Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:	
Project Title: Valley's Edge Specific Plan	
Lead Agency: City of Chico Community Development Department – Planning Division	
Contact Name: Mike Sawley	
Email: mike.sawley@Chicoca.gov	Phone Number: (530) 879-6812
Project Location: Chico, Butte County	
City	County

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a 1,448-acre specific plan that will include a mix of residential, commercial, parks, and open space on a parcel of land located in Butte County, but will be annexed to the City of Chico. The Specific Plan will be the blueprint for a mixed-use community that includes a range of housing types, commercial uses, parks, trails and recreation and open space areas. The Specific Plan includes goals and policies for development along with Design Guidelines that establish architectural, streetscape, landscaping, and lighting standards. The proposed project site is located within unincorporated Butte County, adjacent to the southeast quadrant of the City at the transition of the valley floor and lower foothill region. The project site is located approximately 1.25 miles east of State Route 99 and is generally bounded by the Steve Harrison Memorial Bike Path (Bike Path - formerly Potter Road) and undeveloped land and the recently approved Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone (Stonegate residential subdivision project) on the west, Honey Run Road and Skyway on the south, undeveloped land on the east, and E. 20th Street, Lazy S Lane and Stilson Canyon on the north. The project site consists of six Assessos Parcel Numbers (APNs): 018-390-005, 018-390-007, 017-210-005, 017-210-006, 017-240-023, and 017-260-119.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics:

The proposed project could degrade the existing visual character or quality of public views of the site and its surroundings, and could result in a significant cumulative impact related to scenic vistas and quality of public views or visual character. Mitigation Measure AES-1 would require future residential and commercial development to be reviewed pursuant to Chapter 19.18 of the Chico Municipal Code, but the impact would remain significant and unavoidable.

Air Quality:

The proposed project could conflict with implementation of air quality plans, result in a cumulatively considerable net increase in criteria pollutants, expose sensitive receptors to substantial pollutants, and result in a cumulative impact related to air quality. These impacts would be reduced to less than significant with implementation of Mitigation Measures AQ-1 through AQ-7, which include idling restrictions, energy conservation measures, purchase of offsets, a Transportation Demand Management program, construction equipment emissions reductions, and health risk assessment requirements.

Biological Resources:

The proposed project could have a substantial adverse effect on listed species, sensitive natural communities, protected

wetlands, and result in cumulative impacts to listed species and protected wetlands. These impacts would be reduced to less than significant with implementation of Mitigation Measures BIO-1 through BIO-10, which include on-site preserves, pre-construction surveys, best management practices, tree protection, and compliance with the Clean Water Act or Waste Discharge Requirements.

Cultural and Tribal Cultural Resources:

The proposed project could cause a substantial adverse change in the significance of an archaeological resource or tribal cultural resource, damage human remains during construction, and have a cumulative impact on cultural resources. Mitigation Measures CUL-1 through CUL-4 would reduce all impacts to less-than-significant levels by requiring a Cultural Resources Management and Unanticipated Discovery Plan, archaeological and Native American monitoring, and proper procedure in handling human remains.

Geology and Soils:

The proposed project could destroy a paleontological resource or unique geologic feature or result in a cumulative loss of paleontological resources, This impact would be reduced to a less-than-significant level through compliance with Mitigation Measure GEO-1 which establishes procedure in case of unanticipated discovery.

Greenhouse Gases:

The proposed project could generate an increase in greenhouse gas emissions and could conflict with a plan, policy or regulation to reduce greenhouse gas emissions. Mitigation Measure GHG-1 would require storage areas for recyclables and green waste. Mitigation Measure GHG-2 restates Mitigation Measures AQ-2 and AQ-3 to reduce operational-related energy consumption and GHG emissions. However, these impacts would remain significant and unavoidable.

Hazards and Hazardous Materials:

The proposed project could create a hazard through transport, use or disposal of hazardous materials and could expose people or structures to loss, injury, or death involving wildland fires. Mitigation Measure HAZ-1 would require a hazardous materials building survey prior to demolition and removal of former ranch buildings. Mitigation Measures WFIRE-1 and WFIRE-2 would reduce the risk of wildland fires. These impacts would be reduced to less-than-significant levels.

Noise:

The proposed project could result in ambient noise levels in excess of City standards and could contribute to an increase in cumulative traffic noise. Mitigation Measures NOI-1 through NOI-6 would reduce these impacts to less-than-significant levels by implementing construction and operational noise measures, and requiring either the construction of a noise protection wall or repaying a portion of E. 20th Street.

Transportation and Circulation:

The proposed project would generate demand for pedestrian facilities, and generate an average total VMT per service population that is 86% of the average total VMT per service population in the region. Mitigation Measure TRAF-1 would require construction of a Class I Bike Path/Multi-use trail and Mitigation Measure TRAF-2 would require implementation of a Transportation Demand Management Plan. These impacts would be reduced to less-than-significant levels.

Wildfire:

The proposed project may exacerbate wildfire risk and exposure future residents to post-fire risks. Mitigation Measures WFIRE-1 through WFIRE-3 would reduce impacts to less than significant with preparation of a Construction Fire Prevention Plan, updates to the VESP Firewise Guidelines, and post-fire field assessments.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.
Increase in traffic on area roadways, installation of a roundabout on Skyway, development within the wildland urban interface(WUI), increase in flooding on-site and off-site, and access to affordable housing
Provide a list of the responsible or trustee agencies for the project.
Butte County Local Agency Formation Commission (LAFCo), annexation of the project site to the City of Chico U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification and Section 402 National Pollutant Discharge Elimination System Permit California Department of Fish and Wildlife, Section 1602 Lake or Streambed Alteration Agreement and Section 2081 Incidental Take Permit U.S. Fish and Wildlife Service, Endangered Species Act Section 7 Biological Opinion and Incidental Take Permit CALFIRE, Fire Protection Development Standards State Historic Preservation Office – Section 106 Consultation