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PLANNING SERVICES  
DEPARTMENT

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September 30, 2010

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE CITY OF CHICO 2030 GENERAL PLAN UPDATE (SCH# 2008122038)**

**Project Title:** Chico 2030 General Plan Update

**Project Location:** The City of Chico consists of approximately 22 square miles in the central portion of northern California in Butte County. The City of Chico 2030 General Plan Planning Area (Planning Area) includes the City of Chico, the City's Sphere of Influence, and unincorporated areas in Butte County. The actual Planning Area boundaries have not been changed and are consistent with the currently adopted 1994 General Plan. The Planning area consists of approximately 150 square miles of land located in the west-central portion of Butte County.

**Project Description:** The proposed project is the adoption and implementation of an updated General Plan for the City of Chico. The Chico 2030 General Plan is a comprehensive update of the existing 1994 General Plan. The 2030 General Plan includes the seven State-required elements of a General Plan (Land Use, Transportation, Housing, Open Space, Noise, Safety, and Conservation) as well as the following additional Elements: Sustainability, Downtown, Community Design, Parks, Public Facilities and Services, Cultural Resources/Historic Preservation, and Economic Development.

The proposed General Plan Update includes a Land Use Diagram which depicts the location and distribution of land use designations in the Planning Area, including several new mixed-use land use designations not provided in the 1994 General Plan. In addition, the Land Use Diagram identifies several areas with special land use considerations. Areas identified for potential change include 15 Opportunity Sites and the five Special Planning Areas. Opportunity Sites represent those areas in the city that are expected to be the focus of improvement, change, and revitalization over the next 20 years. These strategic infill and redevelopment areas include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential, light industrial, and mixed-use areas that can accommodate growth. The Special Planning Areas identify areas with significant new growth potential requiring more detailed subsequent land use planning in the form of a specific plan, planned development, or other comprehensive plan. The Special Planning Areas are to be developed as connected and complete neighborhoods with a mix of housing types, employment, services, and shopping opportunities, along with parks and open space. Additionally, as part of this proposed General Plan Update, the Land Use Diagram includes a Resource Constraint Overlay for those areas with known sensitive environmental resources that may reduce development potential.

The City has prepared a Draft Environmental Impact Report (EIR) that provides a programmatic review of the potential environmental impacts that could arise from implementation of the proposed General Plan Update through development of the land uses within the Planning Area, as regulated and guided by General Plan policies and actions. The Draft EIR will be used to evaluate subsequent projects (public and private) under the proposed General Plan Update consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

**Significant Environmental Effects:** The Draft EIR is a focused analysis of the following environmental issue areas that may be impacted by the project:

- Land Use
- Agricultural Resources
- Population/Housing/Employment
- Human Health/Risk of Upset
- Transportation and Circulation
- Air Quality
- Noise
- Geology and Soils
- Hydrology and Water Quality
- Biological Resources
- Cultural and Palentological Resources
- Public Services and Utilities
- Visual Resources
- Energy and Climate Change
- Cumulative Impacts
- Long Term Implications

Listed hazardous waste sites, hazardous materials users and other associated hazardous material sites (including sites identified under Section 65962.5 of the Government Code) are known to be present in the City of Chico General Plan Planning Area and are identified in Section 4.4 (Human Health/Risk of Upset) of the Draft EIR.

**Lead Agency and Contact Person:** City of Chico, Planning Services Department, Principal Planner Brendan Vieg, (530) 879-6806

**Draft EIR Review Period:** Begins Thursday, September 30, 2010 and ends on Tuesday, November 30, 2010 at 5:00 p.m.

**Where Documents are Available for Review:** The Draft EIR may be reviewed at the City of Chico Planning Services Department, 411 Main Street, Chico; the Butte County Library, Chico Branch, 1106 Sherman Avenue, Chico; and the Meriam Library, Special Collections, 3<sup>rd</sup> Floor, CSU Chico. The Draft EIR is also available on the City's General Plan website at <http://chicogeneralplan.com>

**Where to Send Comments:** Submit written comments regarding environmental concerns to the City of Chico, Planning Services Department, Attention Brendan Vieg, Principal Planner, P.O. Box 3420, Chico, CA 95927-3420 (U.S. Mail) or deliver to 411 Main Street, 2<sup>nd</sup> Floor no later than **5:00 p.m. on Tuesday, November 30, 2010**. Comments may also be submitted via email to [bvieg@ci.chico.ca.us](mailto:bvieg@ci.chico.ca.us)

For each comment received on the Draft EIR during the 60-day comment period, a written response will be prepared for inclusion in the Final EIR. Although verbal comments received at the public meeting (discussed below) will be noted and addressed within the Final EIR to ensure an accurate recording of each concern, written comments are strongly encouraged.

**Public Meeting:** A public meeting will be held on **Tuesday, November 9, 2010 at 6:00 p.m.** in the City of Chico Council Chambers at 421 Main Street to receive oral comments on the Draft EIR. Individuals and agencies are invited to attend the meeting to discuss environmental concerns and questions associated with the project's environmental review.

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