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11  
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26  
27

prominence as the regional center of retail activity for the tri-county region (LU-4, ED-1.5, and ED-1.2); and

B. There are no physical or environmental constraints on the property which would prohibit use of the land consistent with the OR Office Residential land use designation. The site is physically suitable to support the proposed project and all utilities (water, storm drain, sewer, gas, electric facilities, and communications) are currently located adjacent to the site and have available capacity to serve the proposed project. The proposed project is compatible with the adjacent rehabilitation facility and will result in land use, parking, and traffic efficiencies that would ultimately reduce vehicles miles traveled.

**Section 4.** This ordinance shall become effective 30 days following the date of its adoption.

THE FOREGOING ORDINANCE was adopted by the City Council of the City of Chico at its meeting held on October 2, 2018, by the following vote:

- AYES: Fillmer, Ory, Sorensen, Stone, Morgan
- NOES: Coolidge, Schwab
- ABSENT: None.
- ABSTAINED: None
- DISQUALIFIED: None.

**ATTEST:**

**APPROVED AS TO FORM:**





Deborah R. Presson  
City Clerk

Vincent C. Ewing  
City Attorney\*

\*Pursuant to the Charter of the  
City of Chico, Section 906(E)

## **Initial Study**

**Enloe Medical Office Building  
GPA/RZ 16-01, AR 18-01 and UP 18-01**

**250 W. East Avenue, APN 006-530-026**



**Lead Agency:**  
City of Chico  
411 Main Street  
Chico, CA 95928

**May 2018**

**Initial Study / Environmental Checklist  
City of Chico  
Environmental Coordination and Review**

**I. PROJECT DESCRIPTION**

- A. **Project Title:** Enloe Medical Office Building (MOB)
- B. **Project Location:** The site is situated at 250 West East Avenue, Chico, Butte County, CA, approximately 0.25 miles southwest of Esplanade within the City of Chico city limits. The project site is located in Section 19, Township 22 North, Range 1 East of the Richardson Springs United States Geological Survey (USGS) 7.5 minute quadrangle.
- C. **Application(s):** General Plan Amendment and Rezone
- D. **Assessor's Parcel Number (APN):** 006-530-025 and 006-530-026.
- E. **Parcel Size:** 6.67 acres
- F. **General Plan Designation:**  
City of Chico: Residential Mixed Use (RMU), 15-70 dwelling units per acre (du/ac), located in East Avenue Corridor Opportunity Site.
- G. **Zoning:**  
City of Chico: Residential Mixed Use (RMU)
- H. **Environmental Setting:** The project is a largely unimproved, disturbed, vacant property approximately 6.67 acres in size located on West East Avenue. The property is bordered by residential development to the north, the Chico Town and Country Shopping Center to the east, the Enloe Rehabilitation Center to the west, and West East Avenue to the south. Much of the surrounding area is developed. The property on the south side of West East Avenue is unimproved.

Site topography is flat with an elevation of approximately 180 feet above sea level. A majority of the site is covered in ruderal annual vegetation, with a variety of introduced species dominating the site. A small number of trees can be found on the site, primarily along the borders of the property. Commonly encountered species include deodar cedar (*Cedrus deodara*), Italian cypress (*Cupressus sempervirens*), holly oak (*Quercus ilex*), Chinese pistache (*Pistacia chinensis*), and valley oak (*Quercus lobata*).

**I. Project Description:**

The applicant proposes to amend the City of Chico General Plan (GP) Land Use Designation from Residential Mixed Use (RMU) to Office Mixed Use (OMU) and rezone the site from Residential Mixed Use (RMU) to Office Residential (OR).

In addition to the general plan amendment and zoning change, the applicant is proposing the construction of a three-story 120,292 square foot medical office building and associated parking facilities. The project would include on-site improvements including landscaping, walkways, photovoltaic solar arrays, covered bicycle parking, electric vehicle charging stations, and lighting. The medical office building will include clinical and laboratory space. Access to the site will be provided through the Enloe Rehabilitation Center parking lot and direct access from West East Avenue. The applicant is also seeking use permit approval to allow medical services that extend beyond the hours of Monday through Friday, 8 a.m. to 6 p.m. and to allow perimeter fencing to reach eight-feet in height.

**J. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

City Staff requested consultation with the Mechoopda Tribe on 10/18/16 and received no response as of 5/23/2018.

**K. Public Agency Approvals:**

1. General Plan Amendment - from Residential Mixed Use (RMU) to Office Mixed Use (OMU) (City of Chico)
2. Rezone - from Residential Mixed Use (RMU) to Office Residential (OR) (City of Chico)
3. Use Permit - to allow medical services that extend beyond the hours of Monday through Friday, 8 a.m. to 6 p.m. and to allow perimeter fencing up to eight-feet in height (City of Chico)
4. Prior to development, Architectural Review (City of Chico)
5. Grading Permit (City of Chico)
6. Building Permit (City of Chico)

**L. Applicant:** Enloe Medical Center, c/o Bill Seguire, 1531 Esplanade, Chico, CA, 95926.

**M. City Contact:**

Shannon Costa, Assistant Planner, City of Chico, 411 Main Street, Chico, CA 95928  
Phone: (530) 879-6807, email: [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov)



**Initial Study / Environmental Checklist  
City of Chico  
Environmental Coordination and Review  
Enloe Medical Office Building (GPA/RZ 16-02, AR 18-01 and UP 18-01)**

**Table of Contents**

<b>I. PROJECT DESCRIPTION.....</b>	<b>2</b>
<b>III. COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION.....</b>	<b>7</b>
<b>IV. EVALUATION OF ENVIRONMENTAL IMPACTS .....</b>	<b>8</b>
A. Aesthetics	9
C. Air Quality	12
D. Biological Resources	15
E. Cultural Resources	17
F. Geology/Soils	19
H. Hazards /Hazardous Materials	22
I. Hydrology/ Water Quality	24
J. Land Use and Planning	26
L. Noise	29
M. Open Space/ Recreation	31
N. Population/ Housing	32
O. Public Services	33
P. Transportation/Circulation	34
Q. Tribal Cultural Resources	36
R. Utilities	37
<b>V. MANDATORY FINDINGS OF SIGNIFICANCE .....</b>	<b>39</b>
<b>VI. REFERENCES.....</b>	<b>40</b>

**List of Figures**

<b>Figure 1</b> – Project Location and Proposed Chico General Plan Designation	6
<b>Figure 2</b> – Project Location and Proposed Chico Zoning	7

**List of Tables**

<b>Table C.1:</b> Butte County Ambient Air Quality Attainment Status	13
<b>Table C.2:</b> Modeled Temporary Emissions (Mitigated) for the Proposed Project	14
<b>Table C.3:</b> BCAQMD Screen Criteria	15
<b>Table C.4:</b> Modeled Long-term Emissions (Unmitigated) for the Proposed Project with Associated BCAQMD Significance Thresholds	15
<b>Table P.1:</b> Cumulative No Project and Cumulative Plus Project Intersection Levels of Service	36

**List of Appendices**

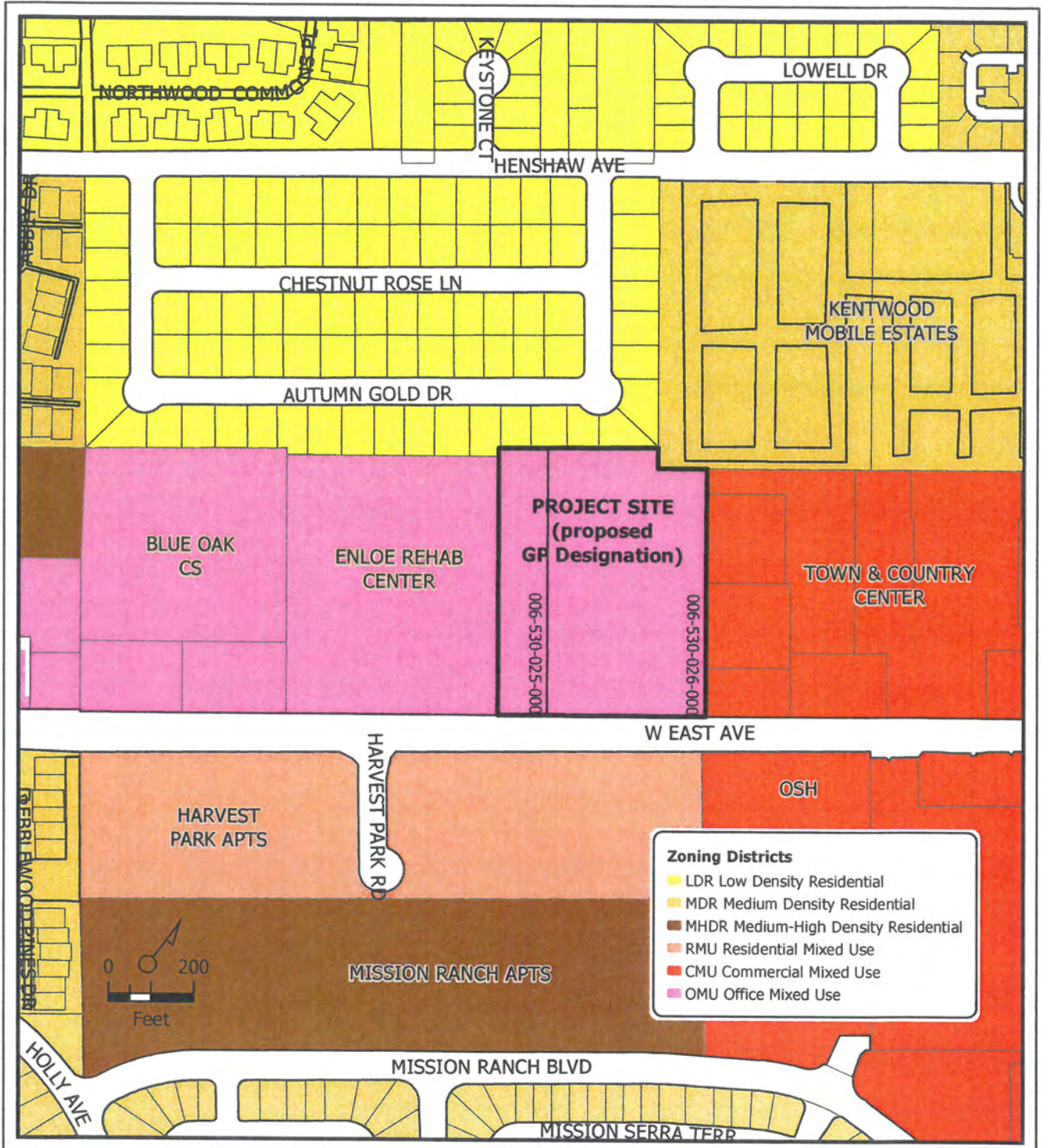
<b>Appendix A</b> – CAIEEMod Daily Model
<b>Appendix B</b> – Archaeological Inventory Survey
<b>Appendix C</b> – Traffic Impact Study

FIGURE 1. PROJECT LOCATION AND PROPOSED CHICO GENERAL PLAN LAND USE DESIGNATION

GPA **16-02**

Approval Recommended by  
Chico Planning Commission on  
by Resolution No. \_\_\_\_\_.

Approved by Chico City Council on  
by Resolution No. \_\_\_\_\_.



GPA 16-02 (Enloe)  
250 W East Avenue, APNs 006-530-025-000 and 006-530-026-000  
From: RMU Residential Mixed Use  
To: OMU Office Mixed Use



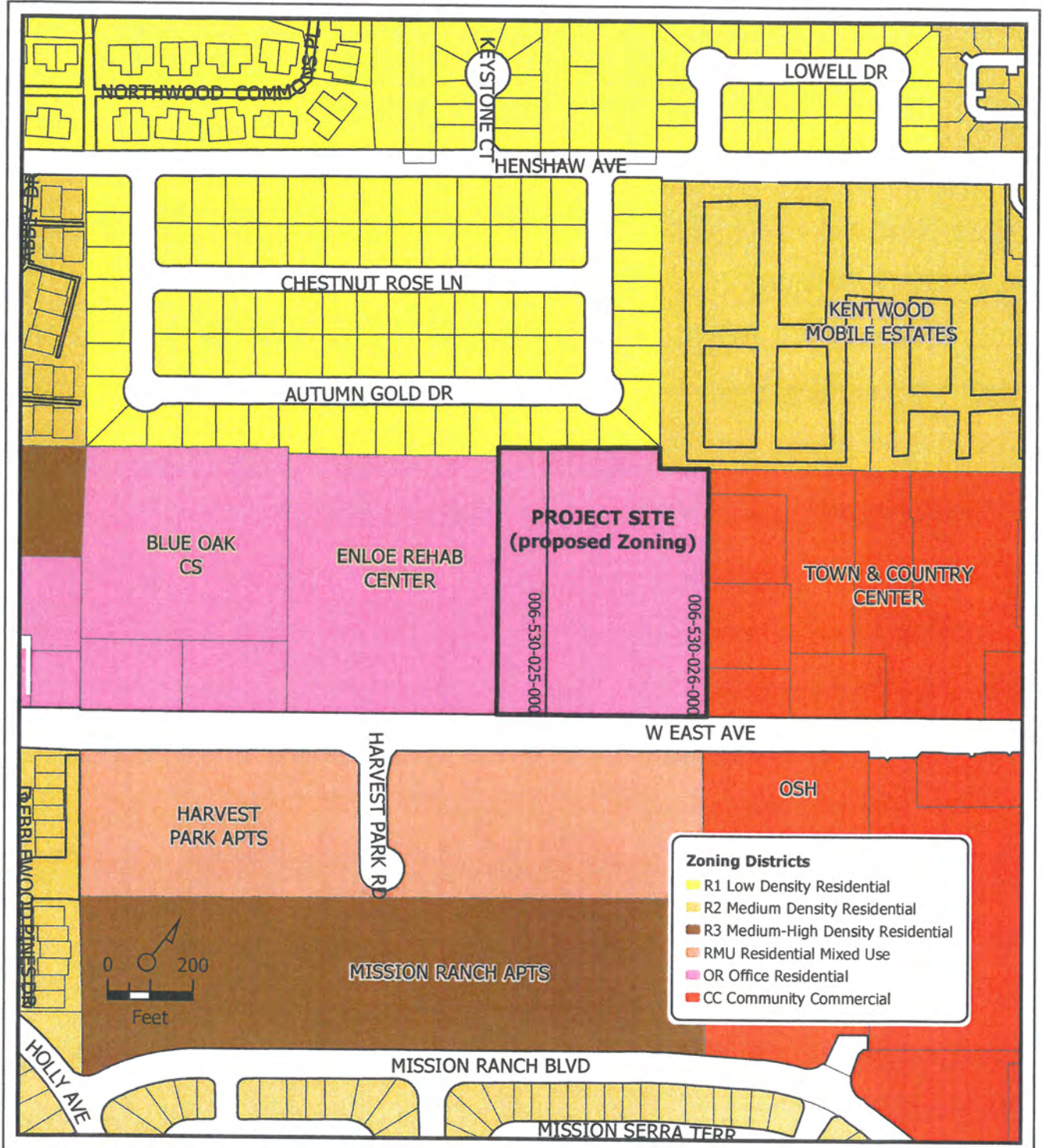


FIGURE 2. PROJECT LOCATION AND PROPOSED CHICO ZONING

Rezone **16-02**

Approval Recommended by  
Chico Planning Commission on  
by Resolution No. \_\_\_\_\_.

Approved by Chico City Council on  
by Ordinance No. \_\_\_\_\_.



Rezone 16-02 (Enloe)  
250 W East Avenue, APNs 006-530-025-000 and 006-530-026-000  
From: RMU Residential Mixed Use  
To: OR Office Residential  
-AOD, -COS overlay zoning to remain on both parcels





**I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Geology/Soils               | <input type="checkbox"/> Noise                 |
| <input type="checkbox"/> Agriculture and Forest | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Open Space/Recreation |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Population/Housing    |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Public Services       |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Land Use and Planning       | <input type="checkbox"/> Tribal Resources      |
| <input type="checkbox"/> Utilities              | <input type="checkbox"/> Transportation/Circulation  |  |

**III. COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a potentially significant impact or have a potentially significant impact unless mitigated, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project. No further study is required.



Signature, Shannon Costa, Assistant Planner

Shannon Costa

Printed Name (Shannon Costa, Assistant Planner)

7.31.18

Date

#### IV. EVALUATION OF ENVIRONMENTAL IMPACTS

- Responses to the following questions and related discussion indicate if the proposed project will have or potentially have a significant adverse impact on the environment.
- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by referenced information sources. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors or general standards.
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there is at least one "Potentially Significant Impact" entry when the determination is made an EIR is required.
- Negative Declaration: "Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The initial study will describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 4, "Earlier Analysis," may be cross-referenced).
- Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D)].
- Initial studies may incorporate references to information sources for potential impacts (e.g. the general plan or zoning ordinances, etc.). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list attached, and other sources used or individuals contacted are cited in the discussion.
- The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

A. Aesthetics Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Affect lands preserved under a scenic easement or contract?				X
4. Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?			X	
5. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**DISCUSSION:**

**A.1-3.** The project will not have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, Federal Wild and Scenic River, historic buildings, or state scenic highway as there are no designated scenic vistas or designated scenic resources associated with or neighboring the project site. The project site is neither located in the vicinity of a designated Wild and Scenic River, nor is it preserved under a scenic easement or contract. The project will have **No Impact** on any scenic vista, roadway, or resource, and **No Impact** on any lands preserved under a scenic easement or contract.

**A.4.** The project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project consists of a GPA and rezone of a vacant 6.67-acre property located in an urbanized area within the City of Chico from a GP designation of RMU to OMU and a rezone from RMU to OR to accommodate development of an approximate 120,000 square foot medical office building project. The proposed three-story building would introduce new visual characteristics to a vacant, undeveloped site that is covered with grasses, shrubs and a few trees. The design of the medical office building would be required to adhere to the City of Chico Design Guidelines Manual (December 2009) and obtain approval by the City of Chico Architectural Review and Historic Preservation Board prior to construction of the project. The review process includes an assessment of detailed design aspects to ensure potential aesthetic impacts are avoided or minimized. The applicant is pursuing a use permit to allow perimeter fencing to reach seven-feet in height, which would shield lighting and potentially screen views of the building, reducing impacts for the adjacent residential neighborhood. Therefore, impacts on the existing visual character or quality of the site and its surroundings would be considered **Less Than Significant**.

**A.5.** Development of the project will include lighting sources not currently present at the site. Lighting sources will include lighting in the parking area surrounding the medical office building, exterior lighting on the building façade, and lighting sources inside the building. Because of the nature of the intended medical office use, it can be expected that new light sources could occur continuously over a 24-hour period. All exterior lighting is required to adhere to the City of Chico Municipal Code (CMC) standards regarding full cut off designs and downward orientation to reduce glare. Proposed lighting does have the potential to spill onto neighboring properties and result in substantial sources of light and glare. Incorporation of a condition requiring the reduction in height of parking lot light poles would reduce the potential for impacts for substantial light and glare affecting day or nighttime views to a level that is **Less Than Significant**.



**Condition A.1 (Aesthetics)**

The applicant shall reduce the height of all parking lot light poles located along the rear property line adjacent to the residential neighborhood to 12-feet in height and all interior parking lot light poles shall be reduced to 18-feet in height. All fixtures shall comply to CMC standards including full cut off design and downward orientation.

<b>B. Agriculture and Forest Resources:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project or its related activities:				
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**B.1.-5.** The project will not convert Prime or Unique Farmland, or Farmland of Statewide Importance. The California Department of Conservation (DOC), Division of Land Resource Protection, Farmland Mapping and Monitoring Program's 'Butte County Important Farmland 2010' map identified the project site as "Urban or Built Up".

The proposed project will not conflict with existing zoning for agricultural use or forest land and is not under a Williamson Act Contract. The project will not result in the loss of forest land, conversion of forest land, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland or forest land. The proposed project site is a vacant parcel with no agriculture or timber resources and is surrounded by existing urban development. The proposed project will result in **No Impact** to Agriculture and Forest Resources.

**MITIGATION:** None required.

<b>C. Air Quality</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Conflict with or obstruct implementation of the applicable air quality plans (e.g., Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, Chico Urban Area CO Attainment Plan, and Butte County AQMD Indirect Source Review Guidelines)?			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

**DISCUSSION:**

**C.1-3.** The project will neither conflict with nor obstruct implementation of the applicable air quality plan for the Northern Sacramento Valley, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

According to Butte County Air Quality Management District (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, Butte County is designated as a federal non-attainment area for 8-hour ozone and 24-hour PM2.5 and a state non-attainment area for 1 and 8-hour ozone, 24-hour PM10, and annual PM2.5 (**Table C.1**).

**Table C.1: Butte County Ambient Air Quality Attainment Status**

<b>BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (2015)</b>		
<b>POLLUTANT</b>	<b>STATE</b>	<b>FEDERAL</b>
1-hour Ozone	<b>Nonattainment</b>	--
8-hour Ozone	<b>Nonattainment</b>	<b>Nonattainment</b>
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	<b>Nonattainment</b>	Attainment
24-Hour PM2.5**	No Standard	<b>Nonattainment</b>
Annual PM10**	Attainment	No Standard



Annual PM2.5**	<b>Nonattainment</b>	Attainment
** PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

The project consists of a GPA and rezone of a vacant 6.67-acre property located in an urbanized area within the City of Chico city limits from a General Plan designation of RMU to OMU and a rezone from RMU to OR, to accommodate development of a medical office building. Potential air quality impacts related to the proposed project are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to the build-out of the project, such as motor vehicle usage, water and space heating, including the use wood burning fire places, landscape maintenance equipment, etc.

Temporary construction related and long-term emissions were modeled using the most recent version of the California Emissions Estimator Model (CalEEMod) Version 2016.3.1. (CAPCOA 2016). CalEEMod contains region specific default assumptions for construction and operational activities.

**Temporary (Construction-related) Impacts**

Construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in heavy-duty vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and nitrogen oxides (NOx), and fine particulate matter ten microns or less. The emissions of ROG, NOx, and fine particulate matter all fall under the BCAQMD threshold levels of significance (**Table C.2**). Due to the short duration of construction operations, and implementation of standard dust-control measures, the temporary increase in heavy-duty vehicle emissions would be considered **Less Than Significant**.

**Table C.2: Modeled Temporary Emissions (Mitigated) for the Proposed Project**

	<b>ROG</b>	<b>NOx</b>	<b>PM10 or less</b>
BCAQMD Threshold	4.5 tons/year	4.5 tons/year	80 lbs/day
CalEEMod Project Output	1.33 tons/year	1.57 tons/year	12.49 lbs/day

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to settle quickly. Implementing BMPs for dust control will ensure dust related impacts remain **Less Than Significant**. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive longer than a period of 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

**Long-Term (Indirect Source) Impacts**

The District's CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects (Table C.3). Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

**Table C.3: BCAQMD Screen Criteria**

<b>LAND USE TYPE</b>	<b>Model Emissions for Project Greater Than:</b>
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 square feet
Retail	11,000 square feet
Industrial	59,000 square feet

As noted above, the proposed medical office building of approximately 120,000 square feet exceeds the screening criteria. The proposed project's operational emissions were modeled using CalEEMod and are presented in **Table C.4 (see Appendix A, CalEEMod Daily Model)**.

**Table C.4: Modeled Long-term Emissions (Unmitigated) for the Proposed Project with Associated BCAQMD Significance Thresholds.**

	<b>ROG</b>	<b>NOx</b>	<b>PM10 or less</b>
BCAQMD Threshold	25 lbs/day	25 lbs/day	80 lbs/day
CalEEMod Project Output	18.43 lbs/day	13.75 lbs/day	24.21 lbs/day

Under the "unmitigated" condition the proposed project would not exceed the BCAQMD significance threshold for ROG, NOx, or PM10 or less. Additionally, the project incorporates a number of design features that would further reduce operational air quality impacts including photovoltaic solar arrays in the parking lot north of the building, electric car charging stations to the north and east of the building, reserved clean air/van pool/electric vehicle parking, and covered and uncovered bicycle racks.

**C.4.-5.** Apart from the potential for temporary odors associated with construction activities (i.e., paving operations), the proposed project will neither expose sensitive receptors to substantial pollutant concentrations, nor create significant objectionable odors. These potential impacts are short-term in nature and could be considered **Less Than Significant**.

**MITIGATION:** None required.

<b>D. Biological Resources</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities result in:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.			X	
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Result in the fragmentation of an existing wildlife habitat, such as blue oak woodland or riparian, and an increase in the amount of edge with adjacent habitats.				X
6. Conflict with any local policies or ordinances, protecting biological resources?				X

**DISCUSSION:**

**D.1.** NorthStar biologist Matt Rogers conducted a site visit on August 25, 2016 to determine if the site had any potential habitat that could support special-status species. Based on review of the existing conditions of the site the following was determined: the subject property is located in an existing urban setting surrounded by commercial development, office buildings, and single-family residential development and contains minimal biological resources. There are no habitat types within the project site that could support special-status plant or wildlife species such as wetlands, vernal pools, or riparian areas. The subject property is vacant, depauperate, and dominated by ruderal annual species including yellow star thistle, Johnsongrass, and puncture vine. A tree inventory was provided by Brian Firth, Landscape Architect for the proposed site and the adjacent rehabilitation center site and results are as follows: Ornamental trees are present along the borders of both sites; species present include Deodar cedar, Chinese pistache, Italian cypress and holly oak. The native tree species located on the sites include six valley oak trees; two are found along the northeastern border and four are found along the northwestern border. Evidence of recent tree clearing was encountered in the northwestern corner of the property where approximately 15 trees/clusters were removed from the site including the large cluster in the middle of the property visible on aerial imagery. Seven trees within the project site are proposed for removal, none of which qualify for mitigation pursuant to Chico's tree preservation



standards (CMC 16.66). Trees proposed for removal on the adjacent rehabilitation center site are subject to tree removal permit requirements and in-lieu payment requirements set forth by CMC 16.66.

The project site supports habitat that could support avian species protected by the Migratory Bird Treaty Act (MBTA). Suitable habitat is present for nesting, roosting, foraging, rearing young, and concealment from predators. All project activities would be conducted in compliance with the Federal MBTA and Fish and Game Code 3503 and 3503.5. Although development of the site is not likely to result in impacts to raptors or migratory birds due to the disturbed nature of the site and the surrounding urban land uses, there remains a potential for the site to provide suitable habitat for these species. Staff is recommending the inclusion of a standard condition of approval (Condition of Approval B.1) to reduce and avoid potential impacts to nesting raptors and migratory birds protected by the MBTA and Fish and Game Code, reducing impacts to **Less Than Significant**. The following condition of approval included to reduce impacts to a less than significant level:

**Condition of Approval B.1 (Biological Resources):**

Vegetation removal or ground disturbances should be conducted between September 1 and February 28 during the non-breeding season to prevent impacts to protected birds that may be utilizing the project area to nest. If vegetation removal or ground disturbance occurs during the breeding season (March 1 through August 31), then a pre-construction survey should be conducted by a qualified biologist within 500 feet of the project area to locate potential nests of protected bird species and establish a no disturbance buffer zone around nests. The buffer should be sufficient in size to ensure that breeding is not likely to be disrupted or adversely impacted by construction activities. No construction activities will commence within the buffer area until a qualified biologist confirms the nest is no longer active. The pre-construction survey should be conducted no more than 14-days prior to the beginning of construction, a lapse of two weeks in construction activities will require another survey. If no nests are identified during the survey, no additional mitigation would be necessary.

**D.2-5.** There is no riparian habitat present within the project site. Additionally, there are no Sensitive Natural Communities (SNCs) present within the proposed project site. Therefore, there will be **No Impact** to riparian habitat and SNCs.

The proposed project site does not contain waters that might be considered jurisdictional by the United States Army Corps of Engineers (USACE). Therefore, the project will have **No Impact** to protected wetlands or any other Waters of the United States (WOUS).

The proposed project will not substantially interfere with the movement of any resident or migratory fish or wildlife species, nor will it substantially interfere with a migratory wildlife corridor, or impede the use of a native wildlife nursery site, or result in fragmentation of existing wildlife habitat. There will be **No Impact** to these resources.

**D.6.** The proposed project will not conflict with any local ordinances protecting biological resources. The development of the project will comply with the City of Chico Tree Preservation Regulations (CMC 16.66 and 19.68.00) which provide city discretion over the proposed tree removal and specifies replacement and in-lieu fee requirements for the 17 trees that are approved for removal. Adherence to the guidelines specified in the City of Chico Tree Preservation Regulations will ensure potential impacts resulting from the loss of trees during project activities will be **Less Than Significant**.

<b>E. Cultural Resources</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of an historical resource as defined in PRC Section 15064.5?			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to PRC Section 15064.5?			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	
4. Disturb any human remains, including those interred outside of formal cemeteries?			X	

**DISCUSSION:**

**E.1, 3.** The project site is in an area of high archaeological sensitivity as designated by the Chico 2030 General Plan. Genesis Society prepared an Archaeological Inventory Survey Report for the project in November of 2016. In support of the report, Genesis Society staff conducted an archival record search, consultations, and an intensive pedestrian field survey to identify the cultural resources occurring, or potentially occurring in the project area (**see Appendix C, Archaeological Inventory Survey**). The record search included a review of data housed at the Northeast Information Center at CSU Chico and a Sacred Lands search with the Native American Heritage Commission (NAHC). The tribal consultation involved potentially interested local Native American groups, as identified by the NAHC. The pedestrian survey was conducted on November 17, 2016 by Sean Michael Jensen, Mr. Jensen did not discover any historical, archaeological, or paleontological resources on-site. Additionally, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource, archaeological resource, directly or indirectly destroy a unique paleontological resource or site, geological feature, or unique geological feature. Due to the disturbed character of the site, the potential to encounter surface-level cultural resources is considered remote as none were discovered during the intensive pedestrian survey. Therefore, impacts would be considered **Less Than Significant**.

**E.2.** No cultural resources are known to exist in or around the proposed project site. However, it is possible that previously undiscovered or unknown cultural resources exist at the site and could be uncovered during ground disturbing activities. The probability is low that construction activities would impact buried resources as the pedestrian survey did not locate any such resources at the site. The inclusion of a standard conditions of approval (Condition of Approval E.1 and E.2) will ensure impacts during project related construction activities will be **Less Than Significant** in the unlikely event that cultural resources are discovered during project related activities.

**Condition of Approval E.1. (Cultural Resources):**

A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission (NAHC), to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the

archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

**E.4.** There are no known grave sites within the proposed project area. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, a standard condition of approval (Condition of Approval E.2) would reduce potential impacts to **Less Than Significant**.

**Condition of Approval E.2. (Cultural Resources):**

If human remains are discovered, all work must immediately cease, and the local coroner shall be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the Public Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If remains are determined to be prehistoric, the coroner shall contact the NAHC, which will determine and notify a most likely descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and must complete the inspection within 24-hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

<b>F. Geology/Soils</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Div. of Mines & Geology Special Publication 42)?			X	
b. Strong seismic ground shaking?			X	
c. Seismic-related ground failure/liquefaction?			X	
d. Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or is otherwise not consistent with the Chico Nitrate Action Plan or policies for sewer service control?				X

**DISCUSSION:**

**F.1.** The City of Chico is located in one of the least active seismic regions in California and contains no active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones within the Planning Area, nor are there any known or inferred active faults. With the absence of active faults within the project site, the possibility of ground rupture, strong seismic shaking, seismic liquefaction, and landslides are extremely low. Under existing regulations, all future structures will incorporate California Building Code standards into the design and construction that are designed to minimize potential impacts associated with ground-shaking during an earthquake. The potential for impacts relating to seismic activity is considered **Less Than Significant**.

**F.2.-4.** The proposed project would be subject to the City of Chico grading ordinance, which requires the implementation BMPs regarding erosion control and sediment transport. Additionally, the Regional Water Quality Control Board (RWQCB) requires a project specific Stormwater Pollution Prevention Plan (SWPPP)



for any project that disturbs an area one acre or larger. Each project specific SWPPP will include BMPs that are designed to control erosion and drainage. The City and the BCAQMD require implementation of all applicable fugitive dust control measures, which further reduces the potential for erosion. Development of the site will also be required to meet all requirements of the California Building Code which will address potential issues of ground shaking, soil swell/shrink, and the potential for liquefaction. As a result, potential future impacts relating to geology and soils are considered to be **Less Than Significant**.

**F.5.** No septic tanks or alternative waste water disposal systems are proposed for the subject property. All new structures will be connected to the City sewer system, which is located within the West East Avenue public right-of-way. Since development of the project site would require connection to the City's sewer system, the project will result in **No Impact** relative to policies governing sewer service control.

**MITIGATION:** None Required

<b>G. Greenhouse Gas Emissions</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**DISCUSSION:**

**G.1.-2.** In 2012, the Chico City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City's GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City's General Plan (SUS-6, SUS-6.1, SUS-6.2, SUS-6.2.1, SUS-6.2.2, SUS-6.2.3, S-1.2 and OS-4.3). Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Chico's CAP, in conjunction with General Plan policies, meet State criteria for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be less than significant. Requirements include but are not limited to Compliance with the City's Tree Ordinance, Compliance with the California Title 24 Building Energy Efficiency Standards, Option to incorporate solar arrays in parking areas in lieu of tree shading requirements, and consistency with the City's design guideline manual.

As part of the City's land use entitlement and building plan check review processes, development projects in the City are required to include and implement applicable measures identified in the City's CAP. The GP EIR assumed full build-out of the Land Use Diagram over a 20-year horizon. The proposed project would result in a GPA and rezone of the site from RMU to OMU and a rezone from RMU to OR. This minor shift of the land use designation and zoning would not result in a substantial difference in the types of allowed uses within each zoning classification. The change in composition is negligible and would not substantially affect the comprehensive analysis for city-wide GHG emissions anticipated by the CAP and GP EIR. Thus, the proposed changes in land use classifications are considered to be **Less Than Significant**.

**MITIGATION:** None Required.

<b>H. Hazards / Hazardous Materials</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within the airport land use plan, would the project result in a safety hazard for people residing or working in the Study Area?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Study Area?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**DISCUSSION:**

**H.1.-3.** The types and amounts of hazardous materials that would be used for development and operation of the proposed project would be typical for construction activities and those for medical uses. Construction activities would require limited, short term handling of hazardous materials, such as fueling and servicing equipment on site with fuels, lubricating fluids, and solvents. Biohazardous and radioactive wastes may be generated from the on-site operations of the medical office building. The proposed project is located approximately 0.12 miles from Blue Oak Charter School (west of project site), however, any handling, transportation, use, or disposal of hazardous materials would comply with all federal, state, and local regulations. Impacts relating to handling and transporting of hazardous materials would be considered **Less Than Significant**.

**H.4-8.** The proposed project site is not identified as a hazardous site at the local, state or federal levels, including hazardous waste sites listed pursuant to Governmental Code Section 65962.5. The project is not located near a public or private airstrip, nor will it result in a safety hazard for people working or residing in

the area. The proposed project will not impair implementation or interfere with an adopted emergency response or evacuation plan, On-site circulation patterns, designs, and improvements will be subject to Fire Marshall approval to ensure adequate access for emergency response. The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as there are no wildlands located in the vicinity of the project area. Therefore, there will be **No Impact**.

**MITIGATION**: None Required



<b>I. Hydrology/ Water Quality</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place real property within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10. Inundation by seiche, tsunami, or mudflow?				X

**DISCUSSION:**

**I.1.-6.** The proposed project consists of GPA and rezone of an undeveloped 6.67-acre property located in an urbanized area within the City of Chico city limits from a General Plan designation of RMU to OMU and a rezone from RMU to OR to accommodate the development of a medical office building project. The ultimate development of the site would result in an increase in surface water runoff due to reduced absorption from impervious surfaces and change in the drainage pattern on the site. The project will be connected to the City's storm drain system located in the West East Avenue right-of-way. Addressing stormwater quality and

quantity will be accomplished in accordance with the City's Stormwater Master Plan BMPs, with review and approval by the City of Chico Public Works Department. Connection to the City's existing storm drain system will be in conformance with City standards.

The project will not result in the violation of any water quality standards or waste discharge requirements, nor will it substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater system. The project will not otherwise substantially degrade water quality drainage systems or provide substantial additional sources of polluted runoff. Under the existing General Construction Permit requirements of the National Pollutant Discharge Elimination System (NPDES), development of the site will require preparation of a SWPPP that incorporates water quality control BMPs to reduce sedimentation. Implementation of storm water BMP requirements would minimize the impacts from construction to a **Less Than Significant** level.

**I.2.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The proposed project will result in an increase in the overall quantity of impervious surfaces within the project vicinity. However, this increase in impervious surface is insignificant when compared to the total area providing aquifer recharge within the greater Chico area. Therefore, impacts would be considered **Less Than Significant**.

**I.7.-10.** The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06007C0340E, the entire site is located in Zone X, which is outside the 500 year flood plain. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding or related events. The project is not subject to inundation by seiche, tsunami, or mudflow; therefore, the project will result in **No Impact**.

**MITIGATION:** None Required

<b>J. Land Use and Planning</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Result in physically dividing an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the City of Chico General Plan, Title 19 "Land Use and Development Regulations", or any applicable specific plan) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3. Results in a conflict with any applicable Resource Management or Resource Conservation Plan?				X
4. Result in substantial conflict with the established character, aesthetics or functioning of the surrounding community?			X	
5. Result in a project that is a part of a larger project involving a series of cumulative actions?				X
6. Result in displacement of people or business activity?				X

**DISCUSSION:**

**J.1,3,5-6.** The project will not physically divide an established community. It will not conflict with any applicable resource management or resource conservation plan as the Butte County Habitat Conservation Plan has yet to be adopted. The project is not part of a larger project and will not result in displacement of people or business activities. Therefore, the project is anticipated to have **No Impact**.

**J.2.** The proposed project consists of a GPA and rezone of an undeveloped 6.67-acre property located in an urbanized area from a General Plan designation of RMU to OMU and a rezone from RMU to OR to accommodate the development of a medical office building project. The -AOD and -COS (Aircraft Operations Zone D and Corridor Opportunity Site) overlays would remain unchanged. No aspects of the proposed land use changes or reasonably foreseeable development of the site have been found to be inconsistent with any applicable land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an environmental impact.

As required by CMC 19.44.020, Footnote 8, a use permit is required to allow a medical office use that extends beyond the hours of Monday through Friday, 8 a.m. to 6 p.m. If this use permit is approved the project would be in compliance with the Municipal Code as it relates to hours of operations for the zoning district.

Adherence with all applicable policies and regulations intended to protect environmental resources will be required either as conditions of approval for the future development of the site or as a condition of building permit issuance. Therefore, impacts would be considered **Less Than Significant**.

**J.4.** The GPA and rezone of the subject property from RMU to OMU/OR will not result in a substantial conflict with the established character, aesthetics or functioning of the surrounding community. There are a variety of land uses in the immediate area, including single-family residences, multi-family residential apartment complexes, offices, and commercial use. The GPA and rezone would encourage infill development along the East Avenue Opportunity site identified in the City of Chico 2030 General Plan. The proposed project is

consistent with the following Chico General Plan policies related to sustainable smart growth, compact development, and mixed-use/multi-modal transportation goals:

- **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.
- **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-2.3 (Sustainable Land Use Pattern)** – Ensure sustainable land use patterns in both developed areas of the City and new growth areas.
- **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.
- **Policy LU-3.1. (Complete Neighborhoods)** – Direct growth into complete neighborhoods with a land use mix and distribution to reduce auto trips and support walking, biking, and transit use.
- **Policy LU-4.2 (Infill Compatibility)** – Support infill development, redevelopment, and rehabilitation projects, which are compatible with surrounding properties and neighborhoods.
- **Policy LU-5** – Support Development and redevelopment of the designated Opportunity Sites.

Development of the site would be subject to Site Design and Architectural Review pursuant to the Chico Municipal Code (CMC) section 19.18, and any approval of a specific development proposal would adhere to the City's Land Use and Development Regulations (i.e. landscaping, setbacks, parking, lighting, etc.), and require findings that the proposed site design is compatible with the surrounding area and consistent with the City's Design Guidelines Manual (December 2009). Further, compliance with General Plan policies relating to specific project designs would be required, such as:

- **Policy CD-5.1 (Compatible Infill Development)** – Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including architectural scale, style, and setback patterns.
- **Policy CD-5.2 (Context Sensitive Transitions)** – Encourage context sensitive transitions in architectural scale and character between new and existing residential development.
- **Policy CD-5.3 (Context Sensitive Design)** – For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

Since implementation of existing Chico General Plan policies will avoid substantial conflicts between foreseeable development of the project site and the surrounding community, impacts would be considered **Less Than Significant**.

**MITIGATION:** None Required.



<b>K. Mineral Resources.</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project or its related activities:				
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**DISCUSSION:**

**K.1.-2.** There are no known mineral resources of local, regional, or national importance located within the proposed project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region or residents or a locally important mineral resource recovery site on any applicable plan. The project will result in **No Impact** to mineral resources.

**MITIGATION:** None Required.

<b>L. Noise</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities result in:				
1. Exposure of persons to or generation of noise levels in excess of standards established in the Chico 2030 General Plan or noise ordinance.			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels (CNEL) of 65 dBA or higher?			X	
4. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
6. For a project located within the airport land use plan, would the project expose people residing or working in the Study Area to excessive noise levels?			X	
7. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Study Area to excessive noise levels?			X	

**DISCUSSION:**

**L.1.** Construction of the proposed project would generate noise and result in temporary noise level increases in the project vicinity. However, construction activities would adhere to the City's noise ordinance which limits the hours which construction can take place and the maximum noise levels. Implementation of standard BMPs regarding noise attenuation, include but are not limited to proper tuning of equipment, equipping combustion driven equipment with intake and exhaust mufflers, limiting idling, and utilizing quiet compressors where the technology exists would reduce noise impacts to **Less Than Significant** levels.

**L.2.** Any groundborne vibration due to site preparation and grading activities on the site would be temporary in nature and cease once construction activities have been completed. Additionally, compliance with the City's municipal code regarding noise will limit the hours of construction and avoid times when groundborne vibrations could potentially be a nuisance. Therefore, impacts from groundborne vibration would be considered **Less Than Significant**.

**L.3.-5.** Noise events will be generated during the construction activities on the project site. These impacts are temporary and contractors will be required to adhere with the City of Chico's noise regulations which limit the hours construction can take place and maximum noise levels. Potential noise disturbances normally associated with commercial uses (i.e. parking lots noise, alarms, emergency vehicle sirens, garbage trucks) are more likely to occur within closer proximity to the adjoining residences along the periphery of the parking lot. Trash enclosures have been located away from the property line shared with the residential neighborhood and on-site would prevent the need for garbage trucks to drive around the perimeter of the site, potentially effecting residential neighbors. A seven-foot tall wood fence and row of hedge and shrub plantings is proposed along the rear property line that would reduce noise impacts on the

adjacent residential neighborhood. Construction of the fence and landscape treatment is expected to significantly reduce noise impacts to the adjacent residential neighbors to a level that is **Less Than Significant**.

**L.6.-L.7.** The proposed project site is not located within an airport land use plan or within two miles of a public or private airport and will not expose people in the project area to excessive noise levels. The project site is located approximately 2.45 miles southwest of the Chico Municipal Airport. Additionally, the project site is approximately 2.10 miles north of Ranchoero Airport, a private airstrip that supports general aviation. According to the 2030 Chico General Plan Draft EIR, the project site is situated well outside of the Chico Municipal Airport 55 CNEL noise contour and the Ranchoero Airport 50 CNEL noise contour. Aircraft may occasionally fly over the project site and be noticed at the project site but noise exposure levels would remain **Less Than Significant**.

**MITIGATION:** None Required

<b>M. Open Space/ Recreation</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Affect lands preserved under an open space contract or easement?				X
2. Affect an existing or potential community recreation area?				X
3. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
4. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**DISCUSSION:**

**M.1.-4.** The project site is private property that is not in an open space contract, nor does it contain an open space easement. The proposed project involves a general plan amendment and zone change and the construction of a medical office building. It will not increase the use of existing neighboring or regional parks, or other recreational facilities such that substantial physical deterioration would occur or be accelerated. The project does not involve the construction of recreational facilities. Therefore, with respect to open space and potential community recreation areas, the proposed project would have **No Impact**.

**MITIGATION:** None Required.

<b>N. Population/ Housing</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**DISCUSSION:**

**N.1.** The project would not induce substantial population growth, nor would it displace people or housing. The proposed project consists of a GPA and rezone of an undeveloped 6.67-acre property surrounded by urban uses, from a GP designation of RMU to OMU and a rezone from RMU to OR, to accommodate the development of a medical office building. The project does not involve the construction of additional dwelling units nor does it involve the construction of infrastructure that may induce population growth in the area. With regard to population and housing, the proposed project would have **No Impact**.

**MITIGATION:** None Required.



<b>O. Public Services</b> Will the project or its related activities have an effect upon or result in a need for altered governmental services in any of the following areas:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks and recreation facilities? (See Section J Open Space/Recreation)			X	
5. Other government services?			X	

**DISCUSSION:**

**O.1.-5.** The proposed project consists of a GPA and rezone of an undeveloped 6.67-acre property surrounded by urban uses, from RMU to OMU in the City of Chico General Plan, with a corresponding change to the City's zoning from RMU to OR to accommodate the development of a medical office building. The medical office building that would result from the project would not overburden fire or police protection services, schools or recreation facilities, or other governmental services. The area is currently served with the necessary public services. Impacts to fire protection, police, schools, recreation, and other public services would be considered **Less Than Significant**.

**MITIGATION:** None Required.

<b>P. Transportation/Circulation</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
5. Result in inadequate emergency access?			X	
6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

**DISCUSSION:**

**P.1.-2.** The proposed project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, nor will it conflict with an applicable congestion management program.

The Traffic Impact Study for Enloe Medical Office Building prepared by Traffic Works (**see Appendix C, Traffic Impact Study**) estimates the project would generate approximately 4,287 Daily Trips, 362 AM peak hour trips, and 411 PM peak hour trips on weekdays. All study intersections are expected to operate at acceptable levels of service during the AM and PM peak hours under every study scenario including Existing Plus Project, Cumulative No Project, and Cumulative Plus Project conditions. **Table P.1** includes the Cumulative No Project and Cumulative Plus Project Conditions Intersection Levels of Service (LOS). Comparing the Cumulative No Project and Cumulative Plus Project LOS conditions at each of the study intersections there is little difference between LOS when incorporating the project. The project will not have any significant impacts on traffic operations. Locating the proposed medical office building adjacent to an existing medical facility will result in land use, parking and traffic efficiencies that would ultimately reduce vehicle miles traveled. Additionally, the project will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system. With the payment of development impact fees, the project's impacts would be considered **Less Than Significant**.

**Table P.1: Cumulative No Project and Cumulative Plus Project Intersection Levels of Service**

Intersection	Control	Cumulative No Project				Cumulative Plus Project			
		AM		PM		AM		PM	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
East Ave/Holly Ave/Cussick Ave	Signal	19.6	<b>B</b>	39.9	<b>D</b>	19.9	<b>B</b>	42.4	<b>D</b>
East Ave/Harvest Park	Signal	6.6	<b>A</b>	10.0	<b>B</b>	11.1	<b>B</b>	48.3	<b>D</b>
East Ave/Project Driveway	Side Street Stop								
Southbound Right		N/A				15.7	<b>C</b>	28.2	<b>D</b>
Eastbound Left		13.1	<b>B</b>	14.1	<b>B</b>				
East Ave/Raleys Driveway/Save Mart Driveway	Signal	15.5	<b>B</b>	20.9	<b>C</b>	19.0	<b>B</b>	24.0	<b>C</b>
East Ave/Esplanade	Signal	35.2	<b>D</b>	45.2	<b>D</b>	37.8	<b>D</b>	53.3	<b>D</b>
East Ave/SR 99 SB Ramps	Signal	15.6	<b>B</b>	15.9	<b>B</b>	15.7	<b>B</b>	15.8	<b>B</b>
East Ave/SR 99 NB Ramps	Signal	21.1	<b>C</b>	20.5	<b>C</b>	22.0	<b>C</b>	21.0	<b>C</b>

**P.3,6.** The project would not affect air traffic patterns and will not conflict with any adopted policies, plans, or programs related to public transportation. There will be **No Impact**.

**P.4.-5.** The ultimate development of the project site will not substantially increase hazards due to a design feature or create incompatible uses. The project will not result in inadequate emergency access as the site has multiple points of ingress and egress. The project will be served by two access driveways; one connecting west to the existing East Avenue/Harvest Park/Enloe Rehabilitation Hospital signalized intersection and a new driveway on East Avenue, east of Harvest Park Court. The new driveway would include right-in/right-out/left-in access only. Left out access would be prohibited for safety and traffic operation reasons. Left-in striping will be added to East Avenue to create a proper inbound left-turn pocket. Proper site design, including the provision for fire apparatus turn around shall be approved by the City of Chico Fire Marshal. Application of existing standards would ensure that the project would not increase traffic hazards. Therefore, this impact would be considered **Less Than Significant**.

**MITIGATION:** None Required.

**Q. Tribal Cultural Resources**

Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Native American tribe, and that is			X	
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a Native American tribe.			X	

**DISCUSSION:**

**Q.1.** The site is classified as High Sensitivity on the Prehistoric Archaeological Sensitivity Area map in the Chico General Plan. However, the proposed project is not anticipated to cause a substantial adverse change in the significance of a tribal cultural resource. City staff requested consultation with the Mechoopda Tribe on October 18, 2016 and received no response as of May 23, 2018. The site is not listed as eligible for listing in the California Register of Historical Resources, or in a local register. Should an unrecorded cultural or tribal resource be discovered during site-disturbing activities, Condition of Approval E.1 (*Cultural Resources*) would minimize the potential damage to the previously unknown resource. Therefore, there would be **No Impact**.

**MITIGATION:** Implementation of Condition of Approval E.1 (*Cultural Resources*) would reduce impacts to a less than significant level. See Impact E.1 (*Cultural Resources*) for condition specifics.

<b>R. Utilities</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:				
1. Water for domestic use and fire protection?			X	
2. Natural gas, electricity, telephone, or other communications?			X	
3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
4. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
5. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
6. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
7. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
8. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
9. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**DISCUSSION:**

**R.1.-7.** All utilities (water, storm drain, sewer, gas, electric facilities, and communications) are currently located on or adjacent to the site and have available capacity to serve the proposed project. The project would not exceed the wastewater treatment requirements of the Central Valley Regional Water Quality Control Board (CVRWQCB).

The California Water Service Company (Cal Water) is the local water provider for the Chico area. Groundwater is extracted from the sub-basins of the Sacramento Valley Groundwater Basins including the Vina sub-basin, West Butte sub-basin, and the East Butte sub-basin. The proposed site does not have established water service. Construction of water facilities and service lines will be required as necessary to accommodate development of the medical office building within the site. Cal Water has the operational capacity to accommodate the proposed development of the site. Impacts to water provision for domestic use and fire protection would be considered **Less Than Significant**.

The development of the proposed medical office building would require connection to the City of Chico's sanitary sewer system in accordance with the City's standards. The Chico Water Pollution Control Plant provides treatment of the City's wastewater. The facility has an operational capacity of 12 million gallons per day with the future expandability to 15 million gallons per day. Since the development within the project site would require connection to the City of Chico sewer system and there is ample capacity to



serve development projects, potential impacts regarding sewer treatment capacity are considered **Less Than Significant**.

Two stormwater drain lines border the site; one is found in the West East Avenue right-of-way, the other is along the northeastern border of the property between the project site and the Chico Town and Country Shopping Center. The proposed project would tie into the current storm drain lines located adjacent to the site. The proposed project will not require construction or expansion of storm water drainage facilities.

**R.8.-9.** Available capacity exists at the Neal Road landfill to accommodate waste generated by the project. The Neal Road landfill has a total capacity of approximately 25 million cubic yards of solid waste and has a tentative closure date of 2035. The proposed project will comply with federal, state, and local statutes and regulations regarding solid waste. This impact would be **Less Than Significant**.

**MITIGATION:** None Required.

**V. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.			X	
B. The project has possible environmental effects which are individually limited but cumulatively considerable. (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current and probable future projects).			X	
C. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.			X	

**DISCUSSION:**

**A-C:** The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Based on the preceding environmental analysis, the application of existing regulations and incorporation of identified mitigation measures will ensure that all potentially significant environmental impacts associated with the project and reasonably foreseeable development, including those related to air quality, biological resources, and cultural resources would be minimized or avoided, and the project will not result in direct or indirect adverse effects on human beings or the environment, nor result in significant cumulative impacts. Therefore, with the incorporation of the identified mitigation measures, the project will result in a **Less Than Significant** impact.

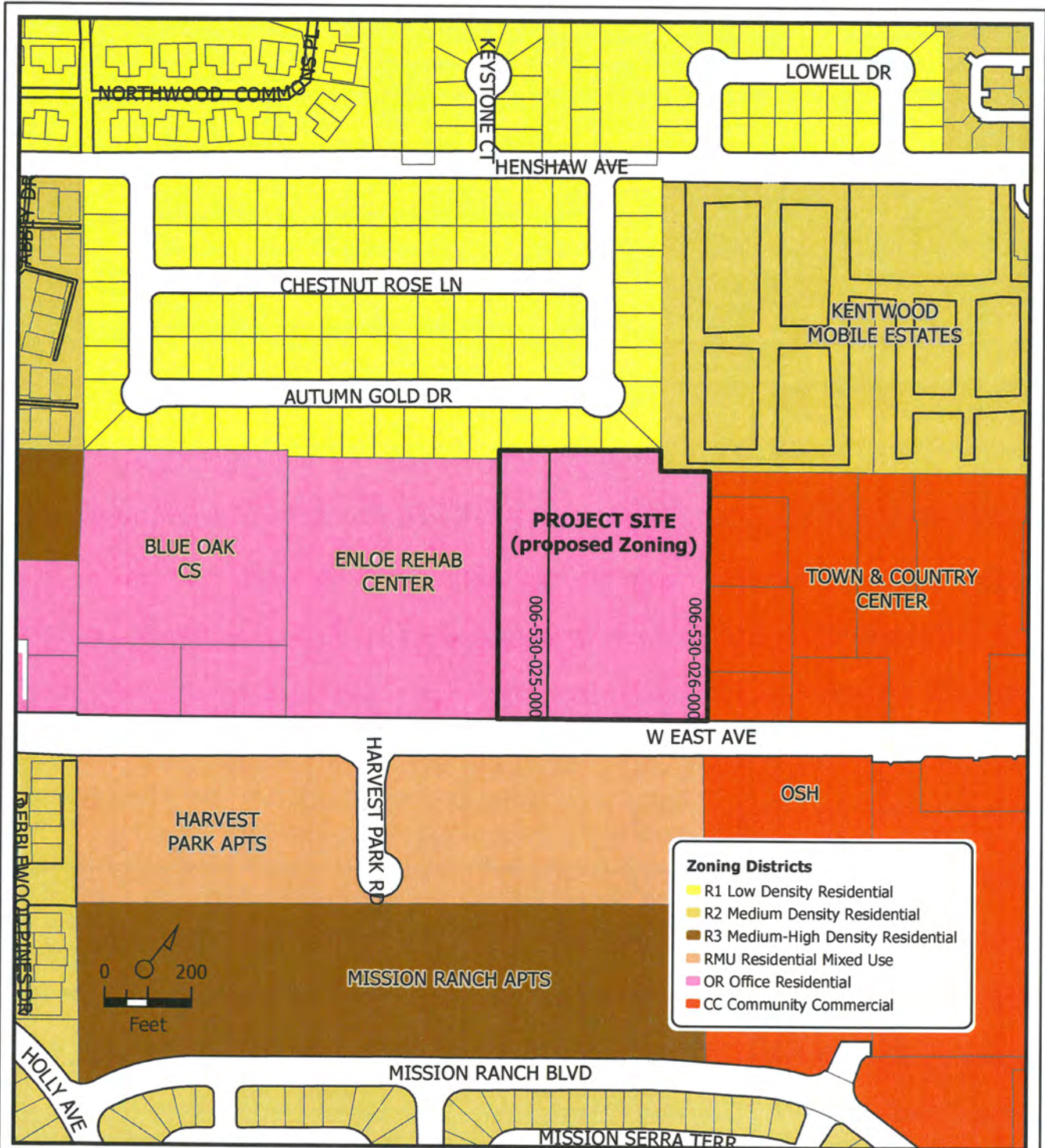
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Rezone **16-02**

Approval Recommended by  
Chico Planning Commission on  
by Resolution No. \_\_\_\_\_.

Approved by Chico City Council on  
by Ordinance No. \_\_\_\_\_.



Rezone 16-02 (Enloe)  
250 W East Avenue, APNs 006-530-025-000 and 006-530-026-000  
From: RMU Residential Mixed Use  
To: OR Office Residential  
-AOD, -COS overlay zoning to remain on both parcels

