike Lane/ Parking/ Curb/ Gutter	Parkway/Sidewalk	Park
Bruce Road (from south of Raley Blvd. to the south end of Lot 419)	97'-102'	3	7'	5' (East)	20'-25' Combined (East)	N/A
Bruce Road (from the south end of the multi-family parcel to E. 20th Street)	106'-111'	4	7' (East/West)	5' (East/West)	20'-25' Combined (East) 7' Parkway / 5' Sidewalk (West)	N/A
Parkhurst Street (between Bruce Road and Street Q)	64'	2	7' (North/South)	N/A	7' Parkway / 5' Sidewalk (North/South)	N/A
Street L (between Bruce Road and Street N)	68'	2	7' (North/South)	7' (South)	7' Parkway / 5' Sidewalk (North/South)	N/A
Baroni Drive	64'	2	N/A	8' (East/West)	7' Parkway / 5' Sidewalk (East/West)	N/A
Raley Blvd.	64'	2	N/A	8' (North/South)	7' Parkway / 5' Sidewalk (North/South)	N/A
Baroni Drive (between Street A and Street G)	71'	2	N/A	8' (East/West)	7' Parkway / 5' Sidewalk (East/West)	7' (West)
East 20th Street	32'*	1*	N/A	8' (South)	7' Parkway / 5' Sidewalk (South)	N/A
Street G	90'	2	7' (North/South)	N/A	25' Combined (North/South)	N/A
Street A	45'	2	N/A	7' (West/South) 4' (East/North)	7' Parkway / 5' Sidewalk (West/South)	N/A
Minor Residential (Streets B thru W; Webster Drive; Street A from Baroni Drive to Parcel C; and Parkhurst Street from Street Q to West)	58'	2	N/A	7' (All directions)	7' Parkway / 5' Sidewalk (All directions)	N/A

**Half-width Right of Way: The Northern half of E. 20th Street is not included in this ROW and is not included as part of the proposed project. The northern half of E. 20th Street will remain the same as existing conditions.*

Lighting

The lighting needs at the project site would vary according to the type and intensity of use. The project site would be illuminated with indoor and outdoor night lighting. Lighting will be provided for safety, security, and an attractive nighttime environment. Varying illumination levels would be developed which address the particular needs of outdoor spaces and activities: safety, security, vehicular and pedestrian movement, signage, etc. Excessive illumination would be avoided and lighting would be designed and placed so as to minimize glare and reflection and to maintain 'dark skies.'

All lighting must comply with CMC 19.60.050. Except for single family residential uses which is exempt from design review (unless approved with a planned development permit), lighting design of all other uses is subject to discretionary review and approval by City planning staff or the City's Architectural Review & Historic Preservation Board, in accordance with policies of the Community Design Element of the General Plan, and guidelines of the City of Chico Design Guidelines Manual.

Landscaping

The proposed project would include landscaped elements throughout the project site including, front yards, parkway strips between roads and sidewalks, parking lot landscaping for office and commercial uses, and a park. These landscaped areas would act as open space and recreation areas for residents. Similar to lighting design, except for single family residential uses which is exempt from design review (unless approved with a planned development permit), landscape design of all other uses is subject to discretionary review and approval by City planning staff or the City's Architectural Review & Historic Preservation Board, in accordance with policies of the Community Design Element of the General Plan, and guidelines of the City of Chico Design Guidelines Manual.

Public agency approval(s) required:

City of Chico

- Vesting Tentative Subdivision Map
- General Plan Amendment
- zone change
- grading permit

State Water Resources Control Board

- Construction Stormwater Permit
- Clean Water Act Section 401 water quality certification

U.S. Army Corps of Engineers

- Clean Water Act Section 404 Permit, Habitat Mitigation Monitoring Proposal

State Department of Fish and Game

- 1602 Lake or Streambed Alteration Agreement

Butte County Air Quality Management District

- Dust Control Review

U.S. Fish and Wildlife Service

- Section 7 letter of concurrence
- Biological Opinion
- Incidental take permit under the Federal Endangered Species Act (ESA)

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project involving impacts that are a "Potentially Significant Impact" as indicated by the checklist on the pages below.

✓	1.	Aesthetics	✓	7.	Greenhouse Gas Emissions	✓	13. Population / Housing
	2.	Agriculture & Forestry Resources	✓	8.	Hazards & Hazardous Materials	✓	14. Public Services
✓	3.	Air Quality	✓	9.	Hydrology / Water Quality	✓	15. Recreation
✓	4.	Biological Resources	✓	10.	Land Use / Planning	✓	16. Transportation / Traffic
✓	5.	Cultural Resources		11.	Mineral Resources	✓	17. Utilities / Service Systems
✓	6.	Geology / Soils	✓	12.	Noise	✓	18. Mandatory Findings of Significance

Determination

	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION should be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
✓	I find the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is recommended based on Section 15162 of the CEQA Guidelines.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project nothing further is required.

Signature: Mark Wolfe Date: 6/17/16

Mark Wolfe
Community Development Director, City of Chico

Environmental Analysis

1. Aesthetics. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓			

Discussion:

a) ***Potentially Significant Impact***. A significant impact may occur if a project were to introduce incompatible scenic elements within a field of view containing a scenic vista or substantially block views of a scenic vista. The proposed project consists of a Vesting Tentative Subdivision Map for 313 acres that would be divided into a variety of uses including residential, commercial, and open space as well as associated new roads and circulation improvements on an undeveloped site. According to the Chico General Plan Update Draft Environmental Impact Report, scenic vistas for the City include views of the transition between landscapes (Sierra Nevada foothills to the east and the Central Valley to the west), the agricultural landscape, and the foothills and rising elevations to the east of Chico, the major creeks, Bidwell Park, and views of City neighborhoods. The proposed project would allow for large amounts of development on previously undeveloped land, which currently provides a visual amenity of open space of grasslands near the foothills. This is a ***potentially significant impact*** and will be addressed in the Environmental Impact Report (EIR) being prepared for the proposed project.

b) ***No Impact***. A significant impact may occur only where scenic resources, including but not limited to trees, rock outcroppings, and historic buildings, would be damaged or removed by a project within a state scenic highway. The proposed project is not located adjacent to or within the proximity of a state listed scenic highway. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and ***no impacts*** would occur.

c) ***Potentially Significant Impact***. A significant impact may occur if a project were to introduce incompatible visual elements on the project site or visual elements that would be incompatible with the character of the area surrounding the project site. The proposed project would allow for development on what is currently entirely undeveloped land. Although the proposed project

would be largely consistent with some of the surrounding land uses that include residential development to the west and north, the project has the potential to degrade the existing visual character of the site by building residential, multifamily complexes, and commercial development on a previously undeveloped site. All development would be subject to the City of Chico architectural review process with adherence to adopted zoning standards, design policies of the General Plan Community Design Element, and the City's Design Guidelines Manual. This is a ***potentially significant impact*** and will be addressed in the EIR.

d) ***Potentially Significant Impact***. A significant impact may occur if a project were to introduce new sources of light or glare on or from the project site which would be incompatible with the area surrounding the project site, or which pose a safety hazard to motorists utilizing adjacent streets. Implementation of the proposed project would introduce new sources of light and glare, including interior and exterior building lighting and vehicle headlights, parking lot lights in commercial zones, reflective surfaces, such as windows and light-colored paint on a site that is currently vacant. The areas immediately surrounding the project site include single family residential land uses and open space. The introduction of additional light and glare from the new development would be noticeable to some viewers in the surrounding area. This is a ***potentially significant impact*** and will be addressed in the EIR.

2. Agricultural and Forestry Resources.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Discussion:

a) ***No Impact.*** The Farmland Mapping and Monitoring Program (FMMP) designates the site as "Grazing Land" or "Other Land."[1] Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. ***No impacts*** would occur.

b) ***No Impact.*** The project site includes the following existing and proposed zoning districts: RS-20, R1, R3, CC, OR, OS1, OS2, with RC and PD Overlays. Therefore, no conflict with existing or proposed zoning for agriculture would result from project implementation. The project site is not under Williamson Act Contract. Therefore, ***no impacts*** would occur.

c) ***No Impact.*** The project site includes the following existing and proposed zoning districts: RS-20, R1, R3, CC, OR, OS1, OS2, with RC and PD Overlays. As such, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, ***no impacts*** are anticipated and no additional analysis is required.

d) ***No Impact.*** No forest land is present within the project site. Therefore, ***no impacts*** are anticipated and no additional analysis is required.

e) ***No Impact.*** No agricultural land uses or forest land uses are located on or in close proximity to the project site. Therefore, ***no impacts*** are anticipated and no additional analysis is required.

[1] *California Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Butte County Important Farmland 2014. http://maps.conservation.ca.gov/ciff/ciff.htm. Accessed May 17, 2016.*

3. Air Quality.

The significance criteria established by the Bay Area Air Quality Management District (BAAQMD) may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?			✓	

The project is located in the southeastern portion of the City of Chico, which is in the Sacramento Valley Air Basin (SVAB). This Basin includes the counties of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo and portions of Placer and Solano. The SVAB climate is characterized by hot, dry summers and cool, wet winters. Chico's annual average temperature is 61 degrees Fahrenheit, with summer highs usually in the 90s and winter lows usually in the 30s. Rainfall in Chico averages about 26 inches per year, with about 55 percent of rainfall occurring in winter and 2 percent during the summer. Prevailing winds are moderate in strength and vary from dry land flows from the north to moist ocean breezes from the south. The mountains surrounding the SVAB create a barrier to airflow which, under certain meteorological conditions, trap pollutants in the valley (General Plan Update, 2010).

Federal and state standards have been established for six criteria pollutants, including ozone (O_3), carbon monoxide (CO), nitrogen dioxide (No2), sulfur dioxide (SO2), particulates less than 10 microns and 2.5 microns in diameter (PM_{10} and $PM_{2.5}$), and lead (Pb). Under the California Clean Air Act, which establishes state standards, Butte County is a non-attainment area for ozone and PM_{10}. The County is either designated as being within attainment or unclassified for other pollutants. The Butte County Air Quality Management District (BCAQMD) is the primary agency responsible for assuring that the federal and state ambient air quality standards are attained and maintained in Butte County. The BCAQMD operates a network of ambient air monitoring stations throughout Butte County. Depending on whether the standards for a particular criteria air pollutant has been met or exceeded, the local air basin is classified as being in "attainment" or "nonattainment." Based on the most recent monitoring data, Butte County is a nonattainment area for both state and federal ozone standards, the state and federal $PM_{2.5}$ standards, and

the state PM_{10} standards. Butte County is in attainment for the state and federal standards for sulfur dioxide, nitrogen dioxide, and carbon monoxide (BCAQMD, 2014).

The California Clean Air Act requires air districts to prepare a plan for air quality improvement for criteria pollutants for which the District is in nonattainment. The BCAQMD's Air Quality Attainment Plan was first adopted in 1991 and updated in 1994, 1997, 2000 and 2003. In 2006, the District collaborated with other air pollution control districts in the NSVAB to prepare a joint Air Quality Attainment Plan. That joint plan has been updated in 2006, 2009 and 2012 as the Northern Sacramento Valley Planning Area Triennial Air Quality Attainment Plan. The attainment plan is the basis for an air district's functional strategy to meet federal and state ambient air quality standards.

The BCAQMD, in its role of insuring that projects are properly evaluated for consistency with ambient air quality standards and the Northern Sacramento Valley Planning Area Triennial Air Quality Attainment Plan, have prepared guidelines to assist applicants and lead agencies in evaluating potential air quality and greenhouse impacts that may occur with a proposed project. Established with these guidelines are screening criteria to determine whether or not additional modeling for criteria air pollutants is necessary for a project. The screening criteria listed in Table 4 (BCAQMD Table 4.3-2) were created using CalEEMod version 2013.2.2 for the given land use types. To determine whether or not a proposed project meets the screening criteria, the size and metric for the land use type (units or square footage) should be compared with that of the proposed project. If a project meets the applicable screening criteria, then further quantification of criteria air pollutants is not necessary, and it may be assumed that the project would have a less than significant impact for criteria air pollutants. If a project exceeds the size provided by the screening criteria for a given land use type then additional modeling and quantification of criteria air pollutants should be performed (BCAQMD, 2014).

Table 4
Screening Criteria for Criteria Air Pollutants

Land Use Type	Maximum Screening Levels for Projects
Single Family Unit Residential	30 units
Multi-Family (Low Rise) Residential	75 units
Commercial	15,000 square feet
Educational	24,000 square feet
Industrial	59,000 square feet
Recreational	5,500 square feet
Retail	11,000 square feet
Source: Butte County, AQMD, CEQA Air Quality Handbook, 2014	

Discussion:

a) ***Potentially Significant Impact***. A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality plan, which would generate emissions not accounted for in the air quality plan's emissions forecast. The total number of residential units allowed for by the proposed project is above the screening thresholds in Table 4 above. Additionally, the proposed development density is not accounted for under the City of Chico General Plan 2030 as the proposed project depends on a general plan amendment and rezone. When a project proposes to change planned uses, by requesting a general plan amendment and rezone, the project may depart from the assumptions used to formulate the air quality plan in such a way that the cumulative result of incremental changes may hamper or prevent the BCAQMD from achieving its goals. This is because land use patterns influence transportation needs, and motor vehicles are the primary source of air pollution. The proposed project would result in an increase in population and vehicle use. As a result, the proposed project would have a ***potentially significant impact*** and will be addressed in the EIR.

b, c) ***Potentially Significant Impact***. The proposed project has the potential to impact air quality in two main ways: 1) mobile source emissions associated with future development on the resulting parcels, and 2) fugitive dust (particulate matter/PM_{10}) and construction exhaust emissions during construction activities with proposed road improvements and future development.

According to the BCAQMD Handbook, thresholds of significance are as follows:

- **ROG/NOx**: More than 137lbs/day for construction and 25/lbs/day for operations
- **Particulate Matter**: More than 80lbs/day for construction and operation

Potential future air quality impacts related to this project are separated into two categories:

1. Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and

2. Long-term indirect source emission impacts related to the build-out of the project, such a motor vehicle usage, water and space heating, including the use wood burning fire places, landscape maintenance equipment, etc

Temporary (Construction-related) Impacts

Construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in heavy-duty vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and oxides of nitrogen (NOx), and fine particulate matter). As the proposed project involves a substantial amount of heavy-duty equipment, construction-related air quality impacts could be ***potentially significant*** and will be addressed in the EIR. Construction air quality impacts will be addressed by predicting construction period emissions and health risk impacts to nearby sensitive receptors and identifying best management practices to control emissions.

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to quickly settle. Under the Air District's Rule 205 (Fugitive Dust Emissions) all development projects are required to minimize fugitive dust emissions by implementing Best Management Practices (BMPs) for dust control. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive longer than a period of 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

It is standard City practice for all grading plans to include dust suppression BMPs, and compliance with existing District Rule 205 requirements will ensure that construction related dust impacts remain ***Less Than Significant***.

Long-Term (Indirect Source) Impacts

Mobile source emissions are produced from motor vehicles, and include tailpipe and evaporative emissions. Energy use associated with development may be caused by heating and cooling systems, lighting, applicant, water use, and wastewater. No development is proposed as part of the project; however, future development of the resultant parcels and general plan amendment and rezone has the potential to generate these indirect emissions. BCAQMD's CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects, as shown above in Table 4. Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The total number of residential units allowed for by the proposed project is above the screening thresholds in Table 4 above. Therefore, the proposed project would have a ***potentially significant impact*** and will be addressed in the EIR.

d) ***Potentially Significant Impact.*** Several homes are located within ¼ mile of the project site. Construction activities would generate emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions. These emissions could expose nearby sensitive receptors to pollutant concentrations. This is a ***potentially significant impact*** and will be addressed in the EIR.

e) ***Less Than Significant Impact***. According to the BCAQMD, the types of projects that commonly result in odor impacts include: agricultural and food processing facilities, landfills, composting facilities, and wastewater treatment plants. The proposed project does not include any of these uses and would not create objectionable odors that would affect a substantial number of people. The project site is not affected by existing odor sources that would cause odor complaints from new residents. Therefore, odor impacts would be ***less than significant***.

4. **Biological Resources.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	✓			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	✓			

WRA, Inc. (WRA) surveyed the project site on May 17 and 18, 2016. During the site visit, the site was traversed on foot to determine: (1) plant communities present within the project site; (2) if existing conditions provide suitable habitat for any special-status plant or wildlife species; and (3) if sensitive habitats are present. All plant and wildlife species encountered were recorded. Plant nomenclature follows Baldwin et al. (2012) and subsequent revisions by the Jepson Flora Project (2016), except where noted. Because of recent changes in classification for many of the taxa treated by Baldwin et al. and the Jepson Flora Project, relevant synonyms are provided in brackets. For cases in which regulatory agencies, California Native Plant Society (CNPS), or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities.

Soils

The Soil Survey of Butte Area, California, Parts of Butte and Plumas Counties (USDA 2006) indicates that the project site has five native soil types: Doemill-Jokerst complex, 3 to 8 percent slopes; Redtough-Redswale complex, 0 to 2 percent slopes; Redsluff gravelly loam, 0 to 2 percent slopes; Wafap-Hamslough complex, 0 to 2 percent slopes; and Clearhayes-Hamslough complex, 0 to 2 percent slopes. These soil types are described further in Section 6 (Geology and Soils) below.

Biological Communities

Biological communities found in the project site include developed land, annual grassland, vernal pools, vernal swales, freshwater marsh, intermittent stream, drainage ditch, riparian oak woodland, and mixed riparian woodland. These biological communities are summarized in Table 5 and described in more detail below. Non-sensitive biological communities in the project site include developed land and annual grassland. Seven sensitive biological communities are found in the project site: vernal pools, vernal swales, freshwater marsh, intermittent stream, drainage ditch, riparian oak woodland, and mixed riparian woodland. A detailed discussion of the biological communities on the project site will be provided in the EIR.

Table 5
Summary of Biological Communities in the Study Area

Community Type	Area (acres)
Non-Sensitive	
Developed land	24.37
Annual grassland	265.52
Sensitive	
Vernal pools	3.62
Vernal swale	10.90
Freshwater marsh	0.40
Intermittent stream	5.54
Drainage ditch	0.52
Riparian oak woodland	0.60
Mixed riparian woodland	1.29
Total area	**312.76**

Discussion:

a) ***Potentially Significant Impact***. A significant impact would occur if a project would have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Based upon a review of the resources and databases, 40 special-status plant species have been documented in the vicinity of the project site. One rare plant species was observed in the project site: Butte County meadowfoam. Approximately 1,656 individuals of Butte County meadowfoam were observed in annual grasslands and along the fringe of new vernal pool and swale features in the project site. The potential for "take" of this rare plant is considered a ***potentially significant impact*** that will be analyzed in the EIR.

There are 41 special-status wildlife species known to occur in the vicinity of the project site, and 12 species were determined to have the potential to occur in the project site. Six of these species are birds that are named as Fully Protected by the California Fish and Game Code (CFGC), or are California Department of Fish and Wildlife (CDFW) Species of Special Concern and/or USFWS Birds of Conservation Concern. One special-status amphibian (western spadefoot; Species of Special Concern) has the potential to be present within the project site. The remaining special-status species with the potential to occur are invertebrates, three of which are listed under Federal Endangered Species Act (ESA). Two of the listed invertebrates are aquatic crustaceans that occur within vernal pools and other seasonal water features; the third species (valley elderberry longhorn beetle) is terrestrial and strongly associated with elderberry plants in riparian

areas. The construction of the proposed project could result in the loss of nesting, foraging, roosting, burrowing, and breeding habitat for a variety of wildlife species and the loss of habitat for plant species and their associated plant communities. This is a ***potentially significant impact*** that will be analyzed in the EIR.

In addition to special-status species, a variety of bird species with baseline protections under the Migratory Bird Treaty Act (MBTA) and CFGC utilize the project site, and likely nest there. Six special-status birds have the potential to utilize and nest within the project site: grasshopper sparrow, oak titmouse, white-tailed kite, loggerhead shrike, yellow-billed magpie, and Nuttall's woodpecker. Additionally, a variety of other native species with baseline protections under federal and state law also presumably nest within the project site. Nesting may occur on a wide variety of substrates including trees and shrubbery (including tree cavities), herbaceous/grassland vegetation, man-made structures (buildings, bridges, utilities infrastructure), or even simply on the ground. This is a ***potentially significant impact*** that will be analyzed in the EIR.

b) ***Potentially Significant Impact***. A significant impact would occur if a project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the Town or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Approximately 1.89 acres of riparian habitat associated with the Butte Creek Diversion Channel and an un-named tributary to the Channel occur within the project site. While the project proposed to utilize a majority of the land surrounding the Butte Creek Diversion as Open Space, the project would allow for development and the stormwater facility directly adjacent to the southern reaches of the Channel, where riparian habitat occurs. As listed in Table 5 above, other sensitive natural communities in the project site include vernal pools, vernal swales, freshwater marsh, intermittent stream, and drainage ditch. The proposed project would allow for development that may impact several of these sensitive communities. This is a ***potentially significant impact*** that will be analyzed in the EIR.

c) ***Potentially Significant Impact.*** A significant impact would occur if a project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Natural drainage channels and adjacent wetlands may be considered "Waters of the United States" (hereafter referred to as "jurisdictional waters") subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE). The extent of jurisdiction has been defined in the Code of Federal Regulations, but has also been subject to interpretation of the federal courts. Jurisdictional waters generally include:

- All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
- All interstate waters including interstate wetlands;
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce;

- All impoundments of waters otherwise defined as waters of the United States under the definition;

- Tributaries of waters identified in paragraphs (a)(1)-(4) (i.e. the bulleted items above).

As determined by the United States Supreme Court in *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers* (the SWANCC decision), channels and wetlands isolated from other jurisdictional waters cannot be considered jurisdictional on the basis of their use, hypothetical or observed, by migratory birds. However, the U.S. Supreme Court decisions *Rapanos v. United States* and *Carabell v. U.S. Army Corps of Engineers* (referred together as the Rapanos decision) impose a "significant nexus" test for federal jurisdiction over wetlands. In June 2007, the USACE and Environmental Protection Agency (EPA) established guidelines for applying the significant nexus standard. This standard includes 1) a case-by-case analysis of the flow characteristics and functions of the tributary or wetland to determine if they significantly affect the chemical, physical, and biological integrity of downstream navigable waters and 2) consideration of hydrologic and ecologic factors (EPA and USACE 2007). The USACE regulates the filling or grading of such waters under the authority of Section 404 of the Clean Water Act. The extent of jurisdiction within drainage channels is defined by “ordinary high water marks” on opposing channel banks. Wetlands are habitats with soils that are intermittently or permanently saturated, or inundated. The resulting anaerobic conditions select for plant species known as hydrophytes that show a high degree of fidelity to such soils

Wetlands are identified by the presence of hydrophilic vegetation, hydric soils (soils saturated intermittently or permanently saturated by water), and wetland hydrology according to methodologies outlined in the 1987 Corps of Engineers Wetlands Delineation Manual (USACE 1987).

All activities that involve the discharge of fill into jurisdictional waters are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that result in no net loss of wetland functions or values. No permit can be issued until the Regional Water Quality Control Board (RWQCB) issues a certification (or waiver of such certification) that the proposed activity will meet state water quality standards. The filling of isolated wetlands, over which the USACE has disclaimed jurisdiction, is regulated by the RWQCB. It is unlawful to fill isolated wetlands without filing a Notice of Intent with the RWQCB. The RWQCB is also responsible for enforcing National Pollution Discharge Elimination System (NPDES) permits, including the General Construction Activity Storm Water Permit. All projects requiring federal money must also comply with Executive Order 11990 (Protection of Wetlands).

The CDFW has jurisdiction over the bed and bank of natural drainages according to provisions of Section 1601 and 1602 of the CFGC. Activities that would disturb these drainages are regulated by the CDFW via a Streambed Alteration Agreement. Such an agreement typically stipulates that certain measures will be implemented which protect the habitat values of the drainage in question.

Most of the project site is comprised of annual grassland which is not a sensitive biological community. However, the project site does contain approximately 21 acres of wetlands and waters potentially within the jurisdiction of the Corps under Section 404 of the Clean Water Act and RWQCB under the Porter Cologne Act and Section 401 of the Clean Water Act. A jurisdictional wetland delineation performed by WRA for the project site which describes wetlands

and waters potentially subject to Corps and RWQCB jurisdiction in greater detail will be part of the EIR. In addition, the project site contains approximately 2 acres of riparian communities which may be subject to the jurisdiction of the RWQCB and CDFW under Sections 1600-1616 of the CDFG. This is a ***potentially significant impact*** that will be analyzed in the EIR.

d) ***Potentially Significant Impact.*** A significant impact would occur if a project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Wildlife species presently using the site are expected to continue moving through the site after project build-out. The majority of the site is comprised of open annual grassland, which Grasshopper sparrow utilizes for nesting habitat. White-tailed kite and Loggerhead shrike utilize these areas for foraging. Western spadefoot may utilize grasslands for burrows as well as the vernal pools and swales on-site for breeding. Vernal pools provide seasonal habitat, which may be utilized as breeding habitat for other aquatic wildlife species. Therefore, impacts to native wildlife resulting from the loss of habitat could be ***potentially significant*** and will be analyzed in the EIR.

e) ***Potentially Significant Impact.*** A significant impact would occur if a project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project would not require the removal of trees. The City of Chico General Plan includes Policy LU-2.5 (Open Space and Resource Conservation) – Protect areas with known sensitive resources. Action LU-2.5.1 goes on to state, "For development proposals on properties with the Resource Constraints Overlay, which highlights known sensitive resource areas, land owners must conduct detailed environmental studies, adhere to CEQA requirements, and coordinate with resource agencies to determine actual development potential. Development proposals for a density or intensity of use above that assumed for the purposes of the General Plan projections and the General Plan EIR will need to address impacts not evaluated as part of the General Plan." As portions of the project site contain this Resource Constraint Overlay, this is a ***potentially significant impact***. A review of the conformance of the project to policies in the General Plan pertaining to biological and natural resources and other local ordinances will be provided in the EIR.

f) ***Potentially Significant Impact.*** The Butte County Association of Governments initiated development of the Butte Regional Conservation Plan (BRCP) in 2007, which has not yet been formally approved and implemented. The proposed BRCP would function as a Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) with the goal of streamlining state and federal environmental permitting for covered activities. The Plan Area for the proposed BRCP includes approximately 560,000 acres in the western half of Butte County, and includes the entire extent of vernal pool landscapes within Butte County. The BRCP would include 38 covered species, including Butte County meadowfoam (Limnanthes floccosa ssp. californica), valley elderberry longhorn beetle (Desmocerus californicus dimorphus), vernal pool fairy shrimp (Branchinecta lynchi), western spadefoot (Spea hammondii), and white-tailed kite (Elanus leucurus) among others. The BRCP would allow for the removal of approximately 24,500 acres of habitat under federal and state permits, and would protect and restore 90,417 acres.

Since 2007, the development of the BRCP has been coordinated with numerous individuals, groups and entities including 47 meetings with the BRCP Stakeholder Committee, numerous meetings with state and federal agency staff, city and county planning and public works staff, and special interest groups throughout the Plan Area. The first administrative draft of the BRCP was

completed and reviewed by the Stakeholder Committee and Wildlife Agencies, and made available on the BRCP website in June 2011. A "preliminary public draft" of the BRCP was released in December 2012 and a "formal public draft" was completed and submitted to the U.S. Fish and Wildlife Service (USFWS) in July 2015. Adoption and final permitting of the BRCP is currently pending final approvals from state and federal agencies. This is a ***potentially significant impact*** that will be analyzed in the EIR.

5. Cultural Resources. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Discussion:

a) ***Potentially Significant Impact.*** Although the proposed project site is entirely undeveloped, a historical resource is any "object, building, structure, site, area, place, record or manuscript" which is determined to be significant. According to the City's General Plan, there are 177 prehistoric sites, 53 historic sites, and 11 sites that contain both prehistoric and historic elements. While the project site is undeveloped, with no visible sign of historic resources, there is a possibility that a historic resource may be buried on the project site. This is a ***potentially significant impact*** and will be analyzed in the EIR with a cultural resources survey. The cultural resources survey will conduct a record search and literature review, a study for buried resources, and a pedestrian survey for evidence of any cultural resources.

b) ***Potentially Significant Impact.*** According to the City's General Plan, areas of high archeological sensitivity occupy much of the City and archeological resources are often found in areas of existing development. The project site is located in an area of the City that is classified as both Medium and High Sensitivity for prehistoric archeological resources (City of Chico, 2011). Therefore, there is a possibility of unanticipated and accidental archaeological discoveries during ground-disturbing project-related activities. Unanticipated and accidental archaeological discoveries during project implementation have the potential to affect significant archaeological resources. This is a ***potentially significant impact*** and will be analyzed in the EIR.

c) ***Potentially Significant Impact.*** Paleontological resources are mineralized or fossilized remains of prehistoric plants and animals, as well as mineralized impressions or trace fossils that provide

indirect evidence of the form and activity of ancient organisms. According to the Natural Resource Conservation Service (NRCS) Web Soil Survey, the project site contains Redsluff gravelly loam (moderately well drained), Wafap-Hamslough (somewhat poorly drained), Redtough-Redswale (someway poorly drained), Doemill-Jokerst (somewhat poorly drained), and Clearhaynes-Hamslough (somewhat poorly drained). Although these soils do not contain unique geological features, there is a possibility unknown paleontological resources could be uncovered during site excavations. This is a ***potentially significant impact*** and will be analyzed in the EIR.

d) ***Less Than Significant Impact.*** Although it is believed that no human remains are known to have been found on the project site, it is possible that unknown resources could be encountered during project construction, particularly during ground-disturbing activities such as excavation and grading. However, as required by State law, if human remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the appropriate City and County agencies immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Therefore, project impacts to unknown human remains would be ***less than significant***. No further analysis of this issue is required.

6. **Geology & Soils.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	✓			
ii. Strong seismic ground shaking?	✓			
iii. Seismic-related ground failure, including liquefaction?	✓			
iv. Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?	✓			
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

The property is characterized by flat grassland (typically 02 to 04 percent slopes). Elevations on the property generally are between 225 and 267 feet. Overland drainage is characterized as uncontrolled sheetflow and channeled flow into the Butte Creek Diversion Channel located on the eastern half of the project site and Crouch Ditch located on the southern portion of the project site. Crouch Ditch feeds into Butte Creek approximately 1.50 miles southeast from the project site.

The project site is situated in the City of Chico, Butte County. Butte County has been categorized as a seismic hazard zone by the Seismic Hazards Zonation Program of the California Geology Survey (CGS). The 1994 Alquist-Priolo Earthquake Fault Zoning Act requires CGS to establish regulatory zones (or Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps in order to mitigate the hazard of surface faulting to structure for human occupancy. No Alquist-Priolo Earthquake Fault Zones exist within the City of Chico. The only active fault in Butte County is the Cleveland Hills located approximately 17 miles southeast of the Chico city limits. An "active" fault is defined by the Alquist-Priolo Act as a fault that shows displacement within the last 11,000 years and is therefore considered more likely to generate a future earthquake and surface rupture. The Sierra foothills contain hundreds of mapped faults, several which are located in Butte County, yet are not considered active. According to the Draft EIR for the 2030 Chico General Plan, the Chico Monocline Fault was considered potentially active in an unpublished 1988 report by the California Geological Survey (CGS).

In Butte County, areas paralleling the Sacramento River that contain clean sand layers with low relative densities are estimated to have generally high liquefaction potential. Areas of bedrock, including most of eastern Butte County, have no liquefaction potential, although localized areas of valley fill alluvium can have moderate to high liquefaction potential. According to the Natural Resource Conservation Service (NRCS) Web Soil Survey, the project site contains Redsluff gravelly loam (moderately well drained), Wafap-Hamslough (somewhat poorly drained), Redtough-Redswale (someway poorly drained), Doemill-Jokerst (somewhat poorly drained), and Clearhaynes-Hamslough (somewhat poorly drained). These soils have resulted largely from alluvium parent materials and due to their poor drainage, are highly susceptible to runoff and erosion.

Discussion:

a)

i. ***Potentially Significant Impact.*** Based on the Alquist-Priolo Earthquake Fault Zoning Act, there are no active faults on the project site. However, the Chico Monocline fault extends northwesterly from Chico and was considered potentially active in an unpublished report by CGS.[2] This fault is approximately 42 miles and has the potential to produce a 7.0 magnitude earthquake. This is a ***potentially significant impact*** that will be further addressed in the EIR.

ii. ***Potentially Significant Impact.*** Seismically-induced ground shaking would occur at the project site in the event of an earthquake resulting from either fault discussed above. The project would allow for development in a currently undeveloped area, and would thereby increase the number of residents, employees, and visitors on-site exposed to potential adverse impacts from ground-shaking. Although development would be required to comply with the most current building code regulations, implementation of the proposed project could result in significant impacts to structures and occupants. This is a ***potentially significant impact*** that will be further addressed in the EIR.

[2] *Hardwood, D.S. and Helley E. U.S. Geological Survey (USGS), 1987. U.S. Geological Survey Professional Paper 1359, Late Cenozoic Tectonism of the Sacramento Valley, California.*

iii. ***Potentially Significant Impact.*** Liquefaction is the process whereby saturated non-bedrock materials lose shear strength and behave as a fluid in response to strong earthquake ground shaking. The results of liquefaction include sudden settlement of liquefied soils and loss of bearing capacity to any foundation element deriving support from those soils. In order for liquefaction to occur, two criteria must be met: 1) potentially liquefiable soils must be present, and 2) those soils must be saturated or nearly saturated (i.e., high ground water levels). The majority of liquefaction hazards are associated with sandy soils, certain gravelly soils, and silty soils of low plasticity. However, as many of the soils on-site originate from an alluvium parent material, which has the potential for liquefaction. This is a ***potentially significant impact*** that will be addressed in the EIR.

iv. ***Less Than Significant Impact***. Potential impacts from landslides are low on the project site due to the lack of significant slopes. The project site is flat, with minimal changes in elevation. Therefore, the project would result in a ***less than significant impact***

b) ***Potentially Significant Impact.*** According to the Web Soil Survey (U.S. Department of Agriculture, 2015) the predominant soils have resulted largely from alluvium parent materials and due to their poor drainage, are susceptible to runoff and erosion. This would be a ***potentially significant impact*** and will be addressed in the EIR.

c) ***Potentially Significant Impact.*** Refer to responses 6a(iii) and 6a(iv) above.

d) ***Potentially Significant Impact.*** Expansive soils can result in damage to building foundations and flatwork such as sidewalks and driveways, or damage to sub-surface utility installations. In particular, flatwork can present tripping hazards and uneven surfaces that may be hazardous to the mobility impaired. The City's General Plan Safety Element Expansive Soil map depicts approximately half of the project site is located in an area of "Highly Expansive Soils." The impacts related to expansive soils may be potentially significant based on compressible soil characteristics. This would be a ***potentially significant impact*** and will be addressed further in the EIR.

e) ***No Impact.*** No impact is anticipated related to the use of septic tanks or other wastewater disposal systems as the proposed project would connect sewer lines to the existing sewer mains. There are no current septic tanks or other wastewater disposal system on the site. Therefore, ***no impacts*** are anticipated.

7. Greenhouse Gas Emissions. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			

Climate change is a shift in the average weather patterns observed on earth, which can be measured by such variables as temperature, wind patterns, storms and precipitation. The temperature on earth is regulated by what is commonly known as the "greenhouse effect." Naturally occurring greenhouse gases in the atmosphere, including carbon dioxide, methane, nitrous oxides, and water vapor, absorb heat from the earth's surface and radiate it back to the surface.

Human activities result in emissions of four principal greenhouse gases: carbon dioxide, methane, nitrous oxide, and halocarbons (fluorine, chlorine and bromine). Of all human activities, the burning of fossil fuels is the largest contributor in overall greenhouse gas emissions, releasing carbon dioxide gas into the atmosphere.

The resulting increases in greenhouse gas emissions from human activities are leading to higher concentrations and a change in composition of the atmosphere. For instance, the concentration of CO_2 in the atmosphere has risen about 30 percent since the late 1800s (National Assessment Synthesis Team [NAST], 2001). Many sources and models indicate that temperatures on earth are currently warming and will continue to warm at unprecedented levels. The global mean surface temperature has increased by 1.1˚ F since the 19th century (IPCC Synthesis report, 2001), and the 10 warmest years of the last century all occurred within the last 15 years.

The many effects of greenhouse gas emissions are still being researched and are not fully known, but are expected to include increased temperatures which would: reduce snowpack, a primary source of drinking water; exacerbate air quality problems and adversely impact human health by increasing heat stress and related deaths; increase the incidence of infectious disease, asthma and respiratory health problems; cause sea levels to rise, threatening urban and natural coastlands; increase pests and pathogens; and cause variations in crop quality and yields.

In California, the majority of human activity greenhouse gas emissions can be broken down into four sectors: transportation, industrial, electrical power, and agriculture/forestry. The largest source is from the transportation sector.

In 2005, Governor Schwarzenegger issued Executive Order S-02-05, calling for statewide reductions to 2000 levels by 2010, 1990 levels by 2020 and to 80 percent below 1990 levels by 2050. The Executive Order also called for the creation of a state "Climate Action Team", which would report to the Governor every two years on both progress toward meeting the targets and effects of Greenhouse Gas Emissions on the state.

In the fall of 2006, the Governor signed Assembly Bill 32 (AB32), the "Global Warming Solutions Act of 2006," committing the State of California to reducing greenhouse gas emissions to 1990 levels by 2020. The statute requires CARB to track emissions through mandatory reporting, determine what 1990 emissions were, set annual emissions limits that will result in meeting the target, and identify a list of discrete early actions that directly address greenhouse gas emissions, are regulatory, and can be enforced by January 1, 2010.

The BCAQMD has not adopted a threshold of significance for greenhouse gas emissions, and their CEQA Air Quality Handbook defers this analysis to the provisions of an adopted Climate Action Plan, if the lead agency has adopted one, or General Plan goals. In 2012, the City of Chico adopted their 2020 Climate Action Plan with the purpose of meeting the greenhouse gas reduction goal of 25% below 2005 emission levels by the end of 2020.

Discussion:

a-b) ***Potentially Significant Impact.*** In 2012, the Chico City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City's GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City's General Plan (SUS-6, SUS-6.1, SUS-6.2, SUS-6.2.1, SUS-6.2.2, SUS-6.2.3, S-1.2 and OS-4.3). Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Chico's CAP, in conjunction with General Plan policies, meets State criteria for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be less than significant.

As part of the City's land use entitlement and building plan check review processes, development projects in the City are required to include and implement applicable measures identified in the City's CAP. The GP EIR assumed full build-out of the Land Use Diagram over a 20-year horizon, which included over 8,000 single-family residential units and over 10,000 multi-family residential units.

The proposed development density is not accounted for under the GP or GP EIR as the proposed project depends on a general plan amendment and rezone to allow a greater density of residential and commercial development. When a project proposes to change planned uses, by requesting a general plan amendment and rezone, the project may depart from the assumptions used to formulate the air quality plan in such a way that the cumulative result of incremental changes may hamper or prevent the BCAQMD from achieving its goals. Emissions of greenhouse gases during construction and operation will be quantified in the EIR using the CalEEMod model along with project specific inputs regarding traffic, energy usage, water usage and electricity emission rates. As discussed in Section 3 (Air Quality), the proposed project has

the potential to generate a significant amount of emissions from development. Therefore, this is a ***potentially significant impact*** that will be analyzed in the EIR.

8. **Hazards & Hazardous Materials.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	✓			

Discussion:

a) ***Less Than Significant Impact.*** Full implementation of the proposed project would result in the routine handling and use of small quantities of commercially-available hazardous materials, such as household cleaning and landscaping supplies. Additional, commercial uses may routinely use other forms of hazardous materials in the operation businesses. These materials would not be expected to be used in large quantities or contrary to normal uses permitted by law, and therefore would not pose a threat to human health or the environment. Compliance with existing state and federal laws and regulations would reduce potentially significant impacts related to commercial and residential uses to a ***less than significant impact*** on the public or the environment related to the routine transport, use, and handling of hazardous materials, since such activities are not expected. No further analysis is required.

b) ***Less Than Significant Impact.*** The proposed project is the subdivision of 313 acres and the development of infrastructure, as well as the eventual construction of residential and commercial land uses. Therefore, the project is not expected to generate or use high levels of hazardous materials during its operation. In addition, on-site handling and storage of hazardous materials would be done according to all applicable local, state, and federal regulations. No upset or accident conditions resulting in the release of hazardous material into the environment can be reasonably expected to occur during operation of the project and therefore this impact would be ***less than significant*** and no further analysis is required.

c) ***Less Than Significant Impact.*** Children are more susceptible to health effects from exposure to hazardous materials than adults. Hazardous materials use near schools and day care centers must consider potential health effects to these populations. Castles Preschool and Zanella Academy (K-12) are located within ¼ mile of the project site. All commercial use would be required to comply with existing state and federal laws and regulations. Hazardous materials required for construction of the project have the potential for accidental release. However, in the event of a hazardous material spill or release, notification and cleanup operations would be performed in compliance with federal and state regulations and therefore impacts would be ***less than significant***.

d) ***No Impact.*** The provisions of Government Code 65962.5 require the Department of Toxic Substance Control (DTSC), the State Water Resources Control Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Based on a review of regulatory databases,[3] including listed hazardous materials release sites compiled pursuant to Government Code 65962.5, the project site is not listed as a hazardous materials site. The nearest active cleanup site is located at Bruce and Humboldt Roads, Highway 32, approximately 0.88 miles north of the project site. This site was previously a burn dump and landfill that is now an active cleanup site under the State's jurisdiction. Therefore, ***no impacts*** would occur.

[3] *State Water Resources Control Board, 2011. GeoTracker Environmental Database. http://www.envirostor.dtsc.ca.gov/public/. Accessed on September 10, 2012.*

e) ***No Impact.*** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest public airport is the Chico Municipal Airport located approximately 7.5 miles to the northwest of the project site. Therefore, the project would not expose people to safety hazards related to public airports. Therefore, ***no impacts*** would occur.

f) ***No Impact.*** The project site is not located within the vicinity of a private airstrip. Therefore, the project would not expose people to safety hazards related to private airstrips. Therefore, ***no impacts*** would occur.

g) ***Potentially Significant Impact.*** The City of Chico and Butte County have both adopted Emergency Response Plans which include prearranged emergency response procedures and mutual aid agreements for emergency assistance within the City. Emergency routes for evacuation of Chico are Highway 99 and State Route 32. As a result of the proposed project, the existing emergency response plan may not be suitable for the needs of future development on the project site. Therefore, the project has the potential to adversely impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. This is a ***potentially significant impact*** that will be analyzed in the EIR.

h) ***Potentially Significant Impact.*** The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas in Butte County with significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Very High Fire Hazard Severity Zones, are classified by the CAL FIRE Director in accordance with Government Code Sections 51175-51189 to assist responsible local agencies identify measures to reduce the potential for losses of life, property, and resources from wildland fire. According to CAL FIRE, the project site is not located within a Fire Hazard Severity Zone but the site is located adjacent to a Moderately High Fire Hazard Severity Zone (MHFHSZ).[4] Due to the proposed project's location adjacent to this MHFHSZ, this is still a ***potentially significant impact*** and will be further addressed in the EIR.

[4] *Cal Fire. 2007. Available: http://www.fire.ca.gov/fire_prevention/fhsz_maps_butte. Accessed May 2016.*

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9.	**Hydrology & Water Quality**. Would the project:				
a.	Violate any water quality standards or waste discharge requirements?	✓			
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or offsite?	✓			
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite?	✓			
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✓			
f.	Otherwise substantially degrade water quality?	✓			
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓			
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	✓			
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	✓			

9. **Hydrology & Water Quality**. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
j. Inundation by seiche, tsunami or mudflow?				✓

The City of Chico is located in northwest Butte County. Butte County encompasses approximately 1,665 square miles in north central California. The western part of the county is located in the northern Sacramento Valley, while the eastern portion extends into the foothills of the Cascade and Sierra Nevada Mountain Ranges. Elevations range from 50 feet about sea level at Butte Sink along the Sacramento River at the southwest portion of the county, to 7,087 feet above sea level at Humboldt Summit near the county's northeastern border. The climate is Mediterranean, with cool, wet winters and hot, dry summers. Precipitation is normally in the form of rain, with snow in the high elevations and ranges from approximately 20 to 80 inches per year.

There are two drainage channels that collect runoff from the site and some adjoining land and transport it to Butte Creek or to southern portions of the City. From north to south they include:

- The Little-Chico Creek - Butte Creek Diversion Channel originates at Little Chico Creek and runs through the entire eastern portion of the project site before discharging into Butte Creek.

- Edgar Slough, also known as Crouch Ditch or Comanche Creek runs through the southernmost portion of the project site. This slough carries water from the Butte Creek Diversion to Dayton Mutual Water Company, M&T Chico Ranch, and Parrott Ranch (Rancho Llano Seco).

Discussion:

a) ***Potentially Significant Impact.*** A significant impact could occur if the project discharged pollutant-laden stormwater runoff or dry weather flows into the Butte Creek Diversion Channel and eventually into Butte Creek during the construction or post-construction phase. Project construction, which would include activities such as removing existing vegetative cover and excavating and grading soil, could cause erosion of on-site soils, which could result in the discharge of sediment-laden runoff into Butte Creek. The discharge of excessive sediment in runoff could adversely affect surface water quality due to increased loading of suspended sediments. In addition, sediment can also be a carrier for other pollutants, such as heavy metals, nutrients, pathogens, oil and grease, fuels other petroleum products, and other constituents originating from the historical use of the property, which could adversely affect the water quality of Butte Creek. In addition to sediment, other pollutants associated with construction, such as trash, paint, solvents, and sanitary waste from portable restrooms, could discharge into and impair Butte Creek, if released during construction.

The project site in the existing condition is unpaved and covered with vegetation. Implementation of the project would increase the imperviousness of the site, which could increase pollutant loading into Butte Creek and adversely affect water quality. The increased pollutant loading would result from increases in stormwater runoff volumes compared to the existing condition, and from the discharge of pollutants (e.g., sediment, metals, and fuels) that would be deposited on impervious surfaces and mobilized in stormwater runoff. Impacts to the quality of surface water

and groundwater that could result in a violation of water quality standards or waste discharge requirements are ***potentially significant*** and will be further addressed in the EIR.

b) ***Potentially Significant.*** A significant impact would occur if the project depleted groundwater supplies through extraction and use of groundwater for water supply, and if the project substantially interfered with groundwater recharge by reducing recharge through the construction of impervious surfaces. The project would not use groundwater during the construction or post-construction phases. The proposed project would allow for development that would require water utility infrastructure under new roads.

The project would not use groundwater for water supply during the operational phase. Although the project would increase impervious surface area compared to the existing condition, the impervious area would include new homes and driveways, 35.2 acres of commercial, development, and roads connecting uses. In addition, the project includes a 5.4-acre storm water detention basin in the southeast portion of the site. Therefore, impacts related to the potential for the project to deplete groundwater supply or substantially interfere with groundwater recharge would be ***potentially significant***.

c) ***Potentially Significant Impact.*** A significant impact would occur if the project altered the site drainage pattern through grading during construction, and through alteration of the rate, volume, and/or duration of stormwater runoff during the operational phase resulting from an increase in impervious surfaces. Earthwork during construction could potentially cause erosion on-site and result in off-site siltation. Operation of the project has the potential to alter the rate, volume, and duration of stormwater discharges into Butte Creek Diversion Channel, which could contribute to stream channel hydromodification downstream of the project site in Butte Creek. Hydromodification (also referred to as hydrograph modification) causes streambank erosion, channelization, increased flood flows and other changes in the flow regime, and other physical modifications that can adversely impact aquatic ecosystems due to increased sedimentation and reduced water quality (e.g., higher water temperatures, lower dissolved oxygen concentrations). Erosion and siltation, including stream channel hydromodification caused or exacerbated by the project is considered a ***potentially significant impact*** that will be analyzed in the EIR.

d) ***Potentially Significant Impact.*** A significant impact would occur if the project caused flooding on-site or off-site by changing the drainage patterns of the site, or increasing the rate of surface runoff. The increase in impervious surfaces could increase the stormwater runoff discharge rate, which could potentially cause flooding. This is a ***potentially significant*** that will be analyzed in the EIR.

e) ***Potentially Significant Impact.*** A significant impact would occur if the project increased the peak discharge rate of surface runoff such that it exceeded the capacity of the City's stormwater drainage system and if the construction and operation of the project would provide substantial additional sources of polluted runoff. Surface runoff from most of the property collects in two diversions, known as the Butte Creek Diversion Channel and Edgar Slough. In addition, construction phase and operational activities could result in the discharge of sediment, pollutants associated with sediment, and other constituents such as trash into the City's stormwater drainage system or directly into these drainages, if not properly controlled. Impacts to the City's stormwater drainage system and the introduction of additional polluted runoff into the stormwater drainage system are considered ***potentially significant*** and will be further addressed in the EIR.

f) ***Potentially Significant Impact.*** A significant impact would occur if the project would otherwise substantially degrade water quality. As discussed above under Question 9a, this impact is considered ***potentially significant*** and will be further addressed in the EIR.

g) ***Potentially Significant Impact.*** A significant impact would occur if the project located housing in a Special Flood Hazard Area[5] as designated by the Federal Emergency Management Agency (FEMA). Portions of the project site contain the Butte Creek Diversion Channel; these areas are designated on FEMA's Flood Insurance Rate Map (FIRM)[6] as Special Flood Hazard Area (SFHA) Zone AE or AO.[7] The remainder of the project site is located in Zone X (shaded),[8] which is not a SFHA as designated by FEMA. The City's General Plan acknowledges that development in the floodplain is planned in the near future to the west of the Little Chico Creek-Butte Creek Diversion Channel and that this area is at risk of flooding. As the proposed project would allow for development in the vicinity of the Diversion Channel, this is a ***potentially significant impact*** that will be analyzed in the EIR.

h) ***Potentially Significant Impact.*** A significant impact would occur if the project placed structures, including fill material within a designated SFHA, which resulted in an increase in the base flood elevation such that flooding occurred on-site or off-site. As discussed above (see Impact "9g"), portions of the site that contain the Butte Creek Diversion Channel are designated by FEMA as SFHA Zone AE or AO. The proposed project would allow for development within the vicinity of the floodplain where the Diversion Channel intersects with E. 20th Street. This is a ***potentially significant impact*** that will be analyzed in the EIR.

i) ***Potentially Significant Impact.*** A significant impact would occur if the project was located in an area that could be inundated, including inundation due to failure of a levee or dam. According to the City's General Plan, the levees along both banks of Butte Creek near Midway Road and extending west lack adequate freeboard for a 100-year event as determined by FEMA. Similarly, the levees along both banks of Butte Creek between Midway Road and SR 99 lack adequate freeboard for a 100-year event as well. Therefore, this is considered a ***potentially significant impact*** and will be further addressed in the EIR.

j) ***No Impact.*** A significant impact would occur if the project would be exposed to coastal hazards such as sea level rise and tsunamis, and/or at risk from inundation from a seiche. Tsunami and seiche hazards result from the impact of large waves and associated flood waters on land areas adjacent to open water (tsunamis) or closed water bodies (seiches). Tsunamis and seiches are not a significant hazard at the project site because the City of Chico is located far inland from any coastline. ***No impacts*** associated with tsunamis and seiches are anticipated as a result of the proposed project.

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5 *The Federal Emergency Management Agency (FEMA) defines a Special Flood Hazard Area (SFHA) as the land area covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.*

6 *FEMA, National Flood Insurance Rate Map, Marin County, California, Panel 06007C0506E and 06007C0510E effective dates, January 6, 2011.*

7 *Zone AE is defined by FEMA as an area subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies with base flood elevations determined. Zone AO is defined as an area subject to inundation by the 1-percent-annual-chance flood with flood depths of 1 to 3 feet (usually areas of ponding).*

8 *Zone X (shaded) is defined by FEMA as an area of the 0.2 percent annual chance flood (i.e., 500-year flood).*

The potential for the project site to be inundated by mudflows is addressed in the Geology & Soils section of this Initial Study.

10. **Land Use and Planning.** Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Discussion:

a) ***No Impact***. A significant impact may occur if a project were to physically divide an established community. The proposed project site is currently undeveloped and therefore would not divide an established community. Furthermore, the proposed project would allow for future development that includes connectivity to existing neighborhoods that promotes cohesiveness of the built environment. ***No impact***s would occur.

b) ***Potentially Significant Impact***. A significant impact may occur if a project conflicted with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The City's General Plan assumes that approximately 15% of the project site would be developed. The proposed project requests approval of a Vesting Tentative Subdivision Map and General Plan Amendment to allow for development of residential and commercial uses on an area greater than 15% of the project site. However, zoning or General Plan conflicts in and of themselves are not considered environmental impacts pursuant to CEQA Guidelines Section 15126.2(a). CEQA requires consideration be given to whether a proposed project may conflict with any applicable land use plans, policies, or regulations including, but not limited to, the General Plan, Specific Plan, or Zoning Ordinance. This environmental determination differs from the larger policy determination of whether a proposed project is consistent with a jurisdiction's General Plan. The former determination (that intended for consideration in a CEQA document) is limited to a review and analysis, and is made by the preparers of the CEQA document. The later determination by comparison, is made by the decision-making body of the jurisdiction and is based on a jurisdiction's broad discretion to assess whether a proposed project conforms to the policies and objectives of its General Plan as a whole. The determination that the proposed project is consistent or inconsistent with the General and Area Plan policies is ultimately the decision of the City of Chico. The project's consistency with individual General Plan policies will be addressed in the EIR. Therefore, this is a ***potentially significant impact*** that will be analyzed in the EIR.

c) ***No Impact.*** A significant impact may occur if a project conflicted with any applicable habitat conservation plan or natural community conservation plan. The project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or any other habitat plan. Therefore, development of the proposed project would not conflict with any habitat conversion plan. Thus, ***no impacts*** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Mineral Resources. Would the project:				
a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Discussion:

a) ***No Impact.*** According to the City's General Plan, there are no active mines and no known areas with mineral resource deposits within the City, although historically several areas along Butte Creek were mined for gold, sand, and gravel. Therefore, the proposed project would not result in any adverse impacts to these resources. Thus, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. ***No impacts*** would occur.

b) ***No Impact.*** See answer to 11a above. No locally-important mineral resource recovery sites are delineated in the General Plan or other land use plans. ***No impacts*** would occur.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12.	**Noise**. Would the project result in:				
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?				✓

Fundamentals of Environmental Acoustics

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales, which are used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement, which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between

the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA.* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night - because excessive noise interferes with the ability to sleep - 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level, CNEL*, is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level, DNL or* L_{dn}, is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

City of Chico General Plan

City of Chico General Plan Policy N-1.6 requires that special standards in the Municipal Code be maintained to allow temporary construction activity to exceed the noise standards established in the general Plane, with limits on the time of disturbance to nearby noise-sensitive uses. Noise thresholds for residential uses are 65 Ldn/CNEL, dB for outdoor activity areas and 45 Ldn/CNEL, dB for interior spaces. Playgrounds and neighborhoods parks have an outdoor activity threshold of 70 Ldn/CNEL, dB. The proposed project would also be subject to the City of Chico Municipal Code, Title 9, Chapter 9.38 Section 9.38.060(B). This section construction and alteration of structures is exempt from the other provisions of the chapter so long as activities take place between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday and the hours of 10:00 a.m. to 6:00 p.m. Sundays and holidays. The Municipal Code also stipulates that no individual device or piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25-feet from the source and that the noise level at any point outside the property plane of the project shall not exceed 86 dBA.

Discussion:

a-d) ***Potentially Significant Impact***. A significant impact would occur if the project were to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project would also be a significant impact. Construction activities generate considerable amounts of noise. Construction-related noise levels are normally highest during the demolition phase and during the construction of project infrastructure. These phases of construction require heavy equipment that normally generates the highest noise levels over extended periods of time. Typical hourly average construction generated noise levels are about 81 to 88 dBA L_{eq} measured at a distance of 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.). Construction-related noise levels are normally less during building erection, finishing, and landscaping phases. There would be variations in construction noise levels on a day-to-day basis depending on the actual activities occurring at the site. Generally, construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor. The nearest existing residential receivers would be about 50 feet from the proposed building envelopes as the development resulting from the proposed project would connect to the existing neighborhood to the east of the project site. Hourly average noise levels would range from 81 to 88 dBA L_{eq} during the busiest construction periods along the perimeter of the site. This impact is ***potentially significant*** will be further addressed in the EIR.

The proposed project is not anticipated to require the use of heavy equipment that would result in groundborne vibration (i.e., pile drivers). However, ground-borne vibration resulting from the project will be analyzed in the EIR.

Eventually, the proposed project would generate an increase in vehicular traffic on the local roadway network. Although the proposed project requests approval of a Vesting Tentative Subdivision Map, the addition of project traffic would increase noise levels at receivers along roadway segments experiencing future project trips. While the proposed project is not likely to create a perceptible increase in ambient noise levels, this will be analyzed further in the EIR.

e) ***No Impact***. The proposed project is not located near any public airport or public use airport. Therefore, ***no impacts*** would occur.

f) ***No Impact***. The proposed project is not located near any private airstrip. Therefore, ***no impacts*** would occur.

13. **Population and Housing.** Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?				✓

Discussion:

a) ***Potentially Significant Impact***. New residential uses as proposed would increase the City's population. In addition, the proposed project includes development of commercial areas, which would increase employment opportunities in the area. Population growth could result from an increase in jobs and housing. The City's General Plan assumes that approximately 15% of the project site would be developed. The proposed project requests approval of a Vesting Tentative Subdivision Map and General Plan Amendment to allow for development of residential and commercial uses on an area greater than 15% of the project site. This is a ***potentially significant impact*** that will be analyzed in the EIR.

b) ***No Impact***. There are no existing housing units on the project site. Therefore, the proposed project would not displace substantial numbers of existing housing and ***no impacts*** would occur.

c) ***No Impact***. See answer to question 13b above. ***No impacts*** would occur.

14. Public Services.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	✓			
ii. Police protection?	✓			
iii. Schools?	✓			
iv. Parks?	✓			
v. Other public facilities?	✓			

Discussion:

a)

i) ***Potentially Significant Impact***. Fire protection services to the project site and area are provided by the Chico Fire Department (CFD). CFD services include fire suppression, emergency medical service, rescue service, hazardous material emergencies service, public assists (post-fire/accident cleanup, water removal, flooding assistance, assistance to the Police Department), fire prevention and life safety, and emergency preparedness including operation of the Emergency Operations Center (EOC) at the Fire Training Center. The CFD has mutual aid agreements with the California Department of Forestry and Fire Protection (Cal-Fire) and the Butte County Fire Department. The CFD maintains 75 full-time personnel and operates six fire stations.[9] The project site would be served by Station 4, located at 2405 Notre Dame Boulevard in Chico. Equipment at this station includes two fire engines, two patrol vehicles, and one foam trailer.

The threat of wildfire is described under Question 8h above and will be addressed in the EIR. Buildout of the proposed project would result in the addition of new residential and commercial development. The proposed project would increase the number of residents

[9] *City of Chico Fire Department. Website: http://www.chico.ca.us/fire/about_us.asp. Accessed: May 2016.*

and visitors in the area and therefore, may result in a substantial increase in service call responses for Station 4 or necessitate the construction of new facilities. This is a ***potentially significant impact*** that will be analyzed in the EIR.

ii) ***Potentially Significant Impact***. The project area is also served by the Chico Police Department (CPD). If requested by the Butte County Sheriff's Office or the California Highway Patrol, the CPD may provide assistance in the surrounding unincorporated territory on a case-by-case basis. The CPD is authorized to have 142 employees, 92 of which are sworn police officers.[10] The project site would be served by the main headquarters, located at 1460 Humboldt Road in Chico. The CPD vehicle fleet consists of 51 marked/unmarked sedans, eight vans/SUVs, six pick-up trucks, two animal transports, two DUI trailers, one traffic speed trailer, one holding stock trailer, one equipment trailer, one prisoner transport, one armored vehicle, three generators, and five motorcycles. The CPD has identified an average response time to incident goal of four minutes to priority 1 and 2 calls, six minutes to priority 3 and 4 calls, and eight minutes to priority 5, 6, and 7 calls (PMC 2010). The proposed project would increase the number of residents in the area and therefore, may result in a substantial increase in service calls or necessitate the construction of new facilities. This is a ***potentially significant impact*** that will be analyzed in the EIR.

iii) ***Potentially Significant Impact***. The project area is served by the Chico Unified School District (CUSD) that includes the City of Chico and surrounding unincorporated areas of Butte County. The CUSD operates eleven kindergarten through 6th grade (K-6) elementary schools, one kindergarten through 8th grade (K-8) open structure classroom school, three junior high schools, two comprehensive high schools, one continuation high school, one independent study program, one community day school, and three charter schools. In addition, Loma Vista School provides services for student from preschool age to 21 years with a variety of disabilities including language and behavior disabilities and autism (PMC 2010). Several other private schools exist in the City of Chico as well. The proposed project would result in an increase in the number of residents and therefore may substantially increase the number of students attending local schools. This is a ***potentially significant impact*** that will be analyzed in the EIR.

iv) ***Potentially Significant Impact***. Project implementation could result in increased use of the Town parks and recreational facilities. In 2008, a Park and Recreation Master Plan (PRMP) was adopted for the Chico Area Recreation and Parks District (CARD). The PRMP identifies a total of 37 existing sites that are parks, open space, or recreation centers totaling 4,167 acres. As part of the PRMP development, CARD updated the General Plan parkland requirements for neighborhood and community parks to require 1.5 acres of neighborhood parkland per 1,000 residents and 2.5 acres of community parkland per 1,000 residents. Although the proposed project would allow for the development of 2.6 acres of parkland, it would also allow for 117.6 acres of residential development. This is a ***potentially significant impact*** that will be analyzed in the EIR.

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[10] *City of Chico Police Department. Website: http://www.chico.ca.us/police/home_page.asp. Accessed: May 2016.*

v) ***Potentially Significant Impact***. The City's General Plan states that the City of Chico has a full range of high quality and diverse health, social, and community service facilities including a branch of the Butte County library system, an active arts community with a public art program, and Enloe Medical Center. The proposed project would result in an increase in the number of residents and therefore may substantially increase service needs at these other public facilities. This is a ***potentially significant impact*** that will be analyzed in the EIR.

15. Recreation.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			

Discussion:

a) ***Potentially Significant Impact***. As discussed in Section 14a.iv above, the City has a total of 37 existing sites that are parks, open space, or recreation centers totaling 4,167 acres. However, neighborhood and community parkland for the area totals 193.6 acres. With a population of approximately 89,180 as of July 2014, this translates to approximately 2.17 acres of parkland per 1,000 residents.[11] Therefore, while the proposed project would include 2.6 acres of parkland, this is still a ***potentially significant impact*** that will be addressed in the EIR.

b) ***Potentially Significant Impact***. See response to 15a above. Impacts would be ***potentially significant*** and will be analyzed in the EIR.

[11] *U.S. Department of Commerce. United States Census Bureau. 2014 Chico City, California QuickFacts. Available: http://www.census.gov/quickfacts/table/PST045214/0613014. Accessed May 2016.*

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16.	**Transportation/Traffic**. Would the project:				
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e.	Result in inadequate emergency access?	✓			
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	✓			

Existing Road Conditions

The proposed project would be accessed from either E. 20th Street and Bruce Road or Skyway and Bruce Road. The Skyway is an east-west expressway that begins in the City of Chico near SR 99, and terminates in the unincorporated community of Butte Meadows. Skyway is generally a divided four-lane facility from the City of Chico to the outskirts of Paradise. E. 20th Street and Bruce Road are both major arterials that run along and throughout the project site, whose function is to move large volumes of traffic between freeways and other arterials within Chico and adjacent jurisdictions. Bruce Road from E. 20th Street to Raley Blvd and E. 20th street from Notre Dame Blvd to Bruce Road are both currently 2-lane arterials that would provide access to the project site. Traffic on these roads is generally due to location

near SR 99 and the local residents of the area. A traffic count on these roads will be conducted as part of the EIR.

Discussion:

a) ***Potentially Significant Impact***. A significant impact may occur if a project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. In order to analyze the potential traffic impact of the project, trip generation, distribution, and assignment will be conducted. The creation of additional new vehicle trips and the potential for the project to impact local streets and intersections may be ***potentially significant*** and will be addressed further in the EIR.

b) ***Potentially Significant Impact***. A significant impact may occur if the adopted California Department of Transportation (Caltrans) thresholds for a significant project impact would be exceeded. The City of Chico does not have an adopted Congestion Management Plan. The proposed project would allow for development on that project site that may result in a substantial increase in project trip generation. This is a ***potentially significant impact*** that will be analyzed in the EIR.

c) ***No Impact***. This question would apply to the proposed project only if it were an aviation-related use. The project site does not contain any aviation-related uses, and the proposed project would not include the development of any aviation-related uses. Thus, the proposed project would have ***no impacts*** on air traffic patterns.

d) ***Potentially Significant Impact***. A significant impact may occur if a project were to substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The proposed project includes changes in circulation patterns, street design changes, or changes in local access, by including updates to existing roadways and proposing new roadways. Circulation and access to the site may be a ***potentially significant impact*** that will be analyzed further in the EIR, including if site distance visibility is adequate for motorists at proposed project access locations.

e) ***Potentially Significant Impact***. A significant impact may occur if a project were to result in inadequate emergency access. While the project would provide new roadways and update local roads, thereby improving access to the site, such plans have not yet been approved by the Chico Fire Department. This is a ***potentially significant impact*** that will be analyzed in the EIR.

f) ***Potentially Significant Impact***. A significant impact may occur if a project were to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The Chico Urban Area Bicycle Plan mandates the incorporation of bicycle facilities into public road construction projects and private development projects. The proposed project would allow for an increase in development which would increase the need demand for bicycle and pedestrian facilities. Although one bike lane is proposed to be installed as part of an upgrade to Bruce Road this is still a ***potentially significant impact*** that will be analyzed in the EIR.

17. Utilities & Service Systems. Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓

Discussion:

a) ***Potentially Significant Impact***. Wastewater from the project site would be treated according to the wastewater treatment requirements enforced by the City and the Central Valley RWQCB for disposal in the City's sewer system. The proposed project would result in an increase in development, and therefore the impacts of the proposed project may exceed wastewater treatment requirements. This is a ***potentially significant impact*** that will be analyzed in the EIR.

b) ***Potentially Significant Impact***. The City of Chico maintains facilities to convey, treat, and dispose of municipal wastewater generated within city limits. Wastewater in the City is either discharged to septic systems or routed to the sanitary sewer system. Wastewater that is discharged to septic systems eventually percolates into the aquifer underlying the City. The

City's gravity-flow sewer system consists of gravity sewers and pumping stations to collect wastewater from residential, commercial, and industrial customers. Other collection system facilities within the City service area include ten lift stations and numerous diversion structures. Diversion structures transfer wastewater from one pipeline to another and once collected, wastewater is discharged to trunk sewers and conveyed to the Water Pollution Control Plant (WPCP) for treatment. The quantity of wastewater generated in an area is proportional to the population and the water use in the service area. In 2010, the WPCP was upgraded to expand capacity and to ensure that the plant was meeting NPDES permit requirements for the discharge of effluent. The current capacity of the WPCP is 12 MGD with secondary treatment and activated sludge, and plans to expand capacity to 15 MGD in the near future.[12] According to the Draft EIR for the City's General Plan, the City's wastewater flow is projected to reach 15.2 MGD by 2025. Since the proposed project includes a General Plan Amendment, full buildout of the proposed project was not included in General Plan growth projections. The proposed project would result in an increase in development and wastewater flows and therefore the WPCP may not have adequate capacity to serve the proposed project. This is a ***potentially significant impact*** that will be analyzed in the EIR.

c) ***Potentially Significant Impact***. Please refer to the discussion for 9e, above.

d) ***Potentially Significant Impact***. While the project site is currently undeveloped and therefore, does not have a water supply, water service is provided to the surrounding area by the Chico District of the California Water Service Company (Cal Water). The sole source of water supply for customers of the Chico District is groundwater extracted from subbasins of the Sacramento Valley Groundwater Basin, including the Vina Subbasin, the West Butte Subbasin, and the East Butte Subbasin. The Sacramento Valley Groundwater Basin is currently adjudicated and no safe yield has been determined. However, Cal Water considers the theoretical supply for the Chico District to be the total design capacity of all the active wells, which is 99,200 acre-feet per year (af/yr) (PMC 2010). The growth rates Cal Water used for its water projections in the 2007 Urban Water Management Plan (UWMP) are consistent with Chico's anticipated 2% growth rate. Since the proposed project includes a General Plan Amendment, full buildout of the proposed project was not included in General Plan growth projections. The proposed project would result in an increase in development, and therefore the Cal Water may not have adequate capacity to serve the proposed project. This is a ***potentially significant impact*** that will be analyzed in the EIR.

e) ***Potentially Significant Impact***. Please refer to the discussion for 17b, above.

f) ***Potentially Significant Impact***. Norcal Waste Systems of Butte County (Norcal) and Recology provides residential and commercial recycling and garbage collection, debris box service, and compactor service for residents and businesses in the cities of Chico, Colusa, Oroville and Williams as well as unincorporated areas of Butte County. North Valley Waste Management (NVWM) provides refuse and recycling collection services to the City of Chico and surrounding areas. The majority of solid waste generated in the City of Chico is disposed of at the Neal Road Sanitary Landfill, which is owned by Butte County and operated by the Butte County Public Works

[12] *City of Chico Water Pollution Control Plant (WPCP). http://www.chico.ca.us/general_services_department/operations_and_maintenance/water_pollution_control_plant.asp. Accessed: May 2016.*

Department. According to the Draft EIR for the 2030 Chico General Plan, the Neal Landfill has a remaining capacity of 85.9% and the landfill is expected to operate until 2033 accommodating a 2.5% to 3.5% annual increase in waste due to anticipated growth in Chico and Butte County. Since the proposed project includes a General Plan Amendment, full buildout of the proposed project was not included in General Plan growth projections. The proposed project would result in an increase in development, and therefore the landfill may not have adequate capacity to serve the proposed project. This is a ***potentially significant impact*** that will be analyzed in the EIR.

g) ***No Impact***. The construction and operation of the proposed project would be required to adhere to all applicable federal, State, and local statues and regulations related to solid waste. Therefore, ***no impacts*** would result with regard to compliance with federal, state, and local statutes and regulations related to solid waste.

18. Mandatory Findings of Significance.	Yes	No
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓	

Discussion:

a) ***Yes***. As noted in this Initial Study, implementation of the proposed project could potentially degrade the quality of the environment. This issue will be further analyzed in the EIR.

b) ***Yes***. There are approximately 50 related projects proposed within the City of Chico. The proposed project could contribute to cumulative environmental impacts. This issue will be further analyzed in the EIR.

c) ***Yes***. As noted throughout this Initial Study, implementation of the proposed project could cause substantial adverse effects on human beings, either directly or indirectly. This issue will be further analyzed in the EIR.

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