
IV. ENVIRONMENTAL IMPACT ANALYSIS

J. LAND USE AND PLANNING

INTRODUCTION

This section addresses potential land use issues related to construction and operation of the proposed project, including an assessment of project conformance with local and regional land use plans, policies and regulations.

REGULATORY SETTING

Federal and State Regulations

No federal plans, policies, regulations, or laws pertaining to topics addressed under CEQA pertaining to land use planning (division of established communities, policy consistency, and conflict with conservation plans) are applicable to the proposed project.

Various federal programs and regulations would indirectly relate to land use, such as the federal and California Endangered Species Acts, U.S. Army Corps of Engineers' enforced wetlands regulations, and other regulations. See Section IV.D of this EIR, "Biological Resources," which provides detailed information on existing federal biological regulations and ongoing habitat conservation planning efforts.

Local land use plans and regional plans and policies, rather than federal or state policies, govern density and other limitations on the physical nature of projects within the jurisdiction of a City or County. Therefore, this section describes the local policies and guidelines associated with land use and planning as defined by the City, County and the regional agencies.

Regional Regulations

Butte County Air Quality Management District

The proposed project is located in Butte County and is within the Northern Sacramento Valley Air Basin ("NSVAB"). The NSVAB is partially monitored by the Butte County Air Quality Management District ("BCAQMD"). The *2014 CEQA Air Quality Handbook* provides a technical guide to assess the air quality impact of land use projects under CEQA. The purpose of the guidelines is to provide guidance for applicant and lead agencies to comply with the requirements of CEQA when evaluating potential air quality and greenhouse gas impacts that may occur with a proposed project. Included is information and approaches necessary to modelling and determining the significance of impacts, and mitigation of impacts that are significant. The District is responsible for attainment of the National and California Air Quality Standards in Butte County. Although the District has no statutory authority over land-use, nearly all discretionary projects in Butte County, from general plans to individual development

applications, have the potential to result in pollutants that will worsen air quality and make it more difficult for the District to achieve national and State air quality standards.

Local Regulations

California State law (Government Code, Section 65300) requires that each city and county, including charter cities, prepare and adopt a comprehensive, long-term general plan for its future development. This general plan must contain seven elements, including: (1) land use; (2) circulation; (3) housing; (4) conservation; (5) open space; (6) noise; and (7) safety. Of these elements, state law mandates that the land use element must correlate with the circulation element. In addition to these, state law permits cities and counties to include optional elements in their general plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions. California law also requires that the day-to-day decisions of a city or county follow logically from and be consistent with the general plan. More specifically, Government Code Sections 65860 and 66473.5 require that zoning ordinances and subdivision and parcel map approvals be consistent with the general plan. Goals, objectives and programs established for each element of the general plan must meet the existing and future needs and desires of the community. These goals, objectives and programs are specific, action-oriented and promoted during the life of the general plan. Relevant plans and policies from the City of Chico 2030 General Plan and the Chico Area Recreation and Park District Parks and Recreation Master Plan are provided below.

City of Chico

2030 General Plan

The 2030 City of Chico General Plan provides the necessary information and analysis to allow decision makers and the public to identify consensus goals for the future. The General Plan also identifies the policies and actions that are necessary to achieve these goals between the present and 2030, while also fulfilling legal requirements in California for comprehensive planning. The combined narrative and diagrammatic information in the General Plan represents the City's overarching policy direction for physical development and conservation. The General Plan puts decision-makers, City staff, property owners, property developers and builders, and the general public on notice regarding the City's approach to managing land use change.

The existing and proposed General Plan land use designations for the proposed project are provided in Section III (Project Description) Table III-2. The following definitions describe the current and future General Plan and zoning designations:

General Plan Land Use Designations

- **VLDR (Very Low Density Residential).** From 0.2 to 2.0 dwelling units per gross acre. This designation can provide a smooth transition between the rural areas and more densely developed neighborhoods, or be in “pockets” of development in carefully selected locations.
- **LDR (Low Density Residential).** From 2.1 to 7.0 dwelling units per gross acre. This designation represents the traditional single-family neighborhood with a majority of single-family detached home and some duplexes. This is the predominant land use category of the City’s existing neighborhoods.
- **MDR (Medium Density Residential).** From 6.0 to 14.0 dwelling units per gross acre. This designation is generally characterized by duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots.
- **CMU (Commercial Mixed Use).** From 6.0 to 22.0 dwelling units per gross acre. This designation encourages the integration of retail and service commercial use with office and/or residential uses. In mixed-use project, commercial use is the predominant use on the ground floor. This designation may also allow hospitals and other public/quasi-public uses. Other uses may be allowed by right or with approval of a Use Permit as outlined in the Municipal Code.
- **OMU (Office Mixed Use).** From 6.0 to 20.0 dwelling units per gross acre. This designation is characterized by predominantly office uses, but allows the integration of commercial and/or residential uses. Other primary uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.
- **POS (Primary Open Space).** This designation is intended to protect, in perpetuity, areas with sensitive habitats including oak woodlands, riparian corridors, wetlands, Creekside greenways, and other habitat for highly sensitive species, as well as groundwater recharge areas and areas subject to flooding that are not used for agriculture.
- **SOS (Secondary Open Space).** This designation includes land use for both intensive and non-intensive recreational activities such as parks, lakes, golf courses, and trails. Land within this category may also be used for resource management, detention basins, agriculture, grasslands, and other similar uses.
- **Resource Constraints Overlay (RCO).** This is an overlay designation that identifies areas with significant environmental resources that result in development constraints. The RCO requires subsequent studies to determine to exact location and the intensity of development that can take place in light of identified constraints.

Zoning Districts

A zoning district may implement and be consistent with more than one General Plan land use designation. The primary General Plan land use designation associated with each zoning district is provided below.

- **RS (Suburban Residential).** Very Low Density Residential at 0.2 to 2.0 units per gross acre.
- **R1 (Low Density Residential).** Low Density Residential at 2.1 to 7.0 units per gross acre or small lot subdivision.
- **R2 (Medium Density Residential).** Medium Density Residential (MDR) at 6 to 14.0 units per gross acre.
- **CC (Community Commercial).** Commercial Mixed Use at 6.0 to 22.0 units per gross acre. If residential uses are incorporated horizontally, the minimum density shall be met, but if integrated vertically, there is no minimum density requirement. When located Downtown or within a Corridor Opportunity Site, Commercial Mixed Use and Office Mixed Use have a maximum density of 60 dwelling units per gross acre.
- **OS1 (Primary Open Space).** Primary Open Space.
- **OS2 (Secondary Open Space).** Secondary Open Space.
- **-RC (Resource Constraint).** Resource Constraint Overlay.

Chico Area Recreation and Park District (CARD)

Parks and Recreation Master Plan

Goal 1. Provide a wide range of recreation and leisure opportunities for all residents of the Chico Area Recreation and Park District.

Provide 1.5 acres of neighborhood parklands and 2.5 acres of community parklands for every 1,000 residents.

Provide accessible features and rehabilitate existing facilities to meet the requirements of the Americans with Disabilities Act (“ADA”).

Goal 2. Equitably distribute and conveniently locate parks and recreation facilities and trails throughout CARD, the City of Chico, and Butte County within the Chico Urban Area.

When possible, locate neighborhood parks within one-half mile of the neighbors they are intended to serve, and in locations that are comfortably and safely accessible by pedestrians and bicyclists.

Locate parks conveniently accessible to neighborhoods and in areas with good pedestrian or trail access.

Goal 4. Develop and maintain parks and recreation facilities in an environmentally sensitive manner.

Where possible, avoid environmentally sensitive areas when locating developed facilities.

Protect water quality through implementation of “Best Management Practices” in the design of storm water conveyance and detention facilities.

Goal 5. Provide adequate land acquisition, development, operations, and maintenance funding sources and tools to realize the Master Plan vision.

Ensure that new residential development provides the needed funding for parks and recreation facilities to the extent allowed by state law.

Maintenance Impact Statements will be completed for all new recreation areas and facilities and funds will be provided to maintain these facilities.

ENVIRONMENTAL IMPACTS

Methodology

CEQA Guidelines state that an EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans (see CEQA Guidelines Section 15125 (d)). Inconsistency with a land use policy is not, in and of itself, an environmental impact and does not require a finding of significance. Instead, a planning inconsistency is a factor that should be considered in determining the significance of changes in the physical environment caused by the proposed project.

The impacts of the proposed project were analyzed qualitatively, focusing on consistency between proposed and permitted uses under applicable land use plans and zoning regulations. The determination of consistency is based on consideration of the provisions of the applicable plans, the anticipated environmental effects of proposed uses and the sensitivity of adjacent uses to those effects.

This Draft EIR provides a detailed analysis of policies of the City of Chico 2030 General Plan and analyses of other applicable plans (listed below) and policies so that the decision-makers may determine project consistency. Policies that are applicable to the proposed project are identified in Chapters IV.B through III.P of this Draft EIR.

Thresholds of Significance

Criteria outlined in Appendix G, Environmental Checklist Form, of the *CEQA Guidelines* indicate that a project may have a significant effect on the environment related to land use if it were to:

- (a) Physically divide an established community;
- (b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; or
- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

Land Use and Planning Criteria Not Discussed Further in the Draft EIR

The following issues were addressed in the Initial Study (see Appendix A) and Section IV.A of this Draft EIR and were determined to result in no impact or a less-than-significant impact and not warrant further analysis:

- Physically divide an established community.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impacts and Mitigation Measures

Impact LUP-1: Consistency with Applicable Land Use Plans, Policies and Regulations

As discussed in Section III (Project Description), the project would require a General Plan Amendment and Rezone.

The proposed project is generally consistent with the General Plan as the designations for the site would still permit a variety of residential, commercial, and open space uses. Upon approval, the project would be consistent with the General Plan, as the General Plan itself would reflect the project. The proposed project includes preservation of approximately 108.8 acres of Open Space. Additionally, the project would also provide usable open space to local residents in the form of 0.7 acres of bicycle path and 3.3 acres of parkland. Therefore the project is consistent with the Chico Area Recreation and Park District Master Plan that recommends neighborhood parks be located within one-half mile of the residents they are intended to serve. Refer to Section IV.N (Recreation) for the project's impact on parkland.

An analysis of the project's consistency with relevant General Plan Land Use Element and Community Design Element policies is provided in Table IV.J-1 below. Potential policy conflicts are also described individually below.

Title 19, Land Use and Development Regulations

The proposed project includes rezoning as discussed in Section III (Project Description). The rezoning would generally remove the –RC (Resource Constraint) and –PD (Planned Development) overlays from the site and apply the following zones to specific areas of the project: R1 (Low Density Residential), R2 (Medium Density Residential), RS-20 (Sub-urban Residential), CC (Community Commercial), OS1 (Primary Open Space) and OS2 (Primary Open Space). Commercial and multi-family residential zoning (CC and R2, respectively) would be located near major intersections, high-value biological resource areas along the Butte Creek Diversion Channel would be set aside with Primary Open Space (OS1) zoning, intervening areas would generally be zoned for low-density single-family housing (R1), sub-urban residential zoning (RS-20) would be located on the eastern edge of the site, and two centrally-located park sites would be zoned Secondary Open Space (OS2).

Since the re-zoning would establish separate zoning for biological preserve areas and development areas, it is appropriate to remove the –RC overlay. Also, as no specific development plans are proposed for the commercial and multi-family lots, and future development in these areas will be subject to the City's Site Design and Architectural Review process, the City will retain the ability to ensure appropriate architecture and compatible site designs on these lots in the future without retaining the –PD overlay within the project.

The following analysis assumes that the rezoning would be adopted, as proposed, and evaluates the project's consistency with the Land Use and Development Regulation. While policy inconsistencies are not significant environmental impacts, the project's consistency with the policies listed in Table IV.J-1 was taken into account as part of the analysis in this DEIR.

**Table IV.J-1
City of Chico 2030 General Plan
Policy Consistency Analysis**

Policy	Comments
Sustainability Chapter 2	
Goal SUS-1: Balance the environment, economy and social equity, as defined in the General Plan, to create a sustainable Chico.	
Policy SUS-1.1 (General Plan Consistency)- Ensure proposed development projects, policies and programs are consistent with the General Plan.	The proposed project includes amendments to the General Plan. Upon approval, the project would be consistent with the General Plan, as the General Plan itself would reflect the project.
Goal SUS-4: Promote green development.	
Policy SUS- 4.2 (Water Efficient Landscaping)- Promote drought tolerant landscaping.	The proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code.
Policy SUS-4.3 (Green Development Practices)- Promote green development practices in private projects.	The proposed project would be subject to the discretionary review and approval by the City. As outlined in Section III (Project Description) the project has an objective to be consistent with City design policies and Design Guidelines Manual. Furthermore, the proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code. The proposed project would preserve a significant amount of open space and would maintain and protect the integrity of the Butte Creek Diversion Channel and riparian habitat.
Goal SUS-5: Increase energy efficiency and reduce non-renewable energy resource consumption citywide.	
Policy SUS 5.2 (Energy Efficient Design)- Support the inclusion of energy efficient design and renewable energy technologies in public and private projects.	The proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code.
Goal SUS-6: Reduce the level of Greenhouse Gas Emissions Citywide.	
Policy SUS-6.1 (Greenhouse Gas Reduction Efforts) – Support local, regional, and statewide efforts to reduce emissions of greenhouse gases linked to climate change.	The proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code. Further measure are discussed in Section IV.G (Greenhouse Gas Emissions).
Policy SUS-6.3 (Greenhouse Gas Emissions and CEQA)-Analyze and mitigate potentially significant increases in greenhouse gas emissions during project review, pursuant to the California Environmental Quality Act.	IV.G. Greenhouse Gas Emissions of this DEIR analyzes and provides mitigation for GHG emissions. However, impacts would be Significant and Unavoidable after available mitigation measures.

Policy	Comments
Land Use Chapter 3	
Goal LU-1 Reinforce the City's compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.	
Policy LU-1.2 (Growth Boundaries/ Limits)- Maintain long-term boundaries between urban and agricultural uses in the west and between urban uses and the foothills in the east, and limit expansion north and south to produce a compact urban form.	The proposed project site is within the growth boundary identified in the General Plan. As it is within the City's Sphere of Influence it would still be consistent with these long-term boundaries.
Policy LU-1.3 (Growth Plan)- Maintain balanced growth by encouraging infill development where City services are in place and allowing expansion into Special Planning Areas.	The proposed project would develop a site which is adjacent to existing neighborhoods. Furthermore, the site is adjacent to a planned school.
Goal LU-2: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.	
Policy LU-2.1 (Planning for Future Housing and Jobs)- Maintain an adequate land supply to support projected housing and job needs for the community.	One of the proposed project's objectives is to provide a significant number of single family (424 lots) and multi-family residential units (13.4 acres) in order to help meet the City's need for housing.
Policy LU-2.3 (Sustainable Land Use Pattern)- Ensure sustainable land use patterns in both developed areas of the City and new growth areas.	The proposed project is subject to discretionary review and approval by the Chico City Council, which will consider consistency of the project with the Community Design Element of the General Plan, guidelines of the City of Chico Design Guidelines Manual, as stated in Section III (Project Description). The project would also be built in phases as market conditions allow, in order to ensure the necessary residential and commercial development would keep pace with population growth.
Policy LU 2.4 (Land Use Compatibility)- Promote Land Use Compatibility through use restrictions, development standards, environmental review and special design considerations.	The proposed project is subject to discretionary review and approval by the Chico City Council, which would consider the consistency of the project with the Community Design Element of the General Plan, guidelines of the City of Chico Design Guidelines Manual, as stated in Section III (Project Description). Furthermore, the project would require a zoning change and a General Plan Amendment prior to implementation.
Policy LU-2.5 (Open Space and Resource Conservation)- Protect areas with known sensitive resources.	
Policy LU -2.6 (Agricultural Buffers)- Require buffering for new urban uses along the City's Sphere of Influence boundary adjacent to commercial crop production. Landscaping, trails, gardens, solar arrays, and open space uses are permitted within the buffer. Design criteria for buffers are as follows: <ul style="list-style-type: none"> • A minimum 100-foot-wide physical separation, which may include roadways, 	The proposed project is not adjacent to agricultural uses where a buffer is needed.

Policy	Comments
<p>pedestrian/bicycle routes, and creeks, between the agricultural use and any habitable structure.</p> <ul style="list-style-type: none"> Incorporate vegetation, as may be needed, to provide a visual, noise and air quality buffer. 	
<p>Policy LU-2.7 (General Plan Consistency Requirement)- Ensure consistency between the General Plan and implementing plans, ordinances, and regulations.</p>	<p>The proposed project would be subject to a General Plan Amendment and zoning change prior to implementation in order to be consistent with the General Plan. The project would be required to comply will all applicable implementing plans, ordinances, and regulations.</p>
<p>Policy LU 2.8(Inconsistent Zoning)- In areas where zoning is not in conformance with the General Plan, the property owner may develop consistent with the existing zoning if no discretionary permit is required. If a discretionary permit is requested, the property owner may either (1) develop consistent with the existing zoning provided that it is determined by the approving body that the project will not substantially interfere with the long-term development of the area consistent with the General Plan, or (2) rezone the property consistent with the General Plan in conjunction with the development application.</p>	<p>The proposed re-zoning of the project site matches the proposed General Plan land use designations.</p>
<p>Goal LU-3 Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.</p>	
<p>Policy LU-3.1 (Complete Neighborhoods)- Direct growth into complete neighborhoods with a land use mix and distribution intended to reduce auto trips and support walking, biking, and transit use.</p>	<p>The proposed project would create a new subdivision of single and multi-family units, open space and commercial uses. The project would connect to an existing adjacent neighborhood. As further described in Section III (Project Description), the project includes public parks, public open space, bicycle paths to reduce auto trips and support walking, biking, and transit use. In addition, the commercial development would be within walking distance of the vast majority of the proposed residential units.</p>
<p>Policy LU-3.2 (Neighborhood Serving Centers)- Promote the development of strategically located neighborhood serving centers that incorporate commercial employment, cultural or entertainment uses and are within walking distance of surrounding residents. Neighborhood center designations are Neighborhood Commercial (NC) and Mixed Use Center Core (MUNC).</p>	<p>The proposed project would not include any NC or MUNC designated uses, however the proposed project would include 36.6 acres of commercial uses, that could potentially serve as a center for commercial employment, cultural or entertainment uses that would be within walking distance for the proposed single or multi-family residential uses.</p>
<p>Policy LU 3.4 (Neighborhood Enhancement)- Strengthen the character of existing residential neighborhoods and districts.</p>	<p>The proposed project would serve as an addition to the existing neighborhoods adjacent the project site to the west and north. The project would provide an additional public park, open space, and commercial uses for existing residents.</p>

Policy	Comments
Circulation Chapter 4	
Goal CIRC-1: Provide a comprehensive multimodal circulation system that serves the build-out of the Land Use Diagram and provides for the safe and effective movement of people and goods.	
<p>Policy CIRC-1.1 (Transportation Improvements)- Safely and efficiently accommodate traffic generated by development and redevelopment associated with build-out of the General Plan Land Use Diagram.</p>	<p>See Section IV.O (Transportation and Traffic), for further discussion. The project' would be required to follow all applicable sections of the City's municipal code.</p>
<p>Policy CIRC-1.2 (Project-level Circulation Improvements)- Require new development to finance and construct internal and adjacent roadway circulation improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities.</p>	<p>The proposed project would be subject to the discretionary review and approval of the Chico City Council. The proposed project would be required to pay for applicable roadway circulation improvements mitigation fees per Municipal Code Section 3.85.</p>
<p>Policy CIRC-1.3 (Citywide Circulation Improvements)- Collect the fair share cost of circulation improvements necessary to address cumulative transportation impacts, including those to state highways, local roadways, and transit, pedestrian and bicycle facilities, through the City's development impact fee program.</p>	<p>The proposed project would be subject to the discretionary review and approval of the Chico City Council. The proposed project would pay all applicable fair share fees the City requires for transportation impacts.</p>
<p>Policy CIRC-1.4(Level of Service Standards)- Until a Multimodal Level of Service (MMLOS) methodology is adopted by the City, maintain LOS D or better for roadways and intersections at the Peak PM period, except as specified below:</p> <ul style="list-style-type: none"> • LOS E is acceptable for City streets and intersections under the following circumstances: <ul style="list-style-type: none"> ○ Downtown streets within the boundaries identified in Figure DT-1 of the Downtown Element. ○ Arterials served by scheduled transit. ○ Arterials not served by scheduled transit, if bicycle and pedestrian facilities are provided within or adjacent to the roadway. • Utilize Caltrans LOS standards for Caltrans' facilities. • There are no LOS standards for private roads. <p>Exceptions to the LOS standards above may be considered by the City Council where reducing the level of service would result in a clear public benefit. Such circumstances include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • If improvements necessary to achieve the LOS standard results in impacts to a unique historical resource, a highly sensitive environmental area, requires in feasible right-of-way acquisition, or 	<p>The proposed project would incorporate measures to ensure the LOS of intersections affected by the project either remain within acceptable levels, or are partially funded for improvement via payment of fair share contribution payments collected in conjunction with issuance of building permits. See Section IV.O (Transportation and Traffic), for further discussion.</p>

Policy	Comments
<p>some other unusual physical constraint exists.</p> <ul style="list-style-type: none"> If the intersection is located within a corridor that utilizes coordinated signal timing, in which case, the operation of the corridor as a whole should be considered. 	
<p>Policy CIRC-1.5 (Multimodal Level of Service Program)- Support implementation of a Multimodal Level of Service (MMLOS) assessment methodology.</p>	<p>The City has not adopted a MMLOS assessment methodology. See Section IV.O (Transportation and Traffic), for further discussion.</p>
<p>Policy CIRC 1.6 (Multimodal LOS Standards)- After adoption of MMLOS standards, maintain adequate MMLOS at intersections and along roadway segments as defined in the City's Transportation Impact Analysis Guidelines called for in Action CIRC-1.5.1.</p>	<p>The City has not adopted a MMLOS assessment methodology. See Section IV.O (Transportation and Traffic), for further discussion.</p>
<p>Goal CIRC-2: Enhance and maintain mobility with a complete streets network for all modes of travel.</p>	
<p>Policy CIRC-2.1 (Complete Streets)- Develop an integrated, multimodal circulation system that accommodates transit, bicycles, pedestrians, and vehicles; provides opportunities to reduce air pollution and greenhouse gas emissions; and reinforces the role of the street as a public space that unites the City.</p>	<p>The proposed project would incorporate a multimodal circulation system through the implementation of a bike path, sidewalks, and public transit integration throughout the project site, consistent with adopted City planning documents.</p>
<p>Policy CIRC-2.2(Circulation Connectivity and Efficiency)- Provide greater street connectivity and efficiency for all transportation modes.</p>	<p>The proposed project would add road infrastructure to allow for easy access to the proposed project, as well as connect to the existing roadways. Further detail regarding the number of new roads and the connection to existing roads can be found in Section III (Project Description) and Section IV.O (Transportation and Traffic).</p>
<p>Goal CIRC-3: Expand and maintain a comprehensive, safe, and integrated bicycle system throughout the City that encourages bicycling.</p>	
<p>Policy CIRC-3.1(Bikeway Master Plan)- Implement an update the Chico Urban Area Bicycle Plan (CUABP) consistent with the goals and policies of the General Plan.</p>	<p>The proposed project would accommodate Class II Bike Lanes on Bruce Road, consistent with the CUABP.</p>
<p>Policy CIRC-3.3(New Development and Bikeway Connections)-Ensure that new residential and non-residential development projects provide connection to the nearest bikeways.</p>	<p>The proposed project would accommodate Class II Bike Lanes on Bruce Road, consistent with the CUABP. The new uses would be connected via several streets as described in Section III (Project Description) and Section IV.O (Transportation and Traffic).</p>
<p>Policy CIRC-3.4 (Bicycle Safety)-Improve safety conditions, efficiency, and comfort for bicyclists through traffic engineering, maintenance and law enforcement.</p>	<p>The proposed project would be subject to discretionary review and approval by the City of Chico. Final roadway designs will be subject to review by the the City of Chico Public Works Department to ensure they meet applicable standards for bicycle safety.</p>

Policy	Comments
Goal CIRC-4: Design a safe, convenient, and integrated pedestrian system that promotes walking.	
Policy CIRC-4.2 (Continuous Network)- Provide a pedestrian network in existing and new neighborhoods that facilitates convenient and continuous pedestrian travel free from major impediments and obstacles.	As described in Section III (Project Description) and Section IV.O (Transportation and Traffic) the entire internal circulation of the project site would provide sidewalks for pedestrians.
Policy CIRC-4.3 (Pedestrian-Friendly Streets)- Ensure that streets in areas with high levels of pedestrian activity, such as near schools, employment centers, residential areas, and mixed-use areas, support safe pedestrian travel by providing elements such as detached sidewalks, bulb-outs, on-street parking, enhanced pedestrian crossings, and medians.	As described in Section III (Project Description) the project includes detached sidewalks, bulb-outs, on-street parking, enhanced pedestrian crossings, and medians.
Goal CIRC-5: Support a comprehensive and integrated transit system as an essential component of a multimodal circulation system.	
Policy CIRC-5.3 (Transit Connectivity in Projects)- Ensure that new development supports public transit.	The proposed project would provide access to public transit as applicable. It would not alter existing public transit routes along Bruce Road and E 20 th Street.
Goal CIRC-8: Provide parking that supports the Citywide goals for economic development, livable neighborhoods, sustainability, and public safety.	
Policy CIRC-8.1 (Appropriate Parking)- Ensure that parking is provided in appropriate locations and amounts.	The project would provide public and private parking throughout the development. On-street parking would be developed along with street improvements and private driveways associated with residential uses would accommodate parking for the residents.
Policy CIRC-8.2 (Parking Improvements)- Ensure that new parking facilities and renovations are designed to be safe, efficient, and pedestrian-friendly.	The project would offer public street parking as well as private parking for those who reside in the residential units on-site. The streets would feature a gutter system in addition to 5-foot sidewalks to ensure pedestrians have a safe means of travel throughout the project site.
Goal CIRC-9: Reduce the use of single-occupant motor vehicles.	
Policy CIRC-9.1 (Reduce Peak- Hour Trips)- Strive to reduce single occupant vehicle trips through the use of travel demand management strategies.	The proposed project would encourage multimodal transportation through the inclusion of pedestrian and bicycle paths that connect to existing infrastructure.
Policy CIRC-9.3 (Emphasize Trip Reduction)- Emphasize automotive trip reduction in the design, review, and approval of public and private development.	By including complete streets that encourage multimodal transportation the project would provide travel alternatives that support automotive trip reduction.

Policy	Comments
Community Design Chapter 5	
Goal CD-1: Strengthen Chico's image and sense of place by reinforcing the desired form and character of the community.	
Policy CD-1.1 (Natural Features and Cultural Resources)- Reinforce the City's positive and distinctive image by reorganizing and enhancing the natural features of the City and protecting cultural and historic resources.	The proposed project would incorporate all necessary measures to protect the cultural and historic resources that are located on-site. However, the project would require mitigation in order to ensure no resources would be compromised. Section IV. E (Cultural Resources) highlights the specific resources that would have the potential to be impacted by the proposed project.
Policy CD-1.2 (Reinforce Attributes)- Strengthen the positive qualities of the City's neighborhoods, corridors, and centers.	The proposed project would tie into an established neighborhood using streets and block patterns that are similar to and compatible with the existing development.
Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connection throughout the community.	
Policy CD-2.1 (Walkable Grid and Creek Access)- Reinforce a walkable grid and street layout and provide linkages to creeks and other open spaces.	The project would create additional road infrastructure, as well as preserving a portion of the site as open space, as mentioned in Section III (Project Description). The project includes a new bike path that runs adjacent to the proposed open space preserve.
Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.	
Policy CD-3.1 (Lasting Design and Materials)- Promote architectural design that exhibits timeless character and is constructed with high quality materials.	Final design plans for the commercial and multi-family residential lots are subject to future discretionary review and approval by the City's Architectural Review and Historic Preservation Board. All design concerns necessitating conditions from the Board to achieve consistency with this policy would be incorporated into the final design of the proposed project.
Policy CD-3.2 (Bicycles and Pedestrians)- Maintain and enhance the pedestrian- and bicycle-friendly environment of Chico.	The project would include a bike paths as well as sidewalks, meant to improve access for pedestrian and bicycle traffic.
Policy CD-3.4 (Public Safety)- Include public safety considerations in community design.	The proposed project has been designed to largely meet City subdivision standards, with specific exceptions requested on the map. The subdivision, along with its design exceptions will be subject to discretionary review and approval by the Chico City Council prior to implementation of the project. Planning staff will recommend conditions as necessary for the proposed project to be found consistent with General Plan policies.

Policy	Comments
Goal CD-4: Maintain and enhance the character of Chico’s diverse neighborhoods.	
Policy CD-4.1 (Distinctive Character)-Reinforce the distinctive character of neighborhoods with design elements reflected in the streetscape, landmarks, public art, and natural amenities.	The proposed project would include parks, public open space preserves, and streets that incorporate trees and other landscaping elements.
Goal CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.	
Policy CD-5.1 (Compatible Infill Development)-Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including the architectural scale style and setback patterns.	The proposed project layout represents compatible infill development by tying into an existing residential neighborhood along the western boundary, and responds to the site’s context by planning backup lots along busy arterial streets.
Policy CD-5.2 (Context Sensitive Transitions)-Encourage context sensitive transitions in architectural scale and character between new and existing residential development.	The proposed project layout creates context sensitive transitions by tying into an existing residential neighborhood along the western boundary, and responds to the site’s context by planning backup lots along busy arterial streets.
Goal CD-6: Enhance gateways and wayfinding elements for an improved sense of arrival and orientation for residents and visitors throughout Chico.	
Policy CD-6.2 (No Gated Subdivisions)- Do not allow new gated subdivisions because they isolate parts of the community from others, create an unfriendly appearance, and do not support social equity.	The proposed project does not include gates at any part of the subdivision.
Economic Development Chapter 7	
Goal ED-1: Maintain and implement an Economic Development Strategy to enhance Chico’s long-term prosperity.	
Policy ED-1.2 (Physical Conditions)- Ensure an adequate supply of appropriately zoned land that is readily served by infrastructure to support local economic development for base level job growth and to maintain Chico’s prominence as the regional center of retail activity for the tri-county region.	The proposed project would change the zoning of a site largely served by nearby infrastructure, thereby adding to the City’s supply of developable land and forwarding economic development policy goals.
Policy ED-1.5 (Quality of Life In Support of Economic Development)- Encourage projects and programs that help increase the quality of life for local businesses and their employees.	The proposed project would support a variety of uses (residential, commercial, and recreational) that combine to enhance quality of life for local businesses and employees.
Parks, Greenways, Preserves and Recreational Open Space Chapter 9	
Goal PPFS-2: Utilize creeks, greenways and preserves as a framework for a system of open space.	
Policy PPFS-2.1 (Use of Creeks and Greenways)- Utilize the City’s creeks, greenways and other open spaces for public access, habitat protection, and to enhance community connectivity.	The project would include an open space preserve adjacent to Butte Creek as part of implementation of the project. This would protect habitat important for BCM. The project would also include a bike path that provides viewing points of the open space.

Policy	Comments
<p>Goal PPFS-4: Maintain a sanitary sewer system that meets the City’s existing and future needs, complies with all applicable regulations, and protects the underlying aquifer.</p>	
<p>Policy PPFS-4.1 (Sanitary Sewer System)- Improve and expand the sanitary sewer system as necessary to accommodate the needs of existing and future development.</p>	<p>The proposed project would be served by the City’s municipal sewer system; it would be required to pay all applicable development fees to account for project impacts.</p>
<p>Policy PPFS-4.2 (Protection of Groundwater Resources)- Protect the quality and quantity of groundwater resources, including those that serve existing private wells, from contamination by septic systems.</p>	<p>The proposed project would be served by the City’s municipal sewer system; no septic systems would be used.</p>
<p>Goal PPFS -5: Maintain a sustainable supply of high quality water, delivered through an efficient water system to support Chico’s existing and future population, including fire suppression efforts.</p>	
<p>Policy PPFS-5.3 (Water Conservation)- Work with Cal Water to implement water conservation management practices.</p>	<p>The project would implement all water conservation management practices established by Cal Water and the City. Furthermore, the proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code.</p>
<p>Policy PPFS-5.4 (Large Water Users)- Encourage large water users such as Chico Unified School District, City of Chico, Chico Area Recreation and Park District, Enloe Medical Center, and large commercial and industrial users to implement water conservation practices.</p>	<p>The proposed project would be subject to the energy and water efficiency standards set forth in the California Green Building Standards Code and Chico Municipal Code.</p>
<p>Goal PPFS-6: Provide a comprehensive and functional storm water management system that protects people, property, water quality, and natural aquifers.</p>	
<p>Policy PPFS-6.1 (Storm Drainage Master Plan)- Address current and future storm drainage needs in a Storm Drainage Master Plan.</p>	<p>The proposed project would be required to submit a Storm Drainage Master Plan as part of the entitlement process.</p>
<p>Policy PPFS-6.2 (Storm Water Drainage)- Continue to implement a storm water drainage system that results in no net increase in runoff.</p>	<p>During construction, the proposed project would be required to comply with the Construction General Permit, because construction activities would disturb more than one acre of land. In accordance with the General Construction Permit, the project would be required to prepare and implement a SWPPP that includes BMPs to reduce or eliminate sediment and other pollutants in stormwater as well as non-stormwater discharges resulting from construction activity.</p> <p>During operation, the proposed project would be required to comply with the Small MS4 General Permit, because the proposed project would create more than 5,000 square feet of impervious surface. In accordance with the Small MS4 General Permit, the project would be required to implement post-construction stormwater management measures, such as LID design standards to capture and treat runoff from impervious surfaces.</p>

Policy	Comments
<p>Policy PPFS-6.3 (Storm Water Drainage BMPs)- To protect and improve water quality, require the use of Best Management Practices for storm water drainage infrastructure suited to the location and development circumstances.</p>	<p>During operation, the proposed project would be required to comply with the Small MS4 General Permit, because the proposed project would create more than 5,000 square feet of impervious surface. In accordance with the Small MS4 General Permit, the project would be required to implement post-construction stormwater management measures, such as LID design standards to capture and treat runoff from impervious surfaces.</p>
<p>Policy PPFS-6.4 (Water Runoff)- Protect the quality and quantity of water runoff that enters surface waters and recharges the aquifer.</p>	<p>During construction, the proposed project would be required to comply with the Construction General Permit, because construction activities would disturb more than one acre of land. In accordance with the General Construction Permit, the project would be required to prepare and implement a SWPPP that includes BMPs to reduce or eliminate sediment and other pollutants in stormwater as well as non-stormwater discharges resulting from construction activity.</p> <p>During operation, the proposed project would be required to comply with the Small MS4 General Permit, because the proposed project would create more than 5,000 square feet of impervious surface. In accordance with the Small MS4 General Permit, the project would be required to implement post-construction stormwater management measures, such as LID design standards to capture and treat runoff from impervious surfaces.</p>
Open Space and Environment Chapter 10	
Goal OS-1: Protect and conserve native species and habitats.	
<p>Policy OS-1.1 (Native Habitats and Species)- Preserve native species and habitat through land use planning, cooperation, and collaboration.</p>	<p>The project includes approximately 108-acres of open space that would be preserved through implementation of the proposed project. Impacts to native species are discussed in Section IV.D (Biological Resources).</p>
<p>Policy OS-1.2 (Regulatory Compliance)- Protect special- status plant and animal species, including their habitats, in compliance with all applicable state, federal and other laws and regulations.</p>	<p>All necessary permits would be acquired prior to implementation of the proposed project. All impacts related to special-status plant and animal species would be mitigated, and are described in further detail in Section IV.D (Biological Resources).</p>
<p>Policy OS-1.3 (Light Pollution)- Reduce excessive nighttime light and glare.</p>	<p>Application of existing City development standards would ensure that no excessive illumination would occur from exterior lighting introduced by the project. Further detail is given in Section III (Project Description), noting that new lighting would be designed to minimize glare and reflection.</p>

Policy	Comments
Goal OS-2: Connect the community with a network of protected and maintained open space and Creekside greenways to build knowledge and appreciation of these resources.	
Policy OS-2.1 (Planning and Managing Open Space)- Continue acquisition, management, and maintenance of open space to protect habitat and promote public access.	Over 108-acres of open-space would be preserved as a result of the proposed project.
Policy OS-2.2 (Creek Corridors and Greenways)- Expand Creekside greenway areas for open space and additional pedestrian/ bicycle routes.	The project would preserve approximately 108-acres of open space adjacent to Butte Creek. A pedestrian/bicycle path would also be implemented to continue pedestrian and bicyclist accessibility adjacent to the creek.
Policy OS-2.4 (Foothill Viewshed) – Preserve the foothills as a natural backdrop to the urban form.	Approximately 108-acres of open space would be preserved adjacent to Butte Creek. One of the objectives of the project is to maintain and protect the integrity of the Butte Creek Diversion Channel and riparian habitat
Policy OS-2.5 (Creeks and Riparian Corridors)- Preserve and enhance Chico’s creeks and riparian corridors as open space for their aesthetic, drainage, habitat, flood control, and water quality.	Approximately 108-acres of open space would be preserved adjacent to Butte Creek. One of the objectives of the project is to maintain and protect the integrity of the Butte Creek Diversion Channel and riparian habitat
Policy OS-2.6 (Oak Woodlands)- Protect oak woodlands as open space for sensitive species and habitat.	The project site includes 0.56 acre of mixed riparian woodland and 1.08 acre Riparian oak woodland. Approximately 108-acres of the project site would be preserved as open space, which includes these communities.
Goal OS-3: Conserve water resources and improve water quality.	
Policy OS-3.1 (Surface Water Resources)- Protect and improve the quality of surface water.	The proposed project would implement construction and operational water pollution prevention measures to protect water quality. Refer to Section IV.I (Hydrology and Water Quality) for further discussion.
Policy OS-3.2 (Protect Groundwater)- Protect groundwater and aquifer recharge areas to maintain groundwater supply and quality.	The proposed project would implement best management practices to protect groundwater and aquifer recharge area. See Section IV. I (Hydrology and Water Quality) for further discussion.
Policy OS-3.3 (Water Conservation and Reclamation)- Encourage water conservation and the reuse of water.	The proposed project would promote water conservation through the use of drought-tolerant plant species in compliance with the water efficiency standards set forth in the California Green Building Standards Code.
Goal OS-4: Improve air quality for a healthy City and region.	
Policy OS-4.1 (Air Quality Standards)- Work to comply with state and federal ambient air quality standards and to meet mandated annual air quality reduction targets.	This EIR’s analysis employs the Butte County Air Quality Management District CEQA guidance, which is intended to achieve compliance with federal and state air quality standards at the local level. Refer to Section IV.C (Air Quality).

Policy	Comments
Goal OS-5: Preserve agricultural areas for the production of local food and the maintenance of Chico's rural character.	
Policy OS-5.1 (Urban/ Rural Boundary)- Protect agriculture by maintaining the Greenline between urban and rural uses.	The project site is within the southeast quadrant of the City of Chico and would not affect the Greenline located along the City's western boundary.
Policy OS-5.2 (Agricultural Resources)-Minimize conflicts between urban and agricultural uses by requiring buffers or use restrictions.	The project is not located adjacent to active agricultural uses where buffers or use restrictions are needed.
Cultural Resources and Historic Preservation Chapter 11	
Goal CRHP-1: Protect and preserve archaeological, historical and other cultural resources to serve as significant reminders of the City's heritage and values.	
Policy CRHP-1.1 (Historic Preservation Program)- Maintain a comprehensive Historic Preservation Program that includes policies and regulations which protect and preserve the archaeological, historical and other cultural resources of Chico.	All relevant historical and cultural policies and regulations would be adhered to. A more detailed description of cultural and historical resources within the project site is included in Section IV.E (Cultural Resources) of this EIR.
Goal CRHP-3: Engage in and facilitate preservation efforts with local preservation and cultural entities.	
Policy CRHP-3.1 (Partnerships to Preserve Heritage Resources)-Foster partnerships with interested parties to preserve heritage resources.	Local cultural entities would be contacted to provide consult if interested. All cultural resources are discussed further in Section IV. E (Cultural Resources).
Safety Chapter 12	
Goal S-2: Minimize the threat to life and property from flooding and inundation.	
Policy S-2.1 (Potential Flood Hazards)- When considering areas for development, analyze and consider potential impacts of flooding.	Portions of the proposed development area are located within a mapped FEMA Flood Hazard Area. Analysis of potential flooding impacts can be found in Section IV.I (Hydrology and Water Quality) of this EIR.
Goal S-3: Protect lives and property from seismic and geologic hazards.	
Policy S-3.1 (Potential Structural Damage)- Prevent damage to new structures caused by seismic, geologic, or soil conditions.	The project would comply with all applicable seismic safety design and building practices included within the California Building Code and City of Chico Municipal Code. Refer to Section IV.F (Geology and Soils) for further discussion.
Goal S-4: Continue to provide effective and efficient fire protection and prevention services to Chico area residents.	
Policy S-4.3 (Fire Safety Standards and Programs)- Support the development and implementation of standards and programs to reduce fire hazards and review development and building applications for opportunities to ensure compliance with relevant codes.	The proposed project would be subject to the latest adopted edition of the California Fire Code at the time building permits are sought. This would ensure that the proposed project would comply with all applicable fire safety requirements.

Policy	Comments
Goal S-5: Provide a safe, secure environment with responsive police services for the community.	
Policy S-5.5 (Design to Deter Crime)- Support the deterrence of crime through site planning and community design.	Future designs of commercial and multi-family residential lots within the project will be subject to City design review, which will include consideration of crime deterrence through site design.
Noise Chapter 13	
Goal N-1: To benefit public health, welfare and the local economy, protect noise-sensitive uses from uses that generate significant amounts of noise.	
Policy N-1.1 (New Development and Transportation Noise)- New development of noise-sensitive land uses will not be permitted in areas exposed to existing or planned transportation noise sources that exceed the levels specified in Table N-1, unless the project design includes measures to reduce exterior and interior noise levels to those specified in Table N-1.	The proposed development would not expose new residential uses to exterior noise levels that exceed the levels specified in Table N-1 of the General Plan. Refer to Section IV.K (Noise) for further discussion.
Policy N-1.2 (New Development and Non-Transportation Noise)- New development of noise-sensitive land uses will not be permitted in areas exposed to existing non-transportation noise sources that exceed the levels specified in Table N-2, unless the project design includes measures to reduce exterior noise levels to the unadjusted level specified in Table N-2.	There are no significant non-transportation noise sources in the project vicinity. Refer to Section IV.K (Noise) for further discussion.
Policy N-1.3 (Acoustical Analysis)- Where proposed projects are likely to expose noise-sensitive land uses to noise levels exceeding the City's standards, require an acoustical analysis as part of environmental review so that noise mitigation measure may be identified and included in the project design. The requirements for the content of an acoustical analysis are outlined in Table N-3.	Consistent with this policy, refer to Section IV.K (Noise) for an acoustical analysis of the project.
Policy N-1.5 (Proposed Projects Near Railroads)- Require site-specific noise studies for noise-sensitive projects which may be affected by railroad noise, and incorporate noise attenuation measures into the project design to reduce any impacts to the levels specified in Table N-1.	The proposed project is not located in the vicinity of a railroad and will not be affected by railroad noise.
Goal N-2: Encourage noise attenuation methods that support the goals of the General Plan.	
Policy N-2.1 (Well-Designed Noise Mitigation)- Utilize effective noise attenuation measures that complement the Community Design Element's Goals.	Refer to Section IV.K (Noise) for further discussion.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Land use planning impacts associated with the proposed project would be ***less than significant***.

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