
III. PROJECT DESCRIPTION

This section provides an overview of the project site's existing regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in Section IV (Environmental Impact Analysis) of this Draft EIR are included in the environmental setting discussions contained within Sections IV.B - IV.O. Also provided in this section is a list of related projects, which is used as the basis for the discussion of cumulative impacts in Section IV of the Draft EIR.

CEQA Guidelines Section 15125(a) states an EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, or if no NOP is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting would normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The NOP was prepared and circulated on June 20, 2016.

A. PROJECT LOCATION

Regional Setting

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). Chico is located along the northeastern edge of the Sacramento Valley, in Butte County. Chico lies approximately 90 miles north of Sacramento and 70 miles south of Redding. The project site is located approximately two miles east of State Highway 99 and one mile south of State Highway 32.

Local Setting

The project site is located along the east and west side 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 undeveloped land, 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 III-2 for an aerial photograph of the project site and Figure III-3 for an existing parcels and zoning exhibit of the site. Existing views of the site are shown in Figures III-4 and III-5.

General Plan and Zoning Designation

The project site is undeveloped open space and has historically been used for winter grazing land. Table III-1 below describes the City General Plan designations and zoning districts for the affected parcels. As described in more detail below in Section II.B, the proposed project includes General Plan Land Use Diagram amendments and rezoning.

Table III-1
Existing General Plan and Zoning Land Uses

APN/acres	Existing GP Designation	Existing Zoning District
002-190-041 / 48.0 acres	LDR/RCO OMU/RCO	R1-RC OR-RC
018-510-007 / 100.2 acres	VLDR/RCO POS SOS	RS-20-PD-RC OS1 OS2
018-510-008 / 111.1 acres	LDR/RCO MHDR/RCO SOS	R1-RC R3-RC OS2
018-510-009 / 53.7 acres	LDR/RCO OMU/RCO SOS	R1-RC OR-RC OS2
002-220-006 / 7.75 acres ¹	SOS	OS2
¹ Approximately 1.0 acre of this parcel would be included in the proposed project.		

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)

MDR – Medium Density Residential (6 to 14 units/gross acre)

MHDR – Medium-High Density Residential (14.1 to 22 units/gross acre)

CMU – Commercial Mixed Use (6.0 to 22 units/gross acre)

OMU – Office Mixed Use (6.0 to 20.0 units/gross acre)

RCO – Resource Constraint Overlay

POS – Primary Open Space

SOS – Secondary Open Space

Zoning District:

RS-20 – Suburban Residential (20,000sf minimum lot size, consistent with VLDR designation)

R1 – Low Density Residential (consistent with LDR designation)

R2 – Medium Density Residential (consistent with MDR designation)

R3 – Medium High Density Residential (consistent with MHDR designation)

CC – Community Commercial (consistent with Community Commercial GP designation)

OS1 – Primary Open Space

OS2 – Secondary Open Space

-RC – Resource Constraint Overlay

-PD – Planned Development Overlay

Surrounding Land Uses

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). The Chico Unified School District owns property adjacent to the project site on the southwest side for potential use as a high school. To the east is private, undeveloped grazing land under Butte County jurisdiction (located in the City's proposed sphere of influence), sloping gently up in elevation to rolling foothill terrain. Designated as a Special Planning Area (SPA) by the City of Chico General Plan, this undeveloped land to the east is conceptually planned for development with a broad spectrum of uses. Adjacent roadways include Bruce Road, E. 20th Street, and Skyway. Views of the surrounding land uses are shown in Figure III-6.

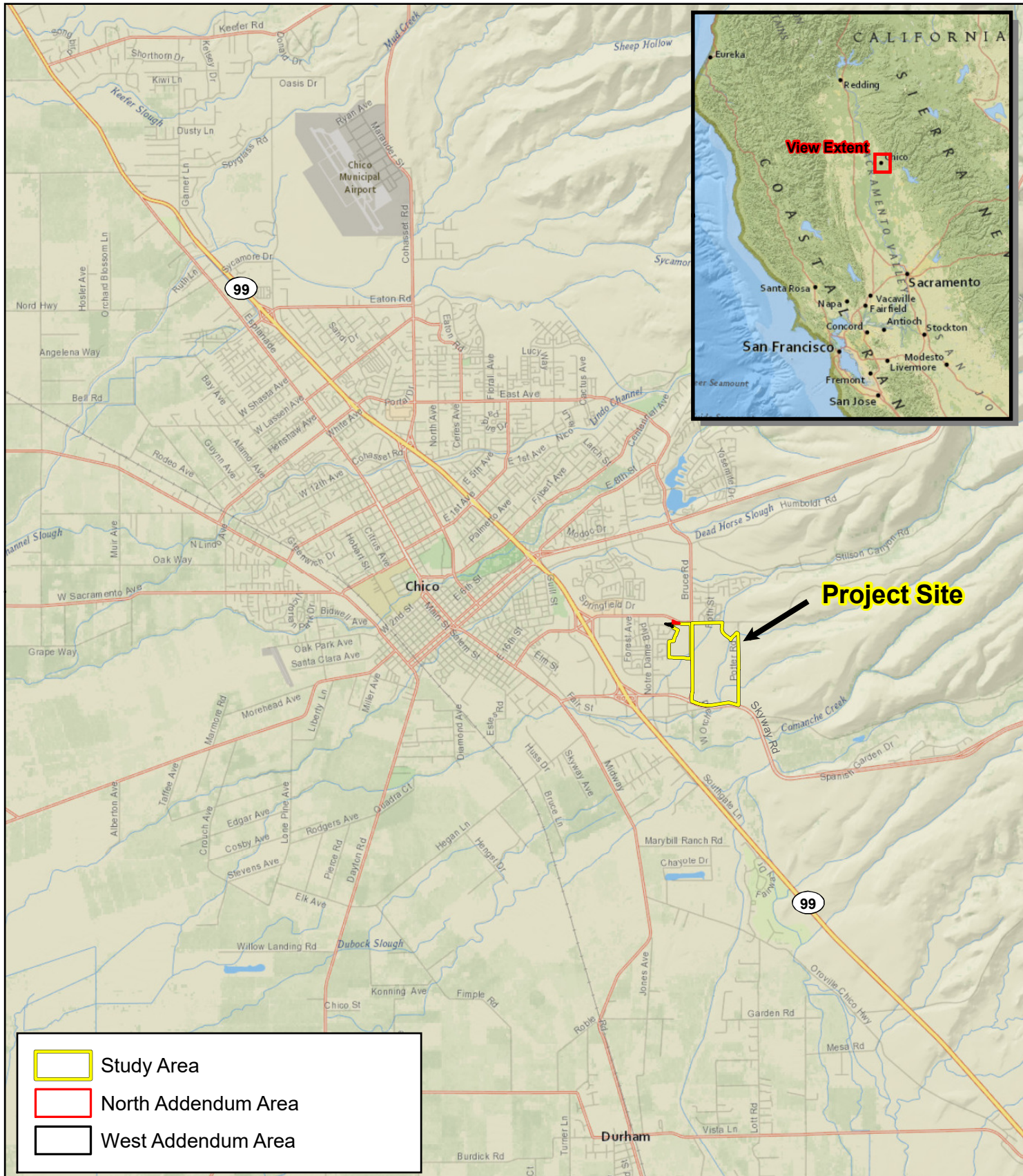


Figure III-1. Project Site Location Map

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

0 0.5 1 2
Miles



Map Prepared Date: 2/10/2017
Map Prepared By: mrochelle
Base Source: Esri, National Geographic
Data Source(s): Rolls Anderson & Rolls Engineers

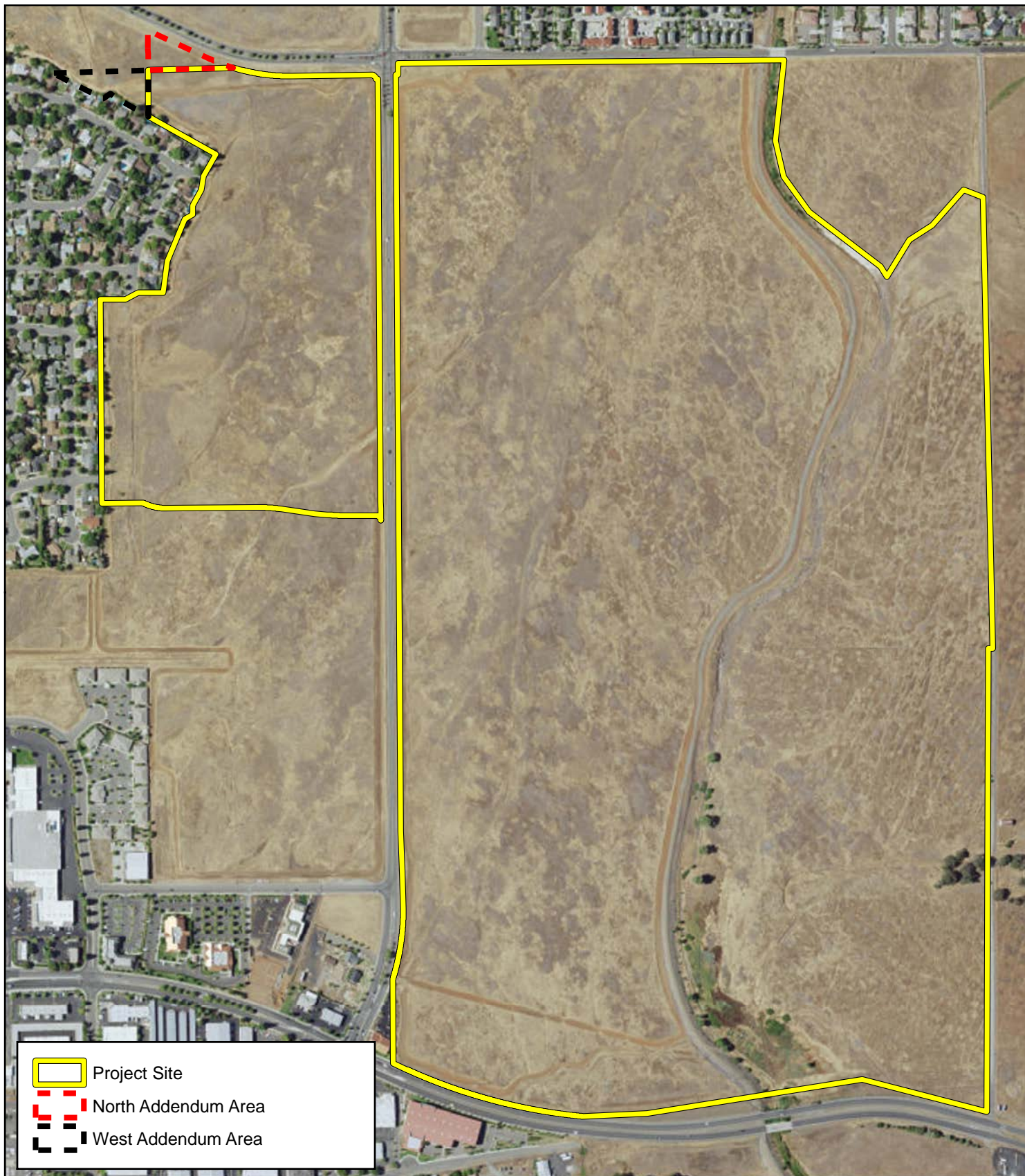


Figure III-2. Project Site Aerial

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



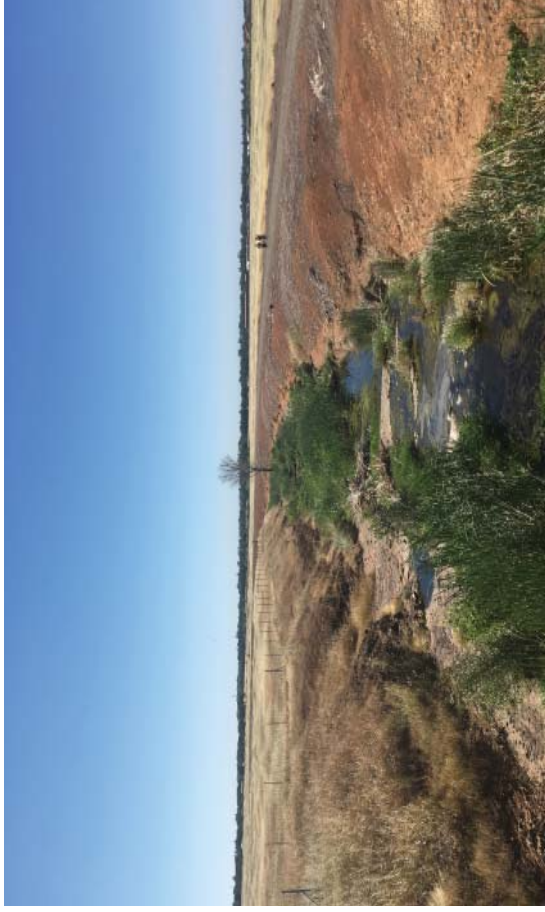
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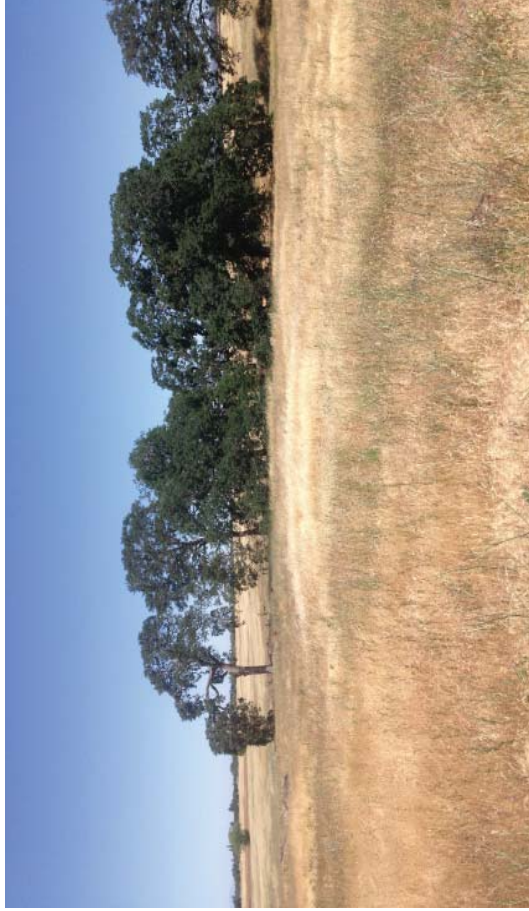
Map Prepared Date: 2/10/2017
 Map Prepared By: mrochelle
 Base Source: 2014 NAIP Imagery
 Data Source(s): Rolls Anderson & Rolls Engineers



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 north from Skyway.



View 4. View of the project site looking east from Skyway.

Figure III-3. Views of the Project Site

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



View 1. View of the project site looking north along the Butte Creek Diversion Channel.



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



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



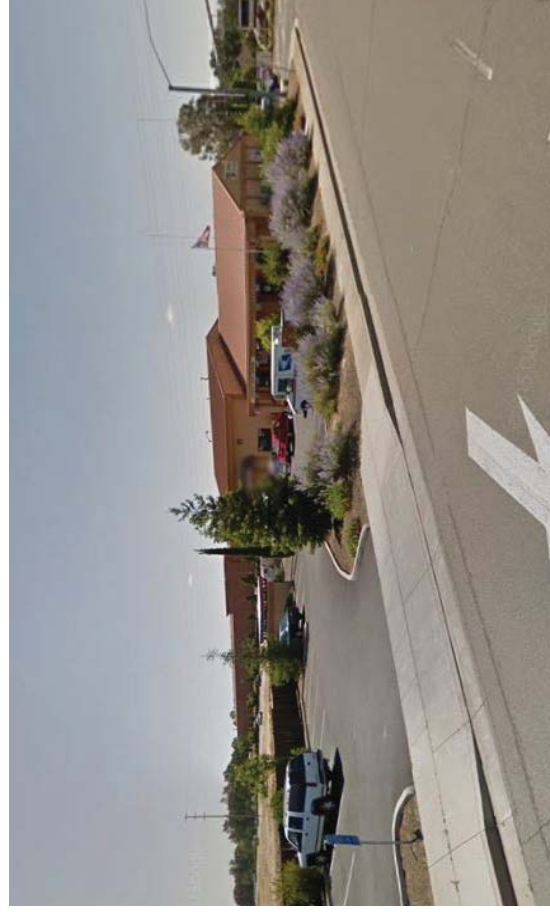
View 4. View of the project site looking west from the Butte Creek Diversion Channel.

Figure III-4. Views of the Project Site

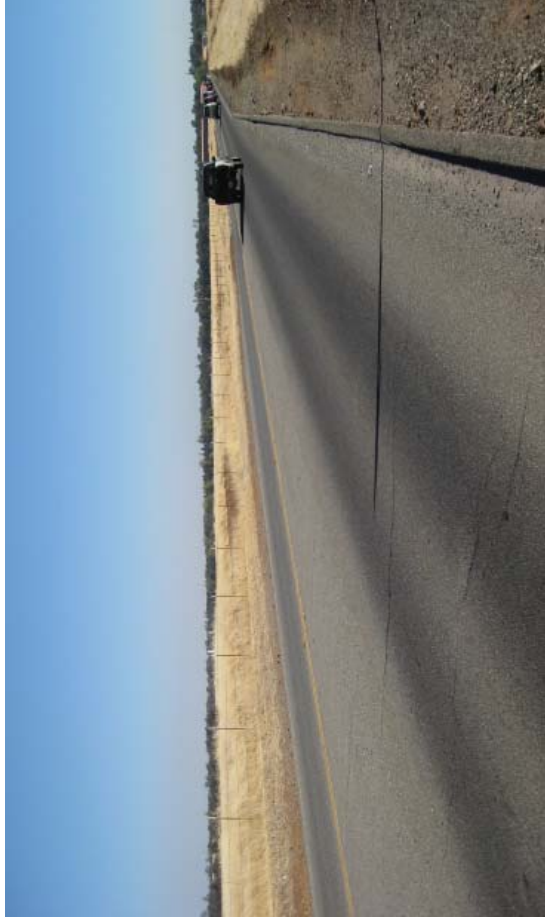
Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California



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



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



View 3. View looking north from of the intersection of Raley Boulevard and Bruce Road.



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

Figure III-5. Views of Surrounding Land Uses

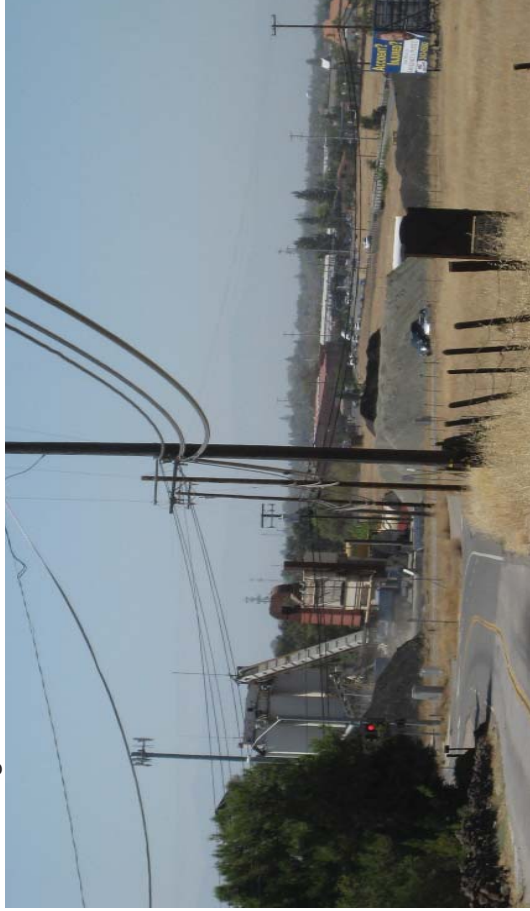
Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
City of Chico, California



View 1. View from the project site looking north towards a residential neighborhood.



View 2. View of vacant land east of the project site from Skyway.



View 3. View looking southeast from the southern border of the project site towards the industrial use.



View 4. View of commercial uses south of the project site.

Figure III-6. Views of Surrounding Land Uses

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

B. 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 lots, and commercial lots (proposed project). The proposed project consists of the Stonegate Subdivision Vesting Tentative Subdivision Map, (see Figures III-7 and III-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: 108.8 acres
- Public right-of-way dedication: 41.8 acres
- Public right-of-way abandonment: 0.3 acres
- Bicycle Path: 0.7 acres
- Park: 3.3 acres
- Single-family residential, standard lots (424 lots): 81.0 acres
- Single-family, half-acre lots (45 lots): 22.3 acres
- Multi-family residential: 13.4 acres
- Commercial: 36.6 acres
- Stormwater facility: 5.4 acres
- Land transfer from the project site to the City: 1.0 acre
- Land transfer from the City to the project site: 0.8 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 in Section III.C (Project Objectives). Proposed General Plan designations and zoning districts are provided in Table III-2 below.

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

APN/acres	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning
002-190-041 / 48.0 acres	LDR/RCO OMU/RCO	LDR MDR CMU/	R1-RC OR-RC	R1 R2 CC
018-510-007 / 100.2 acres	VLDR/RCO POS SOS	VLDR POS SOS	RS-20-PD-RC OS1 OS2	RS-20 OS1 OS2
018-510-008 / 111.1 acres	LDR/RCO MHDR/RCO SOS	LDR CMU POS SOS	R1-RC R3-RC OS2	R1 CC OS1 OS2
018-510-009 / 53.7 acres	LDR/RCO OMU/RCO SOS	LDR CMU MDR POS SOS	R1-RC OR-RC OS2	R1 CC R2 OS1 OS2
002-220-006 / 7.75 acres	SOS	SOS CMU/RCO	OS2	OS2 CC

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The City of Chico General Plan Diagram illustrates that the project site is located entirely 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 build-out 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 designations. As proposed, the project would develop approximately 65 percent of the site.

Proposed Land Use Development

Descriptions of development anticipated within the proposed project have been provided by the applicant and adapted into the sub-headings below. With regard to future multi-family residential and commercial uses (Lots 470 through 474), no specific proposals for development have been made, thus the descriptions below represent a vision of how these lots on the proposed tentative subdivision map could develop. For the purposes of this EIR, more-conservative assumptions for development in these areas are made, such that the level of development anticipated by the applicant falls well within the scope of EIR analysis.

Open Space

The proposed project would include approximately 108 acres of open-space. The open space would include grassland habitat intermixed with a variety of seasonal wetlands, vernal pools, natural drainages, and a segment of the Butte Creek Diversion Channel. The open space would support two large populations of the federal and state endangered BCM, one east and one west of the diversion channel. A street, park, and pedestrian/bike path along the western boundary of the open space would separate this area from adjacent land uses and provide views of the area. The proposed project may include development of a long-term management plan for the open space, including vegetation management practices. The open space would also include a portion of the watershed of Butte Creek, which supports populations of anadromous fish listed under the Endangered Species Act (ESA). The preserve may have educational signage along areas overlooking the open space. The proposed open space would be located immediately south of the City's Doe Mill Preserve, a small BCM preserve, connecting the two resources.

Single Family Residential

This land use would incorporate homes on lots of various sizes. The proposed project lays out five different densities of single family housing amongst 469 total lots. Smaller lots would be located closer to areas planned for multi-family residential land uses. Larger single-family residential lots would be located near open space preserves, interior to the project.

Multi-Family Residential

The proposed project includes two lots that would be zoned R2 (which permits 6 to 14 units per gross acre) and developed with multi-family residential units. Lot 470 would be 11.8 gross acres (9.4 net acres), and Lot 473 would be 4.8 gross acres (4.0 net acres). The applicant anticipates that multi-family residential uses would include up to 208 units within two-story apartment buildings (up to 35 feet in height), with shared outdoor common areas and parking. This level of development corresponds to approximately 12.5 units per acre.

For the purposes of this EIR, it is assumed that up to 233 units may be constructed on these lots. These assumptions correspond to a build-out of these lots at approximately 14 units per acre.

Southern Commercial

The project includes a 14.6-acre lot (Lot 472) near its southerly end that would be zoned CC (Community Commercial). Given the proposed zoning, proximity to the Skyway, and nearby medical uses along the Skyway, the applicant anticipates that this southern commercial property would likely be developed with medical office uses comprised of one large building or multiple buildings, totaling up to 195,000 square feet.

For the purposes of this EIR, it is assumed that up to 205,000 square feet of medical/dental offices may be developed on Lot 472.

Northern Commercial

Northern commercial properties would include a 20-acre lot (Lot 471) and a 2-acre lot (Lot 474), located at the southwest and southeast corners of East 20th Street at Bruce Road, respectively. These commercial lots would be zoned CC (Community Commercial), and the applicant anticipates that they will likely be developed with a mix of retail uses totaling up to 201,000 square feet.

For the purposes of this EIR, it is assumed that between 220,000 and 240,000 square feet of commercial uses may be constructed on Lots 471 and 474.

Land Transfer¹

A land transfer with the City of Chico is proposed for the west side of the Northern Commercial development, adjacent to East 20th Street. This aspect of the project would transfer ownership of a 0.80-acre triangle-shaped property owned by the City to Lot 471, in exchange for a similarly-shaped 1.0-acre piece of property located at the northwestern extremity of Lot 471. The purpose of this land transfer is to create better use efficiencies for the future commercial development, while also shifting higher-quality wetlands into a City open space preserve. If this aspect of the project is approved, then the developer

¹ The City of Chico has not approved such a land transfer. The applicant will be required to gain the necessary approvals from the City in a separate process for this land transfer to occur.

will be required to effectuate the land transfer by submitting a Boundary Line Modification or similar application.

Grading, Drainage and Utilities

Development of the proposed project would require the preparation of a detailed grading, stormwater runoff, and erosion control plan subject to the review and approval of the City. Grading would be completed in such a manner as to ensure that all lots would have a positive one (1) percent minimum slope.

Portions of the site located west of the Butte Creek Diversion Channel (APNs 002-190-041, 018-510-008, and 018-510-009) are located in the Comanche Creek Drainage Area. Stormwater runoff from future development on these properties would be conveyed via a new network of local lines connecting to existing storm drain lines that collect runoff from two or three Comanche Creek Drainage Area sub basins. Stormwater runoff would be treated within the limits of the proposed development or the City's Fair Street Detention Facility, depending upon where the runoff originates. Development of APN 018-510-007 (east of the Butte Creek Diversion Channel) would result in the construction of a network of both local and outfall lines that would discharge into the Butte Creek Diversion Channel.

The City of Chico would provide municipal sewer collection and treatment services, while the California Water Service Company (Cal Water) 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). Utilities may be extended to the proposed single-family residential lots on APN 018-510-007 within the Skyway right-of-way or from APN 018-510-008. This utility extension could be constructed by open trenching, bore and jack or other method. An extension from APN 018-510-008 would require crossing the diversion channel and construction through the proposed project open space in Parcel D.

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 III-7 and III-8). Access to the project is proposed via connections to Bruce Road, East 20th Street, Webster Drive, Laredo Way, Niagara Way, and Skyway. The project's internal circulation system would provide access to the proposed uses, as seen in Table III-3. Each street would feature a curb and gutter system with 5-foot sidewalks and 7-foot parkway strips. A new traffic signal is proposed where Webster Drive connects to Bruce Road. A Class 1 bike/pedestrian path is also proposed along the west side of Bruce Road, with a two-foot wide clear area on either side of the path.

**Table III-3
Proposed Circulation**

Street Name and Extent	Right-of-Way	# Travel Lanes	Median	Bike Lane/ Parking/ Curb/ Gutter	Parkway/ Sidewalk	Class 1 Path
Bruce Road (from north of Laredo Way to East 20th)	49' (East) 52' (West)	4	7' (East/West)	5' (East/West) 2' bike buffer	12' Combined (East) 7' (West)	8' (West)
Bruce Road (from Webster Drive to north of Laredo Way)	57'-62' (East) 52' (West)	4	7' (East/West)	5' (East/West) 2' bike buffer	20'-25' (East) 7' (West)	8' (West)
Bruce Road (from Raley Blvd. to Webster Drive)	57'-62' (East) 40' existing (West)	3 (2 proposed/ 1 existing)	7' (East)	5' (East) 2' bike buffer	20'-25' (East)	N/A
Bruce Road (south of Raley Blvd.)	50' (East) 40' existing (West)	3 (2 proposed/ 1 existing)	7' (East)	5' (East) 2' bike buffer	12' (East)	N/A
Laredo Way (approaching Bruce Road)	36' (East/West)	2	7' (East/West))	7' (East/West)	12' (East West)	N/A
Webster Drive (from Street Q to Bruce Road)	32' (North/South)	2	7' (North/South)	N/A	12' (North/South)	N/A
Webster Drive (west of Street Q)	24' (East/West)	2	N/A	N/A	12' (East/West)	N/A
Baroni Drive/Raley Blvd.	32' (East/West)	2	N/A	8' (East/West)	12' (East/West)	N/A
East 20 th Street (west of Bruce Road)	50' (North/South)	3 (1 proposed/ 2 existing)	7' existing (North/South)	5' (North/South)	12' (South)	N/A
East 20 th Street (from Bruce Road to 400 feet east of Bruce Road)	38' existing (North) 40' (South)	2 existing	7' existing (North/South)	8' existing (North) 8' (South)	10' existing (North) 12' (South)	N/A
East 20 th Street (from 400 feet east of Bruce Road to east end of project site)	30' existing (North) 32' (South)	2 existing	N/A	8' existing (North) 8' (South)	10' existing (North) 12' (South)	N/A

Street Name and Extent	Right-of-Way	# Travel Lanes	Median	Bike Lane/ Parking/ Curb/ Gutter	Parkway/ Sidewalk	Class 1 Path
Street N (approaching Bruce Road)	36' (East/West)	2	7' (East/West)	7' (East/West)	12' (East/West)	N/A
Street T (Adjacent to Parcel D)	29' (East) 16' (West)	2	N/A	7' (East)	12' (East)	N/A
Street G (Bruce Road to Parcel B)	45' (East/West)	2	7' (East/West)	N/A	25' (East/West)	N/A
Street A (Adjacent to Parcels C and D)	16' (East) 29' (West)	2	N/A	7' (West)	12' (West)	N/A
Minor Residential (Streets B through Wand segments of Street A and Laredo Way not listed above)	29' (each direction)	2	N/A	7' (each direction)	12' (each direction)	N/A

C. PROJECT OBJECTIVES

- Subdivision of the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico's land use plans, policies, and regulations;
- Construction of infrastructure to serve all proposed lots;
- Preserve a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value;
- Enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats;
- Create residential neighborhoods in the project that offer a variety of housing types at various densities and price points to help meet the City's housing needs;
- Development of a project that is consistent with City design policies and Design Guidelines Manual;
- Provide commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community; and
- Provide revenue to local businesses during project construction and operation.

D. REQUIRED PERMITS AND APPROVALS

This Draft EIR serves as the environmental document for all discretionary actions associated with development of the proposed project. This Draft EIR is intended to cover all state, regional, and/or local government discretionary approvals that may be required to develop the proposed project, whether or not they are explicitly listed below. The federal, state, regional and local agencies that may have jurisdiction over aspects of the proposed project may require certain permits and approvals that include, but are not necessarily limited to the following:

City of Chico

- Vesting Tentative Subdivision Map
- General Plan Amendment
- Rezone
- Boundary Line Modification
- Development Agreement
- Grading permits
- Building permits

Regional Water Quality Control Board

- Construction Stormwater Permit
- Clean Water Act Section 401 water quality certification and/or Waste Discharge Requirements

State Department of Fish and Wildlife

- California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement
- California Fish and Game Code Section 2081 Incidental Take Permit

U.S. Army Corps of Engineers

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

U.S. Fish and Wildlife Service

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

E. RELATED PROJECTS

Sections 15126 and 15130 of the State CEQA Guidelines provide that EIRs consider the significant environmental effects of a proposed project as well as “cumulative impacts.” Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts (CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts [CEQA Guidelines Section 15130(b)(1)(A)].

State CEQA Guidelines Section 15130(b)(1) identifies two basic methods for establishing the cumulative environment in which the project is to be considered: the use of a list of past, present, and probable future projects (projects) and the use of projections contained in relevant planning documents (projections). For this Draft EIR, both the projects and the projections approach have been combined to generate the most reliable future projections possible.

Cumulative Significance Criteria

For purposes of this Draft EIR, the proposed project would have a significant cumulative effect if:

- the cumulative effects of related projects (past, current, and probable future projects) are not significant and the incremental impact of implementing the proposed project is substantial enough, when added to the cumulative effects of related projects, to result in a new cumulatively significant impact; or
- the cumulative effects of related projects (past, current, and probable future projects) are already significant and implementation of the proposed project makes a considerable contribution to the effect. The standards used herein to determine considerability are that either the impact must be substantial or must exceed an established threshold of significance.

Geographic Context

The geographic area that could be affected by implementation of the proposed project in combination with other projects varies depending on the type of environmental resource being considered. The general geographic area associated with different types of environmental effects of the project defines the scope of the area considered in the cumulative impact analysis (see Table III-4). Also listed is the method of evaluation used to analyze cumulative impacts for each environmental resource (described further above).

**Table III-4
Geographic Scope of Cumulative Impacts and Method of Evaluation**

Resource Issue	Geographic Area	Method of Evaluation
Aesthetics	Immediate project vicinity	Projects
Agriculture & Forestry Resources	Regional and local	Projects
Air Quality	Local (toxic air contaminants and odors) Air Basin (construction-related and mobile sources)	Projects and Projections
Biological Resources	Regional and local	Projects
Cultural Resources	Project site only	Projects
Geology / Soils	Immediate project vicinity	Projects
Greenhouse Gas Emissions	Global	Projections
Hazards & Hazardous Materials	Project site only	Projects
Hydrology / Water	Immediate project vicinity and Butte Creek watershed	Projects
Land Use / Planning	Immediate project vicinity	Projects
Mineral Resources	Project site only	Projects
Noise	Immediate project vicinity (effects are highly localized)	Projects
Population / Housing	Regional and local	Projects and Projections
Public Services	Regional and local	Projects and Projections
Recreation	Regional and local	Projects and Projections
Transportation / Traffic	Regional and local	Projections
Tribal Cultural Resources	Project site only	Projects
Utilities / Service Systems	Regional and local	Projects and Projections
Notes: Projects = the use of a list of past, present, and probable future projects; Projections = the use of projections contained in relevant planning documents.		

For those environmental resources that were evaluated based on the projections approach, the projections take into consideration future projects that are not included in the below list of related plans and projects.

List of Cumulative Plans and Projects

Table III-5 lists the related (or cumulative) projects identified for the proposed project. These related projects comprise an exhaustive list of approved, proposed, or projects currently under construction in the City of Chico at the time the Notice of Preparation for this EIR was released (June 2016). The list includes projects of various land uses, including (but not limited to) single-family residential, multi-family residential, commercial, and retail. For an analysis of the

cumulative impacts associated with these related projects and the proposed project, the reader is referred to the cumulative impact discussions under each individual impact category in Chapter IV of this Draft EIR.

**Table III-5
Related Projects**

Related Project Number	Name and Location	Units/Lots	Lot Size	Status
Residential Development				
1	Belvedere Heights 2 E 20th St / Dawncrest Dr	92 Lots 92 Units	21.8 Acres	Approved Tentative Map
2	Mission Vista Ranch 2 Humboldt Rd / Morning Rose Way	17 Lots 17 Units	2.4 Acres	Approved Tentative Map
3	Humboldt Trail Estates 1 Overseer Ct.	17 Lots 17 Units	2.6 Acres	Approved Tentative Map
4a	Meriam Park Remaining Land E 20th St / Bruce Rd	2,104 Units	71.5 Acres	Approved Tentative Map
4b	Meriam Park Phs 1-4 E 20th St / Bruce Rd	151 Lots 194 Units	109.8 Acres	Approved Tentative Map
4c	Meriam Park Phs 5-8 E 20th St / Hartford Dr	7 Lots 200 Units	23.3 Acres	Recorded Final Map
5	Twin Creeks Canyon Oaks Pcl 8	16 Lots 16 Units	68.1 Acres	Approved Tentative Map
6a	Wildwood Estates Eaton Rd / Cactus Ave	112 Lots 112 Units	17.8 Acres	Approved Tentative Map
6b	Wildwood Estates Eaton Rd / Cactus Ave	59 Lots 59 Units	10.7 Acres	Recorded Final Map
7	Oak Valley 1 Humboldt Rd	126 Lots 295 Units	43.0 Acres	Recorded Final Map
8	Sycamore Glen Eaton Rd / Mariposa Ave	198 Lots 198 Units	33 Acres	Recorded Final Map
9	Foothill Park East Unit 7 St Lawrence Ave	68 Lots 65 Units	19.1 Acres	Approved Tentative Map
10	Mountain Vista Subdivison Eaton Road Floral Ave	211 Lots 211 Units	34.1 Acres	Recorded Final Map
11	Domicile Subdivision 2434 Floral Ave	8 Lots 8 Units	1.3 Acres	Approved Tentative Map
12	Hampton Court 2875 Marigold Ave	19 Lots 19 Units	5.0 Acres	Approved Tentative Map
13	The Estates 1982 Hooker Oak Ave	9 Lots 9 Units	2.8 Acres	Approved Tentative Map

Related Project Number	Name and Location	Units/Lots	Lot Size	Status
14	Avila Estates 216 Centennial Ave	17 Lots 17 Units	2.4 Acres	Proposed
15	Estates at Lindo Ch 1511 Mazanita Ave	22 Lots 22 Units	5.0 Acres	Proposed
Multi-Family Development				
16	Lava Ridge Apts (Oak Valley) Native Oak Dr / Hwy 32	98 Units		Plan Check
17	Sycamore Glen Eaton Rd / Mariposa Ave	100 Units	6.8 Acres	Approved Tentative Map
18	Mountain Vista Eaton Road / Floral Avenue	133 Units	8.6 Acres	Approved Tentative Map
19	Oakdale Apartments 1709 Oakdale St	36 Units	0.8 Acres	Construction
20	Chico Senior Living Complex 2950 Sierra Sunrise Terr	77 Units (Assisted Living)	1.9 Acres	Plan check
21	Fiore di Monte Apartments Nord Hwy	156 Units	7.9 Acres	Plan check
22	Carriage Park Apartments 1975 Bruce Rd	141 Units	7.1 Acres	Construction
Commercial, Mixed Use, and Miscellaneous Development				
23	Holiday Inn Hotel 2080 E 20 th St	N/A	93 Rooms	Pre-Plan check
24	Ulta Store Beauty Supplies 2068 Dr MLK Jr Pkwy	N/A	10,000 sf	Plan check
25	Crepeville Restaurant (infill) 240 Main St	N/A	N/A	Plan check
26	Surfs Up Car Wash Forest Ave	N/A	4,900 sf	Pre-Plan check
27	Dutch Bros Coffee Drive Thru 196 Humboldt Ave	N/A	640 sf	Construction
Source: City of Chico, March, 2016				

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