

SCH # 2019089041 VALLEY'S EDGE SPECIFIC PLAN FINAL EIR

CITY OF CHICO

October 2022



Valley's Edge Specific Plan Final Environmental Impact Report SCH No. 2019089041

Prepared for:

City of Chico Community Development Department 411 Main Street, 2nd Floor Chico, California 95927

Prepared by:

DUDEK 1102 R Street Sacramento, California

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1 Introduction

1.0 Introduction

This Final Environmental Impact Report (Final EIR) contains the public and agency comments received during the public review comment period for the Valley's Edge Specific Plan Project Draft EIR.

The EIR is an informational document intended to disclose to the Lead Agency, the City of Chico (City), and the public the environmental consequences of approving and implementing the Valley's Edge Specific Plan Project (proposed project) or one of the alternatives to the project described in the Draft EIR. All written comments received during the public review period (October 29 through December 15, 2021) and during the public hearing on November 18, 2021, on the Draft EIR are addressed in this Final EIR. During the public review period, the City received a total of 52 comment letters from public agencies, organizations, and individuals.

The responses in this Final EIR clarify, correct, and/or amplify text in the Draft EIR, as appropriate. Also included are text changes made at the initiative of the Lead Agency. These changes (summarized in Chapter 2) do not alter the conclusions of the Draft EIR.

1.1 Background

In accordance with CEQA, the City released a Notice of Preparation (NOP) on August 14, 2019, for the required 30-day review period. The purpose of the NOP was to provide notification that an EIR for the project was being prepared and to solicit guidance on the scope and content of the document. The City held a public scoping meeting to take oral comments on August 29, 2019. The Draft EIR was circulated for public review and comment for a period of 45 days from October 29 through December 15, 2021. The City held a public hearing to take oral comments on the Draft EIR on November 18, 2021.

The comments and responses that make up the Final EIR, in combination with the Draft EIR, as amended by the text changes, constitute the EIR that will be considered for certification by the City Planning Commission and City Council.

1.2 CEQA Requirements

The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Lead Agency must provide each agency that commented on the Draft EIR with a copy of the Lead Agency's response to their comments a minimum of 10-days before certifying the Final EIR.

1.3 Use of the Final EIR

The Final EIR serves as the environmental document to inform the Lead Agency's consideration of approval of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft EIR.

As required by Section 15090 (a) (1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final EIR, must make the following three determinations:

- 1. The Final EIR has been completed in compliance with CEQA.
- 2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
- 3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The possible findings are:

- 1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing the reasons supporting the action. The Statement of Overriding Considerations shall be supported by substantial evidence in the Lead Agency's administrative record.

1.4 Project Under Review

The proposed project would develop a mixed-use community with a range of housing types, commercial uses, parks, trails and recreation and open space areas on an approximately 1,448-acre site located in unincorporated Butte County within the City of Chico's Sphere of Influence. The residential component would consist of approximately 1,392 family housing residential units and 1,385 age-restricted (55+) residential units. The commercial portion includes approximately 56 acres designated for a mix of professional and

medical offices, neighborhood retail shops and services, multi-family apartments, day care, and hospitality uses. Approximately 672 acres would be designated as parks, trails, open space and preservation, including a large regional park, a community park, neighborhood parks, mini parks and tot lots, and an active adult park.

A detailed project description is contained in the Draft EIR in Chapter 2, Project Description. The environmental impact analysis is included in Chapter 3 of the Draft EIR.

1.5 Summary of Text Changes

Chapter 3 in this Final EIR, Changes to the Draft EIR, identifies all changes made to the document by section. These text changes provide additional clarity in response to comments received on the Draft EIR, but do not change the significance of the conclusions presented in the Draft EIR.

1.6 Responses to Comments

A list of public agencies and individuals commenting on the Draft EIR is included in Chapter 2 in this Final EIR. During the public comment period, the City received 52 letters from agencies, organizations, individuals, and legal offices. Responses to comments received appear in Chapter 4 of this Final EIR. Each comment letter is numbered and presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the number of the comment letter appearing first, followed by the comment number. For example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments.

1.7 Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) for the proposed project includes all of the mitigation measures required of the project included in the Draft EIR, as revised in Chapter 3 of this Final EIR. A copy of the MMRP is provided as a separate document.

If the City chooses to approve the proposed project or one of the alternatives described in the Draft EIR, then the City Council will adopt the MMRP at the same time it adopts its CEQA Findings of Fact, as required by Section 21081.6 of the Public Resources Code.

1.8 Overview of the Public Participation and Review Process

The City notified all responsible and trustee agencies and all known interested groups, organizations, tribes, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

• A Notice of Completion (NOC) was filed with the State Clearinghouse on August 14, 2019 along with copies of the NOP (stating the City's intention to prepare an EIR for the proposed project with the State Clearinghouse for the required 30-day public review period, filed on August 14, 2019).

- A Notice of Availability (NOA) and copies of the Draft EIR were filed with the State Clearinghouse on October 29, 2021 to start the required 45-day public review period. The City posted a legal notice in the Enterprise Record on October 30, 2021 and sent an email with the NOA attached noticing interested groups, organizations, and individuals regarding the availability of the Draft EIR. Posters were affixed to entry gates at the subject site on East 20th Street and Honey Run Road to provide further public notice of Draft EIR availability. The public review comment period ended on December 15, 2021.
- Copies of the Draft EIR were available for review on the City website (https://chico.ca.us/valleys-edgespecific-plan); the City of Chico Community Development Department, 411 Main Street, 2nd Floor; and the Chico Branch of the Butte County Library, 1108 Sherman Avenue.

2 List of Agencies/Persons Commenting

The 45-day public comment period for the Draft Environmental Impact Report (Draft EIR) was held from October 29 through December 15, 2021. During that period, the City of Chico (City) received 52 public comment letters from agencies, organizations, and individuals. A complete list of all comment letters received is provided in Table 2-1 below.

2.0 Federal and State Agencies

The City received two comment letters from state agencies during the public comment period and no comment letters from federal agencies. State agencies that commented on the Draft EIR include the California Department of Toxic Substances Control and the California Department of Fish and Wildlife.

2.1 Local Agencies

The City received four comment letters from local agencies and public service providers during the comment review period. The local agencies and public service providers that commented on the Draft EIR include Butte County Department of Development Services, Butte Local Agency Formation Commission, Butte County Air Quality Management District, and Pacific Gas and Electric Company.

2.2 Organizations

The City received five comment letters from organizations during the comment review period. These organizations include the Altacal Audubon Society, Sierra Club, Butte Environmental Council, Center for Biological Diversity and AquAlliance, and Friends of Butte Creek.

2.3 Tribes

There were no comments received from tribes by the close of the comment review period.

2.4 Individuals

The City received 41 individual comment letters from 37 members of the public during the comment review period.

Comments received from agencies, organizations, and individuals are provided in Table 2-1 below. In some instances, the same commenter provided more than one comment. To differentiate between the comments, they are listed in the order they were received. The number of each commenter reflects the order in which responses are provided in Chapter 4.

Letter Number	Commenter
Public Agencies	
1	Pacific Gas and Electric Company (Plan Review Team, Land Management)
2	California Department of Toxic Substances Control (Gavin McCreary, Project Manager, Site Evaluation and Remediation Unit)
3	Butte County Department of Development Services (Tristan Weems, AICP, Associate Planner)
4	Butte County Local Agency Formation Commission (Shannon Costa, Local Government Planning Analyst)
5	Butte County Air Quality Management District (Jason Mandly, Senior Air Quality Planner)
6	California Department of Fish and Wildlife (Kevin Thomas, Regional Manager)
Organizations	
7	Altacal Audubon Society (Mary Muchowski, Executive Director)
8	Sierra Club (Grace M. Marvin, Yahi Group Conservation Chair Motherlode Chapter Sierra Club)
9	Butte Environmental Council (Caitlin Dalby, Executive Director)
10	Center for Biological Diversity (Ross Middlemiss, Staff Attorney) and AquAlliance (Barbara Vlamis, Executive Director)
11	Friends of Butte Creek (Allen Harthorn, Executive Director)
Individuals	
12	Eric M. Veith
13	Kathy Ferguson
14	Terry and Jona O'Shea
15	Mary Kay Benson
16	Addison Winslow – 1
17	Addison Winslow – 2
18	Heidi R. Musick
19	Joshua Pierce
20	Susan Tchudi – 1
21	Susan Tchudi – 2
22	Susan Tchudi – 3
23	David Welch
24	April Wilson
25	Karen Laslo
26	Annette Faurote
27	Jane Coleman and David McKinney – 1
28	Jane Coleman and David McKinney – 2
29	Patricia Puterbaugh
30	Suzette Welch
31	Nancy Wirtz
32	Julian Zener
33	Tom Barrett

Table 2-1. List of Commenters on the Draft EIR

Letter Number	Commenter
34	Elizabeth Devereaux
35	Tony Frayji
36	Kevin Sevier
37	Jesica Giannola
38	Bryce Goldstein, City Planning Commissioner
39	Todd J. Greene
40	Don L. Hankins
41	Jennifer Jewell
42	John Merz
43	Chris Mueller
44	Chris Nelson
45	Ann Ponzio
46	Mike Trolinder
47	Wayne Shijo, KD Anderson & Associates
48	RRM Design Group
49	Paul and Kathy Coots
50	George T. Kammerer, Attorney at Law (on behalf of the Drake Revocable Trust of 2001, Virginia Drake, Trustee)
51	Richard L. Harriman, Law Offices of Richard L. Harriman (on behalf of Northern California Environmental Defense Center)
52	Jason R. Flanders and Austin J. Sutta, Aqua Terra Aeris Law Group (on behalf of Sierra Club Mother Lode Chapter)

Table 2-1. List of Commenters on the Draft EIR

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3 Changes to the Draft EIR

3.0 Introduction

This chapter presents minor corrections, additions, and revisions made to the Draft EIR initiated by the Lead Agency (City), reviewing agencies, the public, and/or consultants based on their review. New text is indicated in underline and text to be deleted is reflected by strike through, unless otherwise noted in the introduction preceding the text change. Text changes are presented in the section and page order in which they appear in the Draft EIR.

The changes represent minor clarifications/amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

3.1 Updates to the Project Description

Since completion of the Draft EIR and the draft Valley's Edge Specific plan (VESP), the City discussed the merits of various concerns raised by the commenters as they pertain to the overall design of the VESP, and the project applicant agreed to refine the project design to incorporate several of these suggestions. The updates to the VESP do not change the total number of units proposed. The proposed changes include (1) the elimination of the 46-acre Equestrian Ridge planning area (PA-19) designated as Very Low Density Residential (VLDR) located in the southeast portion of the site and redesignating approximately 20 acres as Valley Open Space; (2) the elimination of four planning areas along Comanche Creek (PA-13, PA-14, PA-15, and PA-16) and redesignating those areas Regional Open Space; (3) up-zoning planning area PA-22 from Low Density Residential (LDR) to Medium Density Residential (MDR); and (4) down-zoning two planning areas (PA-17 and PA-30) from LDR to VLDR. The amount of open space is increased by 60 acres for a total of 733 acres and the overall density of the project increased from 4.1 to 4.63 dwelling units/acre.

The specific changes to the project description are provided below under Section 3.2.

3.2 Changes to the Draft EIR

Title Page

The typographical error on the title page is corrected to read:1

City of Chinco

Executive Summary

The following revisions are made to Table ES-1, Impacts and Mitigation Measures starting on page ES-3.

¹ The City corrected the spelling error on the title page in the electronic version of the EIR posted on the City's website on November 5, 2021.

The minor typographical error in mitigation measure AQ-2 on page ES-4 is corrected to read:

Environmental Impact	Level of Significance Prior to Mitigation	Mitigati	on Measure	Level of Significance After Mitigation
4.2-2: The proposed project could result in a cumulatively considerable net increase in criteria pollutants.	Significant	AQ-2:	Idling Restriction . For commercial land uses that include truck idling, idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Electrical power connections shall be installed at loading ducks docks so that TRUs (Transport Refrigerated Units) can be plugged in when stationary.	Less than Significant

The following revisions are made to mitigation measures BIO-1 through BIO-7.

Environmental Impact	Level of Significance Prior to Mitigation	Mitigatio	on Measure	Level of Significance After Mitigation
4.3-1: The proposed project could have a substantial adverse effect on a candidate, sensitive, or special-status species.	Potentially Significant	BIO-1:	On-Site Preserves . The developer shall prepare an <u>Operations</u> <u>Management Plan Habitat Mitigation and Monitoring Plan</u> , record easements, <u>establish funding</u> , and complete other requirements, as necessary, to establish the two <u>Butte County</u> meadowfoam preserves and the other preserve on the VESP project site in compliance with all applicable state and federal resource agency permits <u>prior to City</u> <u>issuance of grading permits</u> . The <u>Butte County meadowfoam and</u> <u>woolly meadowfoam occurrences preserves</u> as well as preserved <u>vernal pool wetlands</u> shall be separated from any development by a minimum of 250 feet unless site-specific hydrological analysis accepted by the U.S. Fish and Wildlife Service <u>(USFWS) and/or the City</u> <u>in consultation with CDFW (if no USFWS consultation is required)</u> demonstrates that a reduced or increased separation would still	Less than Significant

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		prevent direct or indirect effects to Butte County meadowfoam and	
		preserved vernal pools within the preserve. The VESP Operations	
		Management Plan Habitat Mitigation and Monitoring Plan shall <u>be</u>	
		approved by the USFWS and/or the City in consultation with the	
		California Department of Fish and Wildlife (if no USFWS consultation is	
		required) and include at a minimum: (a) monitoring of general	
		conditions within the preserves including documentation of vegetation	
		community, vegetative cover, evidence of public access impacts, and	
		the presence of any erosion or sedimentation or other conditions that	
		<u>may be detrimental to the long-term viability of BCM populations; (b)</u>	
		monitoring methods and frequencies <u>(annual at a minimum)</u> to detect	
		changes in Butte County Meadowfoam and allow for adaptive	
		management; <u>(c) use of nearby preserves (e.g., Stonegate, Doe Mill-</u>	
		Schmidbauer Meadowfoam Preserve) as annual reference sites to	
		determine the condition of the on-site BCM populations; (d)	
		management techniques to be used on the preserves and triggers for	
		management actions; and (<u>e)</u> a funding strategy <u>such as a non-wasting</u>	
		endowment or property assessment to ensure that prescribed	
		monitoring and management would be implemented in perpetuity to	
		ensure efficacy of the preserves. Management methods shall include	
		but not be limited to controls on introduction and spread of invasive	
		plant species, <u>remediation of erosion and sedimentation</u> , and	
		requirements for fencing to control public access and pet entry into	
		preserves. <u>Monitoring and management of the preserves shall ensure</u>	
		no net loss of meadowfoam extent averaged over a five-year period, to	
		account for interannual variation and climatic variation. If	
		meadowfoam extent is shown to have decreased on average over a	
		tive-year period, remedial measures shall be implemented including	
		but not limited to seed collection and planting, transplanting from	
		other established populations with agency approval, increased invasive	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		plant management, restoration of impacted hydrology, or other	
		measures to restore population extent.	
		Further, the developer shall avoid or minimize impacts to the greatest	
		extent feasible to areas of the project site where shield-bracted	
		monkeyflower and Bidwell's knotweed occur. The developer shall	
		maintain protective elements such as fencing, open space or	
		conservation easements, and/or buffer zones around suitable habitat	
		where these species occur prior to construction activities and	
		throughout construction activities and/or; if the developer cannot	
		completely avoid impacts to these two species, then the CDFW must	
		be notified and given a reasonable opportunity to harvest plants or	
		seeds prior to impacts. No development shall be approved by the City	
		within 500 feet of the avoidance area until the preserves are	
		established.	
		BIO-2: Nesting Bird Surveys (including and not limited to Loggerhead Shrike, <u>White-Tailed Kite, Northern Harrier,</u> and Yellow Warbler). Nesting bird surveys shall be conducted by the project developer or construction	
		contractor(s) prior to commencing any construction activities, on-site	
		and for off-site infrastructure, including site clearing and tree removal	
		and tree removal for installation of required off-site utilities. (Note: BIO	
		2 is consistent with AMM2, 3, 5, and 8 in the BRCP (Butte County	
		2019)). Preconstruction surveys for these species may be completed	
		the individual requirements of each preconstruction surveys, provided	
		(a) A qualified biologist shall conduct a preconstruction survey for	
		nesting birds <u>no more than seven approximately two</u> days prior to	
		vegetation or tree removal or ground-disturbing activities during	
		the nesting season (March <u>February</u> through August). The survey	
		shall cover the limits of construction and suitable nesting habitat	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		within 500 feet for raptors and 100 feet for other nesting birds, as	
		feasible.	
		(b) If any active nests are observed during surveys, a qualified	
		biologist shall establish a suitable avoidance buffer from the active	
		nest. The <u>standard</u> buffer distance will <u>shall be 250 feet for</u>	
		passerines and 500 feet for raptors. typically range from 50 to 300	
		feet, and Buffer distances may be increased or reduced from these	
		standard distances shall be determined based on factors such as	
		the species of bird, topographic features, intensity and extent of	
		the disturbance, timing relative to the nesting cycle, and	
		anticipated ground disturbance schedule <u>as determined by the</u>	
		qualified biologist. Limits of construction to avoid active nests shall	
		be established in the field with flagging, fencing, or other	
		appropriate barriers and shall be maintained until the chicks have	
		fledged and the nests are no longer active, as determined by the	
		qualified biologist. If construction continues within three times the	
		buffer distance provided to an active nest, The qualified biologist	
		shall be hired by the developer to regularly monitor the nest	
		(minimum frequency of weekly) and shall have stop work authority	
		if construction activities are having an adverse impact on the nest.	
		CDFW shall be consulted if active nests are observed during the	
		pre-construction phase.	
		(c) If vegetation removal activities are delayed, additional nest surveys	
		shall be conducted such that no more than 7 days elapse between	
		the survey and vegetation removal activities. It is recommended	
		that disturbing potential nesting habitat (i.e., trimming and/or	
		vegetation removal) be performed outside of the nesting season	
		(September through February) to avoid impacts to hesting birds.	
		zone after construction has started, work in the vicinity of the nest	
		shall be halted until the qualified biologist can provide appropriate	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigatio	on Measure	Level of Significance After Mitigation
			avoidance and minimization measures to ensure that the nest is not disturbed by construction. Appropriate measures may include a no-disturbance buffer until the birds have fledged and/or full-time monitoring by a qualified biologist during construction activities conducted in close proximity to the nest.	
		BIO-3:	Burrowing Owl . Burrowing owl surveys shall be conducted by <u>a</u> <u>qualified biologist hired by</u> the project developer or construction contractor(s) prior to commencing any construction activities, including on-site and off-site (infrastructure) clearing and tree removal. (Note: BIO-3 is consistent with AMM2, 3, 5, 8, and 19 in the BRCP (Butte County 2019)). Preconstruction surveys for this species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.	
			 (a) Within 14 days prior to the anticipated start of construction, a qualified biologist shall conduct preconstruction surveys within the project site to identify burrowing owls or their nesting areas. This survey shall follow survey protocols as developed by the Burrowing Owl Consortium (CDFW 2012). If no active burrows or burrowing owls are observed, no further mitigation is required. If a lapse in construction of 15 days or longer occurs during the nesting season, additional preconstruction surveys shall be repeated before work may resume. (b) If burrowing owls or active burrows are identified within the project site during the preconstruction surveys. the following measures 	
			 bite during the preconstruction surveys, the following measures shall be implemented: During the non-breeding season for burrowing owls (September 1 through January 31), exclusion zones shall be established around any active burrows identified during the preconstruction survey. The exclusion zone shall be no less than 160 feet in radius centered on the active burrow. With approval from the City after consultation with California Department of Fish and Wildlife (CDFW) and a qualified biologist, burrowing owls shall be 	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		 passively evicted and relocated from the burrows using one-way doors. The one-way doors shall be left in place for a minimum of 48 hours and shall be monitored daily by the biologist to ensure proper function. Upon the end of the 48-hour period, the burrows shall be excavated by the biologist with the use of hand tools and refilled to discourage reoccupation. During the breeding season (February 1 through August 31), a qualified biologist familiar with the biology and behavior of this species shall establish exclusion zones of at least 250 feet in radius centered on any active burrow identified during the preconstruction survey. No construction activities shall occur within the exclusion zone as long as the burrow is active and young are present. Once the breeding season is over and young have fledged, as determined by a qualified biologist, passive relocation of active burrows may proceed as described in measure BIO-3(b), above. The buffer widths may be reduced with the following measures: A site-specific analysis, reviewed and approved by City after consultation with CDFW, shall be prepared by a qualified biologist that documents and describes how the nesting or wintering owls would not be adversely affected by construction activities; Monitoring shall occur by a qualified biologist for a minimum of 10 consecutive days following initiation of construction indicating that the owls do not exhibit adverse reactions to construction activities; Burrows are not in danger of collapse due to equipment traffic; and Monitoring is continued by a qualified biologist at least once a week through the nesting/wintering cycle at the site and no change in behavior by owls is observed; biological monitoring reports shall be submitted to CDFW. 	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		BIO-4: Swainson's Hawk. Swainson's hawk surveys shall be conducted by the project developer or construction contractor(s) prior to commencing any construction activities, including on-site and off-site (infrastructure) clearing and tree removal. (Note: BIO-4 is consistent with AMM2, 3, and 8 in the BRCP (Butte County 2019)). Preconstruction surveys for this species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.	
		 (a) If construction (including site clearing and grading) occurs during the nesting season for Swainson's hawk (March 1 through August 31), a qualified biologist shall conduct preconstruction surveys no more than 15 days prior to construction to identify nesting Swainson's hawk within 0.25 mile of the project site. If a lapse in project-related construction activities of 15 days or longer occurs <u>or if the new project-related</u> activities are located more than 0.25 mile from where work has occurred in the previous 15 days, additional preconstruction surveys shall be conducted prior to reinitiating <u>or initiating</u> work. (b) If an active Swainson's hawk nest is identified within 0.25 mile of the project site, an exclusion buffer <u>of 0.25 mile</u> shall be established in consultation with the biologist and California Department of Fish and Wildlife (CDFW). <u>Reductions in buffer distance from the standard 0.25 mile may be accommodated based on site-specific conditions with specific approval from CDFW. No construction work such as grading, earthmoving, or any operation of construction with and approved by CDFW and/or as described below. An approved biologist experienced with Swainson's hawk behavior shall be retained by the project developer to monitor the nest throughout the nesting season at weekly or biweekly intervals and to determine when the young have fledged. Construction may commence normally in the buffer zone if the nest becomes inactive (e.g., the young have fully fledged), as determined by the qualified biologist.</u> 	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		(c) Work within the temporary nest disturbance buffer can occur with the written permission of the City and CDFW. The approved biologist shall be on site daily while construction-related activities are taking place within the buffer. If nesting Swainson's hawks begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist shall have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, the project developer, and CDFW shall meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist shall also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a Swainson's hawk flies into an active construction zone (i.e., outside the buffer zone).	
		BIO-5: Bats (including Pallid Bat and Western Red Bat). Bat surveys shall be conducted by the project developer or construction contractor(s) prior to commencing any construction activities, including site clearing and tree removal on the project site and associated with construction of off-site wastewater utilities. (Note: BIO-5 is consistent with AMM2 and 3 in the BRCP (Butte County 2019)). Preconstruction surveys for these species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.	
		A qualified biologist shall conduct a preconstruction survey for bat roosts within 14 days prior to project construction activities (including site clearing and grading). The survey shall include a visual inspection of potential roosting features (bats need not be present) and presence of guano in the construction footprint and within 50 feet. Potential roosting features found during the survey shall be flagged or marked. If bats (individuals or colonies) are detected, the California Department of Fish and Wildlife (CDFW) shall be notified immediately. If a bat roosting or maternity colony cannot be completely avoided, a qualified biologist shall prepare a bat mitigation and monitoring plan for CDFW review and approval. Potential measures to be included in the plan are	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		restrictions of timing of activities, placement of exclusion barriers when bats are foraging away from the roost, and replacement of roosting structures.	
		The plan shall include details of the following measures:	
		 For work activities outside the bat maternity roosting season (work conducted between August 1 and February 28), a qualified biologist shall implement passive exclusion measures to prevent bats from re- entering the tree cavities. After sufficient time to allow bats to escape and a follow-up survey to determine that bats have vacated the roost, construction activities may continue and impacts to special-status bat 	
		 species would be avoided. 2) If a pre-construction roost assessment discovers evidence of bat roosting in the trees during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, a no-disturbance buffer shall be established around these roost sites until they are determined to be no longer active by the qualified biologist. The size of the no-disturbance buffer shall be 100 feet unless determined to be different by the qualified bat biologist with concurrence from CDFW. Any alteration of the minimum buffer distance would depend on existing screening around the roost site (such as dense vegetation), the roost type, species present, as well as the type of construction activity which would occur around the roost site. 	
		BIO-6: Western Pond Turtle (Off-site Utilities only). Prior to initiating any site clearing associated with construction of the off-site wastewater utility segment between Cramer Lane and Entler Avenue in the portion within western pond turtle habitat along Comanche Creek, the project developer shall retain a qualified biologist to conduct a western pond turtle pre-construction survey. If western pond turtles are identified in an area where they could be impacted by construction activities, then a biologist trained in relocating western pond turtles shall relocate the turtles outside of the work area or create a species protection buffer (minimum 50 feet, greater if determined by the biologist to be	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		<u>necessary</u>) until the turtles have left the work area. If a <u>western pond</u> <u>turtle</u> nest is found, a species protection buffer (<u>minimum 30 feet</u> , <u>greater if</u> determined by the biologist <u>to be necessary</u>) shall be established and avoided until the young have hatched or the eggs proven non-viable, as determined by the biologist. <u>If a western pond</u> <u>turtle nest is found</u> , a qualified biologist shall be present during <u>construction activities to ensure that the nest is not impacted</u> .	
		BIO-7: VELB (Off-site Utilities Only). Per the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017), avoidance of elderberry shrubs during construction associated with the off-site wastewater utility lines, specifically shall be achieved by implementing a core avoidance area of 20 feet from the drip-line of each elderberry shrub measuring 1 inch or greater in diameter at ground level. The following avoidance and minimization measures shall be implemented by the project developer or construction contractor(s) prior to and during construction activities:	
		 (a) Fencing. All areas to be avoided during construction activities shall be fenced and/or flagged as close to construction limits as feasible. (b) Avoidance area. Activities that may damage or kill an elderberry shrub (e.g., trenching, paving, etc.) may need shall establish an avoidance area of at least 6 meters (20 feet) from the dripline, depending on the type of activity and based on the direction of a qualified biologist. (c) Worker education. A qualified biologist shall provide training for all contractors, work crews, and any on-site personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance. (d) Construction monitoring. A qualified biologist shall monitor the work area at appropriate intervals to assure that all avoidance and minimization measures are implemented. The amount and duration of monitoring shall depend on the construction specifics but shall be at a minimum frequency of weekly for the duration of 	

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
		 ground-disturbing activities. and, if required, <u>T</u>the biologist shall consult with the U.S. Fish and Wildlife Service <u>before modifying the schedule for construction monitoring</u>. (e) <i>Timing</i>. To the extent feasible, all activities that could occur within 50 meters (165 feet) of an elderberry shrub, shall be conducted outside of the flight season of the VELB (March - July). (f) <i>Trimming/Mowing</i>. No trimming of the elderberry shrubs shall occur and no mowing or mechanical weed removal within the drip- 	
		line of the elderberry shrub shall be allowed between the months of March through July, when the adult VELB are active.	

The minor typographical error in mitigation measure CUL-2 is corrected to read:

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.4-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource.	Potentially Significant	CUL-2: Archaeological and Native American Monitoring. As outlined under the Management and Discovery Plan required by Mitigation Measure CUL- 1, prior to any ground disturbance the project developer shall ensure thant a Secretary of the Interior qualified archaeologist is present to monitor earthmoving activities within archaeological monitoring zones, at the discretion of the qualified archaeologist. If any archaeological, paleontological, or historic deposits are identified during activities, ground-disturbing construction in that area shall cease, and a determination of resource significance made. Significant resource sites shall be subject to appropriate measures (e.g. data recovery, impact avoidance, recordation)	Less than Significant

The following revision is made to mitigation measure HAZ-1.

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.8-1: The proposed project could create a hazard through the routine transport, use, or disposal of hazardous materials.	Potentially Significant	 HAZ-1: Hazardous Building Survey. Prior to demolition and removal of the former ranch buildings, the project developer or contractor shall retain a licensed hazardous remediation contractor to conduct a hazardous materials building survey to determine if asbestos-containing materials and/or lead-based paints are present. A report documenting material types, conditions and general quantities shall be provided, along with photos of positive materials and diagrams. Should these materials be present, demolition plans and contract specifications shall incorporate any abatement procedures consistent with federal, State and local requirements specific to the removal and proper disposal of materials containing asbestos or lead-based paint. All materials shall be abated in accordance with local, state, and federal requirements by a licensed abatement contractor. Applicable regulations include but are not limited to those of the EPA and Cal/OSHA. Soil Survey. Prior to grading activities for the commercial uses proposed adjacent to Skyway, a soil survey shall be conducted for any aerially-deposited lead. If lead is detected that exceeds acceptable levels established by the Department of Toxic Substances Control (DTSC) the project contractor shall notify the City and prepare abatement procedures consistent with federal, state and local requirements 	Less than Significant
		specific to the removal and proper disposal of soils containing lead. All materials shall be abated in accordance with local, state, and federal requirements by a licensed abatement contractor.	

The following revision is made to mitigation measure NOI-2.

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.10-1: The proposed project could result in an increase in temporary or permanent ambient noise levels in excess of City standards.	Potentially Significant	NOI-2: Future plans or tentative maps submitted for <u>commercial or multi-</u> <u>family</u> building <u>and/or grading</u> permits which incorporate potentially significant noise generating elements shall include an acoustical analysis (noise study) that verifies and demonstrates the use would meet applicable City noise standards. The analysis shall be provided to the City's Community Development Department for review. Projects determined to have the potential to generate or expose noise-sensitive uses to noise levels exceeding the City of Chico noise standards or result in a substantial (3 to 5 dB or greater) permanent increase in ambient noise levels shall incorporate noise-source control measures as specified in the acoustical analysis, such as site planning, silenced equipment, enclosures, or noise barriers.	Less than Significant

Due to the elimination of residential development proposed on Equestrian Ridge (PA-19), no residential building permits will be sought; therefore, mitigation measure TRAF-1 is no longer required.

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.13-2: The proposed project would generate demand for pedestrian facilities.	<u>Less than</u> Significant	<u>None required</u> TRAF-1: Bike Path/Multi-Use Trail. Prior to the firs <u>t</u> residential building permit in Planning Area 19 (PA 19 or Equestrian Ridge) the project developer shall construct a Class I Bike Path/Multi use Trail on the north side of Honey Run Road from Skyway to PA-19 located approximately 0.7 miles east on Honey Run Road.	Less than Significant

The following minor revisions are made to mitigation measures WFIRE-2 and WFIRE-3.

Environmental Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
4.14-2: The proposed project may exacerbate	Potentially Significant	WFIRE-2: Update VESP Firewise Guidelines. The Valley Edge Specific Plan's Firewise Guidelines, Standards & Vegetation Management Standards shall be updated to incorporate the following specifications:	Less than Significant
wildfire risk exposing future residents to potential wildfire hazards.		 Implement and maintain fuel treatment areas along all project roads and any trails proposed for use by fire apparatus or use as fire/fuel breaks. Fuel treatment areas shall measure 20 feet in width (horizontal) as measured from the outer edge of pedestrian sidewalk or other improved travel surface and shall occur on both sides of the road or trail. Maintenance of treatment areas shall be conducted according to the standards outlined in California Fire Code Chapter 49, Section 4906. Locate all habitable structures within 150 feet of fire apparatus access roads, also in accordance with CFC Section 503, unless approved otherwise by the Chico Fire Department. Ensure building materials and construction methods for all structures are in compliance with California Fire Code Chapter 49, Section 4905, for all buildings residential and commercial, not just those residences located along the Wildland Urban Interface perimeter lots. 	
4.14-4: The proposed project could expose future residents to hazards associated with post-fire runoff, slope instability, or drainage changes as the site is developed.	Potentially Significant	WFIRE-3: Post Fire Activities. Following any on-site wildfire during project build-out in areas where development may be affected by post-fire risks, a post- fire field assessment shall be conducted by an engineering geologist or civil engineer and California Department of Fish and Wildlife staff or a fire ecologist, in coordination with the Chico Fire Department, to identify any areas that may be subject to increased risk of post-fire flooding, landslide or erosion. Any recommendations identified by the geologist or ecologist to mitigate such risk shall be provided to the City of Chico Community Development Director and any applicable Emergency Operations Center for consideration of the work necessary to allow safe re-entry and/or re-occupation of the affected area.	Less than Significant

The first paragraph on page ES-55 is revised to read:

As indicated in Table ES-2, Alternative 1, the No Project Alternative would <u>avoid all impacts</u> <u>associated with the proposed project</u> result in the fewest environmental impacts and would be considered the environmentally superior alternative. Alternative 2 assumes the project site would be developed consistent with the 2030 General Plan, independent of the proposed project, and would result in reduced impacts in 13 out of 14 resource areas as compared to the proposed project. Both Alternative 1 and Alternative 2 are considered a "No Project Alternative" which is required by CEQA Guidelines Section 15126.6(e) in order to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. However, Section 15126.6(e)(2) of the CEQA Guidelines states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

Chapter 2, Project Description

The following figures included in Chapter 2 have been updated to reflect changes to the VESP and are provided at the end of this chapter: Figure 2-3, Land Use Plan; Figure 2-5, Parks Master Plan / Open Space; Figure 2-6, Vehicle Master Plan; Figure 2-7, Trails Master Plan; Figure 2-8, Water System; Figure 2-9, Sewer Infrastructure; and Figure 2-12, Construction Phases.

The first sentence of the first paragraph and Table 2-1 under *Proposed Land Uses* on pages 2-9 and 2-10 are revised to read:

The VESP proposes up to 2,777 dwelling units, ranging from 0.54 dwelling unit per acre (du/ac) to 18.0 du/ac on approximately <u>600-668</u> acres.

	Applied Zoning		Approximate Density/	Approximate Dwelling
Land Use	Districts	Acres	Commercial Sf	Units
Residential				
VLDR – Very Low Density Residential	RS-VE	4 6.3	0.54	25
		<u>25.6</u>		<u>141</u>
LDR – Low Density Residential	R1-VE	188.3	1.7	342
		<u>131.4</u>	2.1	<u>276</u> ²
LDR – Low Density Residential	R1-SF-VE	333.6	4.1	1,372 ^{3±}
MDR – Medium Density Residential	R2-VE	91.2	9.6	876²
		<u>100.2</u>		<u>9534</u>
MHDR – Medium-High Density	R3-VE	9.0	18.0	162
Residential				
	Subtotal/Average:	668.5	4.1	2,777
		<u>600</u>	<u>4.63</u>	

Table 2-1. Land Use Summary Table

Table 2-1. Land Use Summary Table

Land Lise	Applied Zoning	Acres	Approximate Density/ Commercial Sf	Approximate Dwelling Units
Commorpial and Office	Diotrioto	7,0100		
	1			
V-CORE – Village Core	CN-VE	12.6	77,000	—
C-COMM – Village Commercial	CC-VE	43.7	370,155	—
	Subtotal	56.3	447,155	_
Parks, Open Spaces and Public Uses				
V-PG - Public Quasi Public	PQ-VE	18.8	—	—
V-0S1 – Primary Open Space	OS1-VE	46.3	—	—
V-0S2 – Valley Open Space	OS2-VE	246.7	—	—
		<u>267.4</u>		
R-OS – Regional Open Space	OS2-VE	371.2	_	_
		<u>419.1</u>		
	Subtotal	683	_	_
		<u>751.6</u>		
Roads				
Project Roadways (Right-of-Way)	-	40.4	_	_
	Subtotal	40.4	—	—
	Total	1,448.3	447,155	2,777

Source: VESP July 2022.

Notes:

¹ Includes four age restricted units (VLDR/RS-VE).

² Includes six age restricted units (LDR/R1-VE).

³ Includes 865 827 age restricted units (LDR/R1-SF-VE).

⁴ Includes 520 age restricted units (MDR/R2-VE).

Two sentences under Residential section on page 2-11 are revised to read:

The residential component of the proposed project would comprise approximately 668-600 acres.

An additional residential area, referred to as "Equestrian Ridge", is located on a mesa in the southeast corner of the site, accessible only from Honey Run Road.

The third and fourth sentences under VLDR (Very Low Density Residential – RS-VE) on page 2-13 are revised to read:

The VLDR land use category encompasses 46–26 acres of the VESP area. This area is referred to as Equestrian Ridge and is the only residential land accessible along Honey Run Road.

The fourth sentence under MDR (Medium Density Residential - R2-VE) on page 2-13 is revised to read:

Approximately <u>91-100</u> acres are designated MDR.

The first paragraph, first sentence on page 2-14 and footnote 2 under Accessory Dwelling Units is revised to read:

Accessory Dwelling Units (ADU) <u>and Junior Accessory Dwelling Units (JADUs)</u>² are second units on residential lots. ADUs <u>and JADUs</u> would be permitted in compliance with state law.

2 <u>A Junior ADU is no more than 500 square feet and must be attached or located within the existing single-family residence.</u> JADUs may share a bathroom with the single-family home and only needs to meet "efficiency kitchen" requirements.

The fourth paragraph, third sentence on page 2-14 is revised to read:

(For a complete list of uses that would be allowed within this designation, please see Section 4.5.3 Appendix C of the VESP).

The fifth paragraph, third sentence on page 2-14 is revised to read:

A network of pedestrian and bike trails would also be constructed for public and quasi-public use.

The last paragraph, third sentence on page 2-14 is revised to read:

The proposed project would designate approximately 672-733 acres for parks, preserves, and open space.

Table 2-2 on page 2-15 is revised to read:

Table 2-2. Park and Open Space Components

Park Types	Acreage (approximate)
Regional Park	371.2 <u>419</u>
Linear Parks, Creekside Greenways, and Open Space Corridors	178.6 <u>198</u>
Community Park	36 .4
Neighborhood Parks (Homestead Park, Child's Meadows and Pioneer Park)	16.0 <u>14.5</u>
Mini-Parks and Tot Lots	2.9
Big Meadows Park	17.8 <u>12</u>
Village Core Park	3.2 <u>4.0</u>
Senior Parks	2.9
Primary Open Space	46.3
Total	675.3 <u>732.7</u> acres

Source: VESP July 2022.

Note: Acreage associated with mini parks and tot lots are included in residential land use acreages.

The first sentence under Regional Open Space on page 2-15 is revised to read:

Approximately <u>371.2 419</u> acres of the project site would be designated Regional Open Space (R-OS) and established as a Regional Park for conservation and passive recreation.

The first sentence under *Linear Parks, Creekside Greenways and Open Space Corridors* on page 2-15 is revised to read:

Approximately <u>179-198</u> acres of the project site would be designated Regional Open Space (R-OS)

The first sentence under *Neighborhood Parks* on page 2-15 is revised to read:

Three neighborhood parks (Homestead Park, Child's Meadow Park and Pioneer Park), totaling approximately <u>16-14.5</u> acres, are proposed within the Multi-Generational Neighborhood areas of the project site.)

The paragraph under *Big Meadows Park* on page 2-16 is revised to read, including the addition of a footnote:

Big Meadows Park (<u>17.8–12</u> acres) is proposed immediately north of the community park, near the western boundary of the project site. Big Meadows Park would include Class I trails, and if feasible, a lake for viewing and fishing stations, adventure play areas, picnic tables, shaded rest areas, restrooms, parking areas, and interpretive signage. <u>The lake would also be used to provide a source of water for wildland fire suppression and for storm water retention.</u>¹ Big Meadows Park could also include a monument honoring the Mechoopda Tribe's history and heritage in Chico and easterly foothills.

¹ The proposed artificial lakes are aspirational; the lakes would only be developed if proven feasible through future agency permitting processes. As such, any future proposals to develop the lake features in Big Meadows Park will be reviewed under CEQA in accordance with Public Resources Code section 21166.

The first sentence under *Village Core Park* on page 2-16 is revised to read:

Village Core Park (3.16-4 acres) is proposed directly west of the Village Core.

The fourth paragraph, second sentence on Page 2-22 is revised to read:

Utilities necessary to serve the proposed project include water, wastewater and storm drainage, as well as dry utilities such as gas, electric, telephone and cable.

The first paragraph, second sentence on page 2-30 is revised to read:

An approximately 10-14-acre site for an elementary school would be designated within the 19 acres planned for Public Quasi Public (V-PQ) use.

The fifth paragraph, second sentence on page 2-37 is revised to read:

Development standards, which are considered mandatory, are provided for each land use designation in Tables 4.6 ± 4.5 through 4.12 ± 4.11 of VESP Chapter 4.

Chapter 3, Land Use and Planning

The fourth paragraph, first sentence on page 3-10 is revised to read:

Policy LU-6.1.1 (Special Planning Area Designation) - To meet the City's growth needs, support development in the following five Special Planning Areas: Bell Muir, Barber Yard, Doe Mill/Honey Run, North Chico, South Entler.

Table 3-1 on page 3-28 is revised to read:

Table 3-1 Consistency with Applicable Goals and Policies

Butte County 2016 Regional Transportation Plan/Sustainable Communities Strategy 2016-2040		
Objective 10.3. Roads that are pedestrian friendly encourage bicycle trips and the use of the mass transportation system.	Consistent. The VESP is designed to encourage and facilitate pedestrian and bicycle access throughout the plan area through an extensive network of trails that connect residential areas with the commercial uses.	
Policy 10.3.1. Assist member jurisdictions in developing and implementing strategies and design criteria that make new commercial and residential developments friendly to pedestrians and bicyclists.		
Objective 10.4. Preserve productive farmland and land that provides habitat for rare, endangered or threatened species.	The project site is not designated prime farmland and has historically only been used for grazing. Impacts to biological resources are evaluated in this EIR, including participation in the BRCP.	
Policy 10.4.1 Consider impacts on prime farmland and areas that support protected wildlife.		
Policy 10.4.2 Encourage participation in Butte Regional Conservation Plan (BRCP).		
City of Chico 2030 General Plan		
Sustainability Element		
Goal SUS-1: Balance the environment, economy and social equity, as defined in the General Plan, to create a sustainable Chico.	Consistent. The project is designed consistent with the General Plan and includes a mix of residential and commercial uses designed to promote a healthy and sustainable lifestyle and community. This includes an extensive network of multi- use trails, and housing options for a variety of lifestyles, incomes and ages.	
Policy SUS-1.1 (General Plan Consistency) – Ensure proposed development projects, policies, and programs are consistent with the General Plan.	Consistent. The VESP has been designed consistent with the City's 2030 General Plan. The City's 2030 General Plan is a legally adequate planning document. The project's consistency with applicable general plan goals and policies as discussed in this chapter illustrates the specific plan's consistency with the general plan.	
Policy SUS-1.6 (Public Health) - Emphasize the importance of public health in land use planning, infrastructure planning, and implementing City policies and programs.	Consistent. The project is designed consistent with the General Plan and includes a mix of residential and commercial uses designed to promote a healthy and sustainable lifestyle and community. This includes an extensive network of multi-use trails, energy efficient, resource efficient, and fire resistant buildings, housing and options for a variety of lifestyles, incomes and ages.	

Table 3-1 Consistency with Applicable Goals and Policies

Goal SUS-7: Support local food systems in Chico.	Consistent. The project supports providing local foods within the Village Core and Village Commercial land uses.
Policy SUS-7.2 (Support Community Gardens) Support community gardens in appropriate locations in the City.	Consistent. The project supports the inclusion of community gardens within the Village Core.
Land Use Element	
Goal LU-1: Reinforce the City's compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.	Consistent. The project site is identified in the City's General Plan as a growth area, and the Specific Plan proposes clustering development to maintain large areas of the site in open space.
Policy LU-1.2 (Growth Boundaries/Limits) Maintain long-term boundaries between urban and agricultural uses in the west and between urban uses and the foothills in the east, and limit expansion north and south to produce a compact urban form.	Consistent. The project is proposed on a site designated by the City for future development and proposes a buffer along the eastern boundary of the site, adjacent to undeveloped land in the County.
Policy LU-1.3 (Growth Plan) Maintain balanced growth by encouraging infill development where City services are in place and allowing expansion into Special Planning Areas.	Consistent. The project is consistent with the General Plan's directive to develop the project site with a mix of residential, commercial, public facilities, parks and open space uses.
Goal LU-2: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.	Consistent. The project's land use plan provides a mix of land uses consistent with the General Plan direction for development of this area.
Policy LU-2.3 (Sustainable Land Use Pattern) Ensure sustainable land use patterns in both developed areas of the City and new growth areas.	Consistent. The project is designed consistent with the General Plan and includes a mix of residential and commercial uses designed to promote a healthy and sustainable lifestyle and community. This includes an extensive network of multi-use trails, energy efficient, resource efficient, and fire resistant buildings, housing and options for a variety of lifestyles, incomes and ages.
Policy LU-2.5 (Open Space and Resource Conservation) Protect areas with known sensitive resources.	Consistent. The project has been designed to minimize tree removal, maintain on-site rock walls, preserve known cultural resources, preserve the on-site Butte County meadowfoam plant, and preserve approximately half of the site in open space or parks.

Table 3-1 Consistency with Applicable Goals and Policies

Goal LU-3 : Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.	Consistent. The project has been designed with multi-use trails that connect all residences with the on-site commercial/retail uses.
Policy LU-3.1 (Complete Neighborhoods) Direct growth into complete neighborhoods with a land use mix and distribution intended to reduce auto trips and support walking, biking, and transit use.	Consistent. The project has been designed to include a series of multi-use trails to connect all land uses via the trail system. This will encourage residents to walk or ride their bikes to access the school, commercial areas and parks. In addition, the internal roadway network is designed to allow electric vehicles
Goal LU-6 Comprehensively plan the Special Planning Areas to meet the City's housing and jobs needs.	Consistent. The project includes a Specific Plan that provides a comprehensive plan consistent with General Plan direction for the Special Planning Area.
Policy LU-6.1 (Special Planning Area Designation) To meet the City's growth needs, support development in the following five Special Planning Areas: Bell Muir, Barber Yard, Doe Mill/Honey Run, North Chico, South Entler.	Consistent. The project is proposing a Specific Plan to develop SPA-5, Doe Mill/Honey Run.
 Policy LU-6.2 (Special Planning Area Implementation) Allow flexibility when planning the Special Planning Areas in order to meet changing community housing and jobs needs. Action LU-6.2 (SPA Planning Requirements) Require more detailed land use planning in the form of a specific plan, planned development, or other comprehensive plan for each Special Planning Area (SPA) prior to development occurring on vacant land within an SPA. In addition to the Actions specific to each SPA, subsequent land use planning shall: Create a parcel-specific land use plan based on site, infrastructure, and environmental analysis. Include public facility financing plans, infrastructure phasing plans. 	Generally Consistent. The proposed project includes a Specific Plan that provides a more refined land use plan, infrastructure phasing plans and financing and implementation plans. The Specific Plan includes a range of housing options and densities for ownership and rental including for individuals 55+. The EIR prepared for the project is evaluating the environmental impacts associated with construction and operation of the project. Based on the EIR impacts would generally not be significantly greater than what was identified in the General Plan EIR.
 Consider opportunities for the provision of housing units affordable to very low, low, and/or moderate-income households within the SPA using governmental subsidies or other incentives. 	
 Include the range of uses identified on the SPA conceptual land use plan (a conceptual land use plan is not intended to direct specific acreage or organization of land uses, but is intended to depict the general mix of desired land uses within the project area). Have no significantly greater traffic, air quality, or noise impacts than those analyzed in the General Plan environmental analysis (residential and non-residential development assumptions for each SPA are provided in [General Plan] Appendix C). 	
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 Action LU-6.2.4 (Doe Mill/Honey Run SPA Planning) Plan the Doe Mill/Honey Run SPA with a broad range of housing types and densities integrated with open space and recreational areas, supporting commercial services, and public facilities. Subsequent planning will: Address circulation with primary connections to the site via Skyway and E. 20th Street. Incorporate accessible open space on the eastern portion of the SPA, a community park, as well as neighborhood and mini parks. Maintain open space by clustering development and providing open space buffers on the northern, eastern, and southern edges of the SPA. Include visual simulations to ensure that development is not visually intrusive as viewed from lower elevations. Incorporate special lighting standards to reduce impacts on the nighttime sky. 	Consistent. The proposed project has been designed consistent with the General Plan land use plan for this SPA and includes a mix of housing types/densities, commercial uses, public facilities, and parks and open space. The circulation/infrastructure plans include connections to Skyway and E. 20th Street. A range of parks are provided and open space surrounds the northern, eastern and southern boundaries. Development is proposed in a linear fashion leaving open space buffers throughout. Visual simulations have been prepared for the project and are included in Section 4.1, Aesthetics. The Specific Plan includes design guidelines and development standards that provide lighting standards to reduce light spillover effects and to protect views of nighttime skies and minimize light pollution. Lastly, the Specific Plan includes measures to address wildfire, and these concerns are evaluated in Section 4.14, Wildfire.

Community Design Element			
Goal CD-1: Strengthen Chico's image and sense of place by reinforcing the desired form and character of the community.	Consistent. The VESP Residential Design Guidelines have been developed to ensure new residential development compliments and is consistent with the City's community values and character.		
Policy CD-1.1 (Natural Features and Cultural Resources) Reinforce the City's positive and distinctive image by recognizing and enhancing the natural features of the City and protecting cultural and historic resources.	Consistent. The VESP includes policies and actions to protect and enhance the existing unique natural features on the site and to preserve protected habitat and cultural resources, including rock walls.		
Action CD-1.1.1 (Highlight Features and Resources) – Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.	Consistent. The VESP includes policies and actions to preclude development on top of ridges or hilltops. Further, design guidelines and development standards would limit grading in hillside areas, protect natural amenities, such as views, mature trees, creeks, rock walls, riparian corridors, and similar features unique to the site.		
Action CD-1.1.2 (Landscape Improvement) – Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.	Consistent. The VESP includes landscape design guidelines designed to reinforce the existing natural environment and the existing oak trees within the project site have been identified as key landmarks to preserve.		
Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connections throughout the community.	Consistent. The VESP has been designed to provide a variety of transitions between neighborhoods and an extensive connection of pedestrian and bike paths throughout the entire project area.		
Policy CD-2.1 (Walkable Grid and Creek Access) – Reinforce a walkable grid street layout and provide linkages to creeks and other open spaces.	Consistent. The VESP circulation plan has been designed with an extensive network of pedestrian and bicycle pathways to provide access to parks and open space areas throughout the project site.		
Action CD-2.1.1 (Circulation and Access) – As part of project review, integrate a predominately grid-based street pattern into new development to enhance walkability and public health.	Generally consistent. The VESP includes a master circulation plan that shows the main project roadways, but does not include all the proposed residential streets. The project does include an extensive pedestrian and bicycle trail system that will connect the entire plan area to encourage walkability to the on-site commercial uses as well as throughout the open space areas.		
Action CD-2.1.2 (Bike Trails, Paths and Medians) – Establish linkages and an improved sense of place through enhanced bike trails, pedestrian paths, landscaped medians and parkways.	Consistent. The VESP includes an extensive system of pedestrian and bicycle paths throughout the entire project site. Landscaped medians and parkways are also provided in the circulation plan.		

Policy CD-2.4 (Context Sensitive Foothill Development) Protect viewsheds from foothill development, through the careful location and design of roads, buildings, lighting, landscaping, and other infrastructure.	Consistent. The VESP design guidelines and development standards specifically limit the height of buildings, prohibit development on any ridgelines or hilltops, limit mass grading, and provide requirements for lighting and infrastructure.
Action CD-2.4.1 (Protection of Foothill Viewshed) – Design and blend foothill development with the surrounding landscape and topography to diminish its visual prominence from the valley floor.	Consistent. The VESP design guidelines and development standards include a color palette to minimize the visual prominence of buildings and to blend into the environment. The project also retains a majority of the mature trees on-site to maintain as much of the existing environment possible.
Action CD-2.4.2 (Foothill Light Levels) – Design low light levels in foothill settings to optimize views of dark skies and minimize light pollution.	Consistent. The VESP design guidelines and development standards include specific lighting guidelines that are "dark-sky" compliant consistent with the City's General Plan lighting policies and recommendations, as well as the City's Design Guidelines Manual.
Action CD-2.4.3 (Foothill Streets) – In order to minimize cut and fill grading operations in foothill areas, design new streets at the minimum dimension necessary for access and parking.	Consistent. The VESP specifically states that grading is intended to be minimized, to maintain the existing contours of the land, as well as ensure development results in minimal disturbances of existing or natural terrain.
Action CD-2.4.4 (Block Lengths) – Minimize the length of street blocks in foothill development.	Unknown. A tentative map is not part of the project so the detail on the length of street blocks is not known.
Action CD-2.4.5 (Contours of Natural Slope) – Limit the extent and amount of grading in foothill areas, and where grading occurs, emulate the contours of the natural slope.	Consistent. The VESP specifically states that grading is intended to be minimized, to maintain the existing contours of the land, as well as ensure development results in minimal disturbances of existing or natural terrain.
Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.	The VESP includes guiding principles that include promoting a healthy and sustainable community and preservation of oak woodlands, seasonal creek corridors, wetlands, ridgelines, and other natural landforms and features. The project has been designed to specifically create a sense of place that builds on the lifestyle that makes the City a desirable place to live.
Policy CD-3.1 (Lasting Design and Materials) – Promote architectural design that exhibits timeless character and is constructed with high quality materials.	Consistent. The VESP includes detailed design guidelines and development standards to ensure future development is constructed with sustainable materials.
Policy CD-3.3 (Pedestrian Environment and Amenities) – Locate parking areas and design public spaces within commercial and mixed-use projects in a manner that promotes pedestrian activity.	Consistent. One of the primary goals of the VESP is to enable residents' access to the commercial areas by both the Class I Path system and Neighborhood Electric Vehicle (NEV) lanes to promote pedestrian and bicycle access and a reduction in vehicle trips.

Policy CD-3.4 (Public Safety) – Include public safety considerations in community design.	Consistent. The VESP design guidelines include Crime Prevention Through Environmental Design (CPTED) principles that include simple safety design concepts.
Goal CD-4: Maintain and enhance the character of Chico's diverse neighborhoods.	Consistent. The VESP includes design guidelines developed, in part, based on the City's existing character present in older neighborhoods.
Policy CD-4.1 (Distinctive Character) – Reinforce the distinctive character of neighborhoods with design elements reflected in the streetscape, landmarks, public art, and natural amenities.	Consistent. The VESP design guidelines encourage the protection of natural amenities, such as views, mature trees, creeks, rock walls, and riparian corridors and also encourage incorporating rock outcroppings, vegetation, and drainage swale areas into residential lots.
Action CD-4.1.1 (Neighborhood Design Details) – Develop and implement neighborhood plans that identify neighborhood design qualities and characteristics.	Consistent. The VESP includes detailed design guidelines that identify neighborhood design qualities and characteristics such as protecting natural features including trees, water ways, and unique features including the rock walls.
Action CD-4.1.3 (Sense of Place) – As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood and contribute to the overall character of the community.	Consistent. The VESP includes actions to incorporate and highlight existing trees, creeks, rock walls and other natural features and also encourages public art in public gathering areas.
Goal CD-6: Enhance gateways and wayfinding elements for an improved sense of arrival and orientation for residents and visitors throughout Chico.	Consistent. The VESP design guidelines include details on the proposed signage program to be provided throughout the plan area
Policy CD-6.2 (No Gated Subdivisions) – Do not allow new gated subdivisions because they isolate parts of the community from others, create an unfriendly appearance, and do not support social equity.	Generally consistent. The VESP Design Guidelines do not include standards or guidelines for gated neighborhoods. However, the 55+ Senior Housing component of the project may include gated facilities (i.e., assisted living, memory care) but at this time it is not known what specific uses may be developed. The design guidelines include details on fencing, but there is no information specific to gated neighborhoods.

Open Space and Environment Element	
Goal OS-5: Preserve agricultural areas for the production of local food and the maintenance of Chico's rural character.	Consistent. The project site does not include any areas that are currently used for producing local food.
Policy OS-5.2 (Agricultural Resources) – Minimize conflicts between urban and agricultural uses by requiring buffers or use restrictions.	Consistent. The VESP includes a buffer along the eastern boundary of the site adjacent to land in the County designated for grazing.
Action OS-5.2.1 (Agricultural Buffers) – Require buffers for development adjacent to active agricultural operations along the Greenline to reduce incompatibilities, and explore opportunities for public uses within buffers.	Consistent. The City's active agricultural areas and the Greenline are located in the western portion of the City. The project is not located in proximity to the Greenline, but as noted above provides a buffer adjacent to agricultural lands used for grazing to the east.
Housing Element	
Goal H.3: Promote construction of a wide range of housing types.	Consistent. The VESP includes a range of housing types to address a range of income levels.
Policy H.3.1: Ensure a balanced rate of growth between housing production, employment and provision of services.	Generally consistent. The VESP includes a mix of commercial and office uses to serve the needs of project residents. The project is generally consistent with this policy because 477,155 square feet of neighborhood- serving commercial uses are proposed.
Policy H.3.3: Promote a mix of dwelling types and sizes throughout the City.	Consistent. The VESP includes a mix of single-family and multi-family units at a range of densities, housing for seniors, and also smaller work force housing units.
Policy H.3.4: Maintain an adequate supply of rental housing to meet the needs of all renters, including university students and employees.	Consistent. It is anticipated some of the multi-family housing units may be available as rentals.
Goal H.4: Encourage the creation of housing for persons with special needs.	Consistent. The project includes a range of housing types to meet the needs of both families and seniors. Specific housing types are not available at this time.
Policy H.4.1: Make housing accessible to persons with disabilities.	Consistent. It is anticipated the senior housing would be ADA accessible and other units may also meet ADA requirements; however, specific housing types are not available at this time.
Policy H.4.2: Seek to incorporate childcare services into new residential development.	Unknown. Specific uses have not yet been defined.
Policy H.4.4: Assist in the provision of housing for seniors.	Consistent. The project includes housing for seniors 55+.

Action H.4.4.1: Encourage the development of a variety of housing options for the elderly. Promote programs that allow seniors to age in place.	Consistent. The project includes a range of housing options for seniors 55+.		
Goal H.6: Increase homeownership.	Consistent. The project includes a range of housing including smaller work force housing to accommodate a range of incomes.		
Policy H.6.1: Promote homeownership opportunities for all economic sectors of the .	Consistent. The project includes a range of housing including smaller work force housing to accommodate a range of incomes.		
Policy H.6.2: Expand homeownership opportunities for first- time homebuyers.	Consistent. The project includes a range of housing including smaller work force housing to accommodate a range of incomes.		
Goal H.7: Encourage energy efficiency in housing.	Consistent. The VESP includes specific policies and actions to meet and exceed title 24 energy efficiency standards.		
Policy H.7.1: Continue to enforce energy standards required by the State Energy Building Regulations and California Building Code, and reduce long-term housing costs through planning and applying energy conservation measures.	Consistent. The VESP includes specific policies and actions to meet and exceed title 24 energy efficiency standards.		
Butte County Local Agency Formation Commission Policies			
2.3 Urban Development 2.3.1 LAFCO will encourage proposals that result in urban development to include annexation to a city wherever reasonably possible, and discourage proposals for urban development without annexation to a city. LAFCO will also encourage cities to annex lands that have been developed to urban levels as defined below, particularly areas that receive city services.	Consistent. The applicant is requesting the project site be annexed to the City. The project site is within the City's SOI and annexation of the site was contemplated in the City's General Plan.		
2.5 Balancing Jobs and Housing LAFCO will normally encourage those applications, which improve the regional balance between jobs and housing within the jurisdiction of the affected local agency. LAFCO will consider the impact of a proposal on the regional supply of residential housing for all income levels. The agency that is the subject of the proposal must demonstrate to the Commission that any adverse impacts of the proposal on the regional affordable housing supply have been mitigated.	Generally consistent. The VESP includes 477,155 square feet of neighborhood-serving commercial uses and a mix of single-family and multi- family units at a range of densities, housing for seniors, and also smaller work force housing units to accommodate a range of incomes.		
2.6 Compact Urban Form and Infill Development Encouraged When reviewing proposals that result in urban development, LAFCO will consider whether the proposed development is timely, compact in form	Generally consistent. The VESP is contiguous to the City of Chico and generally designed as a compact land use plan to maximize preservation of open space for parks and trails.		

and contiguous to existing urbanized areas. LAFCO will favor development of vacant or under-utilized parcels already within a city or other urbanized area prior to annexation of new territory. However, the Butte LAFCO recognizes that under certain circumstances the redevelopment of underutilized land and infill parcels are subject to the desires of the property owners necessitating the annexation of vacant lands on the periphery of the city boundaries.	
2.7 Adequate Services LAFCO will consider the ability of an agency to deliver adequate, reliable and sustainable services, and will not approve a proposal that has significant potential to diminish the level of service in the agency's current jurisdiction. The agency must provide satisfactory documentation of capacity to provide service within a reasonable amount of time.	Consistent. The EIR has evaluated the ability of the service providers to serve the project and capacity of the City's wastewater treatment plant (WWTP) to serve proposed development. Based on the analysis service providers, including the City's WWTP have capacity to serve the project. The City's Municipal Services Review and Sphere of Influence Plan (2018) evaluates the ability of service providers to serve future development within the SOI.
2.8 Efficient Services Community needs are normally met most efficiently and effectively by proposals that:	Consistent. The project would use existing public service providers, including the City, to serve the project. With the exception of annexing the site to the City, no other service or agency boundaries would be required.
 Utilize existing public agencies rather than create new ones; Encourage collaboration between public agencies in order to obtain the greatest level of public support for the provision of consolidated services; Consolidate services and service providers if such consolidations enhance the efficiency and quality of service; and, Restructure agency boundaries and service areas to provide more logical, effective, and efficient local government services. 	
2.10. Conformance with General and Specific Plans 2.10.1 Consistency with General and Specific Plans. LAFCO will	Consistent. The VESP has been designed consistent with the City's 2030 General Plan Special Planning Area 5 (SPA-5) or the Doe Mill/Honey Run
approve changes of organization or reorganization only if the proposal is consistent with the General Plan and relevant Specific Plans of the applicable planning jurisdiction.	SPA and City goals and policies. The City's General Plan assigned a mix of residential, commercial, parks and open space uses within this area, which the VESP provides.
	Consistent. The project site is within the City's SOI and once annexed would become part of the City of Chico.

2.10.2 Planning Jurisdiction. The applicable planning jurisdiction is as	
 For areas within a city's sphere of influence, the city is the applicable planning jurisdiction; and, For areas outside a city's sphere of influence, County is the applicable planning jurisdiction. 	
2.10.4 Consistency Found Adequate For purposes of this standard, the proposal shall be deemed consistent if the proposed use is consistent with the applicable General Plan designation and text, the applicable General Plan is legally adequate and internally consistent, and the anticipated types of services to be provided are appropriate to the land use designated for the area. While LAFCO will ordinarily accept the finding of the planning jurisdiction as to consistency, LAFCO shall retain discretion to independently determine consistency where appropriate. LAFCO may require additional information, if necessary, particularly where the proposal involves an amendment to the General Plan of the applicable planning jurisdiction. (REVISED: May 4, 1996)	Consistent. The VESP has been designed consistent with the City's 2030 General Plan. The City's 2030 General Plan is a legally adequate planning document. The project's consistency with applicable general plan goals and policies as discussed in this chapter illustrates the specific plan's consistency with the general plan.
2.13 Agricultural and Open Space Land Conservation Among LAFCO's core purpose is the preservation of open space lands and prime agricultural lands. The Commission will exercise the powers to conserve prime agricultural land as defined in Section 56064 of the Government Code, open space land as defined in Section 65560 of the Government Code, and unique farmland and land of statewide importance defined in PRC 21060.1, pursuant to the following standards. In order to more effectively carry out this mandate, the Commission may develop local standards to define and identify prime agricultural and open space lands.	Consistent. The project site is designated by the California Department of Conservation as grazing land which is not a protected agricultural designation. The project designates approximately 672 acres for parks, preserves, and open space or 46% of the total project site.
2.13.1 Conditions for Approval of Prime Agricultural/Open Space Land Conversion LAFCO will apply a heightened level of review when considering proposals for changes of organization or reorganization that are likely to result in the conversion of prime agricultural/open space	Consistent. The project site does not contain any land designated Prime, Unique, or Farmland of Statewide Importance. The project site is contiguous with developed lands in the City of Chico and also Butte County and is within the City's SOI. Buildout of the VESP is phased and anticipated to develop over a 20+ year horizon. Undeveloped lands to the east are designated grazing and

land use to other uses. Only if the Commission finds that the proposal will lead to planned, orderly, and efficient development, will the Commission approve such a conversion. For purposes of this standard, a proposal leads to planned, orderly, and efficient development only if all of the following criteria are met:	consistent with the City's General Plan the VESP includes a setback to ensure there would be no incompatibility with adjacent grazing lands. The project would not result in an adverse effect on the physical and economic integrity of adjacent land designated for grazing.
 The land subject to the change of organization or reorganization is contiguous to either lands developed with an urban use or lands within the sphere and designated for urban development; The proposed development of the subject lands is consistent with the Sphere of Influence Plan, including the Municipal Service Review of the affected agency or agencies and the land subject to the change of organization is within the current 10-year Sphere of Influence boundary; The land subject to the change of organization is likely to be developed within five years. In the case of very large developments, annexation should be phased wherever feasible. If the Commission finds phasing infeasible for specific reasons, it may approve annexation if all or a substantial portion of the subject land is likely to develop within a reasonable period of time; Insufficient vacant non-prime or open space land exists within the existing agency boundaries or applicable 10-year Sphere of Influence that is planned and developable for the same general type of use; and, The proposal will have no significant adverse effect on the physical and economic integrity of other agricultural/open space lands 	
2.13.3 Finding with Respect to Alternative Sites The Commission will not make the affirmative findings that insufficient vacant non-prime or open space land exists within the Sphere of Influence Plan unless the applicable jurisdiction has identified within its Sphere of Influence all "prime agricultural land" and "open space land"; enacted measures to preserve prime agricultural/open space land identified within its Sphere of	Generally consistent. The City of Chico's General Plan EIR identifies all Prime Agricultural lands within the City's boundaries and the SOI (see General Plan EIR Figure 4.2-1 and Butte County General Plan Figure AG-1). Important farmland is located in the western portion of the City within the City limits. No important farmland is located in the City's SOI, which extends to the east of the City.

Influence for agricultural or open space use; and/or adopted as part of its General Plan specific measures to facilitate and encourage in-fill development as an alternative to the development of agricultural/open space lands.	
 2.13.4 Determining Impact on Adjacent Agricultural/ Open Space Lands In making the determination whether conversion will adversely impact adjoining prime agricultural or open space lands, LAFCO will consider the following factors: The agricultural/open space significance of the subject and adjacent areas relative to other agricultural/open space lands in the region; The use of the subject and the adjacent areas; Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural/open space land, or will be extended through or adjacent to any other agricultural/open space lands which lie between the project site and existing facilities; Whether natural or man-made barriers serve to buffer adjacent or nearby agricultural/open space land from the effects of the proposed development; and, Applicable provisions of the County's General Plan Agricultural Element, Open Space and Land Use Elements, applicable growth- management policies, or other statutory provisions designed to protect agriculture or open space. (Refer to www.buttecounty.net/ dds/planning,htm to locate Butte County's General Plan.) 	Consistent. The project site is currently used for seasonal grazing. Due to the underlying lava cap and poor quality of the soils the site has not been actively farmed. Undeveloped lands to the east are under Williamson Act contracts and designated Agriculture under the Butte County General Plan. The VESP includes a 150 to 300-foot setback to ensure there would be no incompatibility with adjacent grazing lands. Adjacent land uses to the north and west include low density residential, or areas planned for residential and parks or open space uses. There are commercial areas located to the south. Public facilities required for the project would require the conversion of undeveloped/open space to accommodate the project. There are no man made or natural barriers between the project site and undeveloped lands to the east. The VESP includes a setback between residential development and the adjacent undeveloped lands to the east. Policy AG-P5.3.3 in the Butte County General Plan requires a buffer be established on property proposed for residential development requiring discretionary approval in order to protect existing Williamson Act contracts The desired standard shall be 300 feet, but may be adjusted to address unusual circumstances. The project is requesting the site be annexed into the City so consistency with County policies is not required. However, the VESP includes a 300-foot setback along the eastern boundary of the project site, consistent with this policy.
 4.1 General Standards for Annexation and Detachment These standards govern LAFCO determinations regarding annexations to and detachments from all agencies. The annexation or detachment must be consistent with the general policies set forth in these Policies and Procedures. [GC§56375(g)] 4.1.1 Consistency with Spheres and Municipal Service Reviews 	Consistent. Annexation of the project site is consistent with the City's SOI and the City's SOI MSR completed as part of the City's 2030 General Plan and expansion of the City's sphere.

4.2. Air Quality

Table 4.2-1 on page 4.2-8 is revised to read:

Table 4.2-1	. Butte	County	Attainment	Classification
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Pollutant	Averaging Time	Designation/Classification
National Standards		
03	8 hours	Marginal Nonattainment
NO ₂	1 hour, annual arithmetic mean	Unclassifiable/Attainment
CO	1 hour; 8 hours	Unclassifiable/Attainment
S0 ₂	24 hours; annual arithmetic mean	Unclassifiable/Attainment
PM10	24 hours	Unclassifiable/Attainment
PM _{2.5}	24 hours; annual arithmetic mean	Moderate Nonattainment
		Unclassifiable/Attainment
Lead	Quarter; 3-month average	Unclassifiable/Attainment
California Standards		
03	1 hour; 8 hours	Nonattainment
NO ₂	1 hour; annual arithmetic mean	Attainment
CO	1 hour; 8 hours	Attainment
S0 ₂	1 hour; 24 hours	Attainment
PM ₁₀	24 hours; annual arithmetic mean	Nonattainment
PM _{2.5}	Annual arithmetic mean	Nonattainment
Lead	30-day average	Attainment
SO4	24 hours	Attainment
H ₂ S	1 hour	Unclassified
Vinyl chloride	24 hours	No designation
Visibility-reducing particles	8 hours (10:00 a.m6:00 p.m.)	Unclassified

Sources: EPA 2020 (national); CARB 2018 (California).

Notes: O_3 = ozone; NO_2 = nitrogen dioxide; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SO_4 = sulfates; H_2S = hydrogen sulfide.

The first sentence in the paragraph under Table 4.2-1 on page 4.2-9 is revised to read:

In summary, Butte County is designated as a nonattainment area for the national O_3 and PM_{2.5} standards and is nonattainment for the state O_3 , PM₁₀ and PM_{2.5} standards. Butte County is designated as unclassified or attainment for all other state and federal standards (EPA 2020; CARB 2018).

Table 4.2-2 on page 4.2-10 is revised to reflect updated information.

Table 4.2-2. Local Ambient Air Quality Data

			Ambient	Measure	Measured Concentration by Year			Exceedances by Year		
Monitoring Station	Unit	Averaging Time	Agency/ Method	Air Quality Standard	2016 2018	2017 2019	2018 2020	2016 2018	2017 2019	2018 2020
Ozone (O ₃)										
East Avenue Monitoring	ppm	Maximum 1- hour concentration	California	0.09	0.080 <u>0.076</u>	0.076<u>0.072</u>	0.076 <u>0.097</u>	0	0	<u>01</u>
Station	ppm	Maximum 8-	California	0.070	<u>0.0740.070</u>	0.070<u>0.064</u>	<u>0.0700.083</u>	<u> 10</u>	0	<u> </u>
		hour concentration	National	0.070	0.073<u>0.069</u>	0.069 0.063	0.069 <u>0.083</u>	<u> </u>	0	0<u>1</u>
Nitrogen Dic	oxide (NC	D ₂)								
East	ppm	Maximum 1-	California	0.18	0.032 <u>0.051</u>	0.037 0.042	<u>0.0510.033</u>	0	0	0
Avenue Monitoring		hour concentration	National	0.100	0.032 <u>0.052</u>	0.038<u>0.042</u>	0.052 <u>0.033</u>	0	0	0
Station	ppm	Annual	California	0.030	0.006	0.006 <u>0.007</u>	0.006 <u>0.005</u>	0	0	0
		concentration	National	0.053	—	_	—	_	—	_
Carbon Mon	oxide (C	:O)								
East	ppm	Maximum 1-	California	20	—	—	—	—	—	—
Avenue Monitoring		hour concentration	National	35	1.7 20.7	1.9<u>1.6</u>	20.7<u>7.4</u>	0	0	0
Station	ppm	Maximum 8-	California	9.0	—		—		—	
		hour concentration	National	9	1.4<u>1.4</u>	<u>1.41.3</u>	<u>12.84.9</u>	0	0	0

Table 4.2-2. Local Ambient Air Quality Data

					Measure	d Concentratio	n by Year	Exc	eedances by \	/ear
Monitoring Station	Unit	Averaging Time	Agency/ Method	Air Quality Standard	2016 2018	2017 2019	2018 2020	2016 2018	2017 2019	2018 2020
Coarse Particulate Matter (PM10) ^b										
East Avenue	g/m³	Maximum 24- hour	California	50	58.1 4478.7	101.3<u>55.7</u>	454.0 <u>387.0</u>	<u>840</u> (<u>8.1)(41.5)</u>	14<u>4</u> (ND)	40 <u>53</u> (41.5)(ND)
Monitoring Station		concentration	National	150	57.0<u>454.0</u>	101.4<u>54.4</u>	4 78.7<u>391.3</u>	ND<u>9</u> (14)(9.0)	0.0 (0)	3.0<u>8</u> (9) (10.0)
	g/m³	Annual concentration	California	20	20.6<u>32.3</u>	ND <u>32</u>	<u>32.332</u>	—	_	—
Fine Particu	late Ma	tter (PM _{2.5}) ^b								
East Avenue Monitoring	g/m ³	Maximum 24- hour concentration	National	35	37.2<u>411.7</u>	<u>45.234.6</u>	4 <u>11.7329.3</u>	1.2<u>18</u> (1)(18.8)	2.3<u>0</u> (2) (0.0)	18.8<u>33</u> (18) (33.6)
Station	g/m ³	Annual	California	12	4 <u>5.9</u> 18.1	<u>47.0ND</u>	4 <u>17.0</u> 16.1	_	_	_
		concentration	National	12.0	7.6<u>13.7</u>	9.0<u>7.0</u>	13.7<u>15.9</u>	_	_	—

Sources: CARB 2021; EPA 2021

Notes: ppm = parts per million by volume; ND = insufficient data available to determine the value; - = not available; $\mu g/m^3$ = micrograms per cubic meter.

Data taken from CARB iADAM (http://www.arb.ca.gov/adam) and EPA AirData (http://www.epa.gov/airdata/) represent the highest concentrations experienced over a given year. Exceedances of national and California standards are only shown for O_3 and particulate matter. Daily exceedances for particulate matter are estimated days because PM_{10} and $PM_{2.5}$ are not monitored daily. All other criteria pollutants did not exceed national or California standards during the years shown. There is no national standard for 1-hour ozone, annual PM_{10} , or 24-hour SO₂, nor is there a state 24-hour standard for $PM_{2.5}$.

East Avenue Monitoring Station is located at 984 East Avenue, Chico, California 95926.

a Air monitoring data from 2018 is substantially higher compared with previous years concentrations due to the Camp Fire event experienced in November 2018.

^b Measurements of PM₁₀ and PM_{2.5} are usually collected every 6 days and every 1 to 3 days, respectively. Number of days exceeding the standards is a mathematical estimate of the number of days concentrations would have been greater than the level of the standard.

The first paragraph on page 4.2-16 is revised to read:

*Chico, CA/Butte County PM*_{2.5} *Nonattainment Area Redesignation Request and Maintenance Plan:* On November 16, 2017, CARB approved and submitted a request that EPA find the Chico/Butte County region in attainment for the 2006 24-hour PM_{2.5} NAAQS (BCAQMD 2017). On July 11, 2018 September 20, 2013, the EPA officially determined that the Chico/Butte County region Federal Nonattainment Area had attained the 24-hour PM_{2.5} NAAQS by the attainment deadline. On August <u>10,</u> 2018, the BCAQMD-EPA approved the PM_{2.5} maintenance plan and request for re-designation for the 2006 PM_{2.5} NAAQS to meet the EPA re-designation requirements.

A typographical error on page 4.2-21 lists Action C-1.5 twice. This is corrected as follows:

Action C-1.5 – Promote and encourage neighborhood electric vehicles (NEV's) by designing all roadways to accommodate their use.

Action C-1.4 – Promote increased trail usage by ensuring that 100% of the homes are within 350 yards of a connection to the overall trail network.

Action C-1.5 – Promote and encourage neighborhood electric vehicles (NEV's) by designing all roadways to accommodate their use.

The footnote on page 4.2-23 is revised to read:

¹ The analysis assumes a construction start date of April 2022, which represents the earliest date construction would initiate. Assuming the earliest start date for construction represents the worst-case scenario for criteria air pollutant emissions because equipment and vehicle emission factors for later years would be slightly less due to more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in later years. <u>However, if the project is approved construction would not be anticipated to get underway until 2024 or 2025.</u>

The first sentence in the sixth paragraph on page 4.2-29 is revised to read:

As discussed in Section 4.2.1 (Environmental Setting), the SVAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for O_3 , PM_{10} , and $PM_{2.5}$. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SVAB, including motor vehicles, off-road equipment, and commercial and industrial facilities.

On page 4.2-34, Mitigation Measure AQ-2 has been corrected to read:

AQ-2: Idling Restriction. For commercial land uses that include truck idling, idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification. Electrical power connections shall be installed at loading ducks docks so that TRUs (Transport Refrigerated Units) can be plugged in when stationary.

4.3, Biological Resources

Figure 4.3-4 has been updated and is included at the end of this chapter.

The section "Special-Status Wildlife" starting on page 4.3-18, including Table 4.3-4 is revised to read:

Special-Status Wildlife

Results of the CNDDB, USFWS IPaC Trust Resource Report, and relevant literature searches indicated 30 special-status wildlife species as potentially occurring in the project site or in the project vicinity (see Table 4.3-8 in Appendix C). Of these, $\underline{16}$ <u>12</u> species are not expected to occur on the project site or vicinity based on lack of habitat on the project site and/or the project site being outside of the species' known range. The <u>14</u> <u>18</u> remaining special-status wildlife species have a potential to occur on the project site. These species are presented in Table 4.3-4 and discussed in detail below.

Table 4.3-4. Special-Status Wildlife Species Occurrence Potential On and Off the Project Site

		Status 1	Potential to Occur			
Scientific Name	Common Name	(Fed/State)	On-Site	Off-Site Utility		
Invertebrates						
Branchinecta conservatio	Conservancy fairy shrimp	FE/None	Low	Low		
Branchinecta lynchi	vernal pool fairy shrimp	FT/None	Low	Low		
Lepidurus packardi	vernal pool tadpole shrimp	FF/None	Low	Low		
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	FT/None	None	Moderate		
Amphibians and Reptiles						
Spea hammondii	western spadefoot	None/SSC	Moderate	None		
Actinemys marmorata	Western pond turtle	None/SSC	None	Moderate		
Birds						
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, SE	Low	Low		
Athene cunicularia	burrowing owl	BCC/SSC	High	Low		
Buteo swainsoni	Swainson's hawk	BCC/ST	Low	Low		
Falco peregrinus anatum	American peregrine falcon	FDL, BCC/FP, SDL	Low	Low		
<u>Elanus leucurus</u>	White-tailed kite	<u>FP</u>	Moderate	Low		
<u>Circus hudsonius</u>	Northern harrier	None/SSC	<u>Moderate</u>	Moderate		
Lanius Iudovicianus	loggerhead shrike	BCC/SSC	Moderate	Low		
Setophaga petechia	yellow warbler	BCC/SSC	Moderate	Low		
Native and migratory birds and the MBTA	protected by California Fish	and Game Code	Known	Known		
Mammals						
Antrozous pallidus	pallid bat	None/SSC	Moderate	Moderate		
Bassariscus astutus	ringtail	None/FP	Moderate	Low		
Lasiurus blossevillii	western red bat	None/SSC	Low	Low		
Taxidea taxus	American badger	None/SSC	Low	Low		

Source: Appendix C.

Status Legend: FE: Federally listed as endangered; FT: Federally listed as threatened; FDL: Federal delisted; SE: State listed as endangered; ST: State listed as threatened; SSC: State Species of Special Concern; SDL: State delisted; FP: Fully protected by state; BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern.

The following species descriptions are added to page 4.3-19.

White-Tailed Kite (Elanus leucurus). White-tailed kite is a California Fully Protected Species with a moderate potential to occur on the project site. This species forages within oak savannah and other open woodlands, among other open habitats such as deserts and marshes. They tend to avoid heavily grazed areas due to lower abundance of prey species. White-tailed kites nest in a variety of tree species, including those from 10 to 160 feet in height and those that are isolated or at the edge of or within a forest. This species has not been observed within the project site but has been observed foraging over the adjacent Stonegate project site (City of Chico 2018) and elsewhere in the vicinity according to citizen science database eBird.

Northern Harrier (Circus hudsonius). Northern harrier is a California Species of Special Concern with a moderate potential to occur on the project site and off-site utility area. This species nests and forages within open grasslands and meadows, typically nesting in shrubby vegetation near marshes. It is a relatively common resident species of the northeastern plateau region of California but less widespread in the Central Valley. This species has not been observed within the project site but has been recorded as occurring in the vicinity to the west of the site according to the citizen science database eBird.

The following revision is made to the sixth sentence in the second paragraph under *Tricolored Blackbird* on page 4.3-20:

There is one citizen science record from 2013 for roughly 100 tricolored blackbirds observed in thistle near Skyway Road, approximately 0.38 mile south of the project site (eBird 2020). Nesting habitat for tricolored blackbird on the project site is marginal to nonexistent due to a lack of standing water and thorny vegetation. Open grassland throughout the project site provides potential foraging habitat for this species, but there are no reliable records of nearby colonies to suggest that this grassland area supports breeding colonies of tricolored blackbird.

The following text is added to Impact 4.3-1 on page 4.3-49:

Butte County Meadowfoam. Butte County meadowfoam, a federal and state endangered and CRPR 1B.1 species, was mapped on the project site during protocol-level rare plant surveys conducted in 2010, 2016, and 2018 (see Figure 4.3-4. Butte County Meadowfoam Occurrences and Appendix C). According to the VESP, approximately 20 acres of land surrounding the mapped Butte County meadowfoam populations would be set aside as two of the three environmental preserves. The Butte County meadowfoam preserves would be managed by a qualified land trust for resource conservation purposes. No recreational access to these areas would be allowed.

There are thousands of Butte County meadowfoam plants mapped just west of the Steve Harrison Memorial Bike Path, within 250 feet of the western project site boundary (CDFW 2020b, WRA 2018). Some of these plants would be impacted through development of the adjacent Stonegate development project (City of Chico 2018), but those that are just south of East 20th Street would be preserved in perpetuity as part of the avoidance mitigation for the Stonegate development project (City of Chico 2018). The drainage from the project site that flows towards the Stonegate site is contained in storm drains and ditches and is topographically located below the protected wetlands and preserves of the adjacent Stonegate site. Therefore, hydrologic changes to the project site would not result in impacts to the Stonegate site wetlands or preserves. The vernal pool complexes where the Butte

County meadowfoam occur are hydrologically separated from the project site by the bike path and rock walls, which would prevent indirect effects from the project. There are no other records of Butte County meadowfoam within 250 feet of the proposed project site.

The VESP notes that preserves would need to be established to protect Butte County meadowfoam; however, the plan sets no clear parameters for the meadowfoam preserves, including timing for establishment or management or monitoring requirements. Preserve establishment to protect the onsite Butte County meadowfoam would prevent direct project effects, but project construction and operation could potentially cause indirect effects to the Butte County meadowfoam including but not limited to runoff, dust, reduction in populations of pollinator species, or introduction of invasive plant species. These are considered **potentially significant impacts**.

The following text is added to Impact 4.3-1 under Special-Status Wildlife Species on page 4.3-50:

<u>Western Spadefoot.</u> No western spadefoot were observed during site surveys; however, no focused surveys for western spadefoot were conducted and this species is nocturnal, cryptic and unlikely to be detected during general biological surveys. The only portion of the project site that has potential habitat for western spadefoot is the northwestern portion of the project site, and that area is designated as an environmental preserve in the VESP. Environmental preserves proposed as part of the VESP would be set aside for resource conservation purposes and would be managed by a qualified land trust. <u>Under mitigation measure BIO-1</u>, preserves would be set back from development at a distance approved by the USFWS and/or City to avoid indirect effects to BCM and vernal pool wetlands, which would avoid and minimize indirect effects to western spadefoot aquatic habitat, if occupied. Similarly, most of the potentially suitable upland habitat for western spadefoot would be located within the preserve setback. For these reasons, <u>less-than-significant no impacts</u> to western spadefoot are anticipated.

The following text is added to Impact 4.3-1 under **Special-Status Wildlife Species** on page 4.3-51:

White-Tailed Kite. Scattered trees in open areas as well as edges and interior spaces of forest provide potential nesting habitat for white-tailed kite. As discussed in Section 4.3.1. Environmental Setting, white-tailed kite has been documented in the citizen science database eBIRD near the project site: however, the observation was of foraging behavior and not nesting. Potential impacts to white-tailed kite would be related to nest failure or abandonment due to disturbance during construction. These are considered potentially significant impacts.

Northern Harrier Open grassland throughout the project site provide foraging and potential nesting habitat for northern harrier, though preferred nesting habitat at marsh edges is not present. As discussed in Section 4.3.1. Environmental Setting, northern harrier has been documented in the citizen science database eBIRD near the project site to the west; however, the observations either provided no details or describes only flyover or foraging behavior and not nesting. Potential impacts to northern harrier, if present would be related to nest failure or abandonment due to disturbance during construction. These are considered **potentially significant impacts**.

The following text is added to Impact 4.3-1 on page 4.3-52:

Ringtail. No ringtail were documented during prior site surveys; however, they have been documented in riparian woodland habitat less than 1.5 miles south of the project site (see details in Section 4.3.1, Environmental Setting). Ringtail could move through the riparian woodland on the project site at night or dusk, but are not expected to den in the area as it lacks permanent water and contains limited

protective cover and riparian habitat (less than 1% of project site). The proposed project site would preserve the riparian habitat within an approximately 370-acre regional park. Although this designation would allow some recreational activities on designated trails, the nocturnal habits of the ringtail would prevent direct conflicts with trail users. However, project development would introduce new sources of lighting/glare and noise that could indirectly affect the riparian areas of the project site and reduce suitability for ringtail usage. The project must be consistent with VESP action LU-4.4. which requires the project to "Minimize light pollution by eliminating streetlights where not necessary for public and personal safety, and by employing dark sky best practices and fixtures such as maximum hardscape lighting of approximately .030 W/ft² (except for high security areas)". Dark sky guidelines are also included in Appendix A to the VESP, which states in Section A.3.3 Subsection b "All exterior lighting shall be low intensity and directed downward, below the horizon plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties". Implementation of the required lighting standards is consistent with the Butte Regional Conservation Plan (BRCP) avoidance mitigation measure (AMM) 7 which provides direction to use low-glare lighting adjacent to habitat areas. The Valley's Edge Specific Plan lighting policies would avoid and/or minimize effects to potential ringtail habitat within riparian areas of the project site. For these reasons, no less-than-significant impacts to ringtail are anticipated.

The following text is added to Impact 4.3-1 on page 4.3-53:

Bat Species. No bats or their sign (e.g., guano, staining, prey remains) were documented during the site survey; however, no formal roost assessment or focused surveys for bats have been performed for the off-site utilities. The area provides roosting and foraging habitat for bats in tree hollows, exfoliating bark on trees, abandoned woodpecker holes, and in the foliage of trees and shrubs, and within open wooded areas near aquatic habitat (e.g., wetlands and stream) and the riparian woodland along Comanche Creek.

Should any active bat maternity or overwintering roosts occur in or adjacent to the off-site utilities area during project initiation, the species could be impacted by construction-related activities, such as tree removal and loud equipment operation. In addition, tree removal could reduce roosting habitat, and permanent development could fragment habitat foraging and roosting habitat for bats. Of the special-status bat species potentially occurring on the site, western red bat primarily forage at the edges of riparian areas, which would be avoided by the project. Pallid bat tends to forage on ground-dwelling arthropods in more open areas, and this habitat would be more impacted by the project. However, open grassland areas would be preserved in BCM preserves, the vernal pool preserve, and in open space areas throughout the VESP area. These open space areas would continue to provide foraging opportunities for pallid bats if they were to occur within the project area. Habitat fragmentation would not be substantial, as proposed development patterns under the VESP include areas of connectivity throughout the project area. Impacts to roosting habitat for western red bat or pallid bat These are considered **potentially significant impacts**.

Mitigation Measure BIO-1 on page 4.3-54 is revised to read:

BIO-1: On-Site Preserves. The developer shall prepare an <u>Operations Management Plan</u> Habitat Mitigation and Monitoring Plan, record easements, <u>establish funding</u>, and complete other requirements, as necessary, to establish the two Butte County meadowfoam preserves and the other preserve on the VESP project site in compliance with all applicable state and federal

resource agency permits prior to City issuance of grading permits. The Butte County meadowfoam and woolly meadowfoam occurrences preserves as well as preserved vernal pool wetlands shall be separated from any development by a minimum of 250 feet unless sitespecific hydrological analysis accepted by the U.S. Fish and Wildlife Service (USFWS) and/or the City in consultation with CDFW (if no USFWS consultation is required) demonstrates that a reduced or increased separation would still prevent direct or indirect effects to Butte County meadowfoam and preserved vernal pools within the preserve. The VESP Operations Management PlanHabitat Mitigation and Monitoring Plan shall be approved by the USFWS and/or the City in consultation with the California Department of Fish and Wildlife (if no USFWS consultation is required) and include at a minimum: (a) monitoring of general conditions within the preserves including documentation of vegetation community, vegetative cover, evidence of public access impacts, and the presence of any erosion or sedimentation or other conditions that may be detrimental to the long-term viability of BCM populations; (b) monitoring methods and frequencies (annual at a minimum) to detect changes in Butte County Meadowfoam and allow for adaptive management; (c) use of nearby preserves (e.g., Stonegate, Doe Mill-Schmidbauer Meadowfoam Preserve) as annual reference sites to determine the condition of the on-site BCM populations; (d) management techniques to be used on the preserves and triggers for management actions; and (e) a funding strategy such as a non-wasting endowment or property assessment to ensure that prescribed monitoring and management would be implemented in perpetuity to ensure efficacy of the preserves. Management methods shall include but not be limited to controls on introduction and spread of invasive plant species, remediation of erosion and sedimentation, and requirements for fencing to control public access and pet entry into preserves. Monitoring and management of the preserves shall ensure no net loss of meadowfoam extent averaged over a five-year period, to account for interannual variation and climatic variation. If meadowfoam extent is shown to have decreased on average over a five-year period, remedial measures shall be implemented including but not limited to seed collection and planting, transplanting from other established populations with agency approval, increased invasive plant management, restoration of impacted hydrology, or other measures to restore population extent.

Further, the developer shall avoid or minimize impacts to the greatest extent feasible to areas of the project site where shield-bracted monkeyflower and Bidwell's knotweed occur. The developer shall maintain protective elements such as fencing, open space or conservation easements, and/or buffer zones around suitable habitat where these species occur prior to construction activities and throughout construction activities and/or; if the developer cannot completely avoid impacts to these two species, then the CDFW must be notified and given a reasonable opportunity to harvest plants or seeds prior to impacts. No development shall be approved by the City within 500 feet of the avoidance area until the preserves are established.

Mitigation Measure BIO-2(a) and (b) on page 4.3-54 is revised to read:

BIO-2: Nesting Bird Surveys (including and not limited to <u>White-Tailed Kite</u>, <u>Northern Harrier</u>, Loggerhead Shrike, and Yellow Warbler). Nesting bird surveys shall be conducted by the project developer or construction contractor(s) prior to commencing any construction activities, on-site and for off-site infrastructure, including site clearing and tree removal and tree removal for installation of required off-site utilities. (Note: BIO-2 is consistent with AMM 2, 3, 5, and 8 in the BRCP (Butte County 2019)). Preconstruction surveys for these species may be

completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.

- (a) A qualified biologist shall conduct a preconstruction survey for nesting birds <u>no more than</u> <u>seven</u> <u>approximately two</u> days prior to vegetation or tree removal or ground-disturbing activities during the nesting season (March <u>February</u> through August). The survey shall cover the limits of construction and suitable nesting habitat within 500 feet for raptors and 100 feet for other nesting birds, as feasible.
- (b) If any active nests are observed during surveys, a qualified biologist shall establish a suitable avoidance buffer from the active nest. The <u>standard</u> buffer distance <u>will shall be</u> 250 feet for passerines and 500 feet for raptors. typically range from 50 to 300 feet, and Buffer distances may be increased or reduced from these standard distances <u>shall be</u> determined based on factors such as the species of bird, topographic features, intensity and extent of the disturbance, timing relative to the nesting cycle, and anticipated ground disturbance schedule <u>as determined by the qualified biologist</u>. Limits of construction to avoid active nests shall be established in the field with flagging, fencing, or other appropriate barriers and shall be maintained until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. If construction continues within three times the buffer distance provided to an active nest, Tthe qualified biologist shall be hired by the developer to regularly monitor the nest (minimum frequency of weekly) and shall have stop work authority if construction activities are having an adverse impact on the nest. CDFW shall be consulted if active nests are observed during the preconstruction phase.

Mitigation Measure BIO-3 on page 4.3-56 is revised to read:

- **BIO-3:** Burrowing Owl. Burrowing owl surveys shall be conducted by <u>a qualified biologist hired by</u> the project developer or construction contractor(s) prior to commencing any construction activities, including on-site and off-site (infrastructure) clearing and tree removal. (Note: BIO-3 is consistent with AMM2, 3, 5, 8, and 19 in the BRCP (Butte County 2019)). Preconstruction surveys for this species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.
 - (a) Within 14 days prior to the anticipated start of construction, a qualified biologist shall conduct preconstruction surveys within the project site to identify burrowing owls or their nesting areas. This survey shall follow survey protocols as developed by the Burrowing Owl Consortium (CDFW 2012). If no active burrows or burrowing owls are observed, no further mitigation is required. If a lapse in construction of 15 days or longer occurs during the nesting season, additional preconstruction surveys shall be repeated before work may resume.
 - (b) If burrowing owls or active burrows are identified within the project site during the preconstruction surveys, the following measures shall be implemented:
 - During the non-breeding season for burrowing owls (September 1 through January 31), exclusion zones shall be established around any active burrows identified during the preconstruction survey. The exclusion zone shall be no less than 160 feet in radius centered on the active burrow. With approval from the City after consultation with California Department of Fish and Wildlife (CDFW) and a qualified biologist, burrowing

owls shall be passively evicted and relocated from the burrows using one-way doors. The one-way doors shall be left in place for a minimum of 48 hours and shall be monitored daily by the biologist to ensure proper function. Upon the end of the 48-hour period, the burrows shall be excavated by the biologist with the use of hand tools and refilled to discourage reoccupation.

 During the breeding season (February 1 through August 31), a qualified biologist familiar with the biology and behavior of this species shall establish exclusion zones of at least 250 feet in radius centered on any active burrow identified during the preconstruction survey. No construction activities shall occur within the exclusion zone as long as the burrow is active and young are present. Once the breeding season is over and young have fledged as determined by a qualified biologist, passive relocation of active burrows may proceed as described in measure BIO-3(b), above.

Mitigation Measure BIO-4 on page 4.3-56 is revised to read:

- BIO-4: Swainson's Hawk. Swainson's hawk surveys shall be conducted by the project developer or construction contractor(s) prior to commencing any construction activities, including on-site and off-site (infrastructure) clearing and tree removal. (Note: BIO-4 is consistent with AMM2, 3, and 8 in the BRCP (Butte County 2019)). Preconstruction surveys for this species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.
 - (a) If construction (including site clearing and grading) occurs during the nesting season for Swainson's hawk (March 1 through August 31), a qualified biologist shall conduct preconstruction surveys no more than 15 days prior to construction to identify nesting Swainson's hawk within 0.25 mile of the project site. If a lapse in project-related construction activities of 15 days or longer occurs <u>or if the new project-related activities</u> <u>are located more than 0.25 mile from where work has occurred in the previous 15 days</u>, additional preconstruction surveys shall be conducted prior to reinitiating <u>or initiating</u> work.
 - (b) If an active Swainson's hawk nest is identified within 0.25 mile of the project site, an exclusion buffer of 0.25 mile shall be established in consultation with the biologist and California Department of Fish and Wildlife (CDFW). <u>Reductions in buffer distance from the standard 0.25 mile may be accommodated based on site-specific conditions with specific approval from CDFW.</u> No construction work such as grading, earthmoving, or any operation of construction equipment shall occur within the buffer zone unless in consultation with and approved by CDFW <u>and/or as described below</u>. An approved biologist experienced with Swainson's hawk behavior shall be retained by the project developer to monitor the nest throughout the nesting season at weekly or biweekly intervals and to determine when the young have fledged. Construction may commence normally in the buffer zone if the nest becomes inactive (e.g., the young have fully fledged), as determined by the qualified biologist.
 - (c) Work within the temporary nest disturbance buffer can occur with the written permission of the City and CDFW. The approved biologist shall be on site daily while construction-related activities are taking place within the buffer. If nesting Swainson's hawks begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist shall have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, the project developer, and CDFW shall meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist shall also train construction personnel on the required avoidance

procedures, buffer zones, and protocols in the event that a Swainson's hawk flies into an active construction zone (i.e., outside the buffer zone).

Mitigation Measure BIO-5 on page 4.3-56 is revised to read:

BIO-5: Bats (including Pallid Bat and Western Red Bat). Bat surveys shall be conducted by the project developer or construction contractor(s) prior to commencing any construction activities, including site clearing and tree removal on the project site and associated with construction of off-site wastewater utilities. (Note: BIO-5 is consistent with AMM2 and 3 in the BRCP (Butte County 2019)). Preconstruction surveys for these species may be completed at the same time as other required preconstruction surveys, provided the individual requirements of each preconstruction survey are met.

A qualified biologist shall conduct a preconstruction survey for bat roosts within 14 days prior to project construction activities (including site clearing and grading). The survey shall include a visual inspection of potential roosting features (bats need not be present) and presence of guano in the construction footprint and within 50 feet. Potential roosting features found during the survey shall be flagged or marked. If bats (individuals or colonies) are detected, the California Department of Fish and Wildlife (CDFW) shall be notified immediately. If a bat roosting or maternity colony cannot be completely avoided, a qualified biologist shall prepare a bat mitigation and monitoring plan for CDFW review and approval. Potential measures to be included in the plan are restrictions of timing of activities, placement of exclusion barriers when bats are foraging away from the roost and replacement of roosting structures as appropriate.

The plan shall include details of the following measures:

- 1) For work activities outside the bat maternity roosting season (work conducted between August 1 and February 28), a qualified biologist shall implement passive exclusion measures to prevent bats from re-entering the tree cavities. After sufficient time to allow bats to escape and a follow-up survey to determine that bats have vacated the roost, construction activities may continue and impacts to special-status bat species would be avoided.
- 2) If a pre-construction roost assessment discovers evidence of bat roosting in the trees during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, a no-disturbance buffer shall be established around these roost sites until they are determined to be no longer active by the qualified biologist. The size of the no-disturbance buffer shall be 100 feet unless determined to be different by the qualified bat biologist with concurrence from CDFW. Any alteration of the minimum buffer distance would depend on existing screening around the roost site (such as dense vegetation), the roost type, species present, as well as the type of construction activity which would occur around the roost site.

Mitigation Measure BIO-6 on page 4.3-57 is revised to read:

BIO-6: Western Pond Turtle (Off-site Utilities only). Prior to initiating any site clearing associated with construction of the off-site wastewater utility segment between Cramer Lane and Entler Avenue in the portion within western pond turtle habitat along Comanche Creek, the project developer shall retain a qualified biologist to conduct a western pond turtle pre-construction survey. If western pond turtles are identified in an area where they could be impacted by

construction activities, then a biologist trained in relocating western pond turtles shall relocate the turtles outside of the work area or create a species protection buffer (<u>minimum 50 feet</u>, <u>greater if</u> determined by the biologist to be necessary) until the turtles have left the work area. If a <u>western pond turtle</u> nest is found, a species protection buffer (<u>minimum 30 feet</u>, <u>greater if</u> determined by the biologist to be necessary) shall be established and avoided until the young have hatched or the eggs proven non-viable, as determined by the biologist. <u>If a western pond</u> turtle nest is found, a qualified biologist shall be present during construction activities to <u>ensure that the nest is not impacted</u>.

Mitigation Measure BIO-7 on page 4.3-57 is revised to read:

- **BIO-7:** VELB (Off-site Utilities Only). Per the *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle* (USFWS 2017), avoidance of elderberry shrubs during construction associated with the off-site wastewater utility lines, specifically shall be achieved by implementing a core avoidance area of 20 feet from the drip-line of each elderberry shrub measuring 1 inch or greater in diameter at ground level. The following avoidance and minimization measures shall be implemented by the project developer or construction contractor(s) prior to and during construction activities:
 - (a) *Fencing*. All areas to be avoided during construction activities shall be fenced and/or flagged as close to construction limits as feasible.
 - (b) Avoidance area. Activities that may damage or kill an elderberry shrub (e.g., trenching, paving, etc.) may need an shall establish an avoidance area of at least 6 meters (20 feet) from the dripline, depending on the type of activity and based on the direction of a qualified biologist.
 - (c) *Worker education*. A qualified biologist shall provide training for all contractors, work crews, and any on-site personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for noncompliance.
 - (d) Construction monitoring. A qualified biologist shall monitor the work area at appropriate intervals to assure that all avoidance and minimization measures are implemented. The amount and duration of monitoring shall depend on the construction specifics <u>but shall be at a minimum frequency of weekly for the duration of ground-disturbing activities. and, if</u> required. The biologist shall consult with the U.S. Fish and Wildlife Service <u>before modifying</u> the schedule for construction monitoring.
 - (e) *Timing.* To the extent feasible, all activities that could occur within 50 meters (165 feet) of an elderberry shrub, shall be conducted outside of the flight season of the VELB (March July).
 - (f) *Trimming/Mowing*. No trimming of the elderberry shrubs shall occur and no mowing or mechanical weed removal within the drip-line of the elderberry shrub shall be allowed between the months of March through July, when the adult VELB are active.

The third paragraph under Impact 4.3-3 on page 4.3-61 has been revised to add the following text:

Similar to drainages, the VESP includes development standards that avoid and/or substantially lessen impacts to swales and other wetland resources. Where wetlands occur within proposed roadway or trail alignments, Appendix A of the VESP recommends that boardwalks and/or bridges be constructed to avoid direct impacts to these sensitive biological areas (see Bridges, Culverts, and Creek Crossings

in Section A.5.3). Based on the VESP Land Use Plan (see Chapter 2, Figure 2-3, Land Use Plan), permanent development areas appear to avoid approximately 5 acres of the approximately 6.25 acres of wetlands mapped on the project site. Although the VESP directs development away from biological resources where possible, absolute wetland avoidance may not be feasible. <u>Development could indirectly affect avoided wetland features by interfering with natural seeps or springs or by diverting those features into stormwater drainage infrastructure. Development of impervious surfaces and the stormwater infrastructure required to capture runoff from those surfaces could also affect the surface and subsurface hydrological flows that support wetlands within the wetland complexes in the north of the project site. Impacts to drainages and wetlands (i.e., aquatic resources) as a result of project roadways and development are considered **potentially significant impacts**.</u>

Under Section 4.3.4 References on page 4.3-69 the following correction is provided:

Butte County. 2019. Butte County Regional Conservation Plan and Draft EIR. Accessed April 2020. https://animaldiversity.org/accounts/Bassariscus_astutus/<u>http://www.buttehcp.com/BRCP-Documents/Final-BRCP/index.html</u>

4.4, Cultural and Tribal Cultural Resources

The first sentence of Mitigation Measure CUL-2 on page 4.4-20 is corrected to read:

CUL-2: Archaeological and Native American Monitoring. As outlined under the Management and Discovery Plan required by Mitigation Measure CUL-1, prior to any ground disturbance the project developer(s) shall ensure thant a Secretary of the Interior qualified archaeologist is present to monitor earthmoving activities within archaeological monitoring zones, at the discretion of the qualified archaeologist...

4.5, Energy

The following text is added under Local Regulations on page 4.5-13.

City of Chico Climate Action Plan Update

In April 2020, the City of Chico finalized an updated to their GHG inventory and forecast from 1990 to 2045 in order to support the City's Climate Action Plan (CAP) Update. The City has reduced overall GHG emissions by 27% despite a 27% increase in population (City of Chico 2020). Major reductions were seen in the energy and transportation sectors.

As part of the effort to ensure a sustainable future, the City adopted a CAP Update in 2021. The CAP Update is intended to guide the City towards reducing GHG emissions consistent with the state goal to reduce GHG emissions 40% below 1990 levels by 2030, established by SB 32, and will make substantial progress toward meeting the state's long-term goal of carbon neutrality by 2045, established by EO B-55-18.

The CAP Update includes the following reduction strategies relevant to energy:

<u>Measure E-1: Procure carbon-free electricity for the community through a CCA (Community Choice</u> <u>Aggregation) by 2024 and maintain opt-out rates of 5% for residential and 15% for commercial through</u> <u>2030 and 2045.</u>

<u>Measure E-2: Eliminate Natural Gas in All New Building Construction Starting in 2025 to Reduce</u> <u>Natural Gas 6% by 2030 and 16% by 2045 Compared to the Adjusted Forecast.</u>

Measure E-3: Electrify Existing Residential Buildings Starting in 2027 to Reduce Overall Residential Natural Gas Consumption to 100 Therms/Person by 2030 and 30 Therms/Person by 2045.

Measure E-4: Increase Generation and Storage of Local Renewable Energy.

4.7, Greenhouse Gases

The following text is added under Local Regulations on page 4.5-8.

City of Chico Climate Action Plan

The City adopted a CAP Update in 2021. The CAP Update is intended to guide the City towards reducing GHG emissions consistent with the state goal to reduce GHG emissions 40% below 1990 levels by 2030, established by SB 32, and will make substantial progress toward meeting the state's long term goal of carbon neutrality by 2045, established by EO B-55-18.

The CAP Update includes the following Reduction Measures applicable to energy:

<u>E-1 Procure carbon-free electricity for the community through a CCA by 2024 and maintain opt-out</u> rates of 5% for residential and 15% for commercial through 2030 and 2045.

<u>E-2 Eliminate natural gas in all new building construction starting in 2025 to reduce natural gas 6% by 2030 and 16% by 2045 compared to the adjusted forecast.</u>

<u>E-3 Electrify existing residential buildings starting in 2027 to reduce overall natural gas consumption</u> to 100 therms/person by 2030 and 30 therms/person by 2045.

E-4 Increase generation and storage of local renewable energy.

The first sentence in the first paragraph under **Operational Emissions** on page 4.7-26 is revised to read:

Emissions from the operational phase of the proposed project were estimated using CalEEMod Version 2016.3.22020.4.0.

The fourth sentence in the first paragraph on page 4.7-33 is revised to read:

The 2016 RTP/SCS is not-directly applicable to the project because the underlying purpose of the 2016 RTP/SCS is to provide direction and guidance on future regional growth (i.e., the location of new residential and non-residential land uses) and transportation patterns throughout the City and greater Butte County, as stipulated under SB 375.

4.8, Hazards and Hazardous Materials

The following information is provided following the second paragraph on page 4.8-14 under Impact 4.8-1:

There is also the potential for aerially-deposited lead to be present in the soils due to emissions from automobiles using leaded gasoline (prior to 1992 when lead was banned as a fuel additive). This resulted in aerially deposited lead along roadways throughout the state. The project proposes commercial development within 30 to 50 feet adjacent to Skyway. There is the potential soils could contain lead; therefore, this is considered a **potentially significant impact**.

Mitigation measure HAZ-1 on page 4.8-15 is revised to read:

HAZ-1: Hazardous Building Survey. Prior to demolition and removal of the former ranch buildings, the project developer or contractor shall retain a licensed hazardous remediation contractor to conduct a hazardous materials building survey to determine if asbestos-containing materials and/or lead-based paints are present. A report documenting material types, conditions and general quantities shall be provided, along with photos of positive materials and diagrams. Should these materials be present, demolition plans and contract specifications shall incorporate any abatement procedures consistent with federal, State and local requirements specific to the removal and proper disposal of materials containing asbestos or lead-based paint. All materials shall be abated in accordance with local, state, and federal requirements by a licensed abatement contractor. Applicable regulations include but are not limited to those of the EPA and Cal/OSHA.

Soil Survey. Prior to grading activities for the commercial uses proposed adjacent to Skyway, a soil survey shall be conducted for any aerially-deposited lead. If lead is detected that exceeds acceptable levels established by the Department of Toxic Substances Control (DTSC) the project contractor shall notify the City and prepare abatement procedures consistent with federal, state and local requirements specific to the removal and proper disposal of soils containing lead. All materials shall be abated in accordance with local, state, and federal requirements by a licensed abatement contractor.

4.9, Hydrology and Water Quality

A new Figure 4.9-2 has been added and former Figures 4.9-2 and 4.9-3 have been renumbered to 4.9-3 and 4.9-4, respectively. Figure 4.9-2 is included at the end of this chapter.

Appendix H-5 has been replaced and the new appendix is included at the end of this chapter.

The last paragraph on page 4.9-1 is revised to read:

Sources reviewed to prepare this section include a Water Supply Assessment prepared by EKI Environment & Water Inc. (April 15, 2020) included as Appendix J; Draft Drainage Study prepared by FRAYJi Design Group (February 25April 29, 2020) included as Appendix H-1,: Appendix H-2. Reach 1 Drainage Addendum Memo (June 8, 2021); Appendix H-23, Reach 5-6 Drainage Addendum Memo (June 8, 2021); Appendix H-23, Reach 5-6 Drainage Addendum Memo (June 8, 2021); Appendix H-23, Reach 5-6 Drainage Addendum Memo (June 8, 2021); Appendix H-34, Reach 5-6 Proposed Detention Basin Exhibit (June 2, 2021); Appendix H-45, Drainage Report Addendum #1 (September 14, 2021, <u>amended December 13, 2021</u>); Appendix H-5E, Preliminary Geotechnical Investigation Report (February 27, 2019); <u>Appendix E, Preliminary Hydrogeologic Assessment (May 21, 2010; GeoPlus 2010;...</u>

The first paragraph, first two sentences under subheading *Groundwater Recharge* on page 4.9-30 is revised to read:

The proposed project would add approximately 794<u>520</u> acres of impervious surfaces to the 1,448acre project site. The addition of impervious surfaces to approximately <u>half one-third</u> of the project site could interfere with groundwater recharge on the project site.

The third paragraph, first sentence under subheading Groundwater Recharge on page 4.9-30 is revised to read:

Because the VESP would maintain open spaces between areas of proposed development and on-site creeks, which are the areas where alluvial materials are located <u>(Figure 4.9-2)</u>, the development of the VESP area would not interfere substantially with groundwater recharge, and therefore would not impede sustainable groundwater management of the Vina Subbasin.

The notes under Table 4.9-5 on page 4.9-35 are revised to read:

	2-Year, 10-Year, and 100 Year Storm (cfs)									
	Reach R1		Reach R1+R2+R3		Reach R4+R4T		Reach R5+R6			
Design Level Storm Event	Pre- Project	Post- Project	Pre- Project	Post- Project	Pre- Project	Post- Project	Pre- Project	Post- Project		
2-Year	89.4	89.0	593.3	586.6	276.6	269.2	1,440.2	1,415.4*		
10-Year	153.1	135.5	1,027.5	930.5	392.2	388.1	2,360.5	2,356.2*		
100-Year	306.1	241.7	2,048.2	1,624.2	822.3	652.3	4,941.2	4,892.0*		

Table 4.9-5. Pre-Development and Post-Development Peak Flow Rates

Sources: Appendices H-3, H-4, and H-5.

Notes: csf = cubic feet per second

* TBD based on proposed approximate 7.5 15 acre-feet detention basin (minimum 3.5-acre, 4-foot deep)

The text under the Header Reaches 5 and 6 on page 4.9-36 has been revised to read:

As indicated in Appendix H-5, Drainage Report Addendum #1 (amended December 13, 2021), development in the vicinity of Reach R6 was removed following completion of the original drainage report (Appendix H-1) to eliminate increased post-construction runoff to that reach. <u>The Drainage Report Addendum #1 has been updated to clarify that detention is required for both Reaches 5 and 6. As a result, detention is only required for Reach R5</u>. Therefore, a <u>7.515</u>-acre-foot detention basin has been <u>sized to offset any increase in runoff from development within Reach 5 and the area northeast of Reach 6 proposed for Reach R5</u>, sufficient to detain 100-year flood flows (Figure 4.9-3), such that post-construction runoff would be less than current runoff (Table 4.9-5) and would prevent overtopping of Honey Run Road.

The second paragraph on page 4.9-39 is revised to read:

In summary, partial diversion of stormwater flows from Reach R1 to R2; construction of detention basins at road crossings in Reach R2, R3, R4, and 4RT; construction of a <u>7.515</u>-acre-foot detention basin on Reach 5 <u>and Reach 6</u>; compliance with the Phase II MS4 Permit post-construction stormwater management requirements; conformity with VESP goals, actions, and development standards; and

compliance with City and County ordinances and regulations, would prevent on- and off-site flooding, exceedances of City stormwater infrastructure, and erosive scour on- and off-site.

4.10, Noise

Table 4.10-9. Noise Levels from Construction Equipment, on page 4.10-18 is revised to include:

Equipment Type	Maximum Noise Levels, L _{max} (dBA) at 50 feet
Blasting	<u>94</u>

Table 4.10-10. Noise Levels from Construction Equipment, on page 4.10-18 is revised to include:

Equipment	PPV at 25 feet (in/sec) ^{1,3}	Approximate Lv (VdB) at 25 feet ²
Blasting	<u>1.130</u>	<u>109</u>

Text following the third paragraph on page 4.10-22 under Impact 4.10-1 is added:

The geotechnical report (Draft EIR Appendix E) identifies that the use of mechanical rock breaking equipment, blasting and/or chemical rock breaking may be necessary to develop the VESP area due to the geological conditions within the plan area. It is assumed that the majority of processing of inground rock would be conducted through the use of deflagration charges (rapid thermal reaction charges within drilled holes) or chemical rock breaking processes rather than the detonation of high-explosive blasting techniques. The deflagration charges and chemical rock breaking techniques produce considerably less noise, dust and fly rock (airborne debris) than traditional high-explosive blasting. A large component of these techniques involves using a rock drill to drill a series of boreholes. As shown in Table 4.10-9, a rock drill has a noise level of 85 dBA at 50 feet with an acoustical usage factor of 0.2 (20%), which would result in noise levels of 74 dBA Leq at a distance of 50 feet or 80 dBA Leq at 25 feet. Rock drilling associated with mechanical rock breaking, chemical rock breaking, and deflagration charges would comply with the City's 86 dBA property line threshold and 83 dBA for equipment at a distance of 25 feet.

Should high-explosive blasting be necessary to process some of the rock in the project area a blasting contractor/engineer would be required to complete all blasting-related activities in compliance with the Butte County Sheriff's Department, the Mine Safety and Health Administration (MSHA), the California Division of Occupational Safety and Health (CALOSHA), Department of Homeland Security, and the Bureau of Alcohol, Tobacco, Firearms and Explosives (BATFE/ATF). The licensed blasting contractor would be responsible for performing and supervising all blasting activities, including development of the blasting design and plan to reduce the potential for damage to structures due to noise and vibration. The elements that the blasting contractor/engineer may use to control the generated noise and vibration levels can include the blasting patter, borehole spacing, borehole depth, size of the explosive "shots", delay between individual shots, types of explosive materials, and more. As shown in Table 4.10-9, blasting has been measured to produce noise levels of 94 dBA at a distance of 50 feet. This low hourly average noise level is directly associated with the short and infrequent blast noise produces. Additionally, according to the geotechnical report, the type of soils that would necessitate the use of mechanical or chemical rock breaking or blasting are primarily

located in the "mesa" areas of the project site. The nearest of these mesas is more than approximately 1,800 feet to the east of East 20th Street and Dawncrest Drive. At these large distances, the noise produced by the individual blasts may be audible and reverberate through the topography but would be further attenuated (reduced) due to the distance. Based on this, if blasting is necessary, it is predicted to comply with the City's 86 dBA property line threshold. The 83 dBA at a distance of 25 feet from construction "equipment" would not necessarily be applicable to the blasting activities and this distance would be within the safety evacuation area for the blasting events and would not likely be measurable. Impacts associated with mechanical and chemical rock breaking, and potential blasting operations would be **less than significant**.

The second paragraph, fifth sentence on page 4.10-23 is revised to read:

Based on the reference noise levels presented in **Error! Reference source not found.** <u>Table 4.10-9</u> and the calculated construction noise levels shown in Table 4.10-12, construction equipment noise levels would have the possibility to exceed the City's 86 dBA property line construction noise level threshold.

Mitigation measure NOI-2 on page 4.10-28 is revised to read:

Future plans or tentative maps submitted for <u>commercial or multi-family</u> building <u>and/or grading</u> permits which incorporate potentially significant noise generating elements shall include an acoustical analysis (noise study) that verifies and demonstrates the use would meet applicable City noise standards. The analysis shall be provided to the City's Community Development Department for review. Projects determined to have the potential to generate or expose noise-sensitive uses to noise levels exceeding the City of Chico noise standards or result in a substantial (3 to 5 dB or greater) permanent increase in ambient noise levels shall incorporate noise-source control measures as specified in the acoustical analysis, such as site planning, silenced equipment, enclosures, or noise barriers.

The first paragraph on page 4.10-29 under Impact 4.10-2 is revised to read:

Construction activities on the project site may result in varying degrees of temporary groundborne vibration or noise, depending on the specific construction equipment used and operations involved. Representative groundborne vibration levels for various types of construction equipment, developed by FTA, are summarized in the Table 4.10-10, above. Pile driving and blasting is not currently expected to be utilized in the construction of the elements of the proposed Specific Plan: however, as identified in the geotechnical report (Appendix E), due to the geologic conditions within the VESP area, "the use of mechanical rock breaking equipment, blasting, and/or chemical rock breaking may be necessary" during build-out of the plan area.

As shown in <u>Table 4.10-10</u>, heavier pieces of construction equipment, such as a bulldozer that may be expected on the project site, have been documented to generate peak particle velocities of approximately 0.089 in./sec. PPV or less at a reference distance of 25 feet. <u>Blasting operations that</u> may be necessary for development of some of the plan areas are shown to produce vibration levels of approximately 1.130 in./sec. PPV (DOT 2006). <u>Based on the FTA's recommended procedure for</u> applying propagation adjustments to reference groundborne vibration levels, heavy equipment such as large bulldozers would reach the significance threshold of 0.2in./sec. PPV at a distance of approximately 15 feet. Due to the transportation rights-of-ways and setback distances heavy equipment such as large bulldozers is not anticipated to operate at distances that would result in vibration levels exceeding the 0.2 in./sec. PPV threshold. Vibration levels associated with blasting operations would attenuate to approximately 0.2 in./sec. PPV at a distance of 80 feet. Based on the geotechnical report, the soil types that would potentially necessitate the blasting activities would be located in the mesa areas of the VESP area, the nearest of which is located approximately more than 1,800 feet from the intersection of E. 20th Street and Dawncrest Drive.

It is notable that gGround-borne vibrations from construction activities, with the exception of pile driving, blasting, and similar activities, do not often are not predicted to reach the levels that can damage structures or affect activities that are not vibration sensitive, although the vibrations may be felt by nearby persons in close proximity and result in annoyance (FTA 2018). Additionally, the VESP does not include elements that would generate ground-borne vibration associated with the long-term operation. As such, no vibration-related impacts are identified at any of the nearest sensitive receptors to the project site during project construction and impacts are considered **less than significant**.

4.11, Public Services and Recreation

The second paragraph under Impact 4.11-2 on page 4.11-21, first sentence, is revised to read:

As part of the proposed project, an approximately <u>10-14-</u>acre site for an elementary school is designated adjacent to the proposed Community Park site.

The second paragraph, second sentence on page 4.11-25 is revised to read:

In addition, the proposed project includes a <u>10-14-</u>acre site designated for a future elementary school that could be constructed in the future based on availability of funding and demand for additional school resources.

4.12, Public Utilities

The second sentence under Impact 4.12-6 on page 4.12-22 is revised to read:

As groundwater withdrawals within the Chico District are not limited by regulation, the theoretical water supply is the total design capacity of all the active wells, which is 99,200 AFY (City of Chico 2010).

4.13, Transportation and Circulation

On page 4.13-15, reference to Goal PROS-3 of the Valley's Edge Specific Plan is revised to read:

Goal PROS-3: Promote Outdoor Recreation & Complement Bid<u>well</u>: Promote outdoor recreation by creating space and facilities which foster play, exercise, adventure, and social interaction. Strive to complement Bidwell Park by emulating cherished elements, such as Horseshoe Lake, hiking trails, biking trails, and space for equestrians, disc golfers, bird watchers, and outdoor enthusiasts.

On page 4.13-21, last paragraph and mitigation measure TRAF-1 under Impact 4.13-2 is revised to read:

The project proposes sidewalks along all collector and residential streets within the VESP and the project provides an extensive combination of Class I Paths and Trails, previously described, and provides an extensive and connected pedestrian network consistent with the City's goals. However, Planning Area 19 of the Specific Plan (PA 19) would gain access from Honey Run Road, which lacks sidewalks. The only

pedestrian access to the rest of the plan area would be provided by nature trails that are internal to the Specific Plan and are not direct. This is considered a less than significant impact.

Mitigation Measures

<u>None required.</u> Compliance with this mitigation would ensure pedestrian and bicycle access would be provided throughout the entire plan area. With this mitigation the impact is considered less than significant.

TRAF 1: Bike Path/Multi Use Trail. Prior to the first residential building permit in Planning Area 19 (PA-19 or Equestrian Ridge) the project developer shall construct a Class I Bike Path/ Multi use Trail on the north side of Honey Run Road from Skyway to PA 19 located approximately 0.7 miles east on Honey Run Road.

4.14, Wildfire

The first complete paragraph on page 4.14-27 is revised to read:

This includes fuel management to be inspected annually by the CFD as well as requirements for the HOA and individual homeowners to manage and reduce potential fuel sources. The HOA would be responsible for providing information to residents regarding firewise policies and practices, as well as wildfire preparedness. In addition, in the event of a fast-moving wildfire, areas such as the Community Park, Big Meadows Park, and the Elementary School would be designated as a safety zone to shelter-in-place for people unable to evacuate the site. Adherence to the VESP, which includes a host of fire safe requirements would also minimize potential ignition sources which would reduce not only the likelihood of a fire from impacting the project, but also reduce the likelihood of a fire occurring within the project and spreading to surrounding areas.

The last bullet under Mitigation Measure WFIRE-2 on page 4.14-28 is revised to read:

• Ensure building materials and construction methods for all structures are in compliance with California Fire Code Chapter 49, Section 4905, for all <u>residential and commercial</u> buildings, not just those residences located along the Wildland Urban Interface perimeter lots.

The first bullet under Impact 4.14-3 on page 4.14-28 is revised to read:

Non-potable and Recycled Water Supply: Two existing wells on-site would supply necessary potable and recycled water. Recycled water would be used for firefighting purposes. Any maintenance needed on either well would not result in additional temporary or permanent impacts from exacerbating wildfire risk beyond those identified in impact 4.14-2.

Supplemental Water. If it is determined feasible to construct a lake in Big Meadows Park water from the lake could be used for fire suppression, if needed. Installation of these features would not result in additional temporary or permanent impacts from exacerbating wildfire risk beyond those identified in impact 4.14-2.

Mitigation measure WFIRE-3 on page 4.14-30 is revised to read:

WFIRE-3: Post Fire Activities. Following any on-site wildfire during project build-out in areas where development may be affected by post-fire risks, a post-fire field assessment shall be conducted by an engineering geologist or civil engineer and California Department of Fish and Wildlife staff or a fire ecologist, in coordination with the Chico Fire Department, to identify any areas that may be subject to increased risk of post-fire flooding, landslide or erosion. Any recommendations identified by the geologist or ecologist to mitigate such risk shall be provided to the City of Chico Community Development Director and any applicable Emergency Operations Center for consideration of the work necessary to allow safe re-entry and/or reoccupation of the affected area.

The last paragraph, first sentence on page 4.14-30 is revised to read:

The cumulative context for wildfire risk impacts is all of Butte County including the City of <u>Chico</u> and surrounding WUI area, as these impacts depend on the specific conditions and features on the project site and surrounding wildlands.

Chapter 5, CEQA Considerations

The fifth paragraph, first sentence on page 5-2 is revised to read:

Resources that would be permanently and continually consumed by project implementation include water, electricity, natural gas, and fossil fuels.

The fifth paragraph, last sentence on page 5-2 is revised to read:

Nonetheless, construction and operation of the proposed project would result in irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels, natural gas, and gasoline and diesel for automobiles and construction equipment.

The last paragraph, third sentence on page 5-2 is revised to read:

Operations associated with future uses would also consume water, natural gas and electricity.

Chapter 6, Alternatives

A typographical error in the last paragraph, first sentence under Alternative 4 on page 6-3 is revised to read:

This alternative would increase the amount of open space and shift residential land uses to other areas within the project site resulting in an increase in in-open space and overall project density.

A typographical error in the last paragraph, fourth sentence on page 6-4 is corrected to read:

Consistent with CEQA Guidelines Section 15126.6(e)(3)(A), the No Project/2030 General Plan Alternative assumes the site would be annexed to the City and a specific plan prepare<u>d</u>.

The second paragraph, first sentence on page 6-9 is revised to read:

Development of this Alternative would require energy resources including electricity, natural gas, and petroleum.

The first sentence in the third paragraph on page 6-10 is revised to read:

Section 4.12, Public Utilities, of this Draft EIR explains that the additional need for water supply, wastewater conveyance and treatment, <u>and</u> electricity, <u>and natural gas</u> from the VESP would be provided and would not require new or expanded facilities and impacts are all less than significant.

The header row of Table 6-3 on page 6-12 is corrected to read:

		Propose	d Project	Alternative 3	2
Land Use	Wastewater Generation Rate	Units	Wastewater Generation (gal/day)	Unit	Wastewater Generation (gal/day)

The first sentence in the second paragraph on page 6-12 is revised to read:

PG&E, which supplies electric and natural gas service, is required by the California Public Utilities Commission (CPUC) to update the existing systems to meet any additional demand.

The first sentence in the first paragraph on page 6-20 is revised to read:

Section 4.12, Public Utilities of this Draft EIR explains that the additional need for water supply, wastewater conveyance and treatment, <u>and</u> electricity, and natural gas from the proposed project would be provided and would not require new or expanded facilities.

The first sentence in the third complete paragraph on page 6-12 is revised to read:

PG&E, which supplies electric and natural gas service, is required by the CPUC to update the existing systems to meet any additional demand.

The second paragraph on page 6-23 is revised to read:

Development of the Increased Commercial Alternative would require energy resources including electricity, natural gas, and petroleum for the additional commercial uses. Tables 4.5-6 and 4.5-7 in Section 4.5, Energy, show the estimated annual operational electricity and natural gas demand for the proposed project. The information indicates that residential uses would require significantly more electricity and natural gas than commercial uses under the proposed project. This can be attributed to the need for electricity, heating, and cooling at each dwelling unit. The reduction of 136 dwelling units under Alternative 3 would require less electricity and natural gas, and this decrease in energy is expected to exceed the amount of additional energy resources required for the increase in 248,262 sf of commercial uses, given the comparatively low commercial energy demand. Additionally, petroleum consumption would be reduced under Alternative 3 due to the increased availability and accessibility of commercial businesses near project residents. As required for the proposed project,

this Alternative would comply with General Plan policies and Title 24 energy efficiency and environmental performance standards, and impacts would be less than significant, the same as the proposed project but the amount of electricity, natural gas and petroleum required would be less than the project.

The first sentence following Table 6-9 on page 6-27 is revised to read:

As shown in Table 6-9, <u>this alternative would yield the same number of units on fewer acres</u> the addition of 65 units to the 189 units proposed in the above identified planning areas within the Specific Plan would result<u>ing in</u> an overall increase of residential density from 4.1 units/acre to 4.7 units/acre.

A typographical error in the first paragraph, first sentence on page 6-28 is revised to read:

The change in residential density would result in changes to wastewater generation.

A typographical error in the second paragraph, last sentence on page 6-29 is revised to read:

Because of the introduction of new development to the area, GHG impacts would <u>not</u> be reduced to less-thansignificant with mitigation the same as the project, but would be less severe under this Alternative.

A typographical error in the first paragraph, last sentence on page 6-31 is revised to read:

Impacts associated with VMT are anticipated to be slightly less server severe than the proposed project due to the concentration of development in the central and northern portion of the plan area.

The first sentence in the third paragraph on page 6-28 is revised to read:

The Alternative would be served by PG&E for electric and natural gas service which is required by the CPUC to update existing systems to meet any additional demand, would comply with applicable solid waste diversion, reduction, and recycling mandates, and would not exceed capacity at the Neal Road Recycling and Waste Facility.

The first sentence in the sixth paragraph on page 6-28 is revised to read:

Compared to the proposed project, demand for electricity and natural gas is anticipated to be similar due to the same amount of residential and non-residential uses, besides open space.

The Summary Matrix on page 6-32 is revised to read:

Greenhouse Gas	SU	NI 🔻	LTS ▼	LTS ▼	LTS ▼ SU
Emissions					

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SOURCE: City of Chico, 2020

FIGURE 2-3 Land Use Plan Valley's Edge Specific Plan Project

DUDEK



SOURCE: City of Chico, 2020

DUDEK

Parks Master Plan / Open Space Valley's Edge Specific Plan Project

FIGURE 2-5



SOURCE: City of Chico, 2020

FIGURE 2-6 Vehicle Master Plan Valley's Edge Specific Plan Project

DUDEK



SOURCE: City of Chico, 2020





SOURCE: City of Chico, 2020

FIGURE 2-8 Water System Valley's Edge Specific Plan Project

DUDEK



DUDEK

Sewer Infrastructure Valley's Edge Specific Plan Project

Construction Phases Valley's Edge Specific Plan Project

FIGURE 2-12

SOURCE: City of Chico, 2020

DUDEK





SOURCES: NAIP 2020, Gallaway Enterprises 2018, DUDEK

gallaway ENTERPRISES GRAPHIC SCALE DUDEK • 100 200 FT

Butte County Meadowfoam Occurrences Valley's Edge Specific Plan Project



SOURCE: NAIP 2016; City of Chico 2020; GeoPlus 2010

FIGURE 4.9-2 Geology with Respect to the Proposed Development Valleyis Edge Specific Plan Project

Appendix H-5

Amended Drainage Report Addendum #1, dated December 13, 2021

"VALLEY'S EDGE" SPECIFIC PLAN MIXED-USE DEVELOPMENT

CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

Amended Drainage Report Addendum #1



UNDER THE DIRECT GUIDANCE AND SUPPERVISION OF:

Tony Frayji



FRAYJI DESIGN GROUP, INC. 1316 Blue Oaks Blvd ROSEVILLE, CA 95678 (916) 782-3000





Purpose of Addendum

We are providing this report to address the potential elimination of the connecting street to Honeyrun Road and the need for alternative ways to mitigate the planning area's increased flow that was proposed to be detained with the culvert downsizing under the roadway as discussed in the drainage report dated 4/29/2020. The connecting road to Honeyrun Road shown in the Drainage report was used to detain the increased flow. However, with this road being eliminated, the detention needs to be mitigated. It is noteworthy to mention that during major events, flows from Reaches 5 and 6 are combined as they reach Honeyrun Road and inundate the area between the two sets of culverts.

Various software and tools were used to calculate the difference in flow and the amount of runoff that needs to be detained for the 100 year storm event to maintain existing condition flows.

Summary of Work Performed

The storm and Sanitary Analysis model (SSA) has been updated with shed area F2 divided into two sub shed areas (F2A & F2B). This was done for the purposes of determining the amount of runoff needed to be detained. A portion of the runoff that was initially contributing directly to Reach 6 has been diverted into Reach 5. The new discharge values produced by shed area F2 (F2A + F2B) were then input into HEC-RAS and the proposed culverts and roadway intersecting Reaches 5 and 6 have been removed. The HEC-RAS model was then updated to reflect the detention inflow required in order to account for the increase in discharge, due to the absence of the culvert downsizing. A spreadsheet was then created to represent the volume of storage required for the 100 year storm event due to the updated development. Please see sections below for more information.

Post-Dev Storm and Sanitary Analysis (SSA)

Shed area F2 was divided into sub shed areas F2A and F2B. This was done in order to determine the exact runoff going into Reach 5 (R5) and the remaining runoff directly contributing to Reach 6 (R6). Shed area F1 was adjusted as well. The CN values and areas representing those values were then updated in the model. A CN value of 98 was used for roadways and paved parking/roofs. The open space areas maintained a CN value of 83. A CN value of 79 was added to the model for the woods/trees area to match the pre-developed model. A CN value of 80 was used for all landscaping. It was also assumed that 55% of lot areas consist of landscaping while 45% of it was considered impervious parking/roofs. Please

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see Figure 1 below for CN values used. The analysis was then performed and new time series plots were generated for shed areas F1, F2A and F2B for the 2yr, 10yr and 100yr storm events. All other time series plots for the remaining shed areas were left as is. Please see **Exhibit 1 – Post-TimeSeriesPlotsR5-R6** (SSA) for the new discharge values obtained for shed areas F1, F2A and F2B. The **Updated Storm and Sanitary Analysis (SSA)** model has also been provided for your review.

General Subbasin ID:	BASIN-F2A	Connectivity Rain gage: Rain Gage-Butte-Cher	~	
	• • • • • • • • • • • • • • • • • • •	Outlet node: JUNCTION-15	~	
Description:	[~
				~

Physical Properties SCS TR-55 TOC Curve Number

	Area (ac)	Area (%)	Cu Nur	nve nber	Soil Group	Description	^
1	31.5500	24.94	80		D	> 75% grass cover, Good	
2	25.8100	20.40	98		D	Paved parking & roofs	
3	14.1100	11.15	98		D	Paved roads with curbs & sewers	
4	55.0500	43.51	83		D	Brush, Poor	
5							
6							~

	Subbasin ID /	Area	Wt. CN	TOC	Rain Gage ID	^
1	BASIN-F2A	126.520	86.98	33.45	Rain Gage-Butte-	
2	{Drainage-UnDEV}.D	9.518	86.98	33.45	Rain Gage-Butte-	
3	{Drainage-UnDEV}.D	9.990	84.52	16.06	Rain Gage-Butte-	
4	{Drainage-UnDEV}.D	10.740	84.41	17.49	Rain Gage-Butte-	
5	{Drainage-UnDEV}.D	4.502	84.84	15.92	Rain Gage-Butte-	
6	{Drainage-UnDEV}.D	7.555	84.43	16.01	Rain Gage-Butte-	~

Figure 1: Curve Numbers (CN) used for Post-Developed Shed F2A

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Post-Dev (HEC-RAS)

The Post-Developed HEC-RAS model was then updated to include the new time series plots for shed Areas F1 and F2 (F2A+F2B). The berm at connection "RD (Minor) CP6" was removed as well as the initially proposed culverts. The first analysis was performed assuming no detention around Reach 5 (R5). The 2yr, 10yr and 100yr storm events were analyzed. Once the results were obtained the detention requirements were determined. The next set of runs implemented the detention inflow that would be required for mitigation. Please see Tables 1 through 6 below for a comparison of the 2yr, 10yr and 100yr discharge rates (Q's) at existing roadways (Connections) before and after detention is taken into account. As you can see, different flow values are only seen in connection "RD(Humbug)C5,C6" when comparing to the report. These are highlighted in blue within the tables. Tables 1, 2 and 3 show original discharge rates for the Pre-Developed state and new values for the Post-Developed state, assuming no mitigation. Tables 4, 5 and 6 show original discharge rates for the Pre-Developed state and new Q values for the Post-Developed state, with mitigation taken into account. Results are shown for the 2yr, 10yr and 100yr storm events. Please see the attached Updated HEC-RAS model for more information and the attached Spreadsheet 1 – Detention Basin Calcs (R5+R6) for detention requirement calculations. Discharge values are subject to change for the Post-Developed conditions during the final phases of design due to multiple factors. These values however will not exceed the Pre-Developed flow values.

				2	Year S	torm (c	:fs)					
	R1		R	L+R2+R3	3		R4+R4T			R5+R6		
RD(Daw	RD(Dawncrest)C1A,C1B RD			otterN)C	1-C3	RD	RD(PotterS)C4			RD(Humbug)C5,C6		
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)	
Qtot =	89.4	89	Qtot =	593.3	586.6	Qtot =	276.6	269.2	Qtot =	1440.2	1535.3	
C1A =	49.5	48.2	C1E =	69.1	67.7	C4A =	96.4	95.9	C5A,B =	161.9	161.8	
C1B =	40	40.7	C2A,B =	197	196.2	C4B =	68.2	68	C6A,B,C =	290.9	291.9	
Weir Flow =	0	0	C3A =	0	4	Weir Flow =	111.9	105.4	C6D =	166.3	170.0	
			Weir Flow =	323.4	319.1				Weir Flow =	821.2	912.0	

Table 1: 2yr Pre vs. Post Discharge at Existing Connections (No detention)



				10	Year S	torm (c	fs)				
	R1		R	1+R2+R3		F	R4+R4T			R5+R6	
RD(Daw	ncrest)C1	A,C1B	RD(P	RD(PotterN)C1-C3 RD(Pot		PotterS)	C4	RD(Humbug)C5,C6			
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)
Qtot =	153.1	135.5	Qtot =	1027.5	930.5	Qtot =	392.2	388.1	Qtot =	2360.5	2617.5
C1A =	88.5	77.1	C1E =	94.6	86.2	C4A =	102.9	102.7	C5A,B =	165.5	167.0
C1B =	64.6	58.4	C2A,B =	221.1	215.9	C4B =	71.6	71.5	C6A,B,C =	324	329.5
Weir Flow =	0	0	C3A =	0	4.1	Weir Flow =	217.7	213.9	C6D =	202.7	211.3
			Weir Flow =	707.7	625.4				Weir Flow =	1668.4	1909.7

Table 2: 10yr Pre vs. Post Discharge at Existing Connections (No Detention)

					100 Yea	ar Storm	n (cfs)				
	R1			R1+R2+R	3		R4+R4T			R5+R6	
RD(Dawncrest)C1A,C1 B		C1A,C1	RD(PotterN)C1-C3		RD(Potte		PotterS)C4 RD(Humbug)C5,C6		RD(Humbug)C5	
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)
Qtot =	306.1	241.7	Qtot =	2048.2	1624.2	Qtot =	822.3	652.3	Qtot =	4941.2	5251.
C1A =	170.1	144.3	C1E =	139.3	121.1	C4A =	117	112.4	C5A,B =	174.5	178.1
C1B =	111.4	97.4	C2A,B =	260.5	245.8	C4B =	79.2	76.7	C6A,B,C =	375.2	377 4
Weir Flow =	24.6	0	C3A =	0	4.2	Weir Flow =	626.1	463.2	C6D =	275.4	283.5
			Weir Flow =	1644.1	1253.1				Weir Flow =	4113.3	4412.

Table 3: 100yr Pre vs. Post Discharge at Existing Connections (No Detention)

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				2	Year S	torm (c	fs)				
	R1		R	L+R2+R3	3		R4+R4T			R5+R6	
RD(Daw	RD(Dawncrest)C1A,C1B		RD(PotterN)C1-C3			RD(PotterS)C4			RD(Humbug)C5,C6		
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)
Qtot =	89.4	89	Qtot =	593.3	586.6	Qtot =	276.6	269.2	Qtot =	1440.2	1415.4
C1A =	49.5	48.2	C1E =	69.1	67.7	C4A =	96.4	95.9	C5A,B =	161.9	161.3
C1B =	40	40.7	C2A,B =	197	196.2	C4B =	68.2	68	C6A,B,C =	290.9	286.3
Weir Flow =	0	0	C3A =	0	4	Weir Flow =	111.9	105.4	C6D =	166.3	164.2
			Weir Flow =	323.4	319.1				Weir Flow =	821.2	804.2

Table 4: 2yr Pre vs. Post Discharge at Existing Connections (With Detention)

				10	Year S	torm (c	fs)				
	R1		R	L+R2+R3		F	R4+R4T			R5+R6	
RD(Daw	ncrest)C1	A,C1B	RD(PotterN)C1-C3		RD(PotterS)C4			RD(Humbug)C5,C6			
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)
Qtot =	153.1	135.5	Qtot =	1027.5	930.5	Qtot =	392.2	388.1	Qtot =	2360.5	2356.2
C1A =	88.5	77.1	C1E =	94.6	86.2	C4A =	102.9	102.7	C5A,B =	165.5	165.7
C1B =	64.6	58.4	C2A,B =	221.1	215.9	C4B =	71.6	71.5	C6A,B,C =	324	322.0
Weir Flow =	0	0	C3A =	0	4.1	Weir Flow =	217.7	213.9	C6D =	202.7	202.1
			Weir Flow =	707.7	625.4				Weir Flow =	1668.4	1666.4

Table 5: 10yr Pre vs. Post Discharge at Existing Connections (With Detention)

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					100 Yea	r Storn	n (cfs)				- ,				
	R1			R1+R2+R	3		R4+R4T			R5+R6					
RD(Dav	(Dawncrest)C1A,C1 B			RD(PotterN)C1-C3 RD(PotterS)C4 RD(Humbug)C5,C				RD(PotterN)C1-C3			RD(PotterS)C4 RD(Hu		RD(Humbug)C5,		5,C6
	PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)		PRE (cfs)	POST (cfs)				
Qtot =	306.1	241.7	Qtot =	2048.2	1624.2	Qtot =	822.3	652.3	Qtot =	4941.2	4892.0				
C1A =	170.1	144.3	C1E =	139.3	121.1	C4A =	117	112.4	C5A,B =	174.5	176.7				
C1B =	111.4	97.4	C2A,B =	260.5	245.8	C4B =	79.2	76.7	C6A,B,C =	375.2	372.6				
Weir Flow =	24.6	0	C3A =	0	4.2	Weir Flow =	626.1	463.2	C6D =	275.4	274.9				
			Weir Flow =	1644.1	1253.1				Weir Flow =	4113.3	4067.8				

 Table 6: 100yr Pre vs. Post Discharge at Existing Connections (With Detention)

Detention Basin Calculations (Reaches 5 and 6)

Time series plots produced by HEC-RAS at connection "RD(Humbug)C5,C6" were used to calculate the basin requirements for R5 and R6. An excel spreadsheet was used for calculating the volume of storage required for the 100 year event (see attached **Spreadsheet 1 – Detention Basin Calcs (R5+R6)**). An equation was set up to take the difference between the developed (unmitigated) and undeveloped Q values obtained from HEC-RAS for each 10 min time interval. This flow was then multiplied by 60 (seconds) and then by 15 (minutes) to give a volume of 605448 ft^3. This means that the amount of detention required for a 24 hour storm event is approximately 14 AC-FT. An assumed basin depth of 4 ft was applied, giving a minimum required detention acreage of 3.5 AC. Please see **Exhibit 2 – Proposed Detention Exhibit (R5+R6)**, which shows the location and acreage of the proposed detention basin area.



Proposed Mitigation Measures (Reaches 5 and 6)

In order to decrease the storm water flows at Honeyrun Road to match the undeveloped condition we are proposing the construction of a detention basin as shown on the attached **Exhibit 2 – Proposed Detention Exhibit (R5+R6)**. Additional measures may include attention measuring within the roadway and/or within individual subdivisions or phases as may be determined during the design phase and once approved by the city. Please note that data presented herein is preliminary, and the location of the detention basin is approximate. Once the planning area enters the improvement plan phase and a Storm Drainage Master Plan is submitted, it is very likely that stormwater discharge rates will be quite lower due to routing through the storm drain system and overall increase in time of concentration. Therefore, both the size and location of the basin are subject to change.

It is understood that these drainage basins will be constructed during the grading phase of construction of the relevant phase and thus mitigating any potential increases prior to any improvements being completed and/or houses being built. A more detailed inlet and outlet design will have to be provided and all permitting will have to be obtained prior to any construction moving forward.

0.7500	0.0000	0.7500	0.0000
1.0000	0.0000	1.0000	0.0000
1.2500	0.0000	1.2500	0.0000
1 5000	0,0000	1 5000	0,0000
1 7500	0.0000	1 7500	0.0000
2,0000	0.0000	1.7500	0.0000
2.0000	0.0000	2.0000	0.0000
2.2500	0.0000	2.2500	0.0000
2.5000	0.0000	2.5000	0.0000
2.7500	0.0000	2.7500	0.0282
3.0000	0.0000	3.0000	0.2540
3.2500	0.0000	3.2500	0.6570
3.5000	0.0000	3.5000	1.1300
3.7500	0.0000	3,7500	1.6334
4 0000	0.0128	4 0000	2 1560
4.2500	0.0120	4.0000	2.1500
4.2500	0.1276	4.2500	2.6942
4.5000	0.3400	4.5000	3.2374
4.7500	0.5830	4.7500	3.7550
5.0000	0.8310	5.0000	4.2393
5.2500	1.0790	5.2500	4.7009
5.5000	1.3228	5.5000	5.1492
5,7500	1.5623	5,7500	5.5796
6,0000	1 7979	6,0000	5 9980
6.2500	2 0208	6.2500	6 4012
0.2300	2.0298	0.2300	0.4013
6.5000	2.2765	6.5000	6.8453
6.7500	2.6326	6.7500	7.5835
7.0000	3.1013	7.0000	8.5967
7.2500	3.6447	7.2500	9.7539
7.5000	4.2266	7.5000	10.9440
7.7500	4.7476	7.7500	11.9332
8 0000	5 2013	8 0000	12 7259
0.0000 0.2500	5.6205	8 2500	12 4420
0.2300	5.0295	8.2300	13.4420
8.5000	6.1750	8.5000	14.4042
8.7500	7.4170	8.7500	16.9160
9.0000	9.3339	9.0000	20.8145
9.2500	11.5667	9.2500	25.2317
9.5000	14.1526	9.5000	30.1787
9.7500	17.7473	9.7500	36.9727
10.0000	26,2683	10.0000	53,1854
10 2500	70 2223	10 2500	135 8024
10.2300	101 0105	10.2000	100.0770
10.5000	101.6165	10.5000	190.0770
10.7500	62.4158	10.7500	115.0192
11.0000	39.0540	11.0000	71.0117
11.2500	27.9561	11.2500	50.3097
11.5000	22.6640	11.5000	40.4852
11.7500	19.8135	11.7500	35.2295
12.0000	18.2950	12.0000	32.4044
12 2500	17 1230	12 2500	30 2493
12 5000	16.0574	12 5000	28 2951
12.5000	10.0374	12.5000	20.2551
12.7500	15.1750	12.7500	20.0825
13.0000	14.4339	13.0000	25.3340
13.2500	13.7302	13.2500	24.0622
13.5000	13.0348	13.5000	22.8085
13.7500	12.3364	13.7500	21.5520
14.0000	11.6329	14.0000	20.3014
14.2500	10.9224	14.2500	19.0448
14 5000	10 2517	14 5000	17 8556
14 7500	9 8235	14 7500	17 0940
14.7500	9.8235	14.7500	17.0940
15.0000	9.6000	15.0000	10.0895
15.2500	9.4405	15.2500	16.3959
15.5000	9.3005	15.5000	16.1384
15.7500	9.1634	15.7500	15.8900
16.0000	9.0287	16.0000	15.6430
16.2500	8.8927	16.2500	15.3941
16.5000	8.7552	16.5000	15.1460
16.7500	8.6166	16.7500	14.8980
17 0000	8 4784	17 0000	14 6473
17 2500	0 2200	17 2500	14 2064
17 5000	9 1000	17 5000	1/ 1/6/
17 75000	0.1300	17.3000	12 0000
17.7500	8.0572	17.7500	13.8960
18.0000	7.9155	18.0000	13.6440
18.2500	7.7731	18.2500	13.3908
18.5000	7.6303	18.5000	13.1370
18.7500	7.4865	18.7500	12.8837
19.0000	7.3427	19.0000	12.6302
19 2500	7 1984	19 2500	12 3747
19 5000	7 0542	19 2000	12 1202
10 7500	6 0070	10 7500	11 0057
19.7200	0.9079	19.7500	11.805/
20.0000	6.7622	20.0000	11.6102
20.2500	6.6159	20.2500	11.3516
20.5000	6.4696	20.5000	11.0961
20.7500	6.3213	20.7500	10.8404
21.0000	6.1740	21.0000	10.5840
21.2500	6.0267	21.2500	10.3276
21 5000	5 8779	21 5000	10 0701
21.5000	5.0770	21.3000	0.0115
21./300	J./285	21.7300	3.0112
22.0000	5.5802	22.0000	9.5531
22.2500	5.4309	22.2500	9.2945
22.5000	5.2817	22.5000	9.0360
22.7500	5.1320	22.7500	8.7780
23.0000	4.9826	23.0000	8.5190
23.2500	4.8323	23.2500	8.2599
		22 5000	7.0000



0.7500	0.0000	0.7500	0.0000
1.0000	0.0000	1.0000	0.0000
1.2500	0.0000	1.2500	0.0000
1.5000	0.0000	1.5000	0.0000
1.7500	0.0000	1.7500	0.0000
2.0000	0.0000	2.0000	0.0000
2.2500	0.0000	2.2500	0.0000
2.5000	0.0000	2.5000	0.0916
2.7500	0.0000	2.7500	0.6187
3.0000	0.0000	3.0000	1.4991
3.2500	0.0000	3.2500	2.5163
3.5000	0.0035	3.5000	3.6028
3.7500	0.1253	3.7500	4.7260
4 0000	0.4934	4 0000	5 8795
4.0000	0.9953	4.0000	7 0548
4.2300	1 5507	4.2300	0 2 2 0 4
4.3000	2 1121	4.3000	0.2254
4.7500	2.1151	4.7300	9.5410
5.0000	2.0050	5.0000	10.3615
5.2500	3.2037	5.2500	11.3274
5.5000	3./333	5.5000	12.2536
5.7500	4.2483	5.7500	13.1419
6.0000	4.7568	6.0000	14.0007
6.2500	5.2510	6.2500	14.8263
6.5000	5.7776	6.5000	15.7313
6.7500	6.5445	6.7500	17.2430
7.0000	7.5878	7.0000	19.3914
7.2500	8.7993	7.2500	21.8586
7.5000	10.0947	7.5000	24.4173
7.7500	11.2432	7.7500	26.5407
8.0000	12.2229	8.0000	28.2093
8.2500	13.1255	8.2500	29.6793
8.5000	14.2543	8.5000	31.6107
8.7500	16.8357	8.7500	36.6459
9.0000	20.9837	9.0000	44.7537
9.2500	25.8598	9.2500	54.0639
9.5000	31.4037	9.5000	64.3781
9.7500	39.0211	9.7500	78.3381
10.0000	56.1782	10.0000	109.9313
10.2500	143.2214	10.2500	269.6555
10 5000	216 3783	10 5000	397 3098
10.7500	140.4503	10.7500	253,9293
11 0000	87 7133	11 0000	156 8561
11 2500	61 8756	11 2500	109 6670
11 5000	49 4585	11 5000	87 0900
11 7500	42 8288	11,7500	75 0640
12 0000	39 1185	12,0000	68 3363
12.0000	36 5127	12,2500	63 6458
12.2500	34 1935	12.2500	59 4831
12 7500	32 2530	12 7500	56 0101
13 0000	30 6436	13 0000	53 1390
13 2500	29 1350	13 2500	50 4455
13 5000	27 6508	13 5000	17 8068
13 7500	26 1620	13 7500	45 1896
14 0000	20.1020	14,0000	43.1050
14.2500	24.0050	14.2500	20 0200
14.2300	23.1008	14.2300	27 /101
14.3000	21.7272	14.3000	25 7470
15 0000	20.7734	14.7300	24 0204
15.0000	20.2012	15.0000	24.0304
15.2500	19.9001	15.2500	34.2001
15.5000	19.3978	15.5000	22 4225
15.7500	19.3039	15.7500	33.1235
10.0000	19.0152	16.0000	32.0031
10.2500	18,7227	16.2300	32.0627
16.5000	18.4290	16.5000	31.5609
16.7500	18.1345	16.7500	31.0419
17.0000	17.8391	17.0000	30.5175
17.2500	17.5423	17.2500	29.9921
17.5000	17.2441	17.5000	29.4667
17.7500	16.9442	17.7500	28.9423
18.0000	16.6442	18.0000	28.4149
18.2500	16.3430	18.2500	27.8871
18.5000	16.0396	18.5000	27.3571
18.7500	15.7358	18.7500	26.8280
19.0000	15.4312	19.0000	26.2986
19.2500	15.1265	19.2500	25.7650
19.5000	14.8196	19.5000	25.2346
19.7500	14.5117	19.7500	24.7030
20.0000	14.2037	20.0000	24.1715
20.2500	13.8959	20.2500	23.6340
20.5000	13.5859	20.5000	23.1026
20.7500	13.2757	20.7500	22.5670
21.0000	12.9641	21.0000	22.0336
21.2500	12.6543	21.2500	21.4964
21.5000	12.3423	21.5000	20.9609
21.7500	12.0285	21.7500	20.4252
22.0000	11.7155	22.0000	19.8886
22.2500	11.4027	22.2500	19.3500
22.5000	11.0887	22.5000	18.8137
22.7500	10.7739	22.7500	18.2752
23.0000	10.4583	23.0000	17.7367
23.2500	10.1428	23.2500	17.1984
22 5000	0.0204	22 5000	10 0500



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

1 DAY (24HR) DURATION - HOURS FROM START OF RAIN STORM

0.7500	0.0000	0.7500	0.0000
1.0000	0.0000	1.0000	0.0000
1.2500	0.0000	1.2500	0.0000
1.5000	0.0000	1,5000	0.0000
1 7500	0.0000	1 7500	0.0000
2,0000	0.0000	2,0000	0.0000
2.0000	0.0000	2.0000	0.0000
2.2500	0.0000	2.2500	0.0000
2.5000	0.0000	2.5000	0.0000
2.7500	0.0000	2.7500	0.0000
3.0000	0.0000	3.0000	0.0000
3 2 5 0 0	0 0000	3 2500	0.0687
2 5000	0.0000	2 5000	0.6707
3.3000	0.0000	3.3000	0.0737
3.7500	0.0000	3.7500	1.8732
4.0000	0.0000	4.0000	3.3096
4.2500	0.0000	4.2500	4.8618
4.5000	0.0000	4.5000	6.4800
4.7500	0.0722	4.7500	8.0656
5 0000	0 4633	5 0000	9 5 8 9 1
5.0000	1.0070	5.0000	11 0072
5.2500	1.0672	5.2500	11.0672
5.5000	1./8/4	5.5000	12.5024
5.7500	2.5032	5.7500	13.8966
6.0000	3.2205	6.0000	15.2650
6.2500	3.9356	6.2500	16.5915
6.5000	4.6769	6.5000	18.0109
6 7500	5 6449	6 7500	20 1720
7 0000	6.0072	7,0000	20.1720
7.0000	0.9072	7.0000	25.1275
7.2500	8.3901	7.2500	20.5541
7.5000	10.0221	7.5000	30.1882
7.7500	11.5760	7.7500	33.3461
8.0000	12.9792	8.0000	35.9698
8.2500	14.3279	8.2500	38.3780
8.5000	15.9524	8.5000	41.3989
8 7500	19 3112	8 7500	48 5991
0.7500	24 6244	9,0000	60 1554
9.0000	24.0244	9.0000	32 6065
9.2500	31.0621	9.2500	/3.6065
9.5000	38.6127	9.5000	88.8351
9.7500	49.0761	9.7500	109.6171
10.0000	72.7042	10.0000	156.5343
10.2500	192.3901	10.2500	392.0803
10.5000	301.6712	10.5000	589.8563
10 7500	200 2783	10 7500	383 6224
11 0000	126 7406	11,0000	220 4420
11.0000	120.7400	11.0000	256.4420
11.2500	90.2504	11.2500	167.7278
11.5000	72.5699	11.5000	133.6111
11.7500	63.1438	11.7500	115.4281
12.0000	57.7999	12.0000	105.1966
12.2500	54.0987	12.2500	98.1310
12.5000	50.7733	12.5000	91.7990
12.7500	47.9833	12.7500	86.5460
13.0000	45.6729	13.0000	82.1852
13 2500	43 5007	13 2500	78 0892
12 5000	11 2426	12 5000	74 0921
12.3000	20 1701	13.3000	79.0021
13.7500	39.1781	13.7500	/0.0//3
14.0000	36.9913	14.0000	66.0414
14.2500	34.7720	14.2500	62.0003
14.5000	32.6580	14.5000	58.1506
14.7500	31.2459	14.7500	55.5588
15.0000	30.4980	15.0000	54.1661
15 2500	29 9886	15 2500	53 1966
15 5000	29 5497	15 5000	52 3574
15 7500	20.1270	15.5000	52.3374
10.0000	23.12/0	10,0000	J1.3030
16.0000	28./133	16.0000	50.7772
16.2500	28.2957	16.2500	49.9836
16.5000	27.8726	16.5000	49.1932
16.7500	27.4458	16.7500	48.4006
17.0000	27.0183	17.0000	47.6009
17.2500	26.5851	17.2500	46.7972
17,5000	26 1501	17 5000	45 9950
17 7500	25 7110	17 7500	AE 1070
10 0000	23.7110	10,0000	44.27019
10.0000	25.2093	10.0000	44.3/94
18.2500	24.8270	18.2500	43.5687
18.5000	24.3806	18.5000	42.7524
18.7500	23.9291	18.7500	41.9401
19.0000	23.4795	19.0000	41.1235
19.2500	23.0268	19.2500	40.2987
19,5000	22.5703	19.5000	39.4789
19 7500	22 1116	19 7500	38 6582
20 0000	21 6520	20 0000	20.0305
20.0000	21.0000	20.0000	37.0323
20.2500	21.1913	20.2500	37.0026
20.5000	20.7293	20.5000	36.1769
20.7500	20.2625	20.7500	35.3459
21.0000	19.7958	21.0000	34.5162
21.2500	19.3285	21.2500	33.6842
21.5000	18.8597	21.5000	32.8481
21.7500	18 3860	21 7500	32 0162
22.0000	17 01 41	22.0000	21 1000
22.0000	17 4422	22.0000	30.3400
22.2500	17.4423	22.2500	30.3408
22.5000	16.9656	22.5000	29.5027
22.7500	16.4887	22.7500	28.6672
23.0000	16.0119	23.0000	27.8230
23.2500	15.5331	23.2500	26.9832
22 5000	15 05 42	22 5000	26 1424









Detention (R5R6) December 13, 2021

100 yr Basin Calculations - HEC-RAS (Assuming No Detention) RD(Humbua)C5C6CE

			umbug/C3CBCE	
Time (hrs)	Undeveloped Runoff (cfs)	Developed Runoff (cfs)	Developed - Undeveloped (cfs)	Volume Reqd. per 15 minute interval
0.000	22.18	14.96	-7.2200	-4332
0.167	79.78	61.11	-18.6700	-11202
0.333	79.98	64.96	-15.0200	-9012
0.500	79.99	64.99	-15.0000	-9000
0.667	79.99	64.99	-15.0000	-9000
0.833	80.00	65	-15 0000	-9000
1 000	80.02	64 99	-15.0300	-9018
1.000	80.02	64.99	-15:0300	-5018
1.107	80.03	04.99	-13.0400	-9024
1.333	80.04	65	-15.0400	-9024
1.500	80.04	65	-15.0400	-9024
1.667	80.04	65	-15.0400	-9024
1.833	80.04	65	-15.0400	-9024
2.000	80.04	65	-15.0400	-9024
2.167	80.04	65	-15.0400	-9024
2.333	80.04	65	-15.0400	-9024
2.500	80.04	65.03	-15.0100	-9006
2.667	80.04	65.11	-14.9300	-8958
2.833	80.05	65.4	-14.6500	-8790
3.000	80.05	65.86	-14,1900	-8514
3 167	80.05	66 44	-13 6100	-8166
3 3 3 3	80.04	67.13	-12 9100	-7746
2 500	80.04	67.97	12.0700	7740
3.500	80.04	68.34	-12.0700	-7242
3.007	80.05	70.51	-11.5100	-0780
3.833	80.05	70.51	-9.5400	-5724
4.000	80.05	/2.1	-7.9500	-4770
4.167	80.03	73.85	-6.1800	-3708
4.333	80.04	75.65	-4.3900	-2634
4.500	80.04	77.51	-2.5300	-1518
4.667	80.04	79.26	-0.7800	-468
4.833	80.05	81.13	1.0800	648
5.000	80.41	83.21	2.8000	1680
5.167	81.66	86.32	4.6600	2796
5.333	85.30	93.23	7.9300	4758
5 500	93.02	104 29	11 2700	6762
5 667	103 75	116 93	13 1800	7908
5.007	114 61	120.00	14 5500	9720
6.000	124.01	141 55	16 7000	10020
0.000	124.85	141.55	17,7000	10020
6.167	155.05	155.36	17.7300	10638
6.333	146.11	164.97	18.8600	11316
6.500	156.93	176.29	19.3600	11616
6.667	168.02	187.94	19.9200	11952
6.833	179.47	199.56	20.0900	12054
7.000	191.47	211.57	20.1000	12060
7.167	205.24	225.42	20.1800	12108
7.333	220.79	242.83	22.0400	13224
7.500	239.87	264.06	24.1900	14514
7.667	262.57	288.24	25.6700	15402
7.833	286.93	313.51	26.5800	15948
8.000	311.99	339	27.0100	16206
8.167	338.29	365.01	26.7200	16032
8.333	362.47	388.16	25.6900	15414
8 500	385.72	410.11	24 3900	14634
8 667	408.71	430.56	21 8500	13110
8 833	430.99	451.62	20,6300	12378
0.000	453 34	485.76	22,0000	10452
9.000	490.22	F30.03	40 7000	15452
9.167	489.23	539.02	49.7900	29874
9.333	551.76	609.93	58.1700	34902
9.500	633.14	698.74	65.6000	39360
9.667	728.73	805.89	77.1600	46296
9.833	843.64	932.87	89.2300	53538
10.000	992.43	1105.1	112.6700	67602
10.167	1269.02	1447.73	178.7100	107226
10.333	1713.97	2112.7	398.7300	239238
10.500	2687.55	3368.69	681.1400	408684
10.667	4081.32	4839.82	758.5000	455100
10.833	4886.96	5251.75	364.7900	218874
11.000	4941.24	4944.94	3.7000	2220
11 167	4335 76	4108 1	-227 6600	-126506
11 322	3641 78	3333 75	-308 0300	_10/010
11 500	2080.26	2724 01	-300.0300	-104010 150670
11.000	2505.50 2512 22	2724.91	-204.4500	-158670
11.00/	2010.32	2284.19	-229.1300	-13/4/8
11.833	2137.68	1946.9	-190.7800	-114468
12.000	1866.46	1716.11	-150.3500	-90210

12.167	1661.31	1542.35	-118.9600	-71376
12.333	1505.55	1413.42	-92.1300	-55278
12.500	1389.06	1317.57	-71.4900	-42894
12 667	1294 98	1238.82	-56 1600	-33696
12.007	1217 01	1173 27	44 6400	26784
12.855	1154 17	1117	-44.0400	-20784
13.000	1000.22	1067.79	-37.1700	-22302
13.167	1099.33	1067.78	-31.5500	-18930
13.333	1052.62	1026.92	-25.7000	-15420
13.500	1010.51	990.5	-20.0100	-12006
13.667	972.42	957.05	-15.3700	-9222
13.833	938.38	924.67	-13.7100	-8226
14.000	905.58	892.82	-12.7600	-7656
14.167	873.71	861.3	-12.4100	-7446
14.333	842.39	829.94	-12.4500	-7470
14 500	811 51	798.86	-12 6500	-7590
14.500	780.61	768.25	12.0500	7330
14.007	750.01	700.25	-12.3000	-7410
14.055	751.17	739.57	-11.0000	-0960
15.000	/23.8/	/13.26	-10.6100	-6366
15.167	699.01	690.34	-8.6700	-5202
15.333	678.64	672.13	-6.5100	-3906
15.500	662.09	657.69	-4.4000	-2640
15.667	649.43	646.66	-2.7700	-1662
15.833	639.11	637.76	-1.3500	-810
16.000	630.29	629.91	-0.3800	-228
16 167	622 51	622 75	0.2400	144
16 2 22	615 35	615 99	0.6400	294
16 500	609 57	609.48	0.0400	504
10.500	008.37	603.44	0.9100	546
16.667	602.03	603.11	1.0800	648
16.833	595.64	596.86	1.2200	732
17.000	589.36	590.56	1.2000	720
17.167	583.06	584.28	1.2200	732
17.333	576.86	578.03	1.1700	702
17.500	570.66	571.84	1.1800	708
17.667	564.43	565.59	1.1600	696
17.833	558.21	559.31	1.1000	660
18 000	552.03	553.04	1 0100	606
10.000	545 76	546 75	0.9900	504
10.107	545.70	540.75 E40 E	0.3300	594
18.333	559.55	540.5	0.9700	582
18.500	533.22	534.23	1.0100	606
18.667	526.91	527.96	1.0500	630
18.833	520.68	521.68	1.0000	600
19.000	514.53	515.42	0.8900	534
19.167	508.43	509.13	0.7000	420
19.333	502.29	502.86	0.5700	342
19.500	496.63	496.54	-0.0900	-54
19 667	490.30	490.12	-0 1800	-108
10 833	483 87	484.03	0 1600	96
20.000	405.07	404.03	0.1000	200
20.000	477.57	477.87	0.5000	500
20.167	4/3.55	4/1.6	-1.9500	-11/0
20.333	467.49	465.08	-2.4100	-1446
20.500	460.21	459.02	-1.1900	-714
20.667	453.23	452.78	-0.4500	-270
20.833	446.35	446.58	0.2300	138
21.000	439.55	440.28	0.7300	438
21.167	432.51	433.88	1.3700	822
21.333	425.41	427.02	1.6100	966
21 500	418 53	419.82	1 2900	774
21.500	410.55	413.02	1.2300	012
21.007	411.20	412.0	1.5200	912
21.000	404.42	400.54	1.5200	912
22.000	397.74	399.27	1.5300	918
22.167	391.21	392.66	1.4500	870
22.333	384.58	386.11	1.5300	918
22.500	377.86	379.68	1.8200	1092
22.667	371.20	373.5	2.3000	1380
22.833	364.63	366.67	2.0400	1224
23.000	358.15	360.61	2.4600	1476
23.167	351 55	354 13	2 5800	1548
23 332	344 95	347 65	2,5000	1620
23.333	229 /5	2/1 25	2.7000	1020
23.300	330.43	241.23	2.8000	1080
23.00/	331.86	334./8	2.9200	1/52
23.833	325.19	328.55	3.3600	2016
24.000	318.75	322.1	3.3500	2010

605448 FT^3 13.89917355 AC-FT 3.474793388 AC

Assumes 4' Deep Basin

4 Comments and Responses

This chapter contains the comment letters received in response to the Draft EIR during the 45-day public review period from October 29 through December 15, 2021, in addition to comments received during the public hearing held on November 18, 2021. Each comment letter is numbered, each comment is bracketed, and responses are provided to each comment. To assist the reader, a brief summary of the comment has been provided; however, it is only a summary and does not repeat the comment verbatim. Please refer back to the letter for the specific comment. The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project unrelated to its environmental impacts) are noted for the record and will be forwarded to the decision makers for their consideration. Where text changes in the Draft EIR are warranted based on comments received, updated project information, or other information provided by City of Chico (City) staff, those changes are noted in the response to comment, and are listed in Chapter 3, Changes to the Draft EIR, of this Final EIR.

The changes to the analysis contained in the Draft EIR, provided in Chapter 3, represent only minor clarifications/ amplifications and do not constitute significant new information. In accordance with CEQA Guidelines, Section 15088.5, recirculation of the Draft EIR is not required.