

Appendix I: Public Services Supporting Information

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I.1 - Public Service Letters

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June 14, 2023

Steve Standridge, Fire Chief
842 Salem Street
Chico, CA 95928

Sent via e-mail to chicofire@chicoca.gov

Subject: Barber Yard Specific Plan Environmental Impact Report: Fire Protection Services

Dear Chief Standridge:

On behalf of the City of Chico, FirstCarbon Solutions (FCS) is preparing an Environmental Impact Report (EIR) for the proposed Barber Yard Specific Plan. As part of the environmental review process, we are consulting with service providers to determine whether the project would impact their ability to deliver public services. We are contacting you to request information related to the provision of fire and emergency services.

The proposed project consists of an approximately 133-acre Barber Yard Specific Plan Area (BYSP Area) as well as an approximately 13.5-acre off-site improvement area directly south of the BYSP Area (Attachment A). The BYSP Area is located within the City of Chico and the 13.5-acre off-site improvement area is located within unincorporated Butte County.

The approximately 133-acre Barber Yard Specific Plan (BYSP) Area consists of eight Assessor Parcel Numbers (APNs): 039-400-016, 039-400-022, 039-400-023, 039-400-024, 039-400-027, 039-400-025, 039-400-026, 039-400-031. The BYSP Area is bounded by various individual properties to the northwest, Chestnut Street and Normal Avenue to the northeast, Estes Road to the east, and Union Pacific Railroad (UPRR) to the southwest. To the south, the BYSP Area is bounded by a portion of Butte County that is unincorporated, including a decommissioned UPRR spur. Agricultural and rural residential areas lie to the south and west across the UPRR and UPRR spur.

The approximately 13.5-acre off-site improvement area is located directly south of the BYSP Area on APN 039-410-025. The off-site improvement area is bounded by a Pacific Gas and Electric Company (PG&E) parcel to the north, rural residential and agricultural land uses to the east, agricultural land and Comanche Creek to the south, and the UPRR as well as more rural residential and agricultural land uses to the west.

Currently, vehicular access to the BYSP Area is from West 16th Street, which runs northeast to southwest from the adjacent Barber Neighborhood to the BYSP Area.

The proposed project consists of the full buildout of the BYSP, including off-site improvements, resulting in a mixed-use community accommodating a diverse range of housing opportunities with a mix of commercial, recreational, and office uses located throughout.

The proposed project would include a maximum of 1,250 dwelling units with a density ranging from 4 to 35 units per gross acre (Attachment B). Housing types would include market rate for-rent and for-sale units, non-deed-restricted accessory dwelling units, and potentially deed-restricted affordable units. The types of housing products envisioned include single-family detached, pocket neighborhoods, bungalow courts, duplexes, townhouses, garden apartments, and apartments over commercial.

The proposed project would also include approximately 210,000 square feet of commercial space. Approximately 150,000 square feet of existing on-site structures would be available for adaptive reuse for commercial uses. In addition, the proposed project involves an additional approximately 60,000 square feet of commercial uses, within a combination of new buildings incorporating residential uses above commercial/retail (mixed-use), as well as free-standing commercial/retail buildings. Overall, commercial uses would consist of 130,000 square feet of health/fitness club use, 40,000 square feet of retail plaza use, 22,800 square feet of restaurant use, and 17,200 square feet of event center use.

The BYSP contemplates a variety of potential future park, recreational, and open space amenities, totaling approximately 16 acres. Proposed parks include approximately 4.7 acres of public parks, 4.8 acres of private open space parks and approximately 6.3 acres of private recreational amenities. Additional information on parks, open space, and public uses can be found within the Specific Plan. The Specific Plan can be viewed at <https://chico.ca.us/barber-yard>.

Potential impacts to fire protection services are an important element of our study. Our analysis strongly relies on your assistance in identifying potentially significant impacts to fire services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. We have prepared the following description of the Chico Fire Department based on information available online. We would appreciate it if you could review and edit (as needed) the following information for completeness and accuracy.

The Chico Fire Department provides fire protection and emergency medical services across a service area of 33 square miles. This service area includes the City of Chico as well as nearby unincorporated areas of Butte County. The CFD operates out of four stations and is headquartered at Station 1, located at 842 Salem Street. A fifth fire station is unstaffed and located at the Chico Municipal Airport. Station 1 is the nearest fire station to the BYSP Area, approximately 0.77 mile away, and houses Truck 1.

2. What are the existing staffing levels, by type (department-wide and at the station(s) that would serve the project site? What is the current number of firefighters, EMT personnel, engines, hook and ladder trucks, etc.?

3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Please provide an estimate of the annual number of service calls the proposed project would be expected to generate. If possible, please provide an estimate by type of call (e.g., EMS, fire, etc.)
5. What is the ability of the Chico Fire Department to accommodate the demand of the proposed project as part of the existing facilities?
6. Are there any existing or planned mutual aid agreements with other agencies?
7. Please provide information about the residential and non-residential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?

According to the Municipal Code, current fees for single-family and multi-family residential development are \$389 per dwelling unit, commercial fees are \$0.72 per square foot for retail development and \$0.65 per square foot for office development, and industrial fees are \$0.01 per square foot for industrial development.

8. Do you foresee any potential challenges that the project may present to the Chico Fire Department? This includes concerns related to response times, staffing, apparatus, fire stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
9. Would the development of the proposed project impair the Chico Fire Department's ability to maintain established response time standards with current staff and equipment levels?
10. Would the Chico Fire Department need to construct new facilities or expand existing ones in order to serve the proposed project and the fire protection needs of the surrounding community?
11. Do you have any other comments about the potential impacts of this project on the Chico Fire Department? Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure timely completion of our analysis, please provide your response via e-mail no later than Wednesday June 28, 2023. If you have any questions, please contact me by email at icooper@fcs-intl.com.

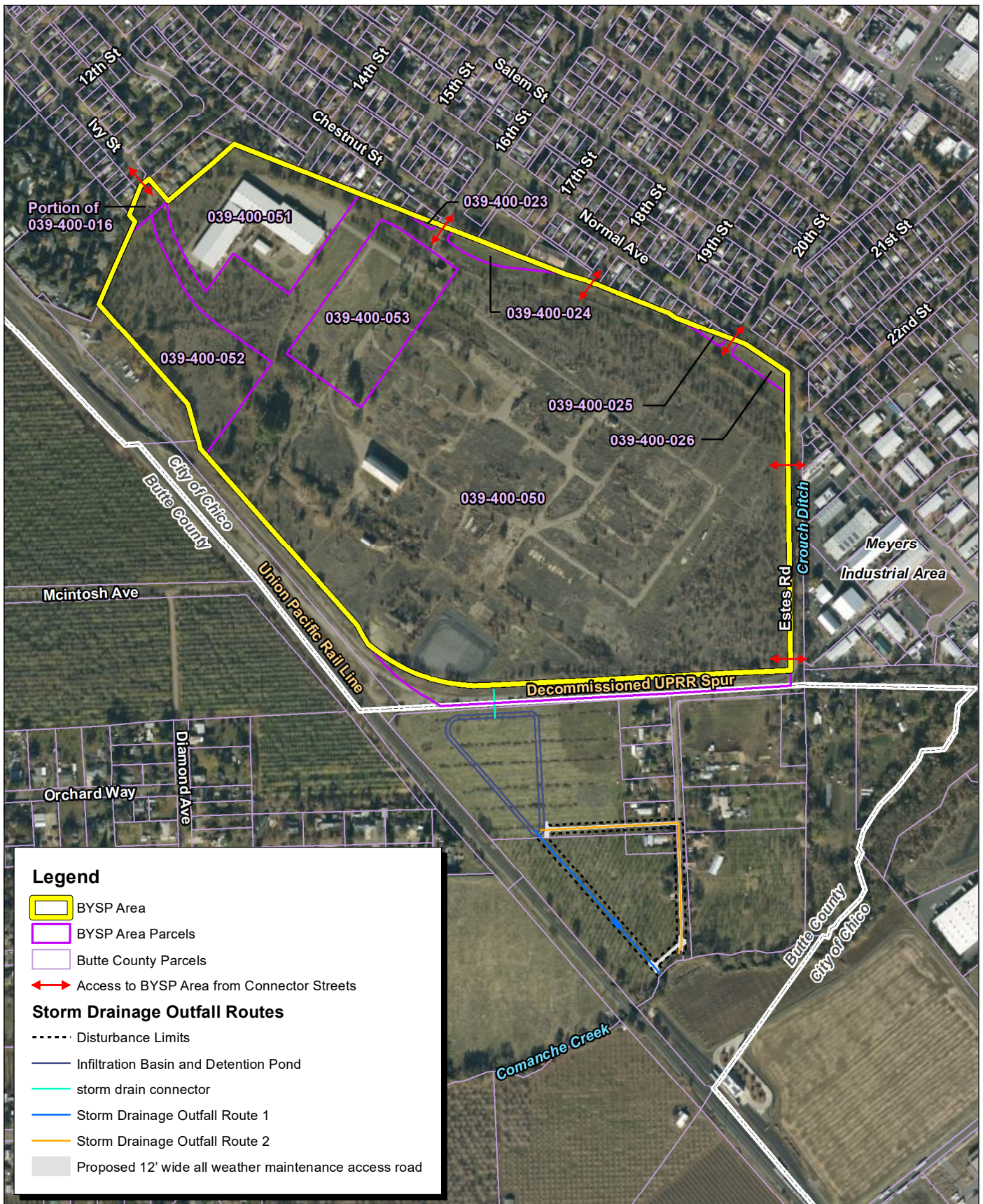
Sincerely,

Isobel Cooper, ES Associate
FirstCarbon Solutions
2999 Oak Road, Suite 250

Walnut Creek, CA 94597

Enc: Attachment A: Project Site Map
Attachment B: Land Use Map

Attachment A:
Project Site Map



Source: Bing Aerial Imagery. Butte County Association of Governments; and NorthStar, 02/2023.



Attachment B:
Land Use Map



Source: Urban Design Associates, 02/01/2023.

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Exhibit 2-4a Land Use Map

CITY OF CHICO
BARBER YARD SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

June 14, 2023

Interim Chief Billy Aldridge
Chico Police Department
1460 Humboldt Road
Chico, CA 95928

Subject: Barber Yard Specific Plan Environmental Impact Report: Police Services

Dear Chief Aldridge:

On behalf of the City of Chico, FirstCarbon Solutions (FCS) is preparing an Environmental Impact Report (EIR), as required under the California Environmental Quality Act (CEQA), to evaluate the environmental impacts of the proposed Barber Yard Specific Plan. As part of the environmental review process, we are consulting with service providers to determine whether the project would impact their ability to deliver public services. We are contacting you to request information related to the provision of police services.

The proposed project consists of an approximately 133-acre Barber Yard Specific Plan Area (BYSP Area) as well as an approximately 13.5-acre off-site improvement area directly south of the BYSP Area (Attachment A). The BYSP Area is located within the City of Chico and the 13.5-acre off-site improvement area is located within unincorporated Butte County.

The approximately 133-acre Barber Yard Specific Plan (BYSP) Area consists of eight Assessor Parcel Numbers (APNs): 039-400-016, 039-400-022, 039-400-023, 039-400-024, 039-400-027, 039-400-025, 039-400-026, 039-400-031. The BYSP Area is bounded by various individual properties to the northwest, Chestnut Street and Normal Avenue to the northeast, Estes Road to the east, and Union Pacific Railroad (UPRR) to the southwest. To the south, the BYSP Area is bounded by a portion of Butte County that is unincorporated, including a decommissioned UPRR spur. Agricultural and rural residential areas lie to the south and west across the UPRR and UPRR spur.

The approximately 13.5-acre off-site improvement area is located directly south of the BYSP Area on APN 039-410-025. The off-site improvement area is bounded by a Pacific Gas and Electric Company (PG&E) parcel to the north, rural residential and agricultural land uses to the east, agricultural land and Comanche Creek to the south, and the UPRR as well as more rural residential and agricultural land uses to the west.

Currently, vehicular access to the BYSP Area is from West 16th Street, which runs northeast to southwest from the adjacent Barber Neighborhood to the BYSP Area.

The proposed project consists of the full buildout of the BYSP, including off-site improvements, resulting in a mixed-use community accommodating a diverse range of housing opportunities with a mix of commercial, recreational, and office uses located throughout.

The proposed project would include a maximum of 1,250 dwelling units with a density ranging from 4 to 35 units per gross acre (Attachment B). Housing types would include market rate for-rent and for-sale units, non-deed-restricted accessory dwelling units, and potentially deed-restricted affordable units. The types of housing products envisioned include single-family detached, pocket neighborhoods, bungalow courts, duplexes, townhouses, garden apartments, and apartments over commercial.

The proposed project would also include approximately 210,000 square feet of commercial space. Approximately 150,000 square feet of existing on-site structures would be available for adaptive reuse for commercial uses. In addition, the proposed project involves an additional approximately 60,000 square feet of commercial uses, within a combination of new buildings incorporating residential uses above commercial/retail (mixed-use), as well as free-standing commercial/retail buildings. Overall, commercial uses would consist of 130,000 square feet of health/fitness club use, 40,000 square feet of retail plaza use, 22,800 square feet of restaurant use, and 17,200 square feet of event center use.

The BYSP contemplates a variety of potential future park, recreational, and open space amenities, totaling approximately 16 acres. Proposed parks include approximately 4.7 acres of public parks, 4.8 acres of private open space parks and approximately 6.3 acres of private recreational amenities. Additional information on parks, open space, and public uses can be found within the Specific Plan. The Specific Plan can be viewed at <https://chico.ca.us/barber-yard>.

Potential impacts to police protection services are an important element of our study. Our analysis strongly relies on your assistance in identifying potentially significant impacts to police services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. We have prepared the following description of the Chico Police Department based on information available online. We would appreciate it if you could review and edit (as needed) the following information for completeness and accuracy.

The Chico Police Department is headquartered at 1460 Humboldt Road and covers six patrol beats within the City limits. The Patrol Division is authorized to be staffed with one Captain, four Lieutenants, seven Sergeants, 48 police officers, and seven community service officers to cover all six patrol beats. The BYSP is located within patrol beat 3. Station 1 (headquarters) and Station 4 are the nearest stations to the project site, at 0.77 miles and 1.62 miles away.

2. Please describe the existing staffing levels that would serve the project site. Please include a description of the number of officers, civilian personnel, active patrols at one time, etc.

3. Please provide the current average response times for emergency calls for service as a whole and for the station(s) located nearest to the project site.
4. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?
5. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve.
6. List any existing or planned mutual aid agreements with other agencies.
7. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.
8. What are the current rates of the residential and non-residential development fees? What is the estimated rate for the proposed project?

According to the City of Chico website, fees are \$445 per dwelling unit for both single-family and multi-family residential development. Commercial retail development fees are \$2.19 per square foot, and office fees are \$0.24 per square foot, and industrial development fees are \$0.02 per square foot.

9. Do you foresee any potential challenges that the proposed project may present to the department? (Including concerns related to response times, staffing, apparatus, stations, etc.) Please describe any measures you would recommend to reduce potential concerns/challenges.
10. Would the department need to construct new facilities or expand existing ones in order to serve the proposed project and the law enforcement needs of the City?
11. Do you have any other comments about the potential impacts of this project on the police department? Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the project.

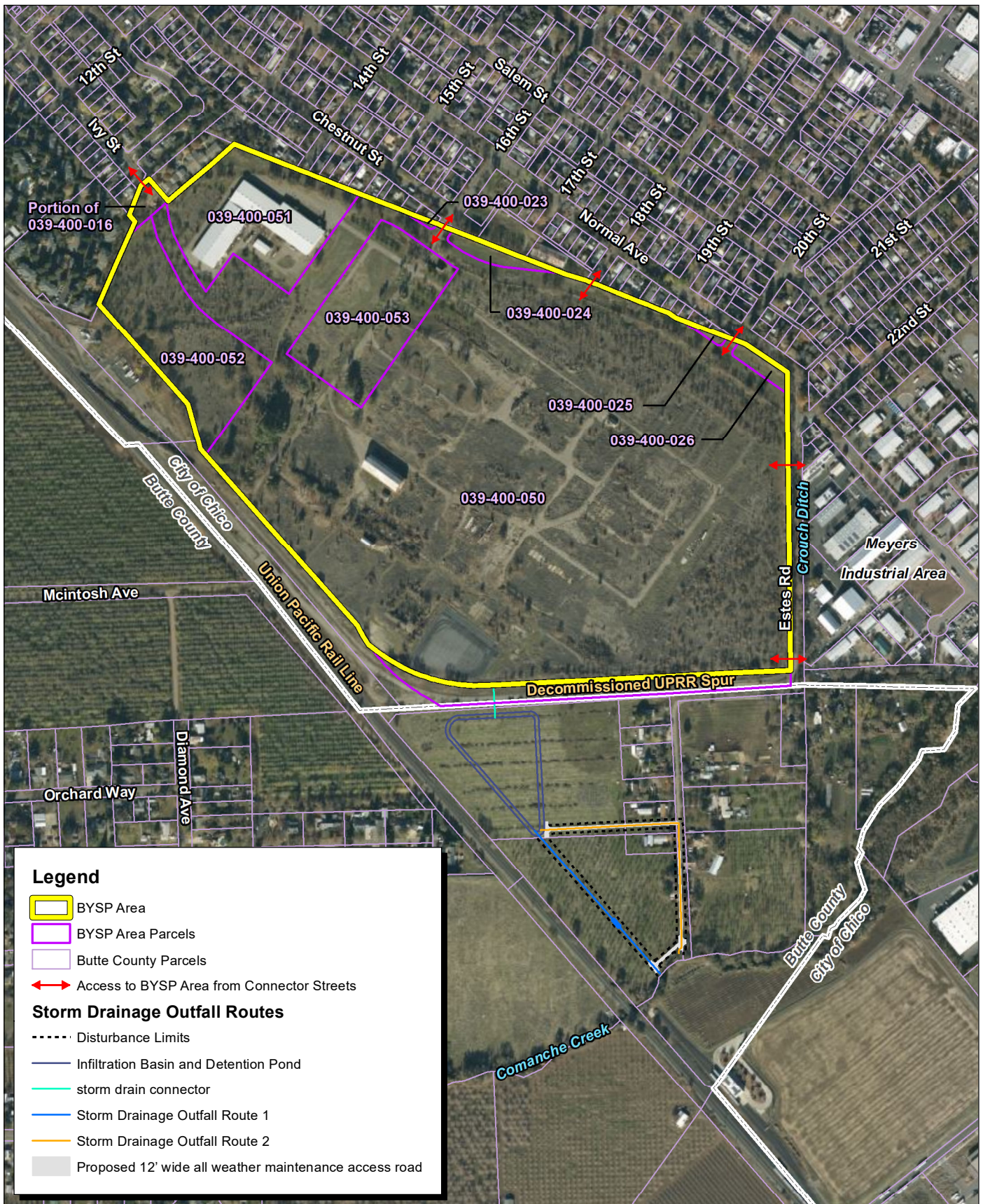
Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure timely completion of our analysis, please provide your response via e-mail no later than Wednesday June 28, 2023. If you have any questions, please contact me by email at icooper@fcs-intl.com.

Sincerely,

Isobel Cooper, ES Associate
FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597

Enc: Attachment A: Project Site Map
 Attachment B: Land Use Map

Attachment A:
Project Site Map



Source: Bing Aerial Imagery. Butte County Association of Governments; and NorthStar, 02/2023.



Attachment B:
Land Use Map



Source: Urban Design Associates, 02/01/2023.



June 14, 2023

Kelly Staley, Superintendent
Chico Unified School District
1163 East Seventh Street
Chico, CA 95928

Sent via email to: kstaley@chicousd.org

Subject: Barber Yard Specific Plan Environmental Impact Report: School Services

Dear Superintendent Staley:

On behalf of the City of Chico, FirstCarbon Solutions (FCS) is preparing an Environmental Impact Report (EIR) for the proposed Barber Yard Specific Plan. As part of the environmental review process, we are consulting with service providers to determine whether the project would impact their ability to deliver public services. We are contacting you to request information related to the provision of school services.

The proposed project consists of an approximately 133-acre Barber Yard Specific Plan Area (BYSP Area) as well as an approximately 13.5-acre off-site improvement area directly south of the BYSP Area (Attachment A). The BYSP Area is located within the City of Chico and the 13.5-acre off-site improvement area is located within unincorporated Butte County.

The approximately 133-acre Barber Yard Specific Plan (BYSP) Area consists of eight Assessor Parcel Numbers (APNs): 039-400-016, 039-400-022, 039-400-023, 039-400-024, 039-400-027, 039-400-025, 039-400-026, 039-400-031. The BYSP Area is bounded by various individual properties to the northwest, Chestnut Street and Normal Avenue to the northeast, Estes Road to the east, and Union Pacific Railroad (UPRR) to the southwest. To the south, the BYSP Area is bounded by a portion of Butte County that is unincorporated, including a decommissioned UPRR spur. Agricultural and rural residential areas lie to the south and west across the UPRR and the UPRR spur.

The approximately 13.5-acre off-site improvement area is located directly south of the BYSP Area on APN 039-410-025. The off-site improvement area is bounded by a Pacific Gas and Electric Company (PG&E) parcel to the north, rural residential and agricultural land uses to the east, agricultural land and Comanche Creek to the south, and the UPRR as well as more rural residential and agricultural land uses to the west.

Currently, vehicular access to the BYSP Area is from West 16th Street, which runs northeast to southwest from the adjacent Barber Neighborhood to the BYSP Area.

The proposed project consists of the full buildout of the BYSP, including off-site improvements, resulting in a mixed-use community accommodating a diverse range of housing opportunities with a mix of commercial, recreational, and office uses located throughout.

The proposed project would include a maximum of 1,250 dwelling units with a density ranging from 4 to 35 units per gross acre (Attachment B). Housing types would include market rate for-rent and for-sale units, non-deed-restricted accessory dwelling units, and potentially deed-restricted affordable units. The types of housing products envisioned include single-family detached, pocket neighborhoods, bungalow courts, duplexes, townhouses, garden apartments, and apartments over commercial.

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The BYSP contemplates a variety of potential future park, recreational, and open space amenities, totaling approximately 16 acres. Proposed parks include approximately 4.7 acres of public parks, 4.8 acres of private open space parks and approximately 6.3 acres of private recreational amenities. Additional information on parks, open space, and public uses can be found within the Specific Plan. The Specific Plan can be viewed at <https://chico.ca.us/barber-yard>.

Potential impacts to schools are an important element of our study. Our analysis strongly relies on your assistance in identifying potentially significant impacts to school services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. We have prepared the following description of the Chico Unified School District (District) based on information available online. We would appreciate it if you could review and edit (as needed) for completeness and accuracy.

According to the California School Dashboard and the District website, the District serves over 11,996 students across twelve elementary schools, four middle schools and three high schools. The District also provides educational services through the Academy for Change, Loma Vista (Special Services Program), Oak Bridge Academy (online learning) and Oakdale (independent study). Ten charter schools also serve the City of Chico. According to the District's 'Find Your School' feature, the BYSP area is within the attendance boundary of Chapman Elementary School, Chico Junior High School, and Chico High School.

2. Based on the residential/commercial development potential of the proposed project, please provide an estimated number of students generated by the proposed project.
3. Please list the school(s) that may be affected by the proposed project and their current capacity/enrolment ratio.

4. Please provide information about the residential and non-residential development fee schedule currently assessed by/on behalf of the District.

According to the District website, development fees for residential are \$4.49 per square foot, \$0.78 per square foot for commercial, and \$0.18 for self-storage.

5. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.
6. Please provide any additional information that you believe to be relevant to the proposed project.

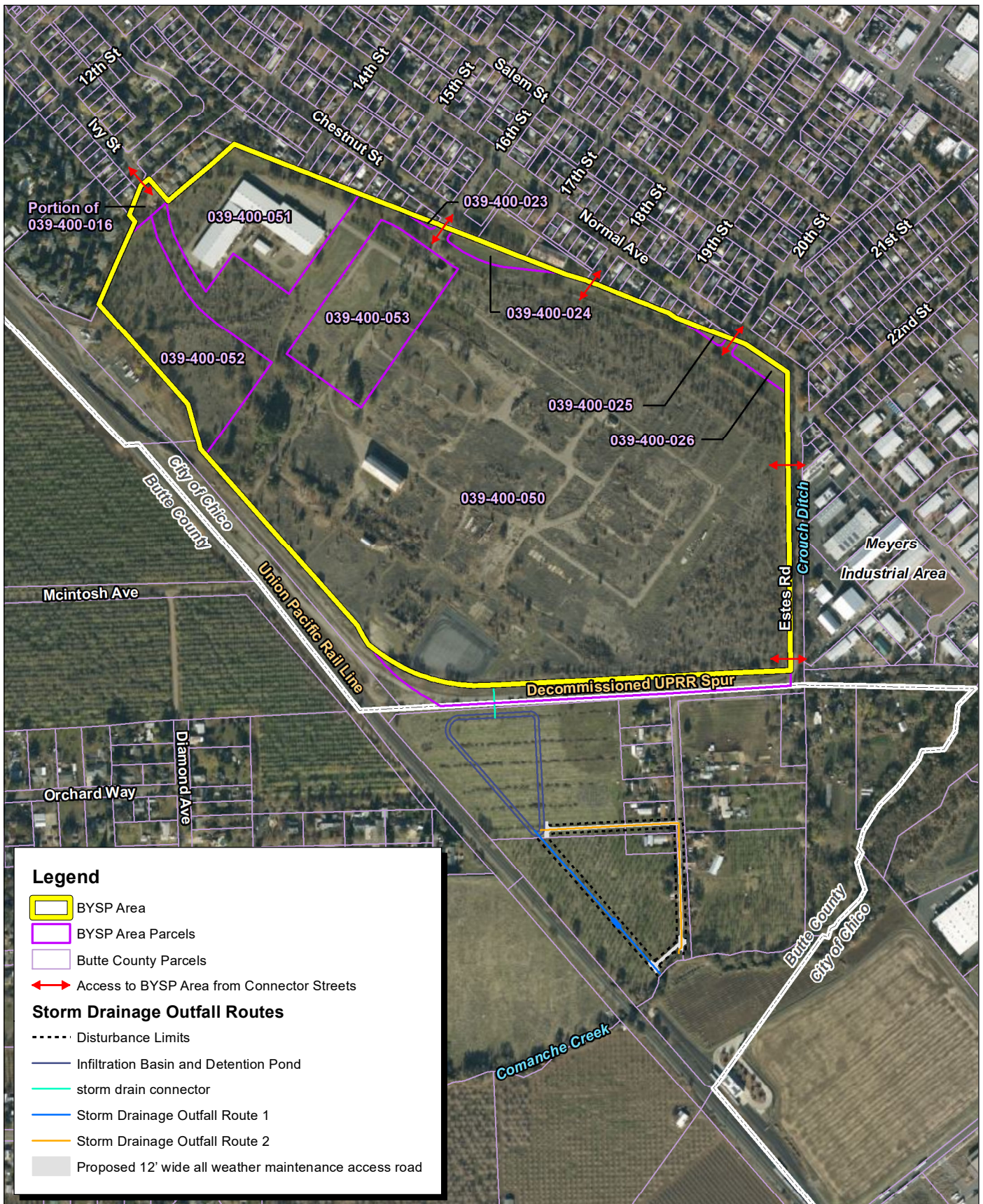
Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure timely completion of our analysis, please provide your response via e-mail no later than Wednesday June 28, 2023. If you have any questions, please contact me by email at icooper@fcs-intl.com.

Sincerely,

Isobel Cooper, ES Associate
FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597

Enc: Attachment A: Project Site Map
Attachment B: Land Use Map

Attachment A:
Project Site Map



Source: Bing Aerial Imagery. Butte County Association of Governments; and NorthStar, 02/2023.



Attachment B:
Land Use Map



Source: Urban Design Associates, 02/01/2023.

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Exhibit 2-4a Land Use Map

CITY OF CHICO
BARBER YARD SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

June 14, 2023

Annabel Grimm
Chico Area Recreation and Park District
545 Vallombrosa Avenue
Chico, CA 95926

Sent via email to: agrimm@chicorec.com

Subject: Barber Yard Specific Plan Environmental Impact Report: Parks and Recreation Services

To whom it may concern:

On behalf of the City of Chico, FirstCarbon Solutions (FCS) is preparing an Environmental Impact Report (EIR) for the proposed Barber Yard Specific Plan. As part of the environmental review process, we are consulting with service providers to determine whether the project would impact their ability to deliver public services. We are contacting you to request information related to the provision of park and recreation services.

The proposed project consists of an approximately 133-acre Barber Yard Specific Plan Area (BYSP Area) as well as an approximately 13.5-acre off-site improvement area directly south of the BYSP Area (Attachment A). The BYSP Area is located within the City of Chico and the 13.5-acre off-site improvement area is located within unincorporated Butte County.

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The approximately 13.5-acre off-site improvement area is located directly south of the BYSP Area on APN 039-410-025. The off-site improvement area is bounded by a Pacific Gas and Electric Company (PG&E) parcel to the north, rural residential and agricultural land uses to the east, agricultural land and Comanche Creek to the south, and the UPRR as well as more rural residential and agricultural land uses to the west.

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Potential impacts to recreational facilities are an important element of our study. Our analysis strongly relies on your assistance in identifying potentially significant impacts to park and recreation services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. Please identify the park(s) and recreation center(s) that would provide services to the project site. Please describe the existing conditions of these park(s) and center(s).
2. According to CARD's Park and Recreation Master Plan, CARD has a target standard of 1.5 acres of neighborhood parks per 1,000 people and 2.5 acres of community park per 1,000 people. Please confirm that this target service standard is accurate.
3. Please provide information about the residential and nonresidential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
4. Please identify CARD's ability to accommodate the demand of the proposed project via existing facilities in combination with facilities proposed as part of the project.
5. Please define any potential challenges that the proposed project may present to CARD. Please describe any measures that you would recommend to reduce potential concerns/challenges.

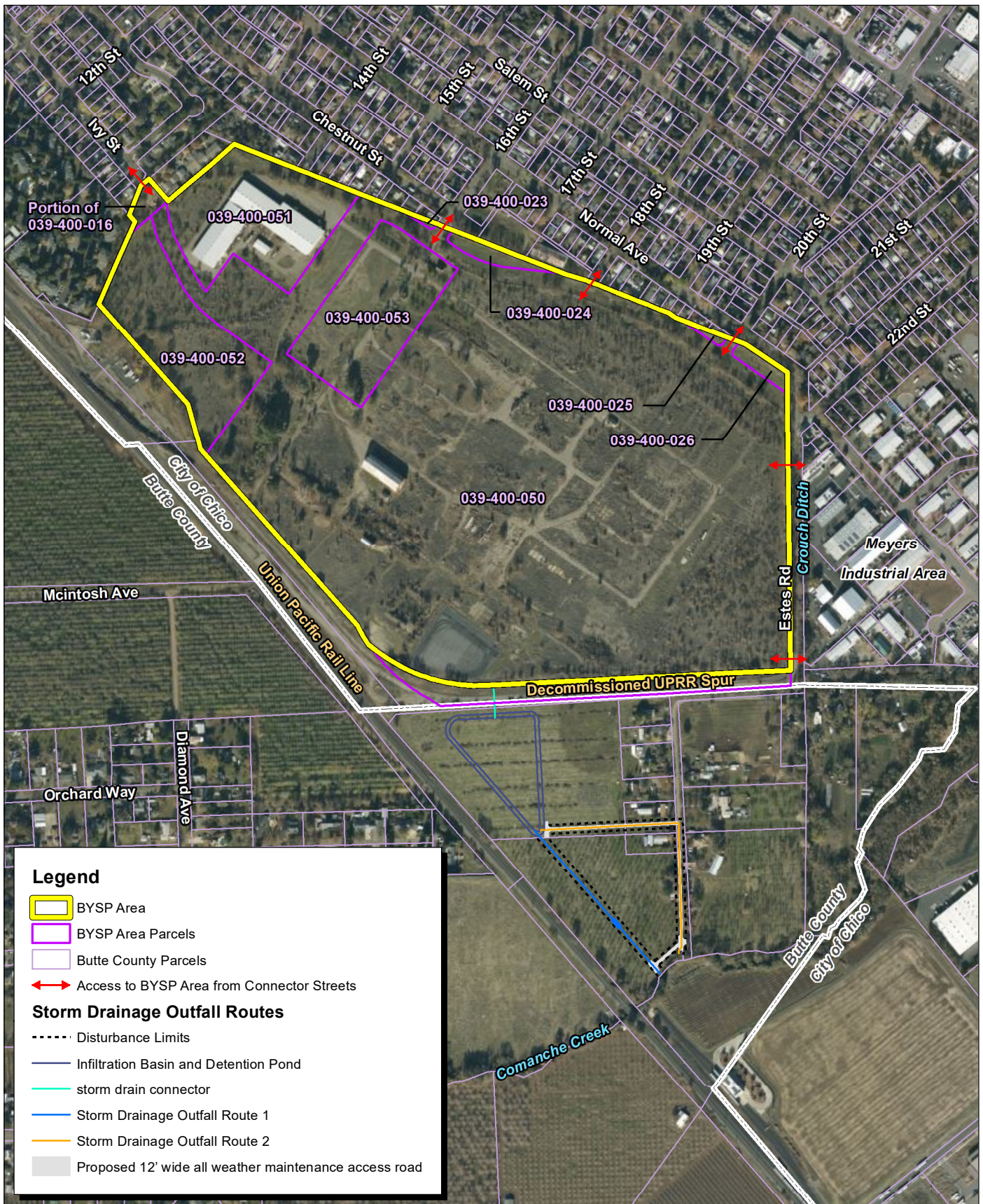
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CITY OF CHICO
BARBER YARD SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

June 14, 2023

City of Chico Parks Department
965 Fir Street
Chico, CA 95928

Sent via email to: parkinfo@chicoca.gov

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The proposed project would also include approximately 210,000 square feet of commercial space. Approximately 150,000 square feet of existing on-site structures would be available for adaptive reuse for commercial uses. In addition, the proposed project involves an additional approximately 60,000 square feet of commercial uses, within a combination of new buildings incorporating residential uses above commercial/retail (mixed-use), as well as free-standing commercial/retail buildings. Overall, commercial uses would consist of 130,000 square feet of health/fitness club use, 40,000 square feet of retail plaza use, 22,800 square feet of restaurant use, and 17,200 square feet of event center use.

The BYSP contemplates a variety of potential future park, recreational, and open space amenities, totaling approximately 16 acres. Proposed parks include approximately 4.7 acres of public parks, 4.8 acres of private open space parks and approximately 6.3 acres of private recreational amenities. Additional information on parks, open space, and public uses can be found within the Specific Plan. The Specific Plan can be viewed at <https://chico.ca.us/barber-yard>.

Potential impacts to recreational facilities are an important element of our study. Our analysis strongly relies on your assistance in identifying potentially significant impacts to park and recreation services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

Service Questions

1. Please identify the park(s) and recreation center(s) that would provide services to the project site. Please describe the existing conditions of these park(s) and center(s).
2. According to the General Plan, the City relies on Chico Area Recreation and Parks Department (CARD) parkland standard of 1.5 acres of neighborhood parks per 1,000 people and 2.5 acres of community parks per 1,000 people. In addition, the City has a service standard of 2.5 acres of greenways per 1,000 residents. Please confirm that this target service standard is accurate.
3. Please provide information about the residential and nonresidential development fee schedule. What are the current rates? What is the estimate rate for the proposed project?
4. Please identify the City of Chico Parks Department's ability to accommodate the demand of the proposed project via existing facilities in combination with facilities proposed as part of the project.

5. Please define any potential challenges that the proposed project may present to the City of Chico Parks Department. Please describe any measures that you would recommend to reduce potential concerns/challenges

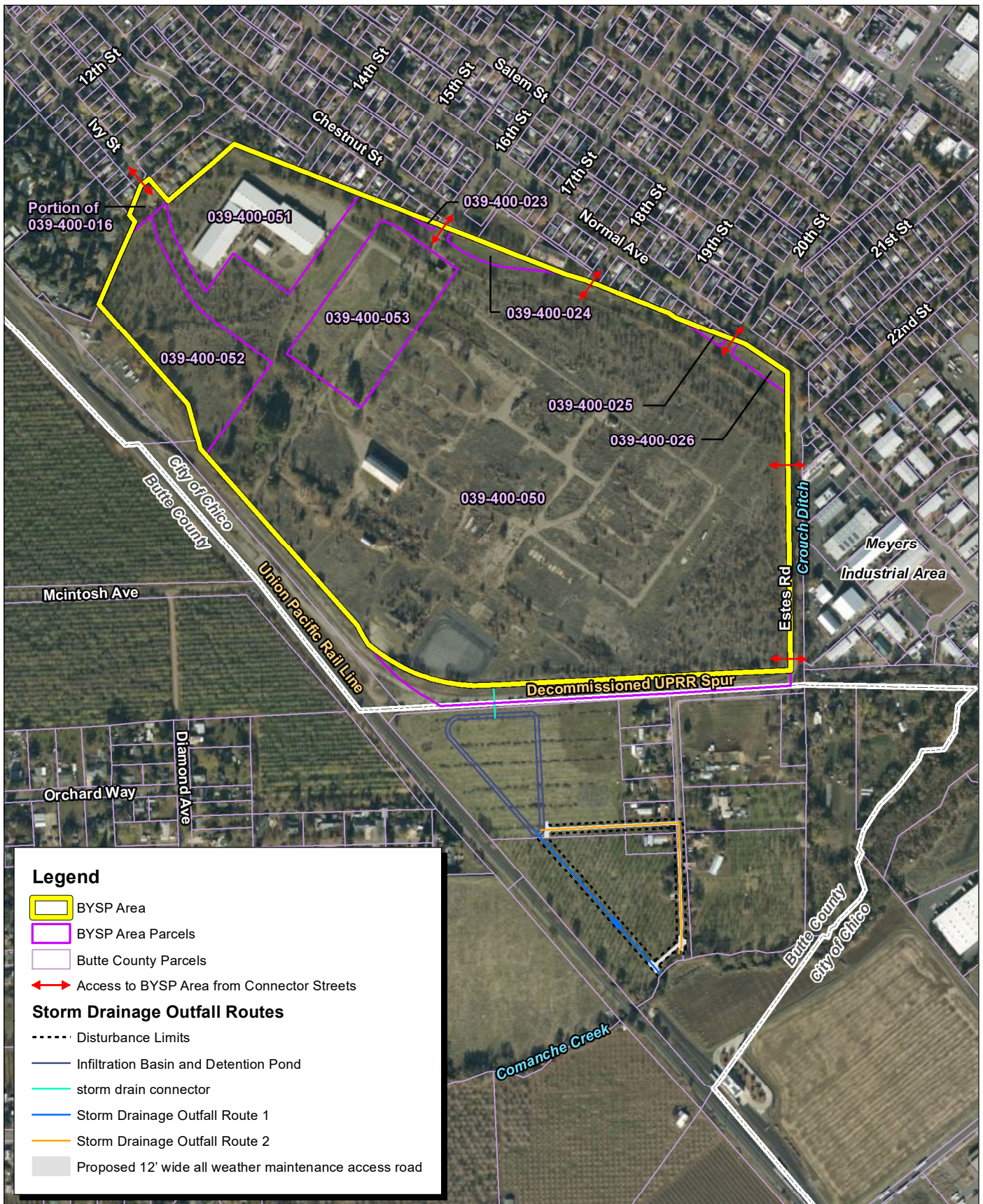
Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure timely completion of our analysis, please provide your response via e-mail no later than Wednesday June 28, 2023. If you have any questions, please contact me by email at icooper@fcs-intl.com.

Sincerely,

Isobel Cooper, ES Analyst
FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597

Enc: Attachment A: Project Site Map
Attachment B: Land Use Map

Attachment A:
Project Site Map



Source: Bing Aerial Imagery. Butte County Association of Governments; and NorthStar, 02/2023.



Attachment B:
Land Use Map



Source: Urban Design Associates, 02/01/2023.

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SOLUTIONS™



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Exhibit 2-4a Land Use Map

CITY OF CHICO
BARBER YARD SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

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I.2 - Public Service Letters Responses

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From: Jeramie Struthers <jeramie.struthers@Chicoca.gov>

Sent: Tuesday, June 20, 2023 3:20 PM

To: Mike Sawley <mike.sawley@Chicoca.gov>

Cc: Brendan Vieg <brendan.vieg@Chicoca.gov>

Subject: BYSP Impact Responses

1. We have prepared the following description of the Chico Police Department based on information available online. We would appreciate it if you could review and edit (as needed) the following information for completeness and accuracy.

*The Chico Police Department is headquartered at 1460 Humboldt Road and covers **four** patrol beats within the City limits. The Patrol Division is authorized to be staffed with one Captain, four Lieutenants, seven Sergeants, forty-eight (48) police officers, and seven community service officers to cover all four patrol beats. The BYSP is located within patrol beat 3. Station 1 (headquarters) and Station 4 are the nearest stations to the project site, at 0.77 miles and 1.62 miles away. (from the Valley's Edge rpt- although beat structure has change with the incorporation of RIMS)*

2. Please describe the existing staffing levels that would serve the project site. Please include a description of the number of officers, civilian personnel, active patrols at one time, etc.

Based on current team staffing, the average number of active patrol officers on each shift is 6.86. The average dispatch staff is 3.5 24/7, and records are 9 M-Fr. The average CSO staff is 1 per shift. Dispatch, records and CSO are all civilian staff. Based on the current staffing model, there would be two (2) officers assigned to share responsibility of Beat 1&2 combined on any given shift 24/7 (see new beat map listed under question #3).

3. Please provide the current average response times for emergency calls for service as a whole and for the **station(s) located nearest to the project site.**

***Chico Fire Dept** has a minimum standard of 5 minutes average response time (from page out to arrival), although, when responding from Station 1, arrival is within 3 minutes.*

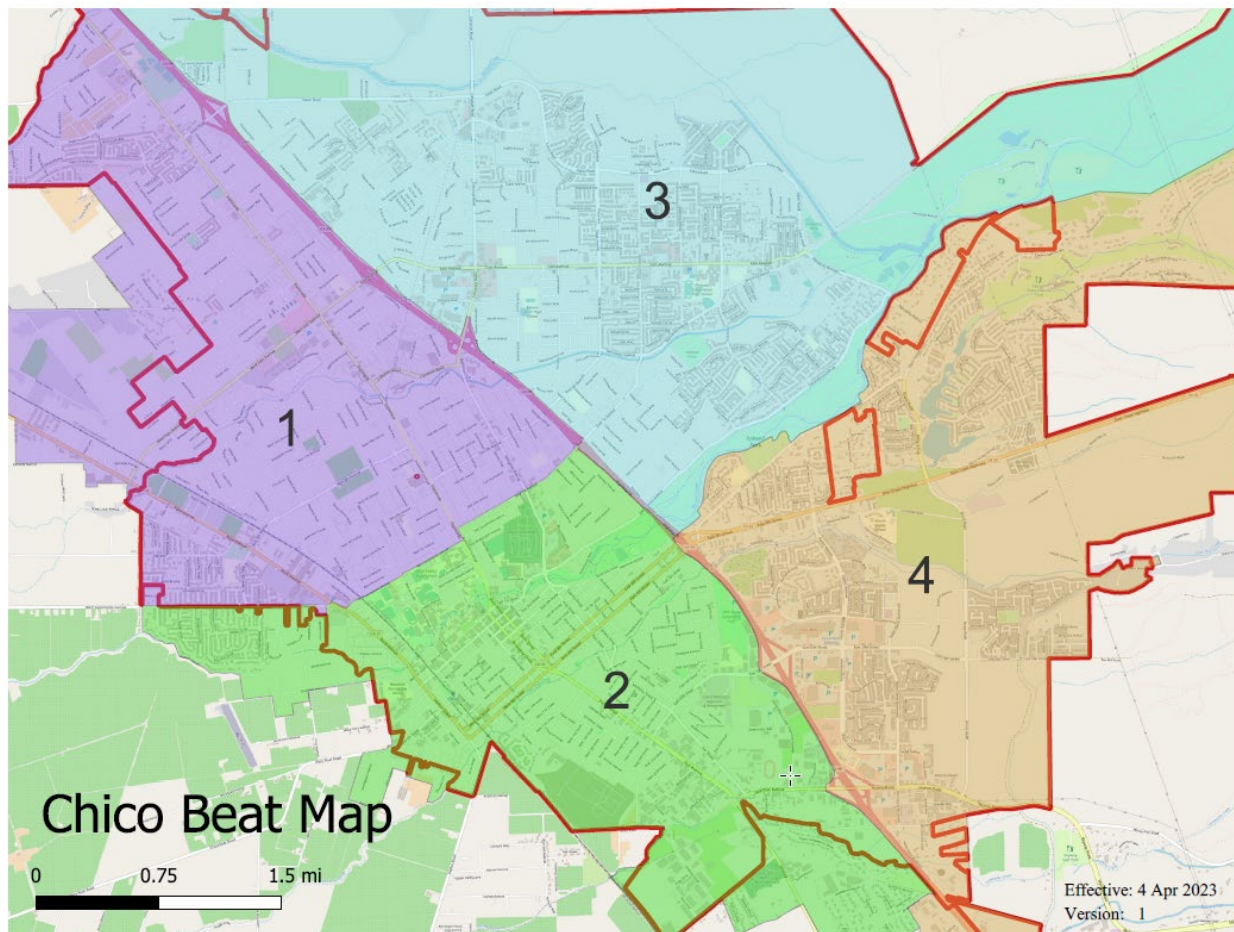
This report response time report is based off Beat 3 as structured with the previous 6 beat plan. The BEAT size has increased with the new (4) BEAT structure. The BEAT for BYSP is now in Beat 2.

Chico Police average response time 4/1/22-4/1/23 for Beat 3

COMMUNICATIONS							
Response Time Report							
District: 3, Agency: CPD, Call date/Time range: 04/01/2022 - 04/01/2023							
Time of Day	Priority	# of Calls	Time In Minutes				
			Dispatch Delay	Travel Time	Response Time	At Scene Time	Service Time
0700-1059	P	3	0.92	7.17	8.09	43.41	50.58
	1	33	6.35	7.53	13.88	50.29	57.82
	2	1	44.30	13.22	57.52	3.17	16.39
	3 +	609	17.65	10.32	27.97	22.85	33.17
	Avg.	646	17.04	10.16	27.20	24.32	34.48
1100-1459	P	14	5.38	6.26	11.64	43.38	49.64
	1	44	7.02	6.48	13.50	44.66	51.14
	2	1	1.92	4.27	6.19	22.07	26.34
	3 +	831	18.32	6.77	25.09	20.23	27.00
	Avg.	890	17.54	6.74	24.28	21.80	28.54
1500-1859	P	23	2.92	6.45	9.37	39.78	46.23
	1	37	3.03	6.36	9.39	39.91	46.27
	2	4	2.13	10.63	12.76	27.66	38.29
	3 +	700	19.05	7.10	26.15	18.68	25.78
	Avg.	764	17.70	7.07	24.77	20.39	27.46
1900-2259	P	16	2.37	4.70	7.07	36.72	41.42
	1	60	5.28	6.03	11.31	31.68	37.71
	2	0	0.00	0.00	0.00	0.00	0.00
	3 +	672	17.49	5.11	22.60	16.73	21.84
	Avg.	748	16.19	5.18	21.37	18.36	23.54
2300-0259	P	7	2.70	4.85	7.55	43.21	48.06
	1	32	3.54	5.39	8.93	36.84	42.23
	2	0	0.00	0.00	0.00	0.00	0.00
	3 +	402	10.93	3.56	14.49	18.42	21.98
	Avg.	441	10.26	3.71	13.97	20.15	23.86
0300-0659	P	2	0.42	3.28	3.70	112.84	116.12
	1	12	4.56	8.06	12.62	50.46	58.52

		2	0	0.00	0.00	0.00	0.00	0.00
		3 +	402	10.93	3.56	14.49	18.42	21.98
		Avg.	441	10.26	3.71	13.97	20.15	23.86
0300-0659	P	2	0.42	3.28	3.70	112.84	116.12	
	1	12	4.56	8.06	12.62	50.46	58.52	
	2	0	0.00	0.00	0.00	0.00	0.00	
	3 +	240	19.00	8.09	27.09	17.89	25.98	
	Avg.	254	18.17	8.05	26.22	20.18	28.23	
ALL	P	65	3.12	5.74	8.86	42.59	48.33	
	1	218	5.12	6.42	11.54	40.31	46.73	
	2	6	9.12	10.00	19.12	22.64	32.64	
	3 +	3454	17.38	6.86	24.24	19.32	26.18	
	Avg.	3743	16.40	6.82	23.22	20.95	27.77	

New Beat for BYSP Beat 2



4. Would the development of the proposed project impair the police department's ability to maintain established response time standards with current staff and equipment levels?

Short answer is yes. Increased residents = increased calls for services, coupled with staffing struggles, = higher response time. How much (see below).

DIFFICULT TO ANSWER GIVEN THE VARIABLES OF OTHER NEW ANNEXATIONS, UNDETERMINED FUTURE STAFFING LEVELS, TYPES OF CALLS GENERATED FROM THE HOUSING UNITS AND TYPES OF COMMERCIAL BUSINESSES, UNDETERMINED INCREASED POPULATION AND TRAFFIC FLOW INTO THE AREA.

5. Please provide an estimate of the officers/1,000 residents and the target ratio that the department would like to achieve. (National average vs actual ratio, vs desired.)

National average 2.4/1000, CPD current 1.09/1000, *Desired ##/1000*

6. List any existing or planned mutual aid agreements with other agencies.

Butte County Sheriff, Butte Community College, CSU-Chico, Chico CHP...

Additionally, the city is part of the California Disaster and Civil Defense Master

Mutual Aid Agreement, which states that all resources and facilities of the state, including all political subdivisions, shall voluntarily aid and assist each other in the event of a disaster by the interchange of services, including police protection (CalOES 1950). (Valley's Edge rpt)

7. Please provide an estimate of the annual number of calls for service the proposed project would be expected to generate.

2022 population 102,338

CAD INCIDENTS		
	Citizen Generated (Police)	43,405
	Self - Initiated (Police)	9,918
	<u>Total Police</u>	<u>53,323</u>
	CAD Incidents - Fire	14,064
	Other (Animal Control, VIPS, Etc.)	2,304
	<u>Total CAD Incidents (Police & Fire)</u>	<u>69,691</u>

PHONE CALLS		
	Non-911	40,709
	911	51,729
	Admin Line	105,149
	<u>Total (Inbound & Outbound)</u>	<u>197,587</u>
	<u>Total (Inbound Only)</u>	<u>151,058</u>

Avg- police only= .52 calls per person

- Fire only= .137 calls per person

(Figure proportionately based increased occupancy)

Avg. = .9 calls per person (incoming only)

DIFFICULT TO PROVIDE A DEFINITIVE ANSWER GIVEN THE VARIABLES OF OTHER NEW ANNEXATIONS, UNDETERMINED FUTURE STAFFING LEVELS, TYPES OF CALLS GENERATED FROM THE HOUSING UNITS AND TYPES OF COMMERCIAL BUSINESSES, UNDETERMINED INCREASED POPULATION AND TRAFFIC FLOW INTO THE AREA.

8. What are the current rates of the residential and non-residential development fees? What is the

estimated rate for the proposed project?

According to the City of Chico website, fees are \$445 per dwelling unit for both single-family and multi-family residential development. Commercial retail development fees are \$2.19 per square foot, and office fees are \$0.24 per square foot, and industrial development fees are \$0.02 per square foot. (from the Valley's Edge rpt)

9. Do you foresee any potential challenges that the proposed project may present to the department? (Including concerns related to response times, staffing, apparatus, stations, etc.) Please describe any measures you would recommend to reduce potential concerns/challenges.

Short answer, yes. Increased response times due to more people, more parcels result in more need for overall services. Increase staffing, additional vehicles.

DIFFICULT TO ANSWER GIVEN THE VARIABLES OF OTHER NEW ANNEXATIONS, UNDETERMINED FUTURE STAFFING LEVELS, TYPES OF CALLS GENERATED FROM THE HOUSING UNITS AND TYPES OF COMMERCIAL BUSINESSES, UNDETERMINED INCREASED POPULATION AND TRAFFIC FLOW INTO THE AREA.

10. Would the department need to construct new facilities or expand existing ones in order to serve the proposed project and the law enforcement needs of the City?

Not for this specifically, but, yes overall, due to all city expansion, new housing developments, recreational areas, etc.

11. Do you have any other comments about the potential impacts of this project on the police department? Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the project.

Our current authorized staffing levels exceed the conventional capacity of the police facility. As stated in questions 5 and questions 10... we average an extremely low ratio of officers to citizens. At that low ratio we are already exceeding the station's ability to handle the sworn personnel and the supporting civilian employees. Adding residences and businesses will only exacerbate a problem which already exists long before this project or the Valley's edge project.

From: Julia M. Kistle <jkistle@chicousd.org>

Sent: Thursday, June 22, 2023 4:06 PM

To: Mike Sawley <mike.sawley@Chicoca.gov>

Cc: Kelly Staley <kstaley@chicousd.org>; Jaclyn Kruger <jkruger@chicousd.org>

Subject: RE: Request for Department Information for Barber Yard Environmental Impact Report

1.

- The District serves 12,779 students (Preschool through 12th Grade)
- CUSD only has 3 Middle Schools
- Add to Educational Services to: Center for Alternative Learning (CAL).

2.

- Depending on the proportion of the 1,250 total units that are single-family detached, single-family attached, market rate multi-family, or affordable, the total number of students estimated to be generated by this project is approximately 300 to 400 TK-12th grade students enrolled in CUSD schools. The number could be higher if a large proportion of the homes are affordable housing, which has the highest rates of student generation for CUSD. More information regarding the specific type of units would be needed for a more accurate estimate.

3.

- The following schools are most likely to be affected by enrolling the largest numbers of new students once the project is occupied:
 - Chapman Elementary School – currently 300 enrollment for 318 target capacity (94% of capacity)
 - Rosedale Elementary School – currently 543 enrollment for 614 target capacity (88% of capacity)
 - Chico Junior High School – currently 928 enrollment for 1,098 target capacity (85% of capacity)
 - Chico High School – currently 1,906 enrollment for 2,095 target capacity (91% of capacity)

4.

- The current residential development fee imposed by the District is \$4.79/square foot, and the commercial development fee is \$.78/square foot.

5.

- CUSD is currently updating its Facilities Master Plan which focuses in part on balancing student enrollment and capacity across the District's elementary schools. A significant element of the plan includes the future facilities for Chapman and Rosedale Elementary Schools. The addition of a new housing project of this size will affect the needs of all of the schools (including the Middle and High School) that will serve the development and associated design decisions, so it will be important for CUSD to have as much specific information as possible concerning the project timeline and makeup.



Chico Area Recreation and Park District

545 Vallombrosa Avenue

Chico, CA 95926

office: 530 895.4711

fax: 530 895.4721

www.chicorec.com

June 29, 2023

Isobel Cooper, ES Associate
FirstCarbon Solutions
2999 Oak Road, Suite 250
Walnut Creek, CA 94597

Subject: RE Barber Yard Specific Plan Environmental Impact Report: Parks and Recreation Services

To whom it may concern:

Thank you for the opportunity to participate in the planning for Barber Yard. The following are the answers to the questions that were requested.

1. Please identify the park(s) and recreation center(s) that would provide services to the project site. Please describe the existing conditions of these park(s) and center(s).

Response:

Four community parks are operated by the Chico Area Recreation and Park District (CARD). Community parks are typically 25 acres or more. Currently, in this category are Hooker Oak Park (35 acres), Wildwood Park (30 acres), DeGarmo Park (22 developed and 14 undeveloped acres), and Community Park (40 acres). These community parks' catchment area is the entire 255 square miles of the District.

Neighborhood parks provide recreation opportunities, usually within a half mile of residential areas. In relation to neighborhood parks, the closest park to the Barber Yard Development is Rotary Park at 0.3 acres. The surrounding neighborhood usage already overburdens this park due to its size. Additional development without additional park space would significantly overwhelm the existing neighborhood park resources.

2. According to CARD's Park and Recreation Master Plan, CARD has a target standard of 1.5 acres of neighborhood parks per 1,000 people and 2.5 acres of community parks per 1,000 people. Please confirm that this target service standard is accurate.

Response:

The target service standard is accurate.

3. Please provide information about the residential and nonresidential development fee schedule. What are the current rates? What is the estimated rate for the proposed project?

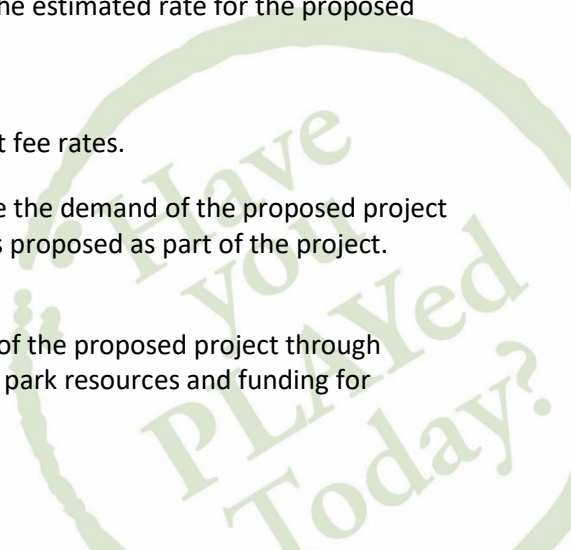
Response:

The City of Chico determines the development fee rates.

4. Please identify CARD's ability to accommodate the demand of the proposed project via existing facilities in combination with facilities proposed as part of the project.

Response:

CARD is poised to accommodate the demand of the proposed project through increased staffing proportionate to the added park resources and funding for maintenance and capital asset replacement.



5. Please define any potential challenges that the proposed project may present to CARD. Please describe any measures that you would recommend to reduce potential concerns/challenges.

Response:

CARD requires two mitigation measures to ensure proper design, construction, and maintenance of the proposed project.

a. CARD should be comprehensively involved at each stage of the park design, construction, and acceptance of the project's associated parks. Park design specifications and details for bid documentation must align with the City of Chico's current municipal code unless otherwise specified or agreed upon by CARD.

b. In accordance with the City of Chico's Memorandum of Understanding with CARD, the developer must establish an appropriate funding mechanism for the maintenance of the proposed project's parks in collaboration with CARD before selling any properties within the development area.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the left.

Annabel Grimm
General Manager
Chico Area Recreation & Park District