

6.1 INTRODUCTION

State of California Environmental Quality Act (CEQA) Guidelines Section 15126.6(a) states that an environmental impact report (EIR) shall describe and analyze a range of reasonable alternatives to a project. These alternatives should feasibly attain most of the basic objectives of the project, while avoiding or substantially lessening one or more of the significant environmental impacts of the project. An EIR need not consider every conceivable alternative to a project, nor is it required to consider alternatives that are infeasible. The discussion of alternatives shall focus on those alternatives which are capable of avoiding or substantially lessening any significant effects of the project, even if they impede the attainment of the project objectives to some degree or would be more costly (CEQA Guidelines Section 15126.6[b]).

According to the CEQA Guidelines, an EIR need only examine in detail those alternatives that could feasibly meet most of the basic objectives of the project. When addressing feasibility, CEQA Guidelines Section 15126.6 states that “among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to alternative sites.” The CEQA Guidelines also specify that the alternatives discussion should not be remote or speculative; however, they need not be presented in the same level of detail as the assessment of the proposed project.

CEQA Guidelines indicate that several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors would be unique for each project.

The significant environmental impacts of the project that the alternatives will seek to eliminate or reduce were determined and based upon the findings contained within each technical section evaluated in Sections 4.1 through 4.14 of this DEIR.

6.2 ALTERNATIVES UNDER CONSIDERATION

Three alternatives were identified for examination and analysis in this DEIR:

- Alternative 1 – Existing General Plan Alternative (No Project Alternative)
- Alternative 2 – Expanded Urban Development Alternative
- Alternative 3 – Increased Density Alternative

These alternatives constitute an adequate range of reasonable alternatives as required under CEQA Guidelines Section 15126.6.

ALTERNATIVES CONSIDERED BUT NOT SELECTED FOR ANALYSIS

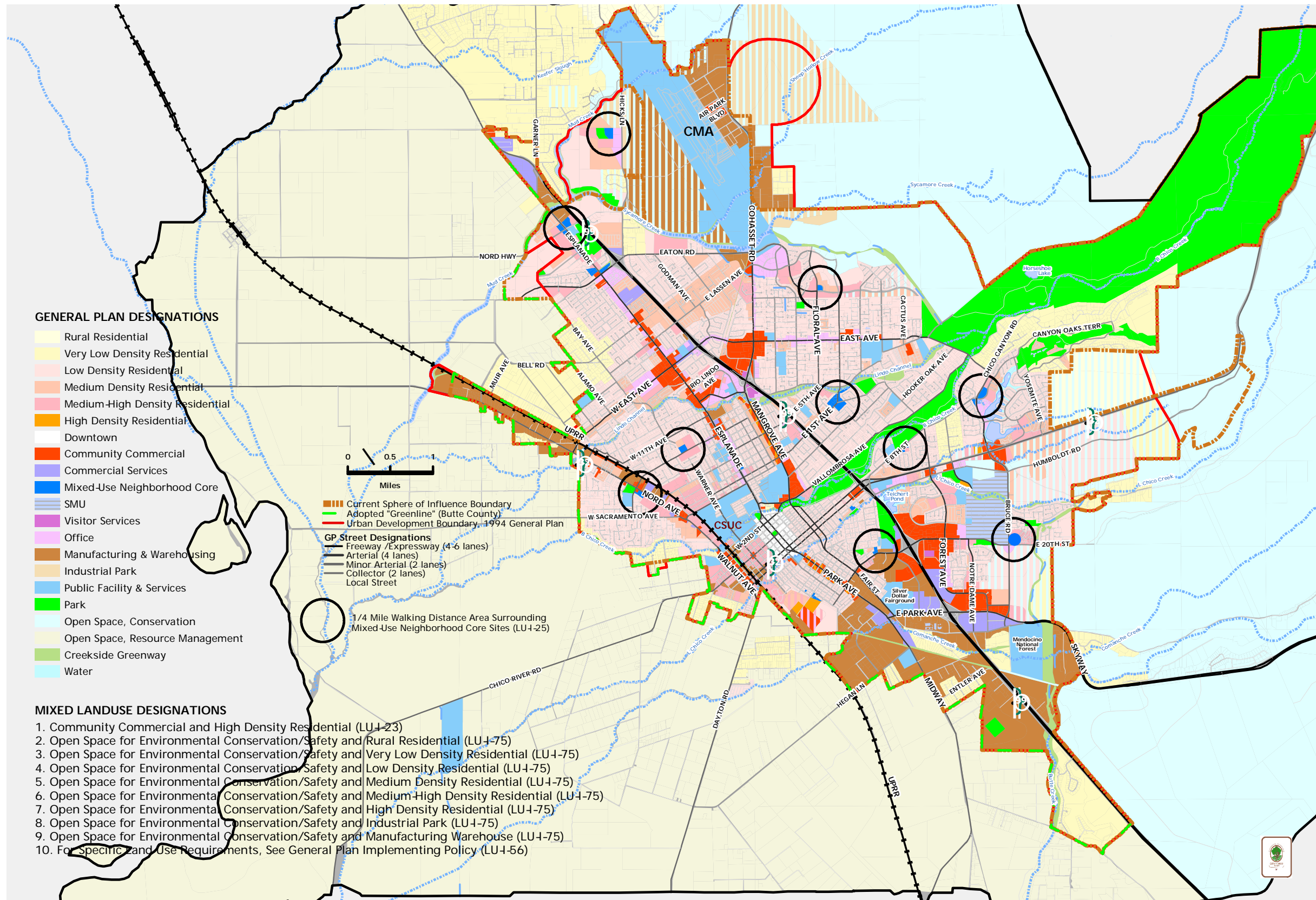
Off-Site Alternative

Given the nature of the project (adoption of a General Plan Update) it would not be pertinent to address another area outside of the Planning Area. Further, this alternative would not meet the basic project objectives identified in Section 3.0 (Project Description). For these reasons, an off-site alternative is considered infeasible pursuant to CEQA Guidelines 15126.6(c).

6.3 ALTERNATIVE 1 – EXISTING GENERAL PLAN ALTERNATIVE

DESCRIPTION OF ALTERNATIVE

Under this alternative, the proposed City of Chico 2030 General Plan Update would not be adopted and the 1994 General Plan policy document, Land Use Map (see **Figure 6.0-1**) and Circulation System would remain in effect. Buildout under Alternative 1 would consist of 54,280 residential units (population of 134,000) and 2,700 acres of commercial, office and industrial uses. As shown in Figure 6.0-1, Alternative 1 would have similar extent of development expansion into the city's sphere of influence as the proposed General Plan Update. Notable differences include the lack of the establishment of the Bell/Muir Special Planning Area and the Doe Mill/Honey Run Special Planning Area.



Source: City of Chico

Figure 6.0-1
Alternative 1
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ENVIRONMENTAL ANALYSIS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.14. The reader is referred to these sections for further details on impacts associated with the proposed General Plan Update.

Land Use

As identified in Section 4.1 (Land Use), the proposed General Plan Update would not result in any significant land use impacts related to physical division of an established community, conflicts with adopted land use plans, or conflicts with an adopted habitat conservation plan or natural community conservation plan.

Alternative 1 would avoid these impacts similar to the proposed General Plan Update. However, Alternative 1 would not provide as extensive policies regarding land use as the proposed General Plan Update nor would Alternative 1 provide the level of support for the Butte Regional Habitat Conservation Plan / Natural Community Conservation Plan as the proposed General Plan Update. In addition, it is anticipated that build-out under the 1994 General Plan and Land Use Map would not meet projected future housing and employment needs for the city.

Agricultural Resources

Conversion of Important Farmland Under Project and Cumulative Conditions (Impact 4.2.1 and 4.2.4)

The proposed General Plan Update would result in significant and unavoidable loss of important farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland).

Alternative 1 would also result in the loss of important farmland. However, this alternative would reduce the extent of Prime Farmland loss associated with reduced development potential (e.g., no establishment of the Bell Muir Special Planning Area).

Agricultural Use, Zoning, and Williamson Act Conflicts (Impacts 4.2.2 and 4.2.3)

The proposed General Plan Update would not result in any significant impacts regarding conflicts with agricultural uses, agricultural zoning and current Williamson Act contracts.

Alternative 1 would avoid these impacts similar to the proposed General Plan Update.

Population/ Housing/Employment

The proposed General Plan Update would not result in any significant population, housing, or employment impacts (see Section 4.3).

Alternative 1 would result in lesser population, housing, and employment impacts due to less intensive development. Alternative 1 is not expected to provide adequate development potential to meet year 2030 demands. Alternative 1's remaining residential growth potential is 12,842 units, which would not meet the expected demand of 16,376 units for year 2030 (see **Table 4.0-1**). This could result in the displacement of this growth to land areas outside of the Planning Area that could result in environmental impacts.

Human Health/Risk of Upset

Release and Exposure to Hazardous Materials/Hazardous Material Handling/School Exposure (Impact 4.4.3 through 4.4.5)

The proposed General Plan Update would not result in any significant impacts regarding exposure to hazardous materials, hazardous material handling, or school exposure from development of contaminated sites. Any impacts would be reduced to less than significant by a comprehensive regulatory system including federal, state, and local regulations that would minimize exposure of the public to hazardous materials, both from accidental/reasonably foreseeable releases and from known contaminated sites.

Alternative 1 would have the same impact as the proposed General Plan Update, which could be reduced through application of the identified regulations.

Project and Cumulative Wildland Fire/Airport Hazards/ Emergency Response (Impacts 4.4.1, 4.4.2, 4.4.6, 4.4.7)

The proposed General Plan Update would not result in any significant impacts relating to hazards associated with wildland fires, airports, or conflicts with emergency response.

Alternative 1 would have the same impact as the proposed General Plan Update.

Traffic and Circulation

City Roadway Facilities (Impact 4.5.1)

The proposed General Plan Update would not result in any significant impacts relating to traffic operations on City roadway facilities.

Alternative 1 would have the same impact as the proposed General Plan Update.

Project and Cumulative Traffic Level of Service Impacts State Highway Facilities (Impacts 4.5.2 and 4.5.7)

The proposed General Plan Update would result in significant traffic impacts to the operation of SR 99 (East 1st Avenue to SR 32) and SR 32 (West Sacramento to West Sacramento Avenue). These traffic impacts are identified as significant and unavoidable.

Table 6.0-1 summarizes total daily VMT and VMT per household for the proposed project, Alternative 1, Alternative 2, and Alternative 3. While total VMT summarizes the amount of travel for a given land use scenario, the VMT per household measure is potentially more telling since it is a measure of travel efficiency. All households must travel to go to work, school, shop, and recreate; fewer and shorter vehicle trips (i.e., less VMT) represents a more energy efficient travel scenario.

The results in **Table 6.0-1** are somewhat mixed. In terms of total VMT, Alternative 2 has the greatest overall VMT, while the 1994 General Plan scenario (Alternative 1) has the least overall VMT. These results are not surprising given that Alternative 2 has the largest developed land area and the greatest number of households (and therefore represents the scenario with the most new growth), while Alternative 1 has the fewest number of households. The proposed

project and Alternative 3 fall in between Alternative 2 and Alternative 1 when it comes to total VMT.

In terms of VMT per household, the situation is reversed. Alternative 1 has the highest VMT per household at 64 miles, while Alternative 2 has the lowest VMT per household, at 55 miles (14 percent less). The fact that Alternative 1 has the greatest VMT per household (and is therefore the least travel efficient) is not surprising given the relatively sprawling, low density land use pattern outlined in the 1994 General Plan. All the new land use alternatives considered as part of the proposed General Plan Update have substantially lower VMT per household likely due to the inclusion of complete, mixed-use neighborhoods for new growth areas.

Alternative 2 resulted in less VMT per household than Alternative 3. It was anticipated that the more compact Alternative 3 land use plan would have the lowest VMT per household. A closer look at the analysis indicates that while Alternative 3 is denser than Alternative 2, Alternative 2 has a better mix of jobs and housing.

A potential reason for Alternative 2's lower VMT is related to the distribution of land uses. Specifically, Alternative 2's larger development footprint places work and retail opportunities closer to Oroville and Paradise. These Butte County communities rely on Chico for regional shopping and employment and a substantial amount of travel (and VMT) occurs between Chico and these locations. By placing work and shopping choices closer to Paradise and Oroville, the VMT between Chico and these other communities could be reduced.

**TABLE 6.0-1
VEHICLE MILES TRAVELED COMPARISON OF ALTERNATIVES AND PROPOSED GENERAL PLAN UPDATE**

Alternative	Total Vehicle Miles Traveled (VMT)	Residential Units at Buildout	VMT per Residential Unit	Difference in VMT per Unit as Compared to Alternative 1
Proposed General Plan Update	3,549,941	62,933	56	-11%
Alternative 1	3,448,831	54,280	64	N/A
Alternative 2	3,670,142	67,123	55	-14%
Alternative 3	3,500,948	59,344	59	-7%

Source: F&P, 2010.

Bicycle and Pedestrian, Transit, Roadway Safety and Railway Conflicts (Impacts 4.5.3 though 4.5.6)

The proposed General Plan Update would not result in any significant impacts associated with bicycle and pedestrian facilities, transit services, roadway safety or railway conflicts.

Alternative 1 would also not result in significant impacts in these issue areas. However, the existing General Plan does not include as extensive policies regarding promotion of bicycle, pedestrian and transit facilities or services as the proposed General Plan Update.

Air Quality

Project and Cumulative Increased Air Pollutant Emissions (Impacts 4.6.2, 4.6.3 and 4.6.7)

The proposed General Plan Update would result in increased criteria air pollutant emissions. As noted in Section 4.6 (Air Quality), the Planning Area is located in an area designated as nonattainment for ozone and particulate matter under state and federal air quality standards. These impacts are identified as significant and unavoidable.

Alternative 1 would result in reduced development and reduced total VMT (see **Table 6.0-1**) that would reduce the extent of increased criteria air pollutant emissions as compared to the proposed General Plan Update. However, Alternative 1 would not avoid this significant and unavoidable impact.

Exposure to Toxic Air Contaminant Emissions (Impact 4.6.5)

The proposed General Plan Update could expose sensitive receptors to toxic air contaminants, which has been identified as a potential impact. However, compliance with BCAQMD rules and regulations regarding stationary sources of TACs would reduce the exposure of sensitive receptors to substantial TAC pollutant concentrations from stationary and mobile sources because an air permit may not be issued unless proposed development meets the discretionary approval criteria of the BCAQMD's Risk Management Policy for Permitting New and Modified Sources.

Alternative 1 would have the same impact as the proposed General Plan Update and that impact could be reduced by application of the same BCAQMD rules and regulations regarding stationary sources of TACs.

Conflicts with Air Quality Attainment Plan, Carbon Monoxide, and Odor Impacts (Impact 4.6.1, 4.6.4, and 4.6.6)

The proposed General Plan Update would not conflict with the North Sacramento Valley Planning Area (NSVPA) 2006 Air Quality Attainment Plan or result in excessive carbon monoxide emission or odor impacts.

Alternative 1 would also not result in significant impacts in these issue areas. However, the existing General Plan does not include as extensive policies regarding air quality as the proposed General Plan Update.

Noise

Project and Cumulative Traffic Noise (Impact 4.7.2 and 4.7.7)

Future traffic volumes of Planning Area roadways would result in significant and unavoidable traffic noise impacts associated with the proposed General Plan Update (see **Tables 4.7-7 and 4.7-8**).

Alternative 1 would result in reduced development and reduced total VMT (see **Table 6.0-1**). However, the extent of traffic reduction is not substantial enough to reduce traffic noise levels to avoid these impacts. Thus, Alternative 1 would result in similar traffic noise levels and impacts as the proposed General Plan Update.

Stationary Noise Sources (Impact 4.7.3)

The proposed General Plan Update would result in significant and unavoidable stationary noise source impacts associated with noise sources that the City does not control or regulate.

Alternative 1 would have the same impact as the proposed General Plan Update.

Noise Standards, Construction Noise, Aircraft Noise, and Groundborne Vibration (Impacts 4.7.1 and 4.7.4 through 4.7.6)

The proposed General Plan Update would not result in any significant impacts associated with conflicts with noise standards, aircraft noise exposure or groundborne vibration.

Alternative 1 would also not result in significant impacts in these issue areas.

Geology and Soils

The proposed General Plan Update would not result in any significant geologic or seismic impacts (see Section 4.8).

Alternative 1 would result in similar less than significant geologic and seismic impacts.

Hydrology and Water Quality

The proposed General Plan Update would not result in any significant hydrology or water quality impacts (see Section 4.9).

Alternative 1 would have the same impact as the proposed General Plan Update. Alternative 1 would reduce the extent of development and associated ground disturbance that affects water quality and drainage as compared to the proposed General Plan Update. However, it should be noted that Alternative 1, the current General Plan, does not provide as extensive policy provisions as the proposed General Plan Update regarding flooding.

Biological Resources

Special-Status Species and Sensitive Habitats (Impact 4.10.1)

The proposed General Plan Update could result in significant impacts to special-status plant and wildlife species identified in **Tables 4.10-2** and **4.10-3**. However, proposed General Plan Policy OS-1.2 ensures that special-status plant and animal species, including their habitats are protected consistent with all applicable state, federal and other laws and regulations, and the associated Action OS-1.2.1 ensures that 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. Individual projects associated with the implementation of the proposed General Plan Update would be required to address and mitigate special-status species and habitat impacts. Thus, this impact would be mitigated to less than significant.

Alternative 1 would reduce the extent of this impact as a result of reduced development and would be able to have its impacts mitigated similar to the proposed General Plan Update. Specifically, this alternative would not include the Bell Muir and Doe Mill/Honey Run Special Planning Areas (see Section 4.10 [Biological Resources] for a further discussion on habitat). Thus,

this alternative would result in reduced impacts as compared to the proposed General Plan Update.

Wildlife Corridors (Impact 4.10.2)

The proposed General Plan Update would result in less than significant impacts associated with the movement of native resident or migratory fish or wildlife species. These land uses could also restrict the range of special-status species in the Planning Area.

Alternative 1 would result in similar significant impacts, though Alternative 1 would reduce the extent of development and associated ground disturbance.

Conflicts with Habitat Conservation Plans or Local Ordinances (Impacts 4.10.3)

No Habitat Conservation Plan (HCP), recovery plan, or natural community conservation plan has been adopted encompassing all or portions of the City of Chico. The General Plan Update would not conflict with Chico Municipal Code Chapter 16.66 (Tree Preservation Regulations) that regulates the removal and preservation of trees on undeveloped parcels within the city. Therefore, **no impact** would occur.

Alternative 1 would also result in no impact. However, Alternative 1, the current General Plan, does not provide as extensive policy provisions regarding the city's participation in the proposed Butte Regional Habitat Conservation/Natural Community Conservation Plan as the proposed General Plan Update.

Cumulative Biological Resource Impacts (Impact 4.10.4)

The proposed General Plan Update would result in significant and unavoidable cumulative impacts associated with the loss of sensitive and critical habitats in the Planning Area.

As noted above, Alternative 1 would have a reduced development footprint and would not include the Bell Muir and Doe Mill/Honey Run Special Planning Areas and would reduce impacts to biological communities that contain sensitive and critical habitat. Thus, this alternative would result in reduced impacts as compared to the proposed General Plan Update.

Cultural and Paleontological Resources

Project and Cumulative Historic and Archaeological Resource Impacts (Impacts 4.11.1, 4.11.2 and 4.11.4)

The proposed General Plan Update would result in less than significant impacts to historic and archaeological resources.

Alternative 1 would result in similar less than significant impacts, though Alternative 1 would reduce the extent of development and associated ground disturbance that could impact undiscovered resources.

Project and Cumulative Paleontological Resources (Impacts 4.11.3 and 4.11.5)

The proposed General Plan Update would result in less than significant impacts to paleontological resources.

Alternative 1 would result in similar significant impacts, though Alternative 1 would reduce the extent of development and associated ground disturbance that could impact resources.

Public Services and Utilities

Project and Cumulative Fire Protection and Emergency Services Impacts (Impacts 4.12.1.1 through 4.12.1.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of fire protection or emergency services.

Alternative 1 would result in reduced service demands for fire protection and emergency services, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Law Enforcement Service Impacts (Impacts 4.12.2.1 and 4.12.2.2)

The proposed General Plan Update would not result in any significant impacts associated with the provision of law enforcement services. Alternative 1 would result in reduced service demands for law enforcement services, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Public School Impacts (Impacts 4.12.3.1 through 4.12.3.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of public school services.

Alternative 1 would result in reduced service demands for public schools, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Water Supply Impacts (Impacts 4.12.4.1 through 4.12.4.3)

The proposed General Plan Update would not result in any significant water supply or related service impacts.

Alternative 1 would result in reduced water supply demands as a result of reduced development potential by approximately 4,348,620 gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 1 would also result in reduced non-residential water demands as well as compared to the proposed General Plan Update. This reduced water demand would also reduce the extent of infrastructure required to service buildout under Alternative 1.

Project and Cumulative Wastewater Service Impacts (Impacts 4.12.5.1 through 4.12.5.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of wastewater or related services.

Alternative 1 would result in reduced wastewater generation as a result of reduced development potential by approximately 2.49 million gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 1 would also result in reduced non-residential wastewater generation as well as compared to the proposed General Plan

Update. This reduced wastewater service demand would also reduce the extent of infrastructure required to service buildout under Alternative 1.

Project and Cumulative Solid Waste Impacts (Impacts 4.12.6.1 through 4.12.6.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of solid waste services. Alternative 1 would result in reduced solid waste generation as a result of reduced development potential by approximately 51,117 pounds per day in residential waste as compared to the proposed General Plan Update. Alternative 1 would also result in reduced non-residential wastewater generation as well as compared to the proposed General Plan Update.

Project and Cumulative Utility Impacts (Impacts 4.12.7.1 and 4.12.7.2)

The proposed General Plan Update would not result in any significant impacts associated with electrical, natural gas or telecommunication services. Alternative 1 would result in reduced utility service demand as a result of reduced development as compared to the proposed General Plan Update.

Project and Cumulative Recreation Impacts (Impacts 4.12.8.1 and 4.12.8.2)

The proposed General Plan Update would not result in any significant park or recreation service impacts.

Alternative 1 would result in reduced park and recreation service demand as a result of reduced development as compared to the proposed General Plan Update.

Visual Resources and Aesthetics

Substantial Adverse Effect on a Scenic Vista (Impact 4.13.1)

The proposed General Plan Update would not result in any significant impacts to scenic vistas in the Planning Area as a result of implementation of proposed policy provisions as well as continued implementation of the City Municipal Code.

Alternative 1 would result in similar less than significant impacts, though Alternative 1 would reduce the extent of development and associated ground disturbance as compared to the proposed General Plan Update. However, Alternative 1 does not include as extensive policy provisions regarding development design.

State Scenic Highway Impacts (Impact 4.13.2)

The proposed General Plan Update would not result in any significant impacts to any designated state scenic highway.

Alternative 1 would result in the same less than significant impact.

Project and Cumulative Impacts Associated With Substantial Change to Visual Character and Cumulative Glare/Lighting Impacts (Impact 4.13.3 and 4.13.5)

The proposed General Plan Update would result in significant and unavoidable impacts associated with the alteration of open space and agricultural lands to urban development, as well as increased lighting and glare in the cumulative setting.

Alternative 1 would result also result in this significant and unavoidable impact. As further discussed under Impact 4.13.3, the city previously acknowledged the significant and unavoidable aesthetic impacts of urbanizations associated with the 1994 General Plan in Resolution No. 81 94-95. However, Alternative 1 would reduce the extent of this impact by not including expanded development in the eastern portion of the Planning Area associated with the Doe Mill/Honey Run Special Planning Area. Thus, Alternative 1 would have reduced impacts as compared to the proposed General Plan Update.

New Sources of Substantial Light and Glare (Impact 4.13.4)

Implementation of the proposed General Plan Update would include sources of daytime glare and nighttime light. This impact is considered less than significant after implementation of existing city standards, use of the city's Design Guidelines, and adherence to Municipal Code Section 19.60.050.

Alternative 1 would result in similar potential lighting and glare impacts. However, Alternative 1 would have reduced impacts as a result of the reduced extent of development as compared to the proposed General Plan Update.

Energy and Climate Change

Inefficient, Wasteful and Unnecessary Consumption of Energy (Impact 4.14.1)

The proposed General Plan Update would not result in significant wasteful or inefficient consumption of energy impacts given policy provisions of the proposed General Plan Update, Title 24 energy efficiency requirements, vehicle fuel efficiency requirements of Assembly Bill 1493, and the proposed land use development and density pattern of the General Plan Land Use Diagram.

Alternative 1 would result in a similar less than significant impact and would have further reduced energy demands as a result of reduced development. However, the proposed General Plan Update would provide a more efficient land use pattern that would have reduced VMT per residential unit at buildout as compared to Alternative 1 (see **Table 6.0-1**).

Increased Greenhouse Gas Emissions (Impact 4.14.2)

The proposed General Plan Update would result in increased greenhouse gas emissions above existing conditions and would result a significant and unavoidable impact to climate change.

While Alternative 1 would result in reduced development that may generate reduced greenhouse gas emissions, the BAAQMD threshold would still be exceeded and Alternative 1 does not contain any policy provisions that address greenhouse gas emissions or energy reduction measures and would not be consistent with state and local measures to reduce greenhouse gas emissions and would result in a significant and unavoidable impact. As noted above, Alternative 1 would have higher total VMT per residential unit than the proposed General

Plan Update. Thus, Alternative 1 would have a greater impact than the proposed General Plan Update.

6.4 ALTERNATIVE 2 – EXPANDED URBAN DEVELOPMENT ALTERNATIVE

DESCRIPTION OF ALTERNATIVE

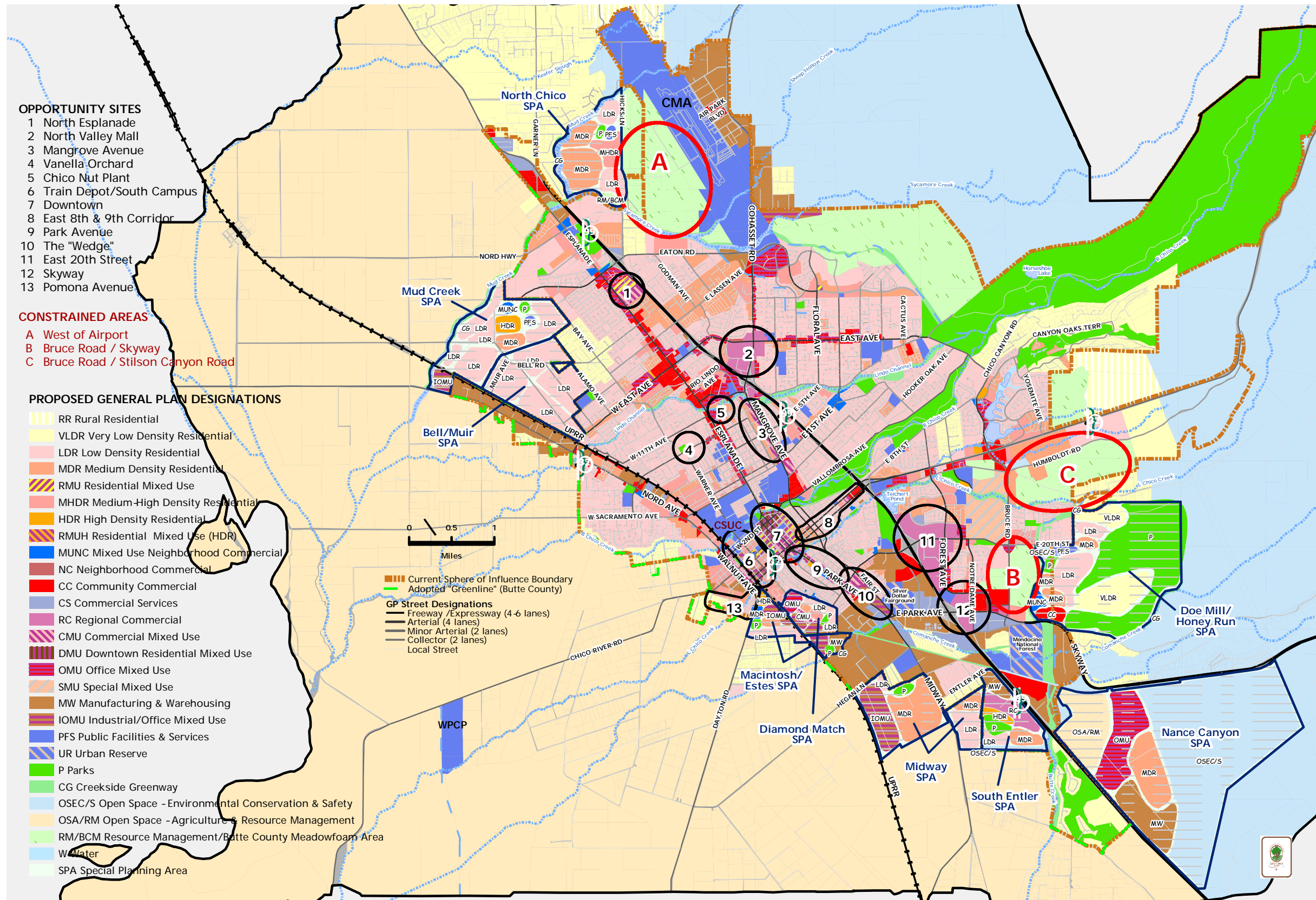
Alternative 2 is based on Land Use Alternative A as described in the Chico 2030 General Plan Update Land Use Alternatives Report (March 2009). This alternative would expand the development footprint of the city beyond the proposed General Plan Update. In this alternative, development is distributed more widely throughout the Planning Area, with less emphasis on infill within existing urban areas and with densities which are generally lower. Expansion is focused on the north/south corridor, southeast area, and beyond the Butte County designated Greenline. This is a continuation of existing development patterns and uses (see **Figure 6.0-2**).

Alternative 2 provides significant growth areas within nine Special Planning Areas (SPAs) along the north/south corridor, select areas to the southeast, and in four areas west of the Greenline. Some of the SPAs represent growth areas previously investigated by the City in 2003 (Mud Creek, Macintosh/Estes, and Midway), and some are new areas suggested by landowners (Nance Canyon, Bell Muir and Doe Mill/Honey Run). Conceptual land use plans for the SPAs focus on residential land uses with lower densities. Three large constrained areas (West of Airport, Bruce Road/Skyway, and Bruce Road/Stilson Canyon Road) are shown with the new Resource Management–Habitat Conservation Plan designation. Job growth (office and industrial) in Alternative 2 is concentrated in the Nance Canyon SPA and along the railroad in the Midway, Diamond Match, and Macintosh/Estes SPAs. Retail growth is concentrated in the South Entler SPA and in areas along State Route 99. **Table 6.0-2** provides a summary of Alternative 2. With the exception of General Plan Update policy provisions associated with development intensity and the Butte County designated Greenline, the remaining policy provisions of the proposed General Plan Update would remain as part of this alternative.

**TABLE 6.0-2
ALTERNATIVE 2**

Land Use Category	Units	Buildout Conditions
Residential	DUs	67,123
Commercial	KSF	14,678
Office	KSF	5,918
Industrial	KSF	23,019

Note: DU's = Dwelling Units
KSF = 1,000 Square Feet



Source: City of Chico

Figure 6.0-2
Alternative 2
PMC®

ENVIRONMENTAL ANALYSIS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.14. The reader is referred to these sections for further details on impacts associated with the proposed General Plan Update.

Land Use

As identified in Section 4.1 (Land Use), the proposed General Plan Update would not result in any significant land use impacts related to physical division of an established community, conflicts with adopted land use plans, or conflicts with an adopted habitat conservation plan or natural community conservation plan.

Alternative 2 would substantially expand the urban boundary of the City, increasing the potential for land use conflicts with existing land uses in Butte County. In addition, Alternative 2 would expand the City beyond the Butte County designated Greenline in multiple locations. Thus, Alternative 2 would result in significant land use conflicts that are currently avoided under the proposed General Plan Update.

Agricultural Resources

Conversion of Important Farmland Under Project and Cumulative Conditions (Impact 4.2.1 and 4.2.4)

The proposed General Plan Update would result in significant and unavoidable loss of important farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland).

Alternative 2 would result in additional loss of Prime Farmland associated with the establishment of the Midway, Macintosh/Estes, and Mud Creek SPAs beyond the 74,508 acres identified for the proposed General Plan Update. Thus, Alternative 2 would have worse impacts than the proposed General Plan Update.

Agricultural Use, Zoning, and Williamson Act Conflicts (Impacts 4.2.2 and 4.2.3)

The proposed General Plan Update would not result in any significant impacts regarding conflicts with agricultural uses, agricultural zoning and current Williamson Act contracts.

Alternative 2 would avoid impacts to Williamson Act contract lands similar to the proposed General Plan Update. However, it would result in further conflicts with land areas currently zoned for agricultural uses as well as further expand land areas where urban/agricultural use conflicts could occur. Thus, Alternative 2 would have worse impacts than the proposed General Plan Update.

Population/ Housing/Employment

The proposed General Plan Update would not result in any significant population, housing, or employment impacts (see Section 4.3).

Alternative 2 would result in similar population, housing, and employment impacts (though more development would occur under this alternative). However, it would consist of lower development density and utilize more undeveloped land that would result in greater environmental effects as identified in this alternatives analysis.

Human Health/Risk of Upset

Release and Exposure to Hazardous Materials/Hazardous Material Handling/School Exposure (Impact 4.4.3 through 4.4.5)

The proposed General Plan Update would not result in any significant impacts regarding exposure to hazardous materials, hazardous material handling, or school exposure from development of contaminated sites. Any impacts would be reduced to less than significant by a comprehensive regulatory system including federal, state, and local regulations that would minimize exposure of the public to hazardous materials, both from accidental/reasonably foreseeable releases and from known contaminated sites.

Alternative 2 would have the same impact as the proposed General Plan Update, which could be reduced through application of the identified regulations.

Project and Cumulative Wildland Fire/Airport Hazards/ Emergency Response (Impacts 4.4.1, 4.4.2, 4.4.6, 4.4.7)

The proposed General Plan Update would not result in any significant impacts relating to hazards associated with wildland fires, airports, or conflicts with emergency response.

Alternative 2 would avoid these impacts similar to the proposed General Plan Update.

Traffic and Circulation

City Roadway Facilities (Impact 4.5.1)

The proposed General Plan Update would not result in any significant impacts relating to traffic operations on City roadway facilities.

Alternative 2 would have a similar impact as the proposed General Plan Update (see **Table 6.0-4**).

Project and Cumulative Traffic Level of Service Impacts to Local Roadways and State Highway Facilities (Impacts 4.5.2 and 4.5.7)

The proposed General Plan Update would result in significant traffic impacts to the operation of SR 99 (East 1st Avenue to SR 32) and SR 32 (West Sacramento to West Sacramento Avenue). These traffic impacts are identified as significant and unavoidable.

Tables 6.0-3 and **6.0-4** show changes in levels of service (LOS) for Alternative 2 as compared to the proposed General Plan Update. As shown in these tables, Alternative 2 would result in new significant LOS impacts to the following roadway segments:

- E 8th Street/E 9th Street (Pine Street to Cypress Street) – Operations would change from LOS E to LOS F. LOS F would exceed the Caltrans LOS E threshold for acceptable operations.
- Nord Avenue (SR 32) (West Sacramento Avenue to West Sacramento Avenue) – Operations would continue at LOS F, but with higher traffic volumes. LOS F would exceed the Caltrans LOS E threshold for acceptable operations.

- Nord Avenue (SR 32) (Oak Way to West 8th Avenue) – Operations would change from LOS E to LOS F. LOS F would exceed the Caltrans LOS E threshold for acceptable operations.
- Nord Avenue (SR 32) (Glenwood Avenue to Glenwood Avenue) – Operations would change from LOS E to LOS F. LOS F would exceed the Caltrans LOS E threshold for acceptable operations.
- East Park Avenue/Skyway (Country Drive to Whitman Avenue) – Operations would change from LOS D to LOS E.

In addition, Alternative 2 would change LOS D operations under the proposed General Plan to LOS E on Nord Avenue (SR 32) (East Avenue to Kennedy Avenue). However, LOS would satisfy Caltrans LOS E threshold for acceptable operations.

**TABLE 6.0-3
 FREEWAY LEVEL OF SERVICE – LAND USE ALTERNATIVES YEAR 2030 CONDITIONS**

Freeway Segment	Facility Type	Proposed General Plan LOS Threshold	Proposed General Plan Update			Alternative 2			Alternative 3		
			PM Peak			PM Peak			PM Peak		
			Volume	V/C	LOS	Volume	V/C	LOS	Volume	V/C	LOS
SR-99 – North of Eaton Road	4-Lane Freeway	E	3,320	0.41	B	3,290	0.41	B	3,270	0.41	B
SR-99 – Eaton Road to East Avenue	4-Lane Freeway	E	4,840	0.60	C	5,000	0.62	C	4,680	0.58	C
SR-99 – East Avenue to Cohasset Road	4-Lane Freeway + Auxiliary Lanes	E	6,290	0.62	C	6,610	0.66	C	5,980	0.59	C
SR-99 – Cohasset Road to East 1 st Avenue	4-Lane Freeway + Auxiliary Lanes	E	8,470	0.84	D	8,700	0.86	D	8,250	0.82	D
SR-99 – East 1 st Avenue to SR-32	4-Lane Freeway + Auxiliary Lanes	E	10,380	1.03	F	10,550	1.05	F	10,160	1.01	F
SR-99 – SR-32 to East 20 th Street	4-Lane Freeway + Auxiliary Lanes	E	8,830	0.88	D	9,040	0.90	E	8,610	0.86	D
SR-99 – East 20 th Street to Skyway	4-Lane Freeway + Auxiliary Lanes	E	6,430	0.64	C	6,810	0.68	C	6,430	0.64	C
SR-99 – South of Skyway	4-Lane Freeway	D	3,920	0.49	B	3,870	0.48	B	3,970	0.50	B

Source: Fehr & Peers, 2010

TABLE 6.0-4
ROADWAY LEVEL OF SERVICE – LAND USE ALTERNATIVES YEAR 2035 CONDITIONS

Roadway Segment	Facility Type	Proposed General Plan LOS Threshold	Proposed General Plan Update			Alternative 2			Alternative 3		
			PM Peak			PM Peak			PM Peak		
			Volume	V/C	LOS	Volume	V/C	LOS	Volume	V/C	LOS
Deer Creek Highway											
Bruce Road to Yosemite Dr	4-Lane Arterial	D	1,410	0.49	C	1,470	0.51	C	1,440	0.5	C
El Monte Ave to Bruce Road	4-Lane Arterial, Divided	D	2,920	0.78	D	2,790	0.75	D	2,660	0.71	D
Forest Ave to El Monte Ave	4-Lane Arterial, Divided	D	2,820	0.75	D	2,840	0.76	D	2,800	0.75	D
Start of undivided highway to Forest Ave	4-Lane Arterial, Divided	E	3,320	0.89	D	3,260	0.87	D	3,120	0.83	D
E 8th St/Fir St to road merge at undivided highway	4-Lane Arterial, Divided	E	3,220	0.86	D	3,160	0.84	D	3,020	0.81	D
CA-99 NB Ramp to E 8th St/Fir St	4-Lane Arterial, Divided	E	3,490	0.93	D	3,420	0.91	D	3,220	0.86	D
8th Street/9th Street (one-way couplets functioning as divided arterial)											
SR-99 SB Ramp to Bartlett St (8th Street only, half-capacity)	4-Lane Arterial, Divided	E	1,130	0.6	D	1,130	0.6	D	1,160	0.62	D
Cypress St to Poplar St	4-Lane Arterial, Divided	E	3,000	0.8	D	3,010	0.8	D	2,990	0.8	D
Pine St to Cypress St	4-Lane Arterial, Divided	E	3,700	0.99	E	3,770	1.01	F	3,710	0.99	E
Main St to Wall St	4-Lane Arterial, Divided	E	2,610	0.7	D	2,700	0.72	D	2,690	0.72	D
Ivy St to Hazel St	4-Lane Arterial, Divided	E	2,300	0.61	D	2,260	0.6	D	2,300	0.61	D
Orange St to Cherry St	4-Lane Arterial, Divided	E	2,380	0.64	D	2,700	0.72	D	2,310	0.62	D
Walnut St to Cedar St	4-Lane Arterial, Divided	E	2,170	0.58	D	2,490	0.67	D	2,090	0.56	D
Walnut Street											
W 8th St to W 9th St	4-Lane Arterial, Undivided	E	1,710	0.59	C	2,020	0.7	D	1,670	0.58	C
Bidwell Ave to W 1st St	4-Lane Arterial, Undivided	E	2,240	0.78	D	2,340	0.81	D	2,170	0.75	D
Nord Avenue											
W Sacramento Ave to W Sacramento Ave	2-Lane Arterial	E	2,020	1.08	F	2,070	1.11	F	1,950	1.04	F
Oak Way to W 8th Ave	2-Lane Arterial	E	1,830	0.98	E	2,040	1.09	F	1,760	0.94	D
Glenwood Ave to Glenwood Ave	2-Lane Arterial	E	1,790	0.96	E	2,010	1.07	F	1,720	0.92	D
East Ave to Kennedy Ave	2-Lane Arterial	E	1,620	0.87	D	1,800	0.96	E	1,630	0.87	D
1st Avenue											
Village Lane to Longfellow Ave	2-Lane Arterial	D	1,410	0.75	D	1,390	0.74	D	1,410	0.75	D
Calgary Ln to Mildred Ave	2-Lane Arterial	D	1,390	0.74	D	1,380	0.74	D	1,390	0.74	D
Esplanade to Oleander Ave	2-Lane Arterial	D	1,100	0.59	D	1,100	0.59	D	1,030	0.55	D
Magnolia Ave to Esplanade	2-Lane Arterial	D	940	0.5	C	950	0.51	C	960	0.51	C
Hobart St to Citrus Ave	2-Lane Arterial	D	920	0.49	C	920	0.49	C	930	0.5	C
2nd Street											
Walnut St to Cedar St	4-Lane Arterial, Undivided	E	600	0.21	C	550	0.19	C	600	0.21	C
5th Street											

Roadway Segment	Facility Type	Proposed General Plan LOS Threshold	Proposed General Plan Update			Alternative 2			Alternative 3		
			PM Peak			PM Peak			PM Peak		
			Volume	V/C	LOS	Volume	V/C	LOS	Volume	V/C	LOS
Walnut St to Cedar St	2-Lane Arterial	E	370	0.2	C	400	0.21	C	350	0.19	C
Oak St to Walnut St	2-Lane Arterial	E	570	0.3	C	600	0.32	C	540	0.29	C
8th Avenue											
CA-32 (Nord Ave) to Greenwich Dr	2-Lane Arterial	D	860	0.46	C	900	0.48	C	840	0.45	C
Magnolia Ave to Esplanade	2-Lane Arterial	D	730	0.39	C	790	0.42	C	750	0.4	C
8th Street											
Ashford Way to Centennial Ave	Major 2-Lane Collector	D	610	0.4	D	600	0.39	D	580	0.38	D
El Monte Ave to Husa Ln	Major 2-Lane Collector	D	610	0.4	D	610	0.4	D	590	0.39	D
Vista Verde Ave to Park Vista Dr	Major 2-Lane Collector	D	600	0.39	D	600	0.39	D	600	0.39	D
20th Street											
Bruce Road to Notre Dame Blvd	4-Lane Arterial, Divided	D	2,100	0.56	D	2,100	0.56	D	1,800	0.48	C
Forest Ave to Huntington Dr	4-Lane Arterial, Divided	D	1,760	0.47	C	1,630	0.44	C	1,500	0.4	C
Business Lane to Forest Ave	4-Lane Arterial, Divided	D	2,550	0.68	D	2,530	0.68	D	2,340	0.63	D
Sierra Nevada Ct to Dr MLK JR Pkwy	4-Lane Arterial, Divided	D	1,740	0.47	C	1,750	0.47	C	1,820	0.49	C
Bruce Road/Chico Canyon Road											
E 20th St to Raley Blvd	4-Lane Arterial, Divided	D	1,890	0.51	C	1,930	0.52	D	1,990	0.53	D
Remington Dr to E 20th St	4-Lane Arterial, Divided	D	2,290	0.61	D	2,570	0.69	D	2,980	0.8	D
Humboldt Road to Picholine Way	4-Lane Arterial, Divided	D	2,910	0.78	D	2,980	0.8	D	3,060	0.82	D
Lakeside Village Commons to Lakewest Dr	4-Lane Arterial, Divided	D	1,770	0.47	C	1,780	0.48	C	1,750	0.47	C
Cohasset Road											
Eaton Rd to Thorntree Dr	4-Lane Arterial, Undivided	D	1,960	0.68	D	2,050	0.71	D	1,920	0.66	D
East Ave to Lorinda Ln	4-Lane Arterial, Undivided	D	1,820	0.63	D	1,830	0.63	D	1,820	0.63	D
Pillsbury Rd to East Ave	4-Lane Arterial, Undivided	D	2,380	0.82	D	2,420	0.84	D	2,390	0.83	D
Dayton Road											
Archer Ave to Pomona Ave	2-Lane Arterial	D	680	0.36	C	1,070	0.57	D	650	0.35	C
East Avenue											
Floral Ave to Coleman Ct	4-Lane Arterial, Undivided	D	1,800	0.62	D	1,800	0.62	D	1,800	0.62	D
Cohasset Road to North Ave	4-Lane Arterial, Undivided	D	1,530	0.53	C	1,600	0.55	C	1,550	0.54	C
Pillsbury Rd to Cohasset Road	4-Lane Arterial, Divided	D	1,210	0.32	C	1,300	0.35	C	1,210	0.32	C
Connors Ave to Esplanade	4-Lane Arterial, Divided	D	2,530	0.68	D	2,620	0.7	D	2,490	0.67	D
Esplanade to Ilahee Ln	4-Lane Arterial, Divided	D	2,260	0.6	D	2,370	0.63	D	2,160	0.58	D
Cussick Ave to Alamo Ave	4-Lane Arterial, Divided	D	1,620	0.43	C	1,770	0.47	C	1,700	0.45	C
Guyann Ave to Streamside Ct	4-Lane Arterial, Divided	D	1,400	0.37	C	1,480	0.4	C	1,340	0.36	C

Roadway Segment	Facility Type	Proposed General Plan LOS Threshold	Proposed General Plan Update			Alternative 2			Alternative 3		
			PM Peak			PM Peak			PM Peak		
			Volume	V/C	LOS	Volume	V/C	LOS	Volume	V/C	LOS
Kennedy Ave to CA-32	4-Lane Arterial, Divided	D	1,520	0.41	C	1,510	0.4	C	1,410	0.38	C
Eaton Road											
Michael Way to Burnap Ave	4-Lane Arterial, Divided	D	1,460	0.39	C	1,500	0.40	C	1,390	0.37	C
Hicks Lane to Silverbell Road	4-Lane Arterial, Divided	D	2,790	0.75	D	2,690	0.72	D	2,620	0.70	D
Constitution Drive to CA-99 SB Ramp	4-Lane Arterial, Divided	D	2,410	0.64	D	2,690	0.72	D	2,320	0.62	D
El Monte Avenue											
E 8th St to Kirk Way	Major 2-Lane Collector	D	330	0.22	C	320	0.21	C	290	0.19	C
Esplanade											
W Shasta Ave to Mandalay Ct	4-Lane Arterial, Undivided	D	1,840	0.64	D	1,860	0.64	D	1,720	0.6	C
Panama Ave to East Ave	4-Lane Arterial, Undivided	D	2,050	0.71	D	2,140	0.74	D	2,010	0.7	D
Connors Ave to White Ave	4-Lane Arterial, Undivided	D	1,890	0.65	D	1,890	0.65	D	1,850	0.64	D
E 2nd Ave to E 1st Ave	4-Lane Arterial, Undivided	D	2,020	0.7	D	2,030	0.7	D	1,990	0.69	D
E Washington Ave to W Sacramento	4-Lane Arterial, Undivided	D	2,440	0.84	D	2,480	0.86	D	2,380	0.82	D
Park Avenue											
E 16th St to E 17th St	4-Lane Arterial, Undivided	D	1,720	0.6	C	1,850	0.64	D	1,620	0.56	C
Meyers St to E Park Ave	4-Lane Arterial, Undivided	D	1,880	0.65	D	1,830	0.63	D	1,790	0.62	D
Midway											
E Park Ave to Hegan Lane	2-Lane Arterial	D	1,530	0.82	D	1,480	0.79	D	1,540	0.82	D
Hegan Lane to Sandrill Ct	2-Lane Arterial	D	1,070	0.57	D	1,210	0.65	D	1,110	0.59	D
Floral Avenue/ 5th Avenue											
Ravenshoe Way to East Ave	4-Lane Arterial, Undivided	D	1,000	0.35	C	1,050	0.36	C	990	0.34	C
Esplanade to Oleander Ave	2-Lane Arterial	D	600	0.32	C	570	0.3	C	590	0.32	C
Forest Avenue											
Humboldt Rd to Wildflower Ct	4-Lane Arterial, Undivided	D	2,030	0.7	D	2,050	0.71	D	1,920	0.66	D
E 20th St to Pkwy Village Dr/Barney Ln	4-Lane Arterial, Undivided	D	1,780	0.62	D	1,800	0.62	D	1,770	0.61	D
Hicks Lane											
Eaton Road to Calle Principal	4-Lane Arterial, Undivided	D	1,170	0.4	C	1,160	0.4	C	1,120	0.39	C
E. Lassen Avenue											
Esplanade to San Jose St	Major 2-Lane Collector	D	1,040	0.68	D	1,080	0.71	D	1,010	0.66	D
Burnap Ave to Scenic Ln	Major 2-Lane Collector	D	830	0.55	D	860	0.57	D	820	0.54	D
W. Lindo Ave											
CA-32 (Nord Ave) to Trenta Dr	2-Lane Arterial	D	160	0.09	C	160	0.09	C	160	0.09	C
Mangrove Avenue/Pine Street											
Cohasset Road to E Lindo Ave	4-Lane Arterial, Undivided	D	2,080	0.72	D	2,100	0.73	D	2,040	0.71	D

Roadway Segment	Facility Type	Proposed General Plan LOS Threshold	Proposed General Plan Update			Alternative 2			Alternative 3		
			PM Peak			PM Peak			PM Peak		
			Volume	V/C	LOS	Volume	V/C	LOS	Volume	V/C	LOS
E 3rd Ave to E 1st Ave	4-Lane Arterial, Undivided	D	1,890	0.65	D	1,960	0.68	D	1,860	0.64	D
E 1st Ave to Palmetto Ave	4-Lane Arterial, Undivided	D	1,960	0.68	D	2,050	0.71	D	1,920	0.66	D
Vallombrosa Ave to Woodland Ave/E 3rd St	4-Lane Arterial, Divided	E	1,840	0.49	C	1,940	0.52	D	1,760	0.47	C
Woodland Ave/E 3rd St to E 4th St (couplet, half-capacity)	4-Lane Arterial, Divided	E	810	0.22	C	900	0.24	C	900	0.24	C
Manzanita Avenue											
Vallombrosa Ave to Chico Canyon Rd	2-Lane Arterial	D	1,580	0.84	D	1,590	0.85	D	1,510	0.81	D
Hooker Oaks Ave to Vallombrosa Ave	2-Lane Arterial	D	1,370	0.73	D	1,380	0.74	D	1,320	0.71	D
Mariposa Ave to Lakewood Way	Major 2-Lane Collector	D	990	0.65	D	980	0.64	D	990	0.65	D
Martin Luther King Junior Parkway											
Dr MLK JR Pkwy - E 20th St to E 23rd St	Major 2-Lane Collector	D	640	0.42	D	690	0.45	D	700	0.46	D
Mulberry Street											
E 14th St to E 15th St	4-Lane Arterial, Undivided	D	970	0.34	C	1,070	0.37	C	1,000	0.35	C
Palmetto Avenue											
Downing Ave to Bryant Ave	Major 2-Lane Collector	D	540	0.36	C	530	0.35	C	550	0.36	C
East Park Avenue/Skyway											
Forest Ave to Dominic Dr	4-Lane Arterial, Divided	D	3,100	0.83	D	3,160	0.84	D	3,020	0.81	D
Country Dr to Gilman Way	4-Lane Arterial, Divided	D	3,540	0.95	D	3,640	0.97	E	3,410	0.91	D
Midway to Fair St	4-Lane Arterial, Divided	D	1,600	0.43	C	1,600	0.43	C	1,600	0.43	C
Sacramento Avenue											
Hobart St to Citrus Ave	2-Lane Arterial	D	700	0.37	C	700	0.37	C	700	0.37	C
Columbus Ave to CA-32 (Nord Ave)	2-Lane Arterial	D	1,200	0.64	D	1,200	0.64	D	1,120	0.6	D
CA-32 (Nord Ave) to Oak Lawn Ave	Major 2-Lane Collector	D	650	0.43	D	700	0.46	D	700	0.46	D
Salem Street											
W 4th St to W 5th St	Major 2-Lane Collector	E	840	0.55	D	830	0.55	D	830	0.55	D
Vallombrosa Avenue											
Covell Park Ave to Manzanita Ave	2-Lane Arterial	D	470	0.25	C	470	0.25	C	450	0.24	C
Rey Way to Vallombrosa Circle	2-Lane Arterial	D	650	0.35	C	650	0.35	C	630	0.34	C
Warner Street/Ivy Street											
W Sacramento Ave to Stadium Way	2-Lane Arterial	E	1050	0.56	D	1120	0.6	D	990	0.53	D
W 10th St to W 11th St	2-Lane Arterial	E	970	0.52	C	1170	0.63	D	920	0.49	C
Hegan Lane											
Midway to Skyway Ave	2-Lane Arterial	E	700	0.37	C	1050	0.56	D	660	0.35	C

Source: Fehr & Peers, 2010

Bicycle and Pedestrian, Transit, Roadway Safety and Railway Conflicts (Impacts 4.5.3 through 4.5.6)

The proposed General Plan Update would not result in any significant impacts associated with bicycle and pedestrian facilities, transit services, roadway safety or railway conflicts.

Alternative 2 would also not result in significant impacts in these issue areas.

Air Quality

Project and Cumulative Increased Air Pollutant Emissions (Impacts 4.6.2, 4.6.3 and 4.6.7)

The proposed General Plan Update would result in increased criteria air pollutant emissions. As noted in Section 4.6 (Air Quality), the Planning Area is located in an area designated as nonattainment for ozone and particulate matter under state and federal air quality standards. These impacts are identified as significant and unavoidable.

Alternative 2 would result in increased development conditions (total VMT would also increase - see **Table 6.0-1**) that would result in increased criteria air pollutant emissions as compared to the proposed General Plan Update.

Exposure to Toxic Air Contaminant Emissions (Impact 4.6.5)

The proposed General Plan Update could expose sensitive receptors to toxic air contaminants, which has been identified as a potential impact. However, compliance with BCAQMD rules and regulations regarding stationary sources of TACs would reduce the exposure of sensitive receptors to substantial TAC pollutant concentrations from stationary and mobile sources because an air permit may not be issued unless proposed development meets the discretionary approval criteria of the BCAQMD's Risk Management Policy for Permitting New and Modified Sources.

Alternative 2 would have the same impact as the proposed General Plan Update and can be reduced through application of the same BCAQMD rules and regulations regarding stationary sources of TACs.

Conflicts with Air Quality Attainment Plan, Carbon Monoxide, and Odor Impacts (Impact 4.6.1, 4.6.4, and 4.6.6)

The proposed General Plan Update would not conflict with the North Sacramento Valley Planning Area (NSVPA) 2006 Air Quality Attainment Plan or result in excessive carbon monoxide emission or odor impacts.

Alternative 2 would also not result in significant impacts in these issue areas.

Noise

Project and Cumulative Traffic Noise (Impact 4.7.2 and 4.7.7)

Future traffic volumes of Planning Area roadways would result in significant and unavoidable traffic noise impacts associated with the proposed General Plan Update (see **Tables 4.7-7 and 4.7-8**).

Alternative 2 would result in increased development and VMT (see **Table 6.0-1**). However, the extent of traffic increase is not enough to substantially increase traffic noise levels. Thus, Alternative 2 would result in similar traffic noise levels as the proposed General Plan Update.

Stationary Noise Sources (Impact 4.7.3)

The proposed General Plan Update would result in significant and unavoidable stationary noise source impacts associated with noise sources that the City does not control or regulate.

Alternative 2 would have the same impact as the proposed General Plan Update.

Noise Standards, Construction Noise, Aircraft Noise, and Groundborne Vibration (Impacts 4.7.1 and 4.7.4 through 4.7.6)

The proposed General Plan Update would not result in any significant impacts associated with conflicts with noise standards, aircraft noise exposure or groundborne vibration.

Alternative 2 would also not result in significant impacts in these issue areas.

Geology and Soils

The proposed General Plan Update would not result in any significant geologic or seismic impacts (see Section 4.8).

Alternative 2 would result in similar less than significant geologic and seismic impacts.

Hydrology and Water Quality

The proposed General Plan Update would not result in any significant hydrology or water quality impacts (see Section 4.9).

Alternative 2 would result in similar less than significant impacts, though it should be noted that this alternative would increase the extent of development and associated ground disturbance that affects water quality and drainage as compared to the proposed General Plan Update.

Biological Resources

Special-Status Species and Sensitive Habitats (Impact 4.10.1)

The proposed General Plan Update would result in significant impacts to special-status plant and wildlife species identified in **Tables 4.10-2** and **4.10-3**. However, proposed General Plan Policy OS-1.2 ensures that special-status plant and animal species, including their habitats are protected consistent with all applicable state, federal and other laws and regulations, and the associated Action OS-1.2.1 ensures that 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. Individual projects associated with the implementation of the proposed General Plan Update would be required to address and mitigate special-status species and habitat impacts. Thus, this impact would be mitigated to less than significant.

Alternative 2 would increase the extent of this impact as a result of expanded development. Specifically, this alternative would include additional urban development associated with the

Nance Canyon, Midway, Macintosh, and Mud Creek SPAs that would result in additional impacts to biological communities, including Agriculture, Annual Grassland, Blue Oak Savanna, Chaparral, Interior Live Oak Woodland, Mixed Oak Woodland, and Wetlands (see Section 4.10 [Biological Resources] for a further discussion on habitat). Thus, this alternative would result in greater impacts to special-status species as compared to the proposed General Plan Update.

Wildlife Corridors (Impact 4.10.2)

The proposed General Plan Update would result in less than significant impacts associated with the movement of native resident or migratory fish or wildlife species. These land uses could also restrict the range of special-status species in the Planning Area.

Alternative 2 would result in a larger development footprint and would have a greater impact to wildlife movement.

Conflicts with Habitat Conservation Plans or Local Ordinances (Impacts 4.10.3)

No Habitat Conservation Plan (HCP), recovery plan, or natural community conservation plan has been adopted encompassing all or portions of the City of Chico. The General Plan Update would not conflict with Chico Municipal Code Chapter 16.66 (Tree Preservation Regulations) that regulates the removal and preservation of trees on undeveloped parcels within the city. Therefore, **no impact** would occur.

Alternative 2 would result in a larger development footprint and would have a greater impact on provisions of the draft Butte Regional Habitat Conservation/Natural Community Conservation Plan. However, the HCP has not been adopted yet, so no significant impacts are identified.

Cumulative Biological Resource Impacts (Impact 4.10.4)

The proposed General Plan Update would result in significant and unavoidable cumulative impacts associated with the loss of sensitive and critical habitats in the Planning Area.

As noted above, Alternative 2 would have a larger development footprint and would increase impacts to biological communities that contain sensitive and critical habitat. Thus, this alternative would result in worse impacts as compared to the proposed General Plan Update.

Cultural and Paleontological Resources

Project and Cumulative Historic and Archaeological Resource Impacts (Impacts 4.11.1, 4.11.2 and 4.11.4)

The proposed General Plan Update would result in less than significant impacts to historic and archaeological resources.

Alternative 2 would result in similar less than significant impacts, though it should be noted that this alternative would increase the extent of development and associated ground disturbance that could impact undiscovered resources.

Project and Cumulative Paleontological Resources (Impacts 4.11.3 and 4.11.5)

The proposed General Plan Update would result in less than significant impacts to paleontological resources.

Alternative 2 would result in similar significant impacts, though it should be noted that this alternative would greater the extent of development and associated ground disturbance that could impact resources.

Public Services and Utilities

Project and Cumulative Fire Protection and Emergency Service Impacts (Impacts 4.12.1.1 through 4.12.1.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of fire protection or emergency services.

Alternative 2 would result in increased service demands for fire protection and emergency services, given increased development potential as compared to the proposed General Plan Update.

Project and Cumulative Law Enforcement Service Impacts (Impacts 4.12.2.1 and 4.12.2.2)

The proposed General Plan Update would not result in any significant law enforcement service impacts.

Alternative 2 would result in increased service demands for law enforcement services, given increased development potential as compared to the proposed General Plan Update.

Project and Cumulative Public School Impacts (Impacts 4.12.3.1 through 4.12.3.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of public school services.

Alternative 2 would result in increased service demands for public schools, given increased development potential as compared to the proposed General Plan Update.

Project and Cumulative Water Supply Impacts (Impacts 4.12.4.1 through 4.12.4.3)

The proposed General Plan Update would not result in any significant water supply or related service impacts.

Alternative 2 would result in increased water supply demands as a result of increased development potential by approximately 1,706,102 gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 2 would also result in increased non-residential water demands as well as compared to the proposed General Plan Update. This increased water demand would also increase the extent of infrastructure required to service buildout under Alternative 2.

Project and Cumulative Wastewater Service Impacts (Impacts 4.12.5.1 through 4.12.5.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of wastewater or related services.

Alternative 2 would result in increased wastewater generation as a result of reduced development potential by approximately 1.21 million gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 2 would also result in increased

non-residential wastewater generation as well as compared to the proposed General Plan Update. This increase wastewater service demand would also increase the extent of infrastructure required to service buildout under Alternative 2.

Project and Cumulative Solid Waste Impacts (Impacts 4.12.6.1 through 4.12.6.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of solid waste services.

Alternative 2 would result in increased solid waste generation as a result of increased development potential by approximately 46,278 pounds, or 23 tons, per day in residential waste as compared to the proposed General Plan Update. Alternative 2 would also result in increased non-residential wastewater generation as well as compared to the proposed General Plan Update. However, the Neal Road Landfill has over 85 percent remaining capacity and an addition 23 tons of residential waste per day would not exceed the landfill's maximum permitted disposal of 1,500 tons per day. Solid waste generation under Alternative 2 would also be reduced by General Plan Update policies and associated actions that require the city to ensure solid waste collection services that meet or exceed state requirements for source reduction, diversion, and recycling. Therefore, although impacts under Alternative 2 would be greater than under the proposed project, impacts under Alternative 2 would not be significant.

Project and Cumulative Utility Impacts (Impacts 4.12.7.1 and 4.12.7.2)

The proposed General Plan Update would not result in any significant impacts associated with electrical, natural gas or telecommunication services.

Alternative 2 would result in increased utility service demand as a result of increased development as compared to the proposed General Plan Update.

Project and Cumulative Recreation Impacts (Impacts 4.12.8.1 and 4.12.8.2)

The proposed General Plan Update would not result in any significant park or recreation service impacts.

Alternative 2 would result in increased park and recreation service demand as a result of increased development as compared to the proposed General Plan Update.

Visual Resources and Aesthetics

Substantial Adverse Effect on a Scenic Vista (Impact 4.13.1)

The proposed General Plan Update would not result in any significant impacts to scenic vistas in the Planning Area as a result of implementation of proposed policy provisions as well as continued implementation of the City Municipal Code.

Alternative 2 would result in similar less than significant impacts, though it should be noted that this alternative would increase the extent of development and associated ground disturbance as compared to the proposed General Plan Update and would place new development in areas of increased visibility.

State Scenic Highway Impacts (Impact 4.13.2)

The proposed General Plan Update would not result in any significant impacts to any designated state scenic highway.

Alternative 2 would result in the same less than significant impact.

Project and Cumulative Impacts Associated With Substantial Change to Visual Character and Cumulative Glare/Lighting Impacts (Impact 4.13.3 and 4.13.5)

The proposed General Plan Update would result in significant and unavoidable impacts associated with the alteration of open space and agricultural lands to urban development, as well as increased lighting and glare in the cumulative setting.

Alternative 2 would result also result in this significant and unavoidable impact. However, Alternative 2 would substantially increase the extent of this impact by expanding development in the southern and western portions of the Planning Area associated with the with the Nance Canyon, Midway, Macintosh, and Mud Creek SPAs. Thus, Alternative 2 would have increased impacts as compared to the proposed General Plan Update.

New Sources of Substantial Light and Glare (Impact 4.13.4)

Implementation of the proposed General Plan Update would include sources of daytime glare and nighttime light. This impact is considered less than significant after implementation of existing city standards, use of the city's Design Guidelines, and adherence to Municipal Code Section 19.60.050.

Alternative 2 would result in similar potential lighting and glare impacts. However, Alternative 2 would have increased impacts as a result of the increased extent of development as compared to the proposed General Plan Update.

Energy and Climate Change

Inefficient, Wasteful and Unnecessary Consumption of Energy (Impact 4.14.1)

The proposed General Plan Update would not result in significant wasteful or inefficient consumption of energy impacts given policy provisions of the proposed General Plan Update, Title 24 energy efficiency requirements, vehicle fuel efficiency requirements of Assembly Bill 1493, and the proposed land use development and density pattern of the General Plan Land Use Diagram.

Alternative 2 would result in a similar less than significant impact, though it would result in increased energy use due to the increased extent of development as compared to the proposed General Plan Update.

Increased Greenhouse Gas Emissions (Impact 4.14.2)

The proposed General Plan Update would result in increased greenhouse gas emissions above existing conditions and would result a significant and unavoidable impact to climate change.

Alternative 2 would result in increased development that would generate increased greenhouse gas emissions. Thus, Alternative 2 would have a greater impact than the proposed General Plan Update.

Environmental Effects of Climate Change (Impact 4.14.3)

As identified under Impact 4.14.3, the Planning Area is not currently expected to experience any substantial adverse environmental effects of climate change that would require additional mitigation and/or adaptation measures.

Alternative 2 would result in the same impact as the proposed General Plan Update.

6.5 ALTERNATIVE 3 – INCREASED DENSITY ALTERNATIVE

DESCRIPTION OF ALTERNATIVE

Alternative 3 is based on Land Use Alternative C as described in the Chico 2030 General Plan Update Land Use Alternatives Report (March 2009). Alternative 3 has the most limited additional acreage, and development is directed towards existing urban areas. Higher density development would occur through infill and redevelopment of the 17 Opportunity Sites, and limited expansion would occur north and south in three SPAs (North Chico, Diamond Match, and South Entler) with no expansion to the east or west beyond the Greenline. This alternative assumes significant redevelopment of mixed use at medium and higher densities (see **Figure 6.0-3**). Policy provisions of the proposed General Plan Update would be modified to reflect these land use changes (e.g., elimination of actions LU-6.2.2 and LU-6.2.4 associated with Bell Muir and Doe Mill/Honey Run SPAs).

This alternative represents a paradigm shift for the community as it would require concentrated redevelopment of multi-story, multi-family residential and office buildings along existing transportation corridors to meet housing and job creation needs. New job opportunities are in close proximity to residential areas, and housing densities are on the higher density end of the spectrum. Job growth is concentrated to the south, in the Downtown core and surroundings, and in the North Chico and South Entler SPAs. **Table 6.0-5** provides a summary of buildout conditions for this alternative.

**TABLE 6.0-5
ALTERNATIVE 3**

Land Use Category	Units	Buildout Conditions
Residential	DUs	59,344
Commercial	KSF	14,263
Office	KSF	5,844
Industrial	KSF	17,852

*Note: DU's = Dwelling Units
KSF = 1,000 Square Feet*

ENVIRONMENTAL ANALYSIS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.14. The reader is referred to these sections for further details on impacts associated with the proposed General Plan Update.

Land Use

As identified in Section 4.1 (Land Use), the proposed General Plan Update would not result in any significant land use impacts related to physical division of an established community, conflicts with adopted land use plans, or conflicts with an adopted habitat conservation plan or natural community conservation plan.

Alternative 3 would avoid these impacts similar to the proposed General Plan Update.

Agricultural Resources

Conversion of Important Farmland Under Project and Cumulative Conditions (Impact 4.2.1 and 4.2.4)

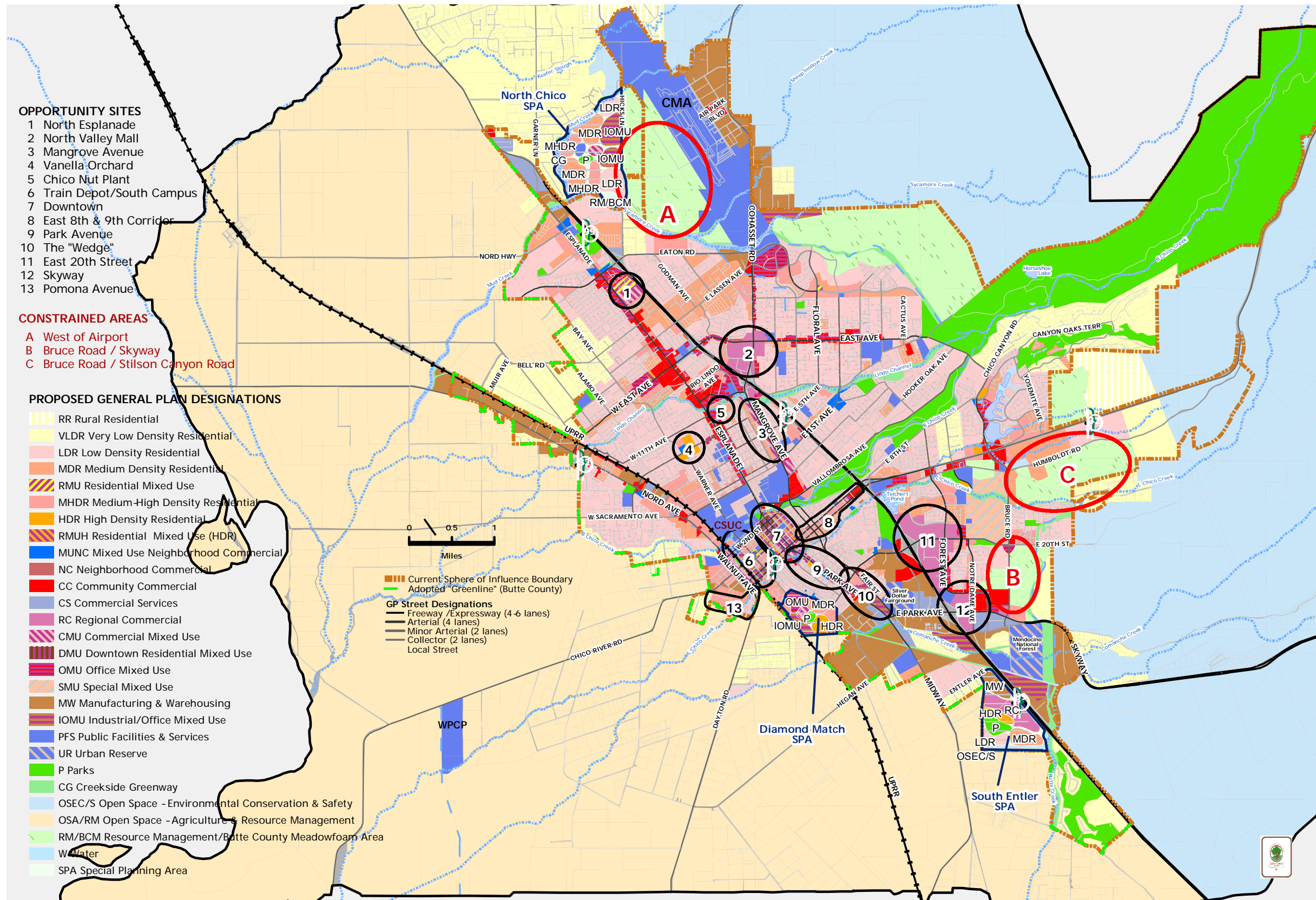
The proposed General Plan Update would result in significant and unavoidable loss of important farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland).

Alternative 3 would also result in the loss of important farmland. However, this alternative would reduce the extent of Important Farmland loss associated with reduced development potential (e.g., no establishment of the Bell Muir Special Planning Area).

Agricultural Use, Zoning, and Williamson Act Conflicts (Impacts 4.2.2 and 4.2.3)

The proposed General Plan Update would not result in any significant impacts regarding conflicts with agricultural uses, agricultural zoning and current Williamson Act contracts.

Alternative 3 would avoid these impacts similar to the proposed General Plan Update.



Source: City of Chico

Figure 6.0-3
Alternative 3
PMC

Population/ Housing/Employment

The proposed General Plan Update would not result in any significant population, housing, or employment impacts (see Section 4.3).

Alternative 3 would result in lesser population, housing, and employment impacts due to less development overall and is not expected to provide adequate residential or non-residential development potential to meet year 2030 demands. This could result in the displacement of this growth to land areas outside of the Planning Area that could result in environmental impacts.

Human Health/Risk of Upset

Release and Exposure to Hazardous Materials/Hazardous Material Handling/School Exposure (Impact 4.4.3 through 4.4.5)

The proposed General Plan Update would not result in any significant impacts regarding exposure to hazardous materials, hazardous material handling, or school exposure from development of contaminated sites. Any impacts would be reduced to less than significant by a comprehensive regulatory system including federal, state, and local regulations that would minimize exposure of the public to hazardous materials, both from accidental/reasonably foreseeable releases and from known contaminated sites.

Alternative 3 would have the same impact as the proposed General Plan Update, which could be reduced through application of the identified regulations.

Project and Cumulative Wildland Fire/Airport Hazards/ Emergency Response (Impacts 4.4.1, 4.4.2, 4.4.6, 4.4.7)

The proposed General Plan Update would not result in any significant impacts relating to hazards associated with wildland fires, airports, or conflicts with emergency response.

Alternative 3 would avoid these impacts similar to the proposed General Plan Update.

Traffic and Circulation

City Roadway Facilities (Impact 4.5.1)

The proposed General Plan Update would not result in any significant impacts relating to traffic operations on City roadway facilities.

Alternative 3 would have the same impact as the proposed General Plan Update (see **Table 6.0-3**).

Project and Cumulative Traffic Level of Service Impacts to Local Roadways and State Highway Facilities (Impacts 4.5.2 and 4.5.7)

The proposed General Plan Update would result in significant traffic impacts to the operation of SR 99 (East 1st Avenue to SR 32) and SR 32 (West Sacramento to West Sacramento Avenue). These traffic impacts are identified as significant and unavoidable.

Tables 6.0-3 and **6.0-4** show changes in levels of service (LOS) for Alternative 3 as compared to the proposed General Plan Update. The following LOS impacts to the following roadway segments would occur under this alternative:

- Nord Avenue (SR 32) (West Sacramento Avenue to West Sacramento Avenue) – Operations would continue at LOS F, but with lower traffic volumes. LOS F would exceed the Caltrans LOS E threshold for acceptable operations.

Alternative 3 would result in fewer impacts to local roadway and state highways due to reduced vehicle trips from a decreased development footprint and reduced population and housing. However, Alternative 3 would still exceed the Caltrans LOS E threshold for acceptable operations at Nord Avenue. Therefore, this impact Alternative would be significant and unavoidable under Alternative 3.

Bicycle and Pedestrian, Transit, Roadway Safety and Railway Conflicts (Impacts 4.5.3 though 4.5.6)

The proposed General Plan Update would not result in any significant impacts associated with bicycle and pedestrian facilities, transit services, roadway safety or railway conflicts.

Alternative 3 would also not result in significant impacts in these issue areas.

Air Quality

Project and Cumulative Increased Air Pollutant Emissions (Impacts 4.6.2, 4.6.3 and 4.6.7)

The proposed General Plan Update would result in increased criteria air pollutant emissions. As noted in Section 4.6 (Air Quality), the Planning Area is located in an area designated as nonattainment for ozone and particulate matter under state and federal air quality standards. These impacts are identified as significant and unavoidable.

Alternative 3 would result in reduced development and reduced VMT (see **Table 6.0-2**) that would reduce the extent of increased criteria air pollutant emissions as compared to the proposed General Plan Update. However, Alternative 3 would not avoid this significant and unavoidable impact.

Exposure to Toxic Air Contaminant Emissions (Impact 4.6.5)

The proposed General Plan Update could expose sensitive receptors to toxic air contaminants, which has been identified as a potentially impact. However, compliance with BCAQMD rules and regulations regarding stationary sources of TACs would reduce the exposure of sensitive receptors to substantial TAC pollutant concentrations from stationary and mobile sources because an air permit may not be issued unless proposed development meets the discretionary approval criteria of the BCAQMD's Risk Management Policy for Permitting New and Modified Sources.

Alternative 3 would have the same impact as the proposed General Plan Update and can be reduced through application of the same BCAQMD rules and regulations regarding stationary sources of TACs.

Conflicts with Air Quality Attainment Plan, Carbon Monoxide, and Odor Impacts (Impact 4.6.1, 4.6.4, and 4.6.6)

The proposed General Plan Update would not conflict with the North Sacramento Valley Planning Area (NSVPA) 2006 Air Quality Attainment Plan or result in excessive carbon monoxide emission or odor impacts.

Alternative 3 would also not result in significant impacts in these issue areas.

Noise

Project and Cumulative Traffic Noise (Impact 4.7.2 and 4.7.7)

Future traffic volumes of Planning Area roadways would result in significant and unavoidable traffic noise impacts associated with the proposed General Plan Update (see **Tables 4.7-7 and 4.7-8**).

Alternative 3 would result in reduced development and reduced VMT (see **Table 6.0-1**). However, the extent of traffic reduction is not substantial enough to reduce traffic noise levels to avoid to these impacts. Thus, Alternative 3 would result in similar traffic noise levels as the proposed General Plan Update.

Stationary Noise Sources (Impact 4.7.3)

The proposed General Plan Update would result in significant and unavoidable stationary noise source impacts associated with noise sources that the City does not control or regulate.

Alternative 3 would have the same impact as the proposed General Plan Update.

Noise Standards, Construction Noise, Aircraft Noise, and Groundborne Vibration (Impacts 4.7.1 and 4.7.4 through 4.7.6)

The proposed General Plan Update would not result in any significant impacts associated with conflicts with noise standards, aircraft noise exposure or groundborne vibration.

Alternative 3 would have the same impact as the proposed General Plan Update.

Geology and Soils

The proposed General Plan Update would not result in any significant geologic or seismic impacts (see Section 4.8).

Alternative 3 would result in similar less than significant geologic and seismic impacts.

Hydrology and Water Quality

The proposed General Plan Update would not result in any significant hydrology or water quality impacts (see Section 4.9).

Alternative 3 would result in similar less than significant impacts, though it should be noted that this alternative would reduce the extent of development and associated ground disturbance

activity that affects water quality and drainage as compared to the proposed General Plan Update.

Biological Resources

Special-Status Species and Sensitive Habitats (Impact 4.10.1)

The proposed General Plan Update would result in significant impacts to special-status plant and wildlife species identified in **Tables 4.10-2** and **4.10-3**. However, proposed General Plan Policy OS-1.2 ensures that special-status plant and animal species, including their habitats are protected consistent with all applicable state, federal and other laws and regulations, and the associated Action OS-1.2.1 ensures that 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. Individual projects associated with the implementation of the proposed General Plan Update would be required to address and mitigate special-status species and habitat impacts. Thus, this impact would be mitigated to less than significant.

Alternative 3 would reduce the extent of this impact as a result of reduced development and would be able to have its impacts mitigated similar to the proposed General Plan Update. Specifically, this alternative would not include the Bell Muir and Doe Mill/Honey Run Special Planning Areas (see Section 4.10 [Biological Resources] for a further discussion on habitat). Thus, this alternative would result in reduced impacts as compared to the proposed General Plan Update.

Wildlife Corridors (Impact 4.10.2)

The proposed General Plan Update would result in less than significant impacts associated with the movement of native resident or migratory fish or wildlife species. These land uses could also restrict the range of special-status species in the Planning Area.

Alternative 3 would result in similar impacts, though it should be noted that this alternative would reduce the extent of development and associated ground disturbance.

Conflicts with Habitat Conservation Plan (Impacts 4.10.3)

No Habitat Conservation Plan (HCP), recovery plan, or natural community conservation plan has been adopted encompassing all or portions of the City of Chico. The General Plan Update would not conflict with Chico Municipal Code Chapter 16.66 (Tree Preservation Regulations) that regulates the removal and preservation of trees on undeveloped parcels within the city. Therefore, **no impact** would occur.

Alternative 3 would also result in no impacts.

Cumulative Biological Resource Impacts (Impact 4.10.4)

The proposed General Plan Update would result in significant and unavoidable cumulative impacts associated with the loss of sensitive and critical habitats in the Planning Area.

As noted above, Alternative 3 would have a reduced development footprint and would not include the Bell Muir and Doe Mill/Honey Run Special Planning Areas and would reduce impacts

to biological communities that contain sensitive and critical habitat. Thus, this alternative would result in reduced impacts as compared to the proposed General Plan Update.

Cultural and Paleontological Resources

Project and Cumulative Historic and Archaeological Resource Impacts (Impacts 4.11.1, 4.11.2 and 4.11.4)

The proposed General Plan Update would result in less than significant impacts to historic and archaeological resources.

Alternative 3 would result in similar less than significant impacts, though it should be noted that this alternative would reduce the extent of development and associated ground disturbance that could impact undiscovered resources.

Project and Cumulative Paleontological Resources (Impacts 4.11.3 and 4.11.5)

The proposed General Plan Update would result in less than significant impacts to paleontological resources.

Alternative 3 would result in similar significant impacts, though it should be noted that this alternative would reduce the extent of development and associated ground disturbance that could impact resources.

Public Services and Utilities

Project and Cumulative Fire Protection and Emergency Service Impacts (Impacts 4.12.1.1 through 4.12.1.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of fire protection or emergency services.

Alternative 3 would result in reduced service demands for fire protection and emergency services, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Law Enforcement Service Impacts (Impacts 4.12.2.1 and 4.12.2.2)

The proposed General Plan Update would not result in any significant impacts associated with the provision of law enforcement services.

Alternative 3 would result in reduced service demands for law enforcement services, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Public School Impacts (Impacts 4.12.3.1 through 4.12.3.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of public school services.

Alternative 3 would result in reduced service demands for public schools, given reduced development potential as compared to the proposed General Plan Update.

Project and Cumulative Water Supply Impacts (Impacts 4.12.4.1 through 4.12.4.3)

The proposed General Plan Update would not result in any significant water supply or related service impacts.

Alternative 3 would result in reduced water supply demands as a result of reduced development potential by approximately 1,891,856 gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 3 would also result in reduced non-residential water demands as well as compared to the proposed General Plan Update. This reduced water demand would also reduce the extent of infrastructure required to service buildout under Alternative 3.

Project and Cumulative Wastewater Service Impacts (Impacts 4.12.5.1 through 4.12.5.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of wastewater or related services.

Alternative 3 would result in reduced wastewater generation as a result of reduced development potential by approximately 1.03 million gallons per day in residential demand as compared to the proposed General Plan Update. Alternative 3 would also result in reduced non-residential wastewater generation as well as compared to the proposed General Plan Update. This reduced wastewater service demand would also reduce the extent of infrastructure required to service buildout under Alternative 3.

Project and Cumulative Solid Waste Impacts (Impacts 4.12.6.1 through 4.12.6.3)

The proposed General Plan Update would not result in any significant impacts associated with the provision of solid waste services.

Alternative 3 would result in reduced solid waste generation as a result of reduced development potential by approximately 11,598 pounds per day in residential waste as compared to the proposed General Plan Update. Alternative 3 would also result in reduced non-residential wastewater generation as well as compared to the proposed General Plan Update.

Project and Cumulative Utility Impacts (Impacts 4.12.7.1 and 4.12.7.2)

The proposed General Plan Update would not result in any significant impacts associated with electrical, natural gas or telecommunication services.

Alternative 3 would result in reduced utility service demand as a result of reduced development as compared to the proposed General Plan Update.

Project and Cumulative Recreation Impacts (Impacts 4.12.8.1 and 4.12.8.2)

The proposed General Plan Update would not result in any significant park or recreation service impacts.

Alternative 3 would result in reduced park and recreation service demand as a result of reduced development as compared to the proposed General Plan Update.

Visual Resources and Aesthetics

Substantial Adverse Effect on a Scenic Vista (Impact 4.13.1)

The proposed General Plan Update would not result in any significant impacts to scenic vistas in the Planning Area as a result of implementation of proposed policy provisions as well as continued implementation of the City Municipal Code.

Alternative 3 would result in similar less than significant impacts, though it should be noted that this alternative would reduce the extent of development and associated ground disturbance as compared to the proposed General Plan Update.

State Scenic Highway Impacts (Impact 4.13.2)

The proposed General Plan Update would not result in any significant impacts to any designated state scenic highway.

Alternative 3 would result in the same less than significant impact.

Project and Cumulative Impacts Associated With Substantial Change to Visual Character and Cumulative Glare/Lighting Impacts (Impact 4.13.3 and 4.13.5)

The proposed General Plan Update would result in significant and unavoidable impacts associated with the alteration of open space and agricultural lands to urban development, as well as increased lighting and glare in the cumulative setting.

Alternative 3 would result also result in this significant and unavoidable impact. However, Alternative 3 would reduce the extent of this impact by not including expanded development in the eastern portion of the Planning Area associated with the Doe Mill/Honey Run Special Planning Area. Thus, Alternative 3 would have reduced impacts as compared to the proposed General Plan Update.

New Sources of Substantial Light and Glare (Impact 4.13.4)

Implementation of the proposed General Plan Update would include sources of daytime glare and nighttime light. This impact is considered less than significant after implementation of existing city standards, use of the city's Design Guidelines, and adherence to Municipal Code Section 19.60.050.

Alternative 3 would result in similar potential lighting and glare impacts. However, Alternative 3 would have reduced impacts as a result of the reduced extent of development as compared to the proposed General Plan Update.

Energy and Climate Change

Inefficient, Wasteful and Unnecessary Consumption of Energy (Impact 4.14.1)

The proposed General Plan Update would not result in significant wasteful or inefficient consumption of energy impacts given policy provisions of the proposed General Plan Update, Title 24 energy efficiency requirements, vehicle fuel efficiency requirements of Assembly Bill 1493, and the proposed land use development and density pattern of the General Plan Land Use Diagram.

Alternative 3 would result in a similar less than significant impact and would have further reduced energy demands as a result of reduced development and reduced VMT (see **Table 6.0-1**).

Increased Greenhouse Gas Emissions (Impact 4.14.2)

The proposed General Plan Update would result in increased greenhouse gas emissions above existing conditions and would result a significant and unavoidable impact to climate change until such time as the proposed Climate Action Plan is adopted by the city.

Alternative 3 would result in reduced development and would generate reduced greenhouse gas emissions. As noted above, Alternative 3 would have reduced VMT and VMT per residential unit than the proposed General Plan Update. Thus, Alternative 3 would have a reduced impact as compared to the proposed General Plan Update.

Environmental Effects of Climate Change (Impact 4.14.3)

As identified under Impact 4.14.3, the Planning Area is not currently expected to experience any substantial adverse environmental effects of climate change that would require additional mitigation and/or adaptation measures.

Alternative 3 would result in the same impact as the proposed General Plan Update.

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 6.0-8 provides a summary of the potential impacts of the alternatives evaluated in this section, as compared with the potential impacts of the proposed General Plan Update. The Circulation Plan Alternative is not included in this table given that its analysis is limited to traffic impacts. The impact significance is identified for each alternative as well as the ranking of the impact as compared to the proposed General Plan Update. A "B" ranking means that the alternative would be "better" or would have less of an environmental impact than the proposed General Plan Update, while a "W" ranking means the alternative would result in a "worse" impact. The "S" ranking identifies where the alternative has a "similar" impact as the proposed General Plan Update. Based upon the evaluation described in this section, Alternative 3 would be the environmentally superior alternative, with Alternative 1 being the next environmentally superior alternative. However, it should be noted that buildout of the Alternative 1 Land Use Diagram would likely not achieve the objective of the project to meet the housing and jobs needs of the community for the next 20 years.

TABLE 6.0-8
SUMMARY COMPARISON OF ALTERNATIVES

Environmental Impacts	Proposed General Plan Update	Alternative 1	Alternative 2	Alternative 3
Land Use				
Physical Division of an Established Community, Conflicts with Adopted Land Use Plans, or Conflicts with an Adopted Habitat Conservation Plan or Natural Community Conservation Plan	Less Than Significant	Less Than Significant	Significant	Less Than Significant
Rank		S	W	S
Agricultural Resources				
Conversion of Important Farmland Under Project and Cumulative Conditions.	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		B	W	B
Agricultural Use, Zoning, and Williamson Act Conflicts.	Less Than Significant	Less Than Significant	Significant	Less Than Significant
Rank		S	W	S
Population/Housing/Employment				
Housing and Resident Displacement and Substantial Growth	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		W	S	W
Human Health/Risk of Upset				
Release and Expose to Hazardous Materials/Hazardous Material Handling/School Exposure	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Project and Cumulative Wildland Fire/Airport Hazards/ Emergency Response	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Traffic and Circulation				
City Roadway Facilities	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Project and Cumulative Traffic Level of Service Impacts to Local Roadways and State Highway Facilities	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		B	W	B
Bicycle and Pedestrian, Roadway Safety and Railway Conflicts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		W	S	S
Air Quality				

6.0 ALTERNATIVES

Environmental Impacts	Proposed General Plan Update	Alternative 1	Alternative 2	Alternative 3
Project and Cumulative Increased Air Pollutant Emissions	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		B	W	B
Exposure to Toxic Air Contaminant Emissions	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Conflicts with Air Quality Attainment Plan, Carbon Monoxide, and Odor Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		W	S	S
Noise				
Project and Cumulative Traffic Noise	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		S	S	S
Stationary Noise Sources	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		S	S	S
Noise Standards, Aircraft Noise, and Groundborne Vibration	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Geology and Soils				
Geologic or Seismic impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Hydrology and Water Quality				
Water Quality and Drainage, Project and Cumulative Flood Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Biological Resources				
Special-Status Species and Sensitive Habitats	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Wildlife Corridors	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	W	S
Conflicts with Habitat Conservation Plans and Local Ordinances	No Impact	No Impact	No Impact	No Impact
Rank		S	S	S
Cumulative Biological Resource Impacts	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		B	W	B
Cultural and Paleontological Resources				

6.0 ALTERNATIVES

Environmental Impacts	Proposed General Plan Update	Alternative 1	Alternative 2	Alternative 3
Project and Cumulative Historic and Archaeological Resource Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Paleontological Resource Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Public Services and Utilities				
Project and Cumulative Fire Protection and Emergency Service Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Law Enforcement Service Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Public School Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Water Supply Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Wastewater Service Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Solid Waste Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Utility Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Project and Cumulative Recreation Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Visual Resources and Aesthetics				
Substantial Adverse Affect on a Scenic Vista	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
State Scenic Highway Impacts	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		S	S	S
Project and Cumulative Impacts Associated With Substantial Change to Visual Character and Cumulative Glare/Lighting Impacts	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		B	W	B
Sources of Substantial Light and Glare	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant

6.0 ALTERNATIVES

Environmental Impacts	Proposed General Plan Update	Alternative 1	Alternative 2	Alternative 3
Rank		B	W	B
<i>Energy and Climate Change</i>				
Inefficient, Wasteful and Unnecessary Consumption of Energy	Less Than Significant	Less Than Significant	Less Than Significant	Less Than Significant
Rank		B	W	B
Increased Greenhouse Gases	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable	Significant and Unavoidable
Rank		W	W	B

Notes:

B: Alternative would result in better conditions than the proposed General Plan Update.

S: Alternative would result in similar conditions as the proposed General Plan Update.

W: Alternative would result in worse impacts than the proposed General Plan Update.