V. CUMULATIVE EFFECTS

INTRODUCTION

CEQA Guidelines Section 15130 requires the consideration of cumulative impacts within an EIR when a project's incremental effects are cumulatively considerable. Cumulatively considerable means that "...the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." In identifying projects that may contribute to cumulative impacts, the CEQA Guidelines allow the use of a list of past, present, and reasonably anticipated future projects, producing related or cumulative impacts, including those which are outside of the control of the lead agency.

In accordance with CEQA Guidelines Section 15130(b), "...the discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, the discussion need not provide as great [a level of] detail as is provided for the effects attributable to the project alone." The discussion should be guided by standards of practicality and reasonableness, and it should focus on the cumulative impact to which the identified other projects contribute rather than on the attributes of other projects that do not contribute to the cumulative impact. The proposed project's cumulative impacts were considered in conjunction with build-out of the City of Chico's 2030 General Plan. However, the 2030 General Plan assumes a 15% buildout of the project site, while the proposed project would result in buildout of approximately 65% of the project site. Therefore, the cumulative impact analysis provided below lists the impact conclusions of the General Plan EIR, but factors in this inconsistency when determining cumulative impacts of the proposed project with full buildout of the General Plan.

CUMULATIVE IMPACT ANALYSIS

The cumulative impact analysis below is guided by the requirements of CEQA Guidelines Section 15130. Key principles established by this section include:

- A cumulative impact only occurs from impacts caused by the proposed project and other projects. An EIR should not discuss impacts that do not result from the proposed project.
- When the combined cumulative impact from the increment associated with the proposed project and other projects is not significant, an EIR need only briefly explain why the impact is not significant; detailed explanation is not required.

- An EIR may determine that a project's contribution to a cumulative effect impact would be rendered less than cumulatively considerable if a project is required to implement or fund its fair share of mitigation intended to alleviate the cumulative impact.

The cumulative impact analysis that follows relies on these principles as the basis for determining the significance of the proposed project's cumulative contribution to various impacts.

Aesthetics

The geographic scope of the cumulative aesthetic, light, and glare analysis is the area surrounding the project site. This is considered the areas within view of the project site, and therefore, the areas most likely to experience changes in visual character or experience light and glare impacts. The area surrounding the project site is characterized by urban development, including single and multi-family residences to the north, single-family residences to the west, commercial land to the south, and an industrial use to the southeast. East of the project site is privately owned rangeland and open space that slopes gently up in elevation to rolling foothill terrain. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in significant and unavoidable impacts to visual character. The proposed project would have a less than significant impact on the existing visual character or quality of the site and its surroundings. The proposed project would be subject to design review by the City of Chico, which would ensure compatibly with the existing visual character. Furthermore, the project includes 108-acres of permanent open space along its eastern boundary. This open space is consistent with the privately owned rangeland that it abuts.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to scenic vistas. The proposed project would be less than significant impacts impact on scenic vistas.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in no impact to scenic resources within a state scenic highway, similar to the proposed project.

As the project site is currently undeveloped, there are no existing light and glare impacts within the area. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to light and glare. The proposed project would also have a less-than-significant impact related to light and glare. All lighting would comply with CNC 19.60.050, except for single-family residential uses, which is exempt form design review (unless approved with a planned development permit). Lighting design of all other uses is subject to discretionary review and approval by the City planning staff of the City's Architectural Review & Historic Preservation Board, in accordance with policies of the Community Design Element of the General Plan, and Guidelines of the City of Chico Design Guidelines Manual. All local and state requirements concerning lighting would be followed. While the General Plan EIR did not account for the level of development proposed for the project site, as the areas surrounding the project site are currently developed, cumulative impacts from light and glare would be less than significant.

Therefore, impacts from the proposed project with buildout of the General Plan related to aesthetics, light, and glare are ***not cumulatively considerable***.

Air Quality

Air pollution, by nature, is mostly a cumulative impact. The significance thresholds applicable to construction and operational aspects of a project represent the levels at which a project's individual emissions of criteria pollutants and precursors would result in a cumulatively considerable contribution to the region's air quality conditions as determined by the BCAQMD.

For projects where the BCAQMD's standard mitigation is not adequate to reduce criteria pollutant emissions to less than significant levels, the BAQMD CEQA Handbook recommends that the project applicant either establish an off-site mitigation program within Butte County, coordinated through BCAQMD, or participate in an Off-site Mitigation Program by paying the equivalent amount of money equal to the project contribution of pollutants (ROG and NO_x) which exceed the BCAQMD's thresholds of significance. Calculation of the payment is based on the Carl Moyer Program's most recent cost effectiveness level per ton, which as of 2017 was $18,260 per ton and can be found at http://www.arb.ca.gov/msprog/moyer/moyer.htm.

The BCAQMD CEQA Handbook states that the payment amount shall be calculated at the time of recordation of the final map for residential projects or occupancy of commercial projects, and shall be calculated using CalEEMod or an equivalent tool approved by BCAQMD that includes emission reductions from all project design features and mitigation. Project emissions above the pound per day threshold are converted to tons per year and then divided by the daily-to-annual equity ratio of 5.5 to obtain an equivalent tons per year value. The excess tons per year emissions are then multiplied by 25 years (to represent the project life span) and the most current cost-effectiveness level per ton from the Carl Moyer Program. BCAQMD staff has clarified that although it is not reflected in the 2014 CEQA Handbook, it is the BCAQMD's practice to use a 180 day ozone season when calculating the emissions that are required to be reduced for ozone precursors. In the calculations, this would replace 365 days with 180 days.

Based on the current calculations (35.9 pounds ROG + 35 pounds NOx + 6.3 pounds PM10= 77.2 pounds/day x 180/2,000 = 6.95 tons/year/5.5 = 1.16 x 25 x $18,260 = $576,684), this would result in a payment of $576,684.00 to the Off-site Mitigation Program, which would be utilized by the BCAQMD for a variety of emission reduction programs located throughout the Air District. *Mitigation Measure AIR-2C/GHG-1* requires the project applicant to participate in an Off-site Mitigation Program in order to reduce ROG and NO_x operational emissions to less than significant levels, consistent with the BCAQMD's CEQA Handbook and current practices. Therefore, with implementation of *Mitigation Measure AIR-2C/GHG-1*, the operational criteria pollutant emissions would be ***less than cumulatively considerable*** contribution to air quality impacts.

Biological Resources

The geographic scope of the cumulative biological resources analysis is the region surrounding the project site. The project site is currently undeveloped and provides habitat for several special-status species. Recent development patterns and anticipated future growth in the Chico region is considered an existing cumulatively significant impact to biological resources due to the loss of potential habitat for rare species. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to special-status plant or animal species. However, this conclusion does not consider the increased development of the site that would occur as a result of the proposed project. The proposed project would have a potentially significant impact related to the loss of habitat for nesting birds, pallid bat, western spadefoot, vernal pool crustaceans, Valley Elderberry Longhorn Beetle, and Butte County Meadowfoam. The proposed project would have a less-than-significant impact with *Mitigation Measures BIO-1A, BIO-1B, BIO-1C, BIO-1D, BIO-1E, BIO-2A,* and *BIO-2B* on special-status plant or animal species. Project-related biological impacts are considered and mitigated consistent with local, state and federal regulations, which includes compliance with "no net loss" of acreage and values policies of the state and federal agencies. The required mitigation would reduce the project's contribution to any significant cumulative impact on special-status plant and wildlife species to ***less than cumulatively considerable***.

The proposed project would have potentially significant impacts related to the loss of sensitive natural communities including Mixed Riparian Woodland, wetlands, and other aquatic resources (e.g. drainages). Impacts would be reduced to less than significant with the implementation of *Mitigation Measures BIO-3A* and *BIO-4*. The proposed project would have The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to wetlands, riparian, or other sensitive or critical habitat. Project-related biological impacts are considered and mitigated consistent with local, state and federal regulations, which includes compliance with "no net loss" of acreage and values policies of the state and federal agencies. The required mitigation would reduce the project's contribution to any significant cumulative impact on sensitive wetlands, riparian, or other sensitive natural communities and habitats to ***less than cumulatively considerable***.

The proposed project would have a potentially significant impact related to the loss of connected vernal pool and seasonal wetland habitat. However, impacts would be less than significant with implementation of *Mitigation Measure BIO-4*. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to the movement of any native or resident or migratory fish or wildlife species or wildlife corridors. The required mitigation would reduce the project's contribution to any significant cumulative impact on nursery sites and wildlife corridors to ***less than cumulatively considerable***.

The Butte County Association of Governments initiated development of the Butte Regional Conservation Plan (BRCP) in 2007, which has not yet been formally approved or implemented. As currently being revised, the BRCP is expected to exclude the Stonegate project from the BRCP permit area, which would eliminate any conflict between the BRCP and the project. As

such, the proposed project would not conflict with any adopted or approved plans and no impact would occur. In addition, the proposed project would comply with the City of Chico Municipal Code and would have a less-than-significant impact related to local biological policies. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in no impact related to HCPs, recovery plans, natural community conservation plans, local ordinances or other approved policies intended to protect biological resources. Therefore, impacts from the proposed project with buildout of the General Plan related to policies and plans related to biological resource protection are ***not cumulatively considerable***.

Cultural Resources

The geographic scope of the cumulative cultural resources analysis is the project vicinity. Cultural resource impacts tend to be localized because the integrity of any given resource depends on what occurs only in the immediate vicinity around that resource, such as disruption of soils. The project site contains four historical resources. All four sites either not eligible for the California and National Registers or determined that the project would not have an adverse effect on them. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less than significant impacts related to historical resources. Therefore, the proposed project, in conjunction with the build-out of the General Plan, would also result in less-than-significant impacts related to historic resources. Impacts to historical resources would be ***less than cumulatively considerable***.

Despite the negative findings on the site, there is still the potential for accidental discovery of archeological or paleontological resources. The potential for discovery and disturbance of any of these resources during excavation is considered potentially significant. Implementation of *Mitigation Measure CULT-1* would ensure that potentially significant impacts to archaeological and paleontological resources are reduced to a less-than-significant level. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to archaeological and paleontological resources. Therefore, the proposed project, in conjunction with the build-out of the General Plan, would also result in less-than-significant impacts related to archaeological and paleontological resources with mitigation incorporated. Impacts to archaeological and paleontological resources would be ***less than cumulatively considerable***.

Geology and Soils

The potential cumulative impacts for geology, soils, and seismicity are generally site-specific and do not extend beyond a project's boundaries (particularly at level sites where no significant slopes or landslide hazards occur), because geological impacts are confined to discrete spatial locations and do not generally combine to create a cumulative impact condition. The exception to this would occur where a large geologic feature (e.g., fault zone, massive landslide) might affect an extensive area, or where the development effects from the project could affect the geology of an off-site location. These circumstances would not occur as a result of implementation of the proposed project, and so do not apply. Conformance with the CBC and

would reduce project-related geohazard impacts to a less-than-significant level. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to geology and soils. Therefore, cumulative geotechnical impacts would are ***not cumulatively considerable***.

Regarding soil erosion, development activities could lead to increased erosion rates on site soils, which could cause unstable ground surfaces and increased sedimentation in nearby streams and drainage channels. However, the project would be required to implement a Stormwater Pollution Prevention Program in compliance with the National Pollution Discharge Elimination System (NPDES) stormwater permitting program, which regulates water quality originating from construction sites. Therefore, as the proposed project would have to comply with federal and state regulations designed to minimize impacts to projects on a wide geographic scale, the project's contribution to any significant cumulative erosion impact is ***not cumulatively considerable***.

Greenhouse Gas Emissions

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in significant and unavoidable impacts related to generation of greenhouse gas emissions that would conflict with applicable reduction measures. Greenhouse gas emissions and climate change, by nature, is a cumulative impact. The proposed project's operational-period emissions would exceed the significance thresholds, and therefore project operations would make a ***cumulatively considerable*** contribution to greenhouse gas emissions impacts.

Hazards and Hazardous Materials

The geographic scope of the cumulative hazards and hazardous materials analysis is the project site. Adverse effects of hazards and hazardous materials tend to be localized; therefore, the area near the project site would be most affected by project activities. Hazards and hazardous materials are extensively regulated at the Federal, State and local levels. There are no land uses in the project vicinity that are known to utilize large quantities of hazardous materials or involve hazardous activities, and there is no existing cumulatively significant impact in this regard.

As the project site is currently undeveloped, cumulative development within the vicinity of the project site and other areas of the City of Chico has the potential to increase hazards and hazardous materials impacts on existing and future residents. However, with the implementation of the applicable plans and policies, the proposed project would not create or be subject to temporary or permanent hazards or hazardous material impacts. Increased urbanization in the area resulting from this development would also reduce the threat of wildland fire for the surrounding area. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to hazards and hazardous materials. Therefore, the proposed project would not have a significant contribution to potential cumulative impacts and impacts are ***not cumulatively considerable***.

Hydrology and Water Quality

This section addresses the incremental effects of the proposed project in connection to the effects of other closely related past, present, and reasonably foreseeable future projects. The geographic area for the cumulative impacts analysis is the areas of the City of Chico which discharge stormwater to the same stormwater drainage systems that will serve the project site, and the surface water bodies that receive runoff from the project site, primarily Butte Creek. Stormwater discharges are affected by urban pollutants that contribute to the degradation of water quality in surface waters near the project site. Urban pollutants in stormwater include petroleum hydrocarbons, sediments, metals, pesticides, and trash. Past, current and reasonably foreseeable projects in the vicinity of the project site could result in cumulative impacts associated with stormwater discharges, similar to the potential impacts from construction of the proposed project. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to surface water quality, stormwater drainage, flooding, and groundwater quality. In order to adequately address cumulative water quality impacts, stormwater regulations have become progressively more stringent since the passage of the federal CWA, and current NPDES permits now require new development and redevelopment projects to manage and treat all significant sources of stormwater pollutants and reduce runoff. NPDES permit requirements apply to the cumulative projects as well as the proposed project. As such, a reduction in runoff and overall pollutant loads in stormwater in the vicinity of the project site is anticipated over time, thereby reducing cumulative impacts. Although overall water quality in Butte Creek is anticipated to improve over time, the creek is currently designated as "impaired" by the State Water Board.

The implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would ensure that stormwater runoff and flood water flows from the proposed project would not result in cumulatively considerable impacts related to water quality, flooding, erosion/sedimentation, or exceeding the capacity of the existing stormwater drainage system. The required mitigation would reduce the project's contribution to any significant cumulative impact on stormwater and flooding to ***less than cumulatively considerable***.

Land Use and Planning

The geographic scope of the cumulative land use analysis is the Chico area. Land use decisions are made at the city level; therefore, the Chico area is an appropriate geographic scope. Development within Chico is governed by the City's General Plan and Municipal Code, which ensure logical and orderly development and require discretionary review to ensure that projects do not result in land use impacts due to inconsistency with the General Plan and other regulations. As a result, there is no existing cumulatively significant land use impact.

Cumulative land use impacts could occur if other related projects in the vicinity of the project site would result in land use incompatibility impacts in conjunction with the impacts of the proposed project. The proposed project is generally consistent with the General Plan as the designations for the site would still permit a variety of residential, commercial, and open space uses. Upon

approval, the project would be consistent with the General Plan, as the General Plan itself would reflect the project. Development of the proposed project as proposed would not result in any cumulative significant land use impacts as other projects are implemented in the area. Each project would undergo the same project review process as the proposed project to preclude potential land use incompatibility and planning policy conflicts. It is assumed that cumulative development would progress in accordance with the criteria set forth within the jurisdiction of the City of Chico in which the cumulative development is located. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments, to ensure that the goals, objectives, and policies of the City are consistently upheld. Therefore, land use impacts are ***not cumulatively considerable***.

Noise

Outdoor noise measurements taken at the project site indicate that the average ambient noise levels are within the "normally acceptable" or "conditionally acceptable" range for all land uses. Therefore, there is no existing cumulatively significant noise impact in the project vicinity.

The proposed project's construction noise levels may cause a temporary substantial increase in noise levels at nearby receptors. Mitigation is included that would require implementation of construction noise attenuation measures to reduce noise levels in addition to meeting Municipal Code limitations on construction noise. Other projects listed in Table III-5 (Related Projects) would be required to implement similar mitigation and adhere to Municipal Code restrictions regarding construction noise. It is highly unlikely that a substantial number of the cumulative projects would be constructed simultaneously and close enough to one another for noise impacts to be compounded, given that the projects are at widely varying stages of approval and development. Therefore, it is reasonable to conclude that construction noise from the proposed project would not combine with noise from other development projects to cause cumulatively significant noise impacts. Therefore, the proposed project would not have a significant contribution to potential cumulative impacts and impacts are ***not cumulatively considerable***.

The proposed project's construction and operational vibration levels would not exceed annoyance thresholds, and impacts would be less than significant. Because vibration is a highly localized phenomenon, there would be no possibility for vibration associated with the project to combine with vibration from other projects because of their distances from the project site. Therefore, the proposed project would not contribute to a cumulatively significant vibration impact and impacts are ***not cumulatively considerable***.

The proposed project's contribution to vehicular noise levels would not exceed the applicable thresholds of significance, which take into account existing noise levels as well as noise from trips associated with other planned or approved projects. Thus, the proposed project would not combine with other projects to cause a cumulatively considerable increase in ambient roadway noise and impacts are ***not cumulatively considerable***.

Other projects listed in Table III-5 (Related Projects) would be required to evaluate noise and vibration impacts and implement mitigation, if necessary, to minimize noise impacts pursuant to local regulations. Therefore, the proposed project, in conjunction with other planned and approved projects, would not have a cumulatively significant impact related to noise and impacts are ***not cumulatively considerable***.

Population and Housing

The geographic scope of the cumulative land use analysis is the Chico area. Population projects are made at the city level; therefore, the Chico area is an appropriate geographic scope. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to a substantial increase in population and housing. The proposed project intends to create an additional 733 dwelling units, to house approximately 1,928 persons. However, if the recent 1.47% growth rate is projected forward from the 2017 population of 93,383, the estimated 2030 General Plan build-out population of 139,713 would occur in the 2050s. Given that Chico is experiencing a lower growth rate than assumed for the General Plan, the City's population in 2030 could be significantly less than the 139,713 projected. For example, if the 1.47% growth rate was to continue consistently, the 2030 population would be approximately 113,000, approximately 25,000 persons below the population assumption of the General Plan. The proposed project would have a less-than-significant impact related to substantial population growth. While the General Plan EIR assumes only 15% of the associated project would be built, rather than the proposed development of 65% of the site, the additional 1,928 would still be accounted for in the General Plan projections. Given the build-out would still be able to account for the additional persons of the proposed project, and with the anticipation of additional development projects, impacts associated with the proposed project in conjunction with General Plan build-out are ***not cumulatively considerable***.

Public Services

The geographic scope of the cumulative public services analysis is the service area of each of the providers serving the proposed project. Because of differences in the nature of the public service and utility topical areas, they are discussed separately. No existing cumulatively significant impacts have been identified for any of these areas, as all service providers are able to achieve the requisite level of service, capacity or response times.

Fire Protection

The geographic scope of the cumulative fire protection and emergency medical services analysis is the Chico Fire Department's service area, which consists of the Chico city limits and nearby unincorporated areas of Butte County. The service area is approximately 33 square miles and has a full time service population of 88,634 persons.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to fire protection. Although build-out of the General Plan

Background Report is supposed to incorporate and plan for all development through the year 2030, development of only 15% of the project site is accounted for, rather the proposed development of 65% of the site. Because the project site is within one mile from the nearest fire station (Station 4), it would not directly result in a need for new or expanded fire protection facilities. Funding for any additional fire personal that may be required would be provided through impact fees and property taxes. Additionally, the project would comply with all requirements of the California Fire Code, including the provision of adequate emergency access points. The proposed project in conjunction with the General Plan build-out would have a less-than-significant impact and impacts are ***not cumulatively considerable***.

Police Protection

The geographic scope of the cumulative police protection analysis is the local service areas of the Chico Police Department, which consist of the Chico city limits.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to police protection. Although build-out of the General Plan Background Report is supposed to incorporate and plan for all development through the year 2030, development of only 15% of the project site is accounted for, rather the proposed development of 65% of the site. The proposed project would have the potential to provide housing for approximately 1,928 residents. The proposed project would not create a need for new or expanded police protection facilities and, therefore, would not result in a physical impact on the environment. Police services go through an annual budgeting process during which citywide priorities are established and service level monitored. The increased demand for police service that would result from the introduction of housing and commercial uses proposed for the site would require the addition of approximately two additional officers to maintain the current staffing rate of approximately 1 officer/1,000 residents. The project would not require the construction of a new station or result in a significant increased demand for police services. Funding for additional law enforcement services would be provided through impact fees and property taxes. The proposed project in conjunction with General Plan build-out would result in a less-than-significant impact and impacts are ***not cumulatively considerable***.

Schools and Library Services

The geographic scope of the cumulative school services analysis is the local service area of the school district. The CUSD serves the City of Chico and adjacent unincorporated areas. The proposed project could potentially add 512 new students. The geographic scope of the cumulative library services analysis is the local service area of the Butte County Library Branch. The Chico Library Branch serves the City of Chico. The proposed project could potentially add approximately 1,928 new persons. The demand for library services generated by the proposed project site would increase.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to public schools and library services. Although build-out of the General Plan Background Report is supposed to incorporate and plan for all development

through the year 2030, development of only 15% of the project site is accounted for, rather than the proposed development of 65% of the site. As the General Plan mentions two schools already planned, it does not appear that the number of students in the proposed project would create a need for new school facilities to be constructed. The project applicant would be required to pay developer fees to offset any impacts the project would have on the school districts serving the site. Implementation of the proposed project would not require the Butte County Library to construct new facilities or expand existing facilities to accommodate increased demand for library services. Furthermore, the project applicant would be required to pay development impact fees, which would reduce the project's impact related to public schools and library services. The proposed project in conjunction with General Plan build-out would result in a less-than-significant impacts and impacts are ***not cumulatively considerable***.

Parks and Recreation:

The geographic scope of the cumulative parks and recreation analysis is the service area of the Chico Area Recreation and Park District. The proposed project would result in 1,928 new residents. However the project would also preserve 35% of the site or 108.8 acres as open space and incorporate two parks totaling 3.3 acres. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to parks and recreational facilities. Although build-out of the General Plan Background Report is supposed to incorporate and plan for all development through the year 2030, only 15% of the proposed project is accounted for. The proposed project would contribute 3.3 acres of parkland and would pay all necessary development impact fees to ensure funding for adequate recreational facilities and impacts would be less-than-significant. The proposed project in conjunction with General Plan build-out would result in a less-than-significant impact and impacts are ***not cumulatively considerable***.

Recreation

The geographic scope of the cumulative parks and recreation analysis is the service area of the Chico Area Recreation and Park District (CARD). The proposed project would result in 1,928 new residents. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to a substantial increase in the use of existing parks and recreation facilities. The build-out associated with the General Plan EIR anticipates impacts to be less than cumulatively considerable once full build-out has been reached. However, development of only 15% of the project site is included in this build-out scenario, rather than the proposed development of 65% of the site. The proposed project would contribute 3.3 acres of parkland and 108.8 acres of open space. As, this would not be sufficient to meet the parkland standards, residents may seek off-site parks and recreational facilities. The increase in the residential population by the proposed project in conjunction with the 48 single family and multi-family residential projects in the vicinity would further exacerbate the existing deficiency of parks in the City. The project applicant would be required to pay development impact fees for park facilities on behalf of CARD and the City, impacts to

recreational facilities from the proposed project in conjunction with the build-out of the General Plan would be ***less than cumulatively considerable***.

The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to the construction or expansion of parks and recreation facilities to meet increased demand. Development of the proposed project in combination with General Plan buildout would result in an increase in employees and residents in the project area. The increase in the residential population by the proposed project in conjunction with other residential development accounted for in the General Plan buildout in the vicinity would further exacerbate the existing deficiency of parks in the City. The project applicant would be required to pay development impact fees for park facilities on behalf of CARD and the city in order to fund the acquisition and development of neighborhood and community parks and community use facilities to the extent they are needed as a result of the new development, impacts from the construction or expansion of parks and recreational facilities would be ***less than cumulatively considerable***.

Transportation and Traffic

The Cumulative scenario is the analysis scenario in which traffic impacts are analyzed assuming the development of numerous reasonable and foreseeable land uses expected in 2035. This analysis utilizes the 2010 BCAG travel demand model, developed as part of the 2012 BCAG MTP/SCS, to establish future land use and traffic assumptions for 2035. While a City of Chico travel demand model is available, the BCAG travel demand model was utilized for this study because it includes more recent existing and future land use and roadway network within the City of Chico and throughout the BCAG region. To ensure that the BCAG model was sensitive and accurate for this application, it was tested and validated against benchmarks specified by the modeling guidelines contained in the 2010 California Regional Transportation Plan Guidelines (CTC, 2010) and the Travel Model Validation and Reasonable Checking Manual, Second Edition (FHWA, 2010). For cumulative conditions, year 2035 land used inputs were updated to incorporate new development projects that may have been omitted from the original version of the BCAG travel demand model.

Cumulative No Project conditions assume no development or transportation modifications associated with the Stonegate Vesting Subdivision Map project. The Cumulative Plus Project scenario is the analysis scenario in which transportation impacts associated with the proposed project are analyzed in comparison to the Cumulative No Project scenario. Project-related impacts with potential to occur under the Cumulative Plus Project scenario are presented at the end of this section.

Individual cumulative impacts are discussed in the Section IV.O (Transportation and Traffic) of this Draft EIR. As stated in section, Section IV.O (Transportation and Traffic) The required mitigation would reduce the project's contribution to any significant cumulative impact on transportation and traffic resources to ***less than cumulatively considerable***.

Tribal Cultural Resources

Implementation of the proposed project in combination with the General Plan buildout would result in the development of various land uses in the City of Chico. Impacts to tribal cultural resources tend to be site-specific and are assessed on a site-by-site basis. The extent of the tribal cultural resources that occur at various sites throughout the were identified by tribal representatives as part of the General Plan EIR process and reflected in the sensitivity map as areas that would likely be sensitive for Native American cultural resources. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to cultural resources. Pursuant to AB-52, tribes were contacted for consultation of potential impacts to tribal cultural resources for the proposed project. The proposed project would result in less than significant impacts to tribal cultural resources with implementation of *Mitigation Measure CULT-2*. The required mitigation would reduce the project's contribution to any significant cumulative impact on tribal cultural resources to ***less than cumulatively considerable***.

Utilities and Service Systems

Water

The geographic scope of the cumulative potable water analysis is the California Water Service Company (Cal Water) Chico-Hamilton City District service area, which encompasses Chico, Hamilton City, and nearby unincorporated areas of Butte County. The Chico-Hamilton City District service area population was estimated to be 99,630. Water supply impacts are analyzed in Section IV.P (Utilities and Service Systems) of this EIR, which concluded that Cal Water has adequate potable and recycled water supplies to serve the proposed project, as well as other existing and future users. Therefore, there is no existing cumulatively significant impact related to potable water supply.

Cal Water adopted its current CH District UWMP in June 2016. Per Section 10910(c) (3) of the Water Code, the water supply assessment is based on information contained in the UWMP, updated water demand data for 2016, 2017 and other sources cited within it. Cal Water concluded in their WSA that the CH District supplies are adequate to meet forecasted demands for the proposed project, those associated with existing Cal Water customers, two major developments - Meriam Park and Oak Valley and increases in demand due to some customer relaxation of water conservation practices for the next 20+ years. Furthermore, the project could meet water supply demands under normal, single dry year and multiple dry year conditions. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to water supply demand. Therefore, impacts associated with water supply for the proposed project with build out of the General Plan are ***not cumulatively considerable***.

Wastewater

The geographic scope of the cumulative wastewater analysis is the Chico Water Pollution Control Plant service area, which treats effluent from the City of Chico.

All future projects would be required to demonstrate that sewer service is available to ensure that adequate sanitation can be provided. The proposed project is estimated to generate 209,958 gallons per day. The Chico treatment plant has a capacity to treat 9.0 mgd but currently receives 7.0 mgd from Cal Water's Chico service area. The net increase of 0.2099 mgd attributable to the proposed project represents a little more than three (3) percent of flows received from the Cal Water service area (7.0 mgd), and would not exceed the capacity of the treatment plant. Therefore, project-specific impacts are less than significant. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to wastewater discharge, conveyance, and treatment requirements. As such, the plant would be expected to accept the proposed project's increase in effluent without needing to expand existing or construct new facilities, as the treatment capacity is sufficient to serve both the project and planned future development in the area. Therefore, impacts related to wastewater from the proposed project, in conjunction with General Plan buildout, are ***not cumulatively considerable***.

Drainage

The geographic scope of the cumulative storm drainage analysis is municipal storm drainage in the project vicinity, as these facilities would receive the project's runoff. All future development projects in the project vicinity would be required to provide drainage facilities that collect and detain runoff such that off-site releases are controlled and do not create flooding. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to stormwater drainage capacity. While the proposed project would be required to comply with the NPDES Permit and SWPPP, development of the proposed project would potentially increase the rate, volume, and duration of stormwater discharges, alter the FEMA flood zones of the project site, and contribute to hydromodification downstream of the project site. Implementation of *Mitigation Measures HYDRO-1* and *HYDRO-2* would reduce potentially significant impacts related to erosion and siltation from altered drainage patterns to a less-than-significant level. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to stormwater drainage. Although build-out of the General Plan Background Report is supposed to incorporate and plan for all development through the year 2030, development of only 15% of the project site is accounted for, rather than the proposed development of 65% of the site. The required mitigation would reduce the project's contribution to any significant cumulative impact on drainage to ***less than cumulatively considerable***.

Solid Waste

The geographic scope of the cumulative solid waste analysis are the areas served by the Neal Road Recycling and Waste Facility located in unincorporated Butte County, south of Chico. Future development projects would generate construction and operational solid waste and, depending on the volumes and end uses, would be required to implement recycling and waste reduction measures.

The proposed project is anticipated to generate 4,824.5 cubic yards of waste during construction and 2,259.8 cubic yards of waste on an annual basis. According to the Draft EIR for the 2030 Chico General Plan, the Neal Landfill has a remaining capacity of 85.9% and the landfill is expected to operate until 2033 accommodating a 2.5% to 3.5% annual increase in waste due to anticipated growth in Chico and Butte County. The proposed project's net increase in operational waste generation represents less than 0.01 percent of the 20.8 million cubic yards in available capacity at the Neal Road Recycling and Waste Facility. Moreover, the values shown in the table are not adjusted to account for recycling and waste reduction activities that would serve to divert waste from the landfill. Therefore, long-term operational impacts on landfill capacity would be less than significant. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to solid waste disposal and regulations. Sufficient capacity is available to serve the proposed project as well as existing and planned land uses in the City of Chico for the foreseeable future. Accordingly, impacts related to solid waste from the proposed project, in conjunction with General Plan buildout, are ***not cumulatively considerable***.

Energy Usage

The geographic scope of the cumulative energy analysis is the Pacific Gas & Electric (PG&E) service area. PG&E's electrical service area consists of all or part of the 47 counties in California (including Butte County), while its natural gas service area consists of 39 counties in California comprising most of the northern and central portions of the State (including Butte County). The proposed project would demand an estimated 13,210,337 kWh of electricity and 40,216,000 cubic feet of natural gas annually. The proposed project's structures would be designed in accordance with Title 24, California's Energy Efficiency Standards for Residential and Nonresidential Buildings. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., HVAC and water heating systems), indoor and outdoor lighting, and illuminated signs. The incorporation of the Title 24 standards into the project would ensure that the project would not result in the inefficient, unnecessary, or wasteful consumption of energy. The 2030 General Plan Update EIR concluded that build-out of the General Plan would result in less-than-significant impacts related to the inefficient, wasteful, or unnecessary consumption of energy. All future development in the City of Chico would be subject to the Title 24 standards as these are state mandated regulations. Therefore, impacts related to energy consumption from the proposed project, in conjunction with other future projects are ***not cumulatively considerable***.

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