

Summary Form for Electronic Document Submittal

Form F

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

SCH #: 2023030641

Project Title: Barber Yard Specific Plan

Lead Agency: City of Chico

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Project Location: Chico Butte County
City *County*

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

The proposed project consists of the full buildout of the 133 acre Barber Yard Specific Plan (BYSP) Area resulting in a mixed-use community accommodating a diverse range of up to 1,250 housing units with a mix of commercial, recreational and office uses located throughout. The proposed project would include adaptive reuse of the three existing on-site buildings (Warehouse, Engineering Building, and Shop). Within the approximately 16-acre off-site improvement area, an approximately 3-5 acre combination water quality retention/detention basin (stormwater basin), access drive from Estes Road, and an associated storm drain alignment would be constructed to connect the BYSP Area and stormwater basin to a new outfall to Comanche Creek.

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

Air Quality

The proposed project would conflict with or obstruct implementation of the applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard, and would result in cumulative impacts related to operational criteria pollutants. The proposed project would implement mitigation measures (MM) AIR-1, MM AIR-2, and MM ENER-1, which require proof of the use to Tier 4 off-road equipment, participation in an off-site mitigation program for the purchase of pollutant off-sets, implementation of Butte County Air Quality Management District (BCAQMD) Best Management Practices, and all-electric requirements for new buildings except for new commercial uses with commercial kitchen components and adaptive reuse of existing buildings as long as it can be reasonably documented that conversion to all-electric is not physically and/or economically feasible. However, impacts would remain significant and unavoidable.

Potentially Significant Effects Continued

Biological Resources

The proposed project could have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, have a substantial adverse effect on riparian habitat, other sensitive natural community, or wetlands, or interfere with the movement of native resident or migratory fish or wildlife species. Impacts would be reduced to less than significant with implementation of MM's BIO-1a, MM BIO-1b, MM BIO-2, MM BIO-3a, MM BIO-3b, MM BIO-3c, MM BIO-4, MM BIO-5, MM BIO-6, and MM BIO-7, which include requirements for pre-construction surveys, protection, avoidance, and minimization measures for special-status animal species, the purchase of mitigation credits for Valley elderberry longhorn beetle, and transplant requirements for elderberry shrub. The proposed project would also implement MM BIO-8, which requires conducting a delineation of potentially jurisdictional aquatic resources and obtaining Clean Water Act permits or the preparation of a restoration and revegetation plan to offset impacts related to construction of the outfall structure.

Cultural and Tribal Cultural Resources

The proposed project could cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to Section 15064.5, disturb human remains, including those interred outside of formal cemeteries, and cause a substantial adverse change in the significance of a Tribal Cultural Resource (TCR). Impacts would be reduced to less than significant with implementation of MM CUL-1a, MM CUL-1b, and MM CUL-3, which would require the preparation of a Historical and Archaeological Resources Treatment Plan, review of design plans by a qualified Architectural Historian/Historic Preservation Professional, and procedures for the unanticipated discovery of buried human remains.

Energy

The proposed project could result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be reduced to less than significant with implementation of MM ENER-1, which specifies all-electric requirements for new buildings except for new commercial uses with commercial kitchen components and adaptive reuse of existing buildings as long as it can be reasonably documented that conversion to all-electric is not physically and/or economically feasible.

Geology and Soils

The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts would be reduced to less than significant with implementation of MM GEO-1, which includes requirements for a Worker Environmental Awareness Program training and coordination with a professional paleontologist.

Greenhouse Gas Emissions

The proposed project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and could conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases with the exception of those related to the use of natural gas. Impacts would be reduced to less than significant with implementation of MM ENER-1.

Hazards and Hazardous Materials

The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, create a significant hazard to the public or the environment involving release of hazardous materials into the environment, emit hazardous emissions within one-quarter mile of a school, and would be located on a site included on a list of hazardous materials sites. Impacts would be reduced to less than significant with implementation of MM HAZ-1, which requires the preparation of a Soil and Debris Management Plan.

Hydrology and Water Quality

The proposed project could violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and could result in substantial erosion or siltation on- or off-site. Impacts would be reduced to less than significant with implementation of MM HAZ-1 and MM BIO-8.

Noise

The proposed project could cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, generate substantial temporary or permanent increase in ambient noise levels in the vicinity, and could result in excessive groundborne vibration or groundborne noise levels. Impacts would be reduced to less than significant with implementation of MM NOI1-, MM NOI-2a, MM NOI-2b, and MM NOI-3, which include specific requirements for housing located near the active railroad line, practices to reduce construction noise, preparation of an acoustic study, and requirements for the reduction of construction vibration.

Recreation

The proposed project would involve the construction and operation of park and recreational facilities, which could result in an adverse physical effect on the environment but would not require the construction or expansion of recreational facilities beyond those contemplated by the proposed project. Implementation of mitigation measures outlined in the Mitigation Monitoring and Reporting Program for the proposed project would reduce impacts to less than significant.

Transportation

The proposed project could generate substantial demand for bicycle facilities on streets near the project site without associated bicycle infrastructure improvements, causing a physical change inconsistent with General Plan policies (CIRC-2.1, CIRC-2.2, CIRC-3.1, CIRC-3.3) and bicycle policies contained in City of Chico Bike Plan 2019 Update, and could generate substantial demand for pedestrian facilities on streets near the project site, which currently lack pedestrian facilities and which connect the project site to existing commercial uses in the vicinity, without including associated pedestrian infrastructure improvements, inconsistent with General Plan policies (CIRC-2.1, CIRC-2.2 and CIRC-4.2) contained in City of Chico planning documents. With the implementation of MM TRANS-2 and MM TRANS-3, which require the construction of bicycle and pedestrian improvements along streets near the project site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- " Aesthetics, Light, and Glare
- " Agricultural and Forestry Resources
- " Air Quality
- " Biological Resources
- " Cultural and Tribal Cultural Resources
- " Energy
- " Geology and Soils
- " Greenhouse Gas Emissions
- " Hazards and Hazardous Materials
- " Hydrology and Water Quality
- " Land Use and Planning
- " Noise
- " Population and Housing
- " Public Services
- " Recreation
- " Transportation
- " Utilities and Service Systems
- " Wildfire

Provide a list of the responsible or trustee agencies for the project.

- " United States Army Corps of Engineers (USACE)
- " United States Fish and Wildlife Service (USFWS)
- " California State Water Resources Control Board (State Water Board)
- " California Department of Fish and Wildlife (CDFW)
- " Central Valley Regional Water Quality Control Board (Central Valley RWQCB)
- " Butte County Air Quality Management District (Butte County AQMD)
- " County of Butte
- " Department of Toxic Substances Control (DTSC)