

## 3 ENVIRONMENTAL SETTING

### 3.1 REGIONAL SETTING

The community of Durham falls within Butte County, which lies in north central California at the northern end of the Sacramento Valley, approximately 150 miles northeast of San Francisco and 80 miles north of Sacramento. Durham lies in the western central part of Butte County on the Valley floor south of the City of Chico. The unincorporated community of Durham is rural in character and dominated by agriculture as is most of the rest of the valley area within Butte County. Residential development outside of community centers consists mostly of single family residences, most with associated farming activities on the same parcel or adjacent parcels. The major agricultural crops in this area are nut and fruit orchards. There are also small industrial and commercial complexes, gas stations and retail stores dispersed throughout the rural land uses.

### 3.2 LOCAL SETTING

The Creekside Estates Subdivision Project is located east of Durham, on the south side of Durham-Dayton Highway, across the Highway from Van Ness Way. The site is bordered on the west side by almond orchards, on the south by orchards, on the east by almond orchards and single-family residences on large rural styled lots and on the north by Durham-Dayton Highway, almond orchards and single-family residences on medium to large rural styled lots.

The existing parcel is designated in the General Plan as Very Low Density Residential and zoned Very Low Density Residential (VLDR) 1 acre minimum.

The project site falls under the 2030 Butte County General Plan and the Durham Dayton Nelson Area Plan. There are a number of other regional plans, particularly with regard to air quality (e.g., Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan), that guide planning and development within the area of the Creekside Estates project and are discussed within the pertinent sections of this document.