



PLANNING SERVICES
DEPARTMENT

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**CITY OF CHICO PLANNING COMMISSION
PUBLIC HEARING NOTICE AND NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

May 27, 2009

NOTICE IS HEREBY GIVEN that the City of Chico Planning Commission will conduct a public hearing on **Thursday, July 2, 2009**, at 6:30 p.m. in the City Council Chambers, located at 421 Main Street, regarding the following project:

General Plan Update - Updated Housing Element. Based on State-mandated timelines, a new Housing Element must be adopted by the City and certified by the California Department of Housing and Community Development (HCD) by August 30, 2009. The Housing Element is one of seven mandatory elements to the General Plan and is required to be updated every five years. The Housing Element is considered the primary policy document to guide the development, rehabilitation, and preservation of housing for all economic segments of the City's population. Informed by a comprehensive public outreach effort, an updated Housing Element has been prepared. The updated Housing Element contains an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, and a five-year program of actions the City intends to implement or is implementing to meet identified housing needs. The updated Housing Element, as well as an initial study and negative declaration for the project, are available on the City's General Plan website (www.chicogeneralplan.com). At its meeting, the Commission will conduct a public hearing and provide a recommendation to the City Council on adoption of the updated Housing Element and the negative declaration. Questions regarding this project may be directed to Principal Planner Brendan Vieg, who can be contacted at (530) 879-6806 or bvieg@ci.chico.ca.us

An initial study for environmental review has been prepared for the project. Based upon the information within the initial study, the Planning Services Department is recommending that a negative declaration be adopted for the project pursuant to the California Environmental Quality Act (CEQA). A negative declaration is a determination that a project will not have a significant impact on the environment. **A 30-day public review period is being conducted on the proposed mitigated negative declaration, to begin on Monday, June 1, 2009 and end at 5:00 p.m. on Tuesday, June 30, 2009.** During this time period, the initial study, negative declaration and all documents referenced therein shall be available for public review at the City of Chico Planning Services Department, 411 Main Street, Second Floor, Chico, California, 95928, Monday through Friday from 8:00 a.m. to 5:00 p.m. Comments relating to environmental concerns and the proposed negative declaration must be filed in writing to the City of Chico Planning Services Department, P.O. Box 3420, Chico, CA 95927 during the designated time period.

Any person may appear and be heard at the public hearing. The Planning Commission may not have sufficient time to fully review materials presented at the public hearing. Interested parties are encouraged to provide written materials at least 8 days prior to the public hearing to allow distribution with the Planning Commission's agenda and thus, adequate time for the Commission to review. All written materials submitted in advance of the public hearing must be submitted to the City of Chico, Planning Services Department, 411 Main Street, Second Floor, or mailed to P.O. Box 3420, Chico, CA 95927. Written materials should refer to the specific public hearing item listed above. The Planning Commission agenda, including staff reports, are available the Friday prior to the Commission meeting. Additional information, including maps and files, may



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City of Chico
INITIAL STUDY
Environmental Coordination and Review

ROUTE TO:

- City of Chico - Responsible City Department(s)
- State Clearinghouse
- All Trustee and Responsible Agencies

1. Project Description

- A. Project Name:** City of Chico Housing Element Update 2009 - 2014
- B. Project Location:** City-wide.
- C. Type of Application(s):** General Plan Amendment (2009 Housing Element Update)
- D. Assessor's Parcel Number(s):** City-wide
- E. Current Zoning:** City-wide zoning districts
General Plan Designation: City-wide General Plan land use designations
- F. Environmental Setting/Surrounding Uses:** The City Housing Element update covers the entire Chico Planning Area, as set forth in the Chico General Plan.
- G. Project Description:** The City of Chico, in compliance with State Law, has prepared an update to the Housing Element of the General Plan. The Updated Housing Element is available on the City's General Plan website (www.chicogeneralplan.com). The Housing Element is one of seven mandatory elements to the General Plan and required to be updated every five years. The State has set an August 2009 deadline for adoption of the Housing Element Update. Preparation of the updated Housing Element included participation of a Stakeholders Group and the General Plan Advisory Committee, and considered the results of a Housing Issue Survey.

The purpose of the Housing Element is to ensure that the opportunity exists to provide a variety of housing types in an atmosphere conducive to the well-being of City residents, and particularly to provide an adequate supply of housing ranging in cost to meet the demands of low and moderate income households, the special needs of the elderly and disabled, and first-time home buyers, all within the many constraints posed by today's housing market.

The updated Housing Element contains an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, and a five-year program of actions the City intends to implement or is implementing to meet identified housing needs.

The Housing Element itself does not define the residential growth potential of the City; rather, it works within the framework of the 1994 General Plan Land Use Element (as updated in 1999) which establishes the type and amount of future residential development permitted in the City of Chico. Many of the programs contained in the Housing Element update are continued from the 2003 - 2008 Housing Element adopted in 2003. These programs address on-going housing issues, such as, equal opportunity to housing, meeting housing needs of a diverse citizenry, balancing the need for housing with growth in employment, conservation of existing old neighborhoods and their housing and existing assisted housing and the provision of affordable housing.

The updated element responds to significant shifts in the housing market and affordability of housing over the last several years.

The 2009 - 2014 Housing Element Update includes the following goals:

- Goal H.1: Increase equal housing opportunities for all persons and households in Chico.
- Goal H.2: Provide housing that is affordable for residents with low incomes and low paying jobs, fixed incomes and pensions.
- Goal H.3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.
- Goal H.4: Encourage the creation of housing for those with special housing needs.
- Goal H.5: Encourage the improvement, rehabilitation, and revitalization/reinvestment of Chico's existing residential neighborhoods.
- Goal H.6: Increase the home ownership rate in Chico.
- Goal H.7: Encourage energy efficient resources in new residential development as well as the existing housing stock.

Each of the goals includes policies and specific actions for implementation.

- H. **Public Agency Approvals:** City of Chico; State Department of Housing & Community Development
- I. **Applicant:** City of Chico
- J. **Initiated By:** City of Chico
- K. **Prepared By:** Clif Sellers, Special Projects Consulting Planner
Brendan Vieg, Principal Planner

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

PLANNING 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.


Signature

5/29/09
Date

Steve Peterson, Planning Director
Printed Name

2. 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 the information sources cited in the parentheses following each question. 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 as well as general standards (e.g. the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 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 operation 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 155063(c)(3)(D)]. Earlier analyses are discussed in Section 4 at the end of the checklist.
- 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 (Big Chico Creek)?			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.- 4. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects. Without identifying the specific location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially impact the existing visual character of the City. Future development of residential uses will be required to comply with applicable City standards and guidelines (such as the City's Title 19 Development Standards, Foothill Regulations and Architectural Review for multi-family projects), as well as any requirements mandated during the environmental review of individual projects, to ensure that significant impacts to identified scenic vistas or resources do not occur. Adherence to such requirements will reduce potential aesthetic impacts associated with this issue to a **less than significant** level.

A.5. To minimize potential light and glare impacts, future residential development projects will be required to comply with applicable policies governing light and glare outlined in the General Plan, City of Chico development standards, and/or requirements mandated during the environmental review of individual residential developments. Adherence to these standards and/or requirements will reduce potential light and glare impacts to a **less than significant** level.

MITIGATION: None required.

B. Air Quality: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plans (e.g. Northern Sacramento Valley Air Basin 1994 Air Quality Attainment Plan, Chico Urban Area CO Attainment Plan, and Butte County Air Quality Management District 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:

B.1, 2, 4, and 5. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific residential development projects and does not involve additional development beyond that anticipated in the City's existing General Plan. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially impact air quality in the area. Future development of residential uses will be in accordance with applicable practices and guidelines of the City and the Butte County Air Quality Management District, as well as the requirements mandated during the environmental review of individual projects, to ensure that significant impacts to air quality do not occur. Adherence to such requirements will reduce potential air quality impacts to a **less than significant** level.

B.3. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific residential development projects and does not involve additional development beyond that anticipated in the City's existing General Plan. However, the element does rely, in part, on residential development to achieve the goals set forth in the element.

In addition to natural sources, human activities are exerting a growing influence on climate by changing the composition of the atmosphere. Particularly, the increased consumption of fossil fuels (natural gas, coal, gasoline, etc.) has substantially increased atmospheric levels of greenhouse gases. Measured atmospheric levels of certain greenhouse gases such as carbon dioxide, methane, and nitrous oxide have risen substantially in recent decades. This increase in atmospheric levels of greenhouse gases unnaturally enhances the "greenhouse effect" by trapping more infrared radiation as it rebounds from the Earth's surface and thus trapping more heat near the Earth's surface. Trapping of heat can result in climate change, which in turn affects public health and the environment. Increased smog and emissions, respiratory disease, reduction in water supply, extensive coastal damage, and changes in vegetation and crop patterns have been identified as effects of climate change.

AB 32 requires the State Air Resources Board to develop environmental thresholds of significance for greenhouse gases. That process has not yet been completed and no air district in California, including the BCAQMD, has identified a significance threshold for greenhouse gas emissions or a methodology for analyzing air quality impacts related to greenhouse gas emissions at this time.

The state has identified 1990 greenhouse gas emission levels as a goal through adoption of AB 32. To meet this goal, California will need to generate lower levels of greenhouse gas emissions than current levels. However, no standards have yet been adopted by the State quantifying 1990 emission targets.

In 2005, the Chico City Council approved establishing a greenhouse gas reduction target of 25% below 2005 levels by the year 2020. The City is in the process of developing its Climate Action Plan to achieve the 25 percent reduction goal. Housing Element Goal H.7 encourages energy efficient resources in new residential development as well as the existing housing stock, and identifies several actions to achieve this goal.

Emitting CO₂ into the atmosphere is not itself an adverse environmental affect. It is the cumulative increased concentration of CO₂ in the atmosphere resulting in global climate change and the associated consequences of climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Adoption of the Housing Element is a policy program, and does not directly result in a physical effect from development and energy consumption, and therefore it will not result in an incremental contribution of CO₂ into the atmosphere. Without identifying the location, type and of residential development, it is not possible to anticipate how the development of new housing units will contribute to cumulative atmospheric CO₂. As the project does not result in a contribution of CO₂ into the atmosphere, there will be no physical effects on the environment. Implementation of specific programs identified in the updated Housing Element, as well as specific development proposals, will undergo their own subsequent environmental review, including an assessment of impacts associated with greenhouse gases. The project impact to global warming and climate change is considered **less than cumulatively significant**.

MITIGATION: None required.

C. Biological Resources: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the MEA or in other local or regional plans, policies, or regulations, or by the California Department of Fish and Game 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 the MEA or in other local or regional plans, policies, regulations or by the California Department of Fish and Game 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:

C.1.-6. The proposed project is the adoption of the 2009 - 2014 Housing Element Update, which does not impact or modify existing development regulations or City policies pertaining to the preservation of biological resources. No expansion of the General Plan area or the City's Sphere of Influence are proposed as part of the Housing Element update and the project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially impact sensitive biological resources, native resident or migratory fish or wildlife species, or interfere with or impede the use of wildlife corridors or nursery sites. Specific future development of residential uses will be in accordance with applicable City standards and guidelines, the State and Federal Endangered Species Acts (ESA), the Clean Water Act (CWA), other local, state and federal regulatory programs, and any requirements mandated during the environmental review of individual projects, to ensure that significant impacts to sensitive biological resources do not occur. Adherence to such requirements will reduce potential impacts associated with this issue to a **less than significant** level.

MITIGATION: None required.

D.	Cultural Resources: 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:

D.1.-4. The proposed project is the adoption of the 2009 - 2014 Housing Element Update, which does not impact or modify existing development regulations or City policies pertaining to the preservation of historic and archaeological resources. No expansion of the City General Plan area or the City's Sphere of Influence are proposed as part of the Housing Element Update and the project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially impact cultural resources. Specific future development of residential uses will be in accordance with applicable City and State standards and guidelines pertaining to the protection of cultural resources, including consultation with Native American tribes where appropriate, as well as compliance with any requirements mandated during the environmental review of individual projects, to ensure that significant impacts to cultural resources do not occur. Adherence to such requirements will reduce potential impacts associated with this issue to a **less than significant** level.

MITIGATION: None required.

E.	Geology/Soils: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Expose people or structures 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 evidence of a known fault?			X	
b.	Strong seismic ground shaking?			X	
c.	Seismic-related ground failure, including 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:

E.1., 3. and 4. The proposed project is the adoption of the 2009 - 2014 Housing Element Update, which does not impact or modify existing development regulations or City policies. No expansion of the City General Plan area or the City's Sphere of Influence are proposed as part of the Housing Element Update and the project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially be impacted from geologic or soil conditions, such as fault rupture, seismic ground shaking, liquefaction, landslides, soil runoff, unstable soils, and expansive soils. Specific future development of residential uses will be in accordance with applicable City and State building standards, as well as any requirements mandated during the environmental review of individual projects, to ensure that significant impacts from geologic and/or soil conditions do not occur. Adherence to such requirements will reduce potential impacts associated with this issue to a **less than significant** level.

E.2. Compliance with National Pollution Discharge Elimination System (NPDES) permit and Storm Water Pollution Prevention Plan (SWPPP) requirements, as well as the City's Grading Ordinance and Storm Drainage Master Plan, will reduce potential impacts related to soil erosion to a **less than a significant** level.

E.5. The Housing Element Update will not change adopted policies requiring housing projects to connect to City sewer and will not increase the level of development anticipated in the General Plan or as evaluated in the General Plan EIR. As a result, impacts relating to sewer service are **less than significant**.

MITIGATION: None required.

F. Hazards/ Hazardous Materials: 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 project 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 project 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:

F.1.-3. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not anticipate any conditions under which housing activities would be associated with potential hazardous materials or conditions pertaining to the use/storage or handling of hazardous materials or potential soil contamination. There is **no impact**.

F.4. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate if the development of new housing units will be located on a site which is included on a list of hazardous materials. Specific future development of residential uses will be in accordance with applicable City, State and Federal policies and standards pertaining to potential soil contamination issues, to ensure that significant impacts associated with potential hazardous materials or conditions do not occur. In addition, future housing projects will be subject to site-specific requirements mandated during the environmental review of individual projects. Adherence to such requirements will reduce potential hazard impacts associated with this issue to a **less than significant** level.

F.5.-8. The proposed project does not involve a specific development. In the absence of specific information regarding the location and type of additional residential units, it is not possible to determine if a residential development will be located in or in proximity to an area identified as a wildland fire area or within the boundaries of an airport land use plan, or in proximity to a private airstrip. Review of potential impacts related

to these issues will be conducted during the environmental review of specific residential developments, which will require conformance with adopted policies of the Butte County Airport Land Use Compatibility Plan, where applicable, and fire codes. Adherence to applicable City, State, and/or federal regulations will reduce potential hazards to the public to a **less than significant** level.

MITIGATION: None required.

G. Hydrology/ Water Quality: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

G.1. and 2. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects or development in excess of that anticipated in the City's 1994 General Plan or as evaluated in the General Plan EIR. The City's General Plan EIR concluded that buildout under the Plan will not result in significant impacts to water quality or ground water supplies. As a result, implementation of the policies of the Housing Element will be **less than significant**.

G.3.-10. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will be potentially impacted from flood hazards. Similarly, it is not possible to anticipate how specific development projects will potentially impact drainage systems. Specific future development of residential uses will be in accordance with applicable City, State and Federal standards relating to development within flood zones and protecting storm water runoff. Through the City's environmental review process, future residential development will be evaluated on an individual basis for potential violation of water quality standards or waste discharge requirements, and conditions imposed to avoid violations, to ensure that significant impacts relating to flood hazards and drainage issues do not occur. By following Best Management Practices (BMPs) as specified by the NPDES permit and the City's adopted Storm Drainage Master Plan, potential impacts associated with drainage and water quality issues will either have **no impact** or be reduced to a **less than significant** level.

MITIGATION: None required.

H.	Land Use and Planning: Will the project or its related activities be inconsistent with:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	General Plan or Specific Plan policies, or zoning regulations?			X	
2.	Physically divide an established community?			X	
3.	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.	Be a part of a larger project involving a series of cumulative actions?			X	
6.	Result in displacement of people or business activity?			X	
7.	Conversion of viable prime agricultural land and/or land under agricultural contract to non-agricultural use, or substantial conflicts with existing agricultural operations? (Viable agricultural land is defined as land on Class I or Class II agricultural soils of 5 acres or greater, adjacent on no more than one side to existing urban development.)				X

DISCUSSION:

H.1.-5. The proposed project is adoption of the Housing Element Update 2009 - 2014. The purpose of the Housing Element is to ensure that a variety of housing types in an atmosphere conducive to the well-being of City residents can be provided, and particularly to provide for an adequate supply of housing at a range of costs sufficient to meet the demands of low and moderate income households, the special needs of the elderly and disabled, and to provide an opportunity for the first-time home buyers, all within the constraints posed by today's housing market. The Housing Element sets forth a five-year program of actions the City intends to implement or is implementing to meet its identified housing needs.

The Housing Element does not define the residential growth potential of the City; rather, it works within the framework of the 1994 General Plan Land Use Element (as update in 1999) which establishes the type and amount of future residential development permitted within the City of Chico. The projected State regional housing allocation demonstrates the need for 5,716 affordable units from 2007 - 2014. Based upon analysis set forth in the Housing Element, the City's existing supply of vacant residential land is adequate to meet the

identified housing need and as a result, there will be no change in the pattern of development anticipated by the 1994 General Plan and 1999 update. The Housing Element will not require any properties to be rezoned or the City General Plan area or Sphere of Influence to be expanded.

Proposed housing programs respond to policy direction adopted in the 1994 General Plan and significant shifts in the housing market and affordability of housing over the last several years. Proposed programs include: providing financial assistance to private developers and non-profit agencies to acquire rental housing that will be affordable to very low and low income households; development of Single Room Occupancy (SRO) or other type of housing affordable to low-income persons convenient to transportation and other support services; continuation of the Tenant Based Rental Assistance Program (TBRA); establishment of a program for rehabilitation of rental housing units; the development of a demonstration project featuring attached ownership housing, such as townhouses, condominiums or row-houses; and various programs to encourage desired residential infill development and/or redevelopment.

Because the proposed new housing programs respond to policy direction adopted in the 1994 General Plan, will not result in or require any change in the pattern of development anticipated by the 1994 General Plan and 1999 update, and will not require any properties to be rezoned or the City General Plan area or Sphere of Influence to be expanded, the Housing Element Update will not be inconsistent with any adopted policies or plans of the City or result in the division of an established community. Therefore, adoption and implementation of the policies of the Housing Element will be **less than significant**.

H.6. The project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate if any future housing projects will result in the displacement of any people or businesses. This issue will be evaluated through the environmental review of specific development projects. Therefore, adoption and implementation of the policies of the Housing Element will be **less than significant**.

H.7. Within the City of Chico General Plan area, in which the updated Housing Element is applicable, there are no Williamson Act contracts, prime farmland, unique farmland, or farmland of Statewide importance. Policies proposed in the Housing Element do not conflict with existing zoning for agricultural use. Therefore, adoption and implementation of the policies of the Housing Element will have **no impact**.

MITIGATION: None required.

I.	Noise: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Exposure of residents in new hotels, motels, apartment houses, and dwellings (other than single-family dwellings) to interior noise levels (CNEL) higher than 45 dBA in any habitable room with windows closed?			X	
2.	Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels of 60 dBA L or higher?			X	
3.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			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 project 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 project area to excessive noise levels?			X	

DISCUSSION:

I.1-7. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects. Without identifying the location and type of residential development, it is not possible to anticipate how the development of new housing units will potentially be impacted by noise sources or result in the creation of any noise. Specific future development of residential uses will be in accordance with applicable City standards and guidelines (i.e. City noise ordinance and Acoustical Design Manual), as well as any requirements mandated during the environmental review of individual projects, to ensure that significant impacts relating to noise issues do not occur. Adherence to such requirements will reduce potential noise impacts to a **less than significant** level.

MITIGATION: None required.

J. Open Space/Recreation: Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

J.1.-4. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects. Future residential development will increase the need for recreational facilities and open space. Specific future development of residential uses will be required to address park impacts in accordance with General Plan policies and City development requirements to offset such impacts, to ensure that significant impacts to recreational facilities do not occur. Adherence to such requirements will reduce potential impacts to recreational facilities/open space to a **less than significant** level.

MITIGATION: None required.

K. Public Services: 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. Maintenance of public facilities, including roads, canals, etc.?			X	
6. Other government services?			X	

DISCUSSION:

K.1.-6. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The Housing Element Update does not propose specific development projects, nor will the Housing Element update result in a level of development greater than that anticipated in the City's 1994 General Plan and 1999 update, which provide the basis for determining the need for government services. Therefore, additional unanticipated demand will not be generated for fire protection, police protection, schools, parks, or other public facilities. Unanticipated new or physical alteration to existing facilities will not result. Potential impacts from specific development projects will be evaluated through the environmental review process for the specific project. Impacts to public services, therefore, are considered to be **less than significant**.

MITIGATION: None required.

L.	Population and Housing: Would 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	
4.	Conflict with General Plan population growth rates for its planning areas in conjunction with other recently approved development?			X	

DISCUSSION:

L.1. and 4. The Housing Element does not define the residential growth potential of the City; rather it works within the framework of the 1994 General Plan Land Use Element and 1999 update which establishes the type and amount of future residential development permitted within the City of Chico. In addition, adoption of the Housing Element Update will not require any properties to be rezoned or the City General Plan area or Sphere of Influence to be expanded. The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the Regional Housing Need during the 2007-2014 planning period. Through the City's environmental review process, individual development projects would be evaluated for potential growth inducing impacts. As a result, the implementation of the Housing Element will not induce growth and impacts will be **less than significant**.

L.2. and 3. See discussion under Section H. Land Use & Planning.

MITIGATION: None required.

M.	Transportation/Circulation Factors: Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	Traffic volumes which exceed established Level of Service (LOS) standards on roadway segments or at intersections, or which do not meet applicable safety standards? Based on General Plan policies, significant impacts would generally result if traffic exceeded LOS C on residential streets, LOS D on arterial and collector streets/intersections, and (under specific circumstances) LOS E in built-out areas served by transit.			X	
2.	The absence of bikeway facilities in the general locations identified in the General Plan, consistent with guidelines in the <i>Chico Urban Area Bicycle Plan</i> , or failure to meet applicable design requirements and safety standards?			X	
3.	Travel characteristics which are not consistent with standards established in the <i>Butte County Congestion Management Plan</i> (CMP), or other General Plan policies related to Transportation Systems Management (TSM)?			X	
4.	Substantial impact on existing or proposed public transit systems including rail and air traffic?			X	
5.	Effects on existing parking facilities or demand for new parking not provided for by the project?			X	
6.	Increase traffic hazards to motor vehicles, bicycles, pedestrian or other traffic?			X	
7.	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

DISCUSSION:

M.1. and 6. The proposed project is the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects and will not result in an increase in development potential above that projected in the City's adopted General Plan. The proposed project does not include any design changes to the local roadway network or introduce incompatible uses. The proposed project does not include any physical development and therefore cannot result in inadequate emergency access or parking capacity. The proposed project does not conflict with adopted policies, plans, or programs supporting alternative transportation.

Through the City's environmental review process, future development projects would be evaluated for potential traffic impacts. Where needed, appropriate mitigation measures would be required to reduce potential impacts to a level that is less than significant. Future development project will also be evaluated for compliance with adopted policies relating to public transit, impacts upon rail or air traffic, and providing pedestrian and bicycle facilities. Specific development projects will also be evaluated for conformance with adopted standards relating to parking. Therefore, adoption and implementation of the policies of the Housing Element will be less than significant.

MITIGATION: None required.

N. Utilities: 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

N.1. - 8. The proposed project involves the adoption of the 2009 - 2014 Housing Element Update. The project does not propose specific development projects and will not result in development patterns exceeding those anticipated in the City's 1994 General Plan and 1999 update. As a result, the proposed policies and programs would not result in a need for new systems or supplies or substantial alterations to power and natural gas, communications, water treatment or distribution facilities, sewer, storm water drainage, solid waste disposal or water supplies, which will continue to be provided by the existing service providers. Specific development projects will be evaluated for potential impacts upon utilities through the environmental review process. Therefore, adoption and implementation of the policies of the Housing Element will be less than significant.

MITIGATION: None required.

3. MANDATORY FINDINGS OF SIGNIFICANCE

Pursuant to Section 15382 of the State EIR Guidelines, a project shall be found to have a significant effect on the environment if any of the following are true:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. 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	
2. 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	
3. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.			X	

DISCUSSION:

1. The Housing Element is a five-year policy document established to address the State's housing goal of attaining a decent home and suitable living environment for every resident. The Housing Element itself does not provide for additional growth in the community, but rather works within the framework of the Land Use Element, which establishes the type and intensity of future residential development permitted in the City of Chico. The Housing Element does not therefore, impact the natural or man-made environment of the community. Therefore, adoption and implementation of the policies of the Housing Element will be **less than significant**.

To ensure that significant impacts to sensitive biological and historical resources do not occur at the time specific development projects are proposed to implement the Land Use Element and the Housing Element of the General Plan, such development will be reviewed in accordance with applicable City standards and guidelines, as well as the requirements mandated during the environmental review of individual projects. Where needed, appropriate mitigation measures will be required at that time to reduce potential impacts to a level that is less than significant. Through the City's environmental review process, future development projects will be evaluated for potential cumulative impacts on an individual basis. Where needed, mitigation measures will be required to reduce potential impacts to a less than significant level.

2. Since the Housing Element is a policy document and does not involve the actual construction of housing units, the Element is not expected to have a cumulative adverse impact on the environment. Future discretionary projects involving the amendment of City codes or the construction of housing units will be subject to CEQA review, including the determination of any cumulative impact. Therefore, adoption and implementation of the policies of the Housing Element will be **less than significant**.

3. The adoption of the Housing Element is not expected to have adverse direct or indirect impacts on human populations in the City. The collective result of Housing Element policies and implementing actions should be housing opportunities for a greater number of residents with a variety of income levels in closer proximity to jobs, services, and infrastructure, and thus reduced traffic and pollution associated with longer commute times. Therefore, adoption and implementation of the policies of the Housing Element will be **less than**