Department of Development Services

Tim Snellings, Director
Pete Calarco, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700
F: 530.538.7785

buttecounty.net/dds

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT
TENTATIVE SUBDIVISON MAP (CREEKSIDE ESTATES)

NOTICE IS HEREBY GIVEN that BUTTE COUNTY as Lead Agency pursuant to the California Environmental Quality Act (CEQA) has prepared a Notice of Preparation for an Environmental Impact Report (EIR) for the following project: CREEKSIDE ESTATES Tentative Subdivision Map TSM18-0001 – Morris "Bud" Keeney

Project Location and Overview: The project site is located in unincorporated Butte County east of Durham, between Durham and Butte Creek, on the south side of Durham-Dayton Highway, at 2243 Durham-Dayton Highway (APN 040-700-001). The project site consists of a single 49.4-acre parcel that contains a producing almond orchard, the residence of the property owner and associated outbuildings. The site is bordered on the west by an almond orchard, on the south by an almond orchard, on the east by almond orchards, vineyard and single-family residences on very low density residential lots, and on the north by Durham-Dayton Highway, almond orchards and single-family residences on very low density residential lots.

The subdivision of the project site will create 47 new single-family residential lots ranging in size from 43,590 to 85,529 square feet (with an average lot size of 45,806 square feet), one of which contains the property owner's current residence. The applicant has included as part of the project for Street "A" to be designed to provide three (3), ten (10) foot travel lanes, so as to provide the same practical effect of meeting the length of cul-de-sac requirements (Butte County Code 20-133 - Cul-de-sac streets) for the Local Responsibility Area for fire protection.

Entitlements include: a phased Tentative Subdivision Map; annexation into the Durham Irrigation District for water service and formation of a Permanent Road Division for maintenance of the proposed roads, drainage and lighting.

The Notice of Preparation is available at the offices of the Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95973, or online at www.buttecounty.net/dds. A scoping meeting will be conducted by Development Services on Thursday, August 15, 2019 at 2:00 p.m. in the Board of Supervisors Chambers, Butte County Administrative Center, 25 County Center Drive, Oroville, CA 95965.

Comments on the Notice of Preparation should be sent at the earliest possible date but received no later than August 23, 2019. Comments should be addressed to Mark Michelena, Senior Planner, Butte County Department of Development Services, 7 County Center Drive, Oroville, CA 95965. Comments may also be submitted by e-mail to mmichelena@buttecounty.net.

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Creekside Estates - Tentative Subdivision Map (TSM18-0001)

Lead Agency: Butte Count c/o Department of Development Services — Contact Person: Mark Michelena

Mailing Address: 7 County Center Drive — Phone: 530.552.3683

City: Oroville — Zip: 95965 — County: Butte

Project Location: County: Butte — City/Nearest Community: Durham`

Cross Streets: east of Durham-Dayton Highway & Stanford Lane — Zip Code: 95938

Longitude/Latitude (degrees, minutes and seconds): 39 ° 38 ′ 35 ″ N / 121 ° 47 ′ 31 ″ W — Total Acres: 49.4

Assessor's Parcel No.: 040-700-001 — Section: 30 — Twp.: 21N — Range: 02E — Base: MDB&M

Within 2 Miles: State Hwy #: 99 — Waterways: Butte Creek

Airports: None — Railways: Union Pacific R.R. — Schools: Durham Unified Schools

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: _____

Local Action Type:

- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Master Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- [ ] Rezone
- [ ] Prezone
- [ ] Use Permit
- [x] Land Division (Subdivision, etc.)
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other: _____

Development Type:

- [x] Residential: Units 47 lots Acres _____
- [ ] Office: Sq.ft. _____ Acres _____ Employees _____
- [ ] Commercial: Sq.ft. _____ Acres _____ Employees _____
- [ ] Industrial: Sq.ft. _____ Acres _____ Employees _____
- [ ] Educational: _____
- [ ] Recreational: _____
- [ ] Water Facilities: Type _____ MGD _____
- [ ] Transportation: Type _____
- [ ] Mining: Mineral _____
- [ ] Power: Type _____ MW _____
- [ ] Waste Treatment: Type _____ MGD _____
- [ ] Hazardous Waste: Type _____
- [ ] Other: _____

Project Issues Discussed in Document:

- [x] Aesthetic/Visual
- [x] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [ ] Drainage/Absorption
- [ ] Economic/Jobs
- [ ] Fiscal
- [x] Flood Plain/Flooding
- [ ] Forest Land/Fire Hazard
- [ ] Geologic/Seismic
- [ ] Minerals
- [x] Noise
- [ ] Population/Housing Balance
- [x] Public Services/Facilities
- [ ] Recreation/Parks
- [ ] Schools/Universities
- [ ] Septic Systems
- [ ] Sewer Capacity
- [ ] Soil Erosion/Compaction/Grading
- [ ] Solid Waste
- [ ] Toxic/Hazardous
- [x] Traffic/Circulation
- [ ] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [ ] Wetland/Riparian
- [ ] Growth Inducement
- [x] Land Use
- [ ] Cumulative Effects
- [ ] Other: _____

Present Land Use/Zoning/General Plan Designation:

Almond Orchard & Residential/VLDR-1.0 (Very Low Density Residential - 1-acre minimum)/Very Low Density Residential

Project Description: *(please use a separate page if necessary)*

The project site consists of a 49-acre parcel with an older almond orchard, the residence of the property owner and associated outbuildings (Figure 4). The project is a tentative subdivision map to divide +/-49.4 acres into 47 single-family residential lots, which will be 1-acre or larger in size. The project is proposed to be completed in 3 phases. Phase 1 will include proposed lots 1 through 9 and lots 40 through 47. Phase 2 will include lots 10 through 17 and 29 through 39. Phase 3 will include lots 18 through 28. There is an existing residential dwelling and accessory structures on proposed lot 47. Per Butte County Code section 24-56.1, Residential Setback from Orchards and Vineyards, the project applicant met with County staff to determine an appropriate residential setback. A 100-foot residential setback is identified on parcels.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 3		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 5
	Caltrans Planning		Resources Agency
X	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 2		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
S	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	S	Other: Butte County AQMD
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date July 25, 2019 Ending Date August 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm:
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Morris Keeney
Address: 2243 Durham-Dayton Highway
City/State/Zip: Durham, CA 95939
Phone: 530.343.7281

Signature of Lead Agency Representative: Mark Michelena **Date:** 7/23/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

BUTTE COUNTY DEVELOPMENT SERVICES DEPARTMENT

An Environmental Impact Report (EIR) will be prepared for the project listed below. The EIR will focus on potential impact areas identified herein based upon the analysis and findings contained within the attached Initial Study.

LEAD AGENCY:	**Butte County** **c/o Butte County Department of Development Services** **7 County Center Drive** **Oroville, CA 95965** **Attn: Mark Michelena, Senior** **(mmichelena@buttecounty.net)**
PROJECT NAME:	**Creekside Estates Tentative Subdivision Map (TSM18-0001)**
APPLICANT'S NAME:	**Morris Keeney**
PROJECT LOCATION:	**The project site is located in the northern Sacramento Valley on the eastern side of the unincorporated town of Durham and on the south side of Durham-Dayton Highway at 2243 Durham-Dayton Highway (APN 040-700-001), approximately 0.45 miles east of the Durham-Dayton Highway and Midway intersection, in Butte County (Figures 1-3). Butte Creek is 0.15 miles to the east; the Sacramento River is approximately 10 miles west of the site.**

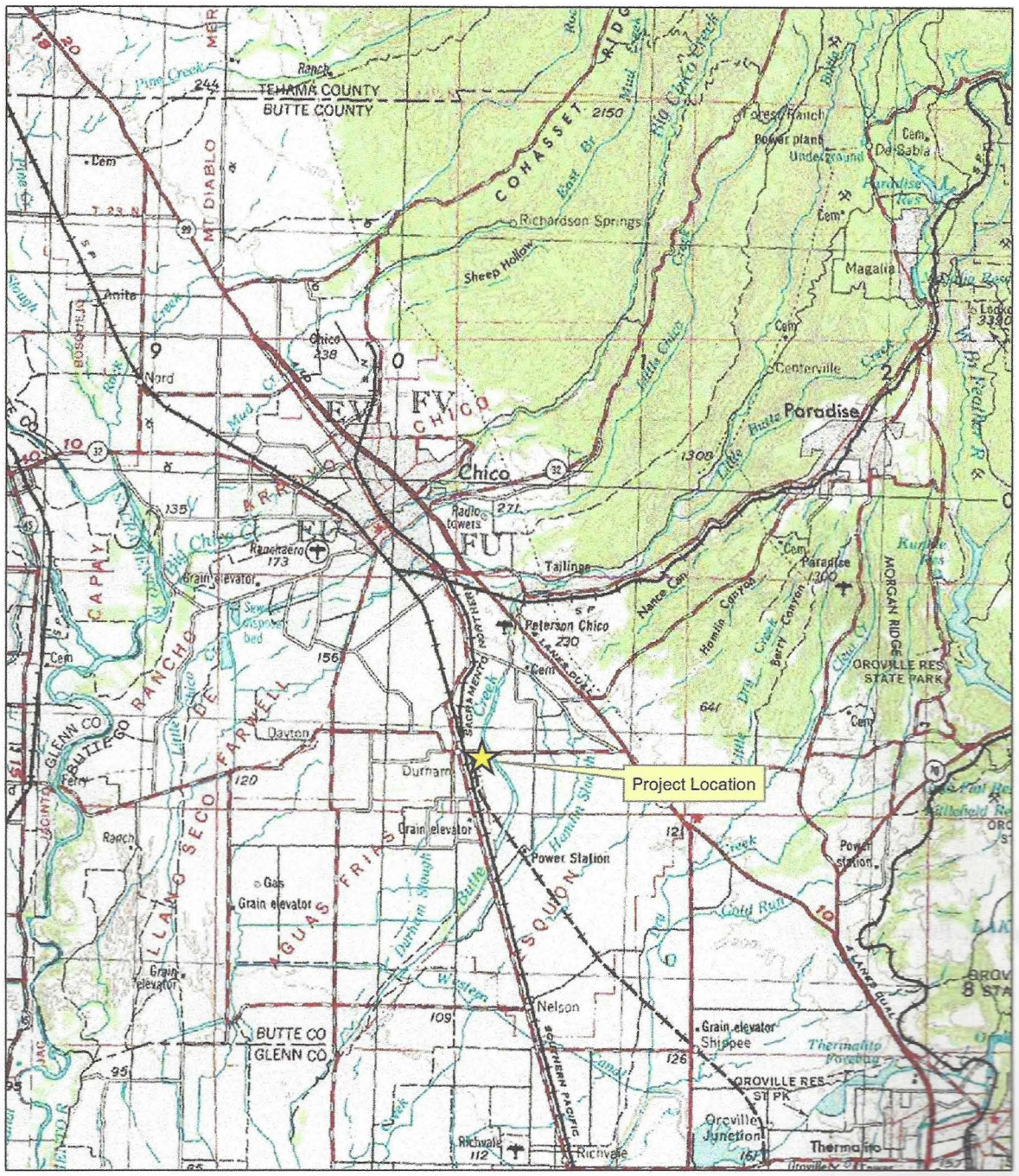


Figure 1. Vicinity Map.

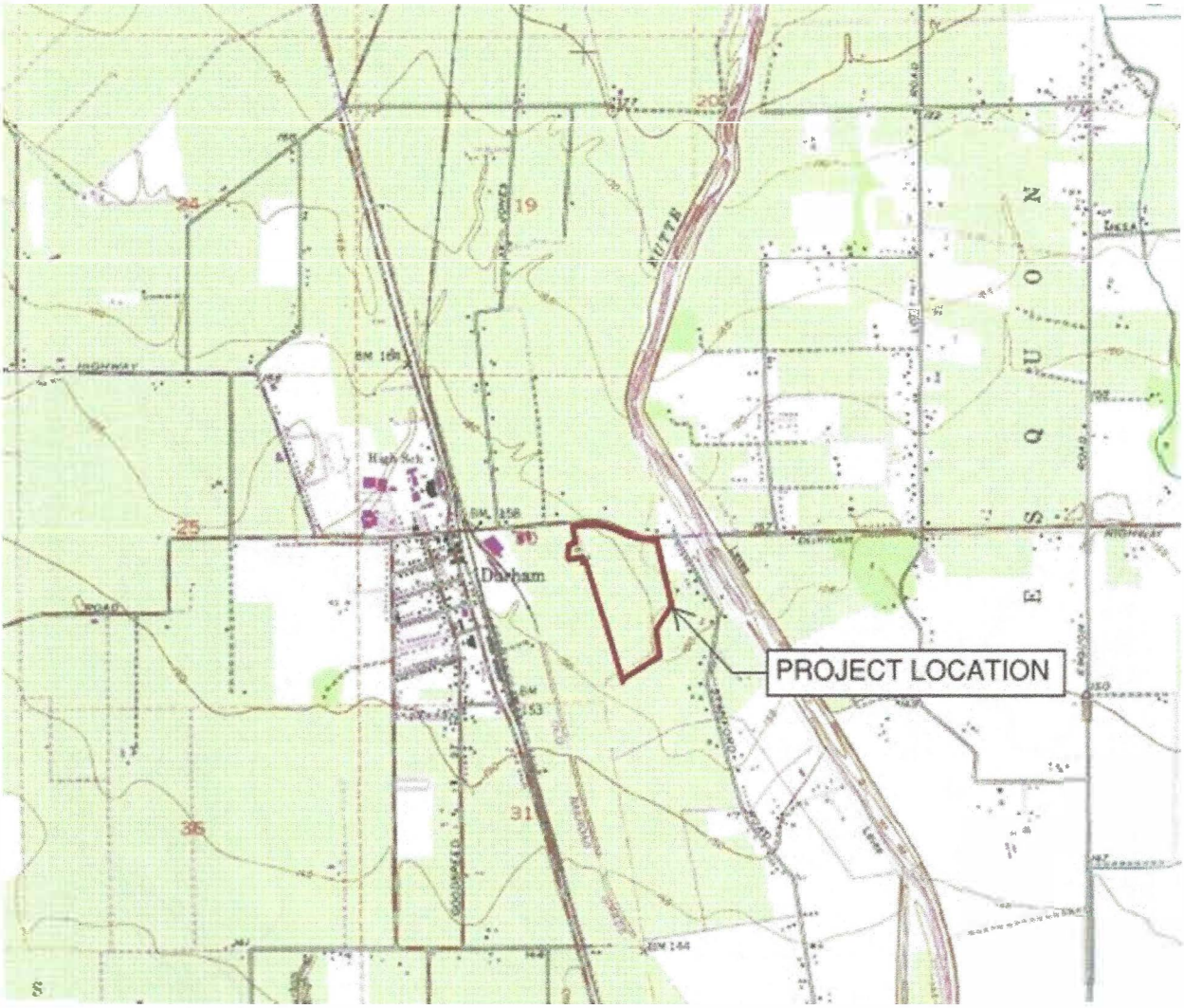
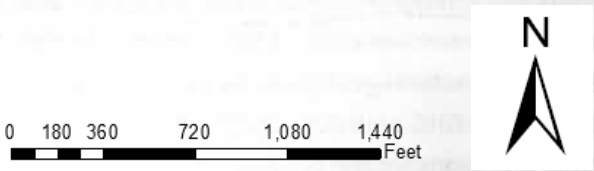


Figure 2. Project Location.

Figure 3. Aerial View of Project Location.



PROJECT DESCRIPTION:

The project site consists of a 49-acre parcel with an older almond orchard, the residence of the property owner and associated outbuildings (Figure 4). The project is a tentative subdivision map to divide +/-49.4 acres into 47 single-family residential lots, which will be 1-acre or larger in size. The project is proposed to be completed in 3 phases. Phase 1 will include proposed lots 1 through 9 and lots 40 through 47. Phase 2 will include lots 10 through 17 and 29 through 39. Phase 3 will include lots 18 through 28. There is an existing residential dwelling and accessory structures on proposed lot 47. Per Butte County Code section 24-56.1, Residential Setback from Orchards and Vineyards, the project applicant met with County staff to determine an appropriate residential setback. A 100-foot residential setback is identified on parcels.

The project site is within the Durham-Dayton-Nelson Plan (D2N) area, but outside the Durham Urban Area. The project site is located in the "Urban Reserve" area of the D2N Plan. The boundaries of the "Durham Urban Reserve" area were delineated in the 1992 D2N Plan and incorporated into Section 1 of the Area and Neighborhood Plans Element of the Butte County General Plan 2030. The project will need to be consistent with the policies adopted for the Durham – Dayton – Nelson Planning Area.

Water will be supplied by the Durham Irrigation District for domestic use and for each homes sprinkler system and for fire hydrants. The project will require annexation into the Durham Irrigation District. Individual septic tanks and leach fields will handle wastewater for development on each parcel

The project is required to address additional drainage so as to not increase pre-project, peak storm runoff. Stormwater runoff will be directed into underground leach trenches. The project's roadways will be public roads built to County and California Fire Code standards, for dedication to the County for maintenance.

The northern boundary of the property on which the project is located abuts the Durham-Dayton Highway for a distance of approximately 1,100 feet. Access to the project will be provided exclusively from Durham-Dayton Highway at a single access point, located in the middle of the project frontage. The project's length of cul-de-sac exceeds the maximum of 1,320 feet for the Very Low Density Zone (VLDR). The applicant has included as part of the project for Street "A" to be designed to provide three (3), ten (10) foot travel lanes, so as to provide the same practical effect of meeting the length of cul-de-sac requirements (Butte County Code 20-133 - Cul-de-sac streets) for the Local Responsibility Area for fire protection. A pedestrian/bicycle path will be installed in the public right-of-way adjoining the project site on the south side of Durham-Dayton Highway, extending from the east side of the project to the west side of the project, with a marked crosswalks at the street intersection. An all-weather pathway will be provided along the south side of Durham-Dayton Highway from the western end of the proposed sidewalk to the Midway. A bus turnout area will be reserved along Durham-Dayton Highway for the future use of the B-Line bus system. Transit service will be provided when the demand for transit service is warranted.

The site is within a Local Responsibility Area for fire services and is not located in a designated Fire Hazard area. The project's southwest corner is adjacent to a parcel zoned Agriculture, which

also includes a Williamson act contract. The project is designed to provide a 300-foot residential dwelling setback adjacent to the parcel this parcel.

The site is located within an identified Federal Emergency Management Agency Flood Hazard Area. The finished floor of each home will be a minimum of one foot above the base flood elevation on a stem wall, consistent with County regulations.

The proposed project is not part of a larger project in the adjacent area. Surrounding parcels are also zoned Very Low Density Residential and have the same the ability to request a division of the parcel to a density of 1 lot per acre.

The project does not require any additional discretionary approvals, other than annexation into the Durham Irrigation District for water service. The EIR will be used as part of the review and approval of the annexation.

PROJECT OBJECTIVE

The project site is designated Very Low Density Residential in the 2030 Butte County General Plan and is currently zoned VLDR (Very Low Density Residential (one-acre minimum parcel size) in the Butte County Zoning Ordinance. The project proposes a residential development for the community of Durham that is consistent with the 1-acre minimum zoning (Very Low Density Residential) and General Plan Land Use Designation (Very Low Density Residential). Butte County identified the project parcel and surrounding parcels for very low density residential development by changing the zoning from A-5 (Agricultural 5-acre minimum) to Very Low Density Residential in 2012. The project will result in the production of additional housing needed in the county as a result of the November 2018 Camp Fire and the Regional Housing Needs Allocation identified in the 2014 Housing Element of the Butte County General Plan. This project would enable residents displaced by the Camp Fire to remain in the area in energy efficient houses.

EIR SCOPE

The County has directed preparation of an EIR focusing evaluation on the following topics (per CEQA Guidelines Section 15063(c)(3)(A)):

1. **Transportation/Traffic.** A Draft Traffic Analysis will be used for the Initial Study. Specifically, the EIR will address potential traffic impacts at the existing Durham-Dayton Highway/Midway intersection, the proposed intersection at the project site on the south side of Durham-Dayton Highway and along the Durham-Dayton Highway segment between State Highway 99 and Midway. The traffic evaluation would address Level of Service (LOS) as adopted in the Circulation Element of the Butte County 2030 General Plan.

2. **Land Use.** The EIR will conduct a land use and policy consistency analysis as applicable to the project under the Butte County 2030 General Plan and the Durham-Dayton-Nelson Plan.

3. **Agricultural Resources.** The EIR will address loss of agricultural land.

4. **Greenhouse Gas Emissions.** This discussion will evaluate Greenhouse Gas Emissions consistent with the adopted Butte County Climate Action Plan and the new significance criteria identified in Appendix G of the CEQA Guidelines.

5. **Hydrology and Water Quality.** The EIR will provide clarification with regard to water supply and quality.

6. **CEQA-mandated Sections.**

   Countywide evaluations. The EIR will also describe and evaluate:

   A. Growth-Inducing Impacts (per CEQA Guidelines Section 15126. 2(d)), and

   B. Cumulative Impacts (per CEQA Section 15130). References cited, agencies consulted, and a list of preparers will also be included in the EIR (per CEQA Guidelines Section 15129).

      Analysis contained in the adopted General Plan 2030 Environmental Impact Report provides a countywide evaluation of these CEQA-mandated areas. The GP2030 EIR will be used to provide baseline conditions as well as projected conditions in 2030, consistent with GP2030 growth assumptions.

   C. Project Alternatives. Project Alternatives will be identified and analyzed consistent with the basic project objectives and the requirements of CEQA Guidelines Section 15126.6.

OWNER & SUBDIVIDER:

MORRIS KEENEY
2243 DURHAM–DAYTON HIGHWAY
DURHAM, CA 95938

ENGINEER:

W GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
PHONE: (530) 809–1315

ASSESSOR'S PARCEL NUMBER:

040–700–001

LAND USE:

PRESENT: ALMOND ORCHARD
FUTURE: LOTS 1–46: SINGLE FAMILY RESIDENTIAL
LOT 47: EXISTING SINGLE FAMILY RESIDENTIAL TO REMAIN

ZONING:

EXISTING: VLDR
PROPOSED: VLDR

GENERAL PLAN DESIGNATION:

EXISTING: VLDR (VERY LOW DENSITY RESIDENTIAL)
PROPOSED: VLDR (VERY LOW DENSITY RESIDENTIAL)

UTILITIES:

SANITARY SEWER: INDIVIDUAL SEPTIC TANK AND LEACH LINE
STORM DRAIN: BUTTE COUNTY/PRD
WATER: DURHAM IRRIGATION DISTRICT
POWER: PACIFIC GAS & ELECTRIC
TELECOMMUNICATIONS: AT&T
GAS: PACIFIC GAS & ELECTRIC
CABLE TV: COMCAST

SUBDIVISION NOTES:

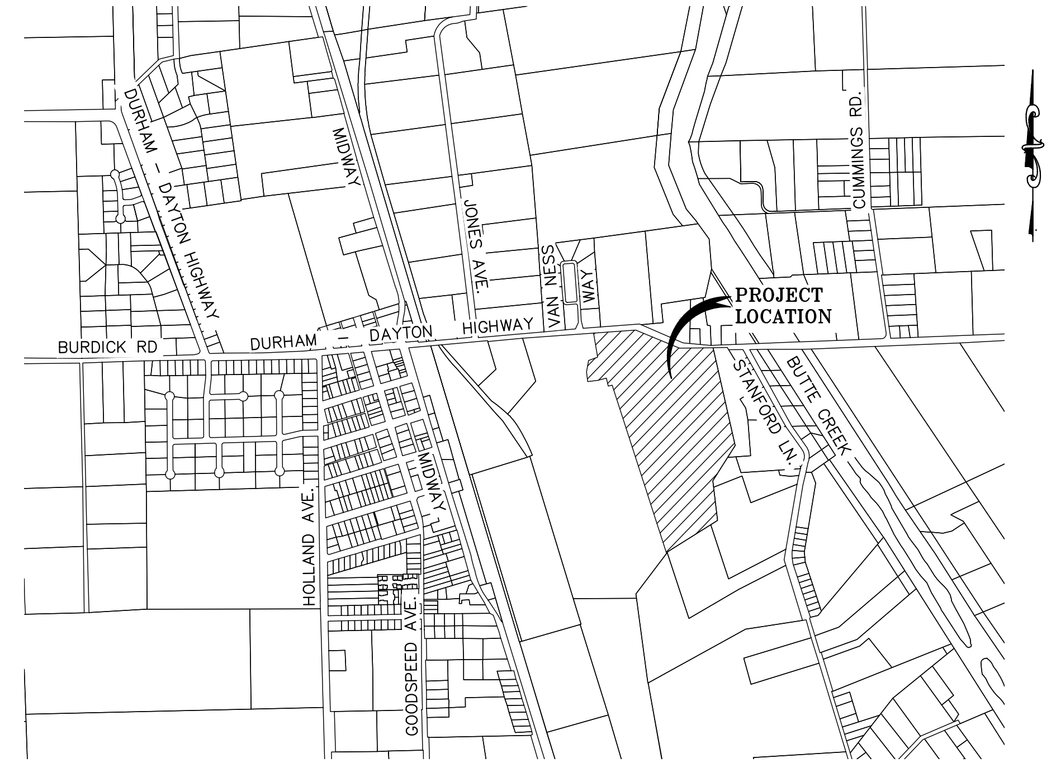
1) SUBDIVISION INFORMATION:
TOTAL ACRES = 49.4 ACRES±
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS = 47
AVERAGE LOT SIZE (1–47) = 45,806 sf

2) THE SUBDIVISION LIES WITHIN ZONE AE AND ZONE AO PER FIRM 06007C0520E DATED JANUARY 6, 2011.

3) STORM DRAINAGE MITIGATION WILL BE ACCOMPLISHED THROUGH THE USE OF STORM DRAIN LEACH TRENCHES

4) PHASE 1: LOTS 1–9 & 40–47
PHASE 2: LOTS 10–17 & 29–39
PHASE 3: LOTS 18–28

5) THE LOTS WITHIN THIS SUBDIVISION WILL BE DEVELOPED IN ACCORDANCE WITH BUTTE COUNTY CODE IN EFFECT AT THE TIME WHEN A BUILDING PERMIT IS APPLIED FOR.



LOCATION MAP

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: _____ DATE: 7/16/19

WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20

REGISTERED PROFESSIONAL ENGINEER
WESLEY E. GILBERT
WEG
No. 31689
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

SHEET INDEX:

1) SITE PLAN
2) PHASE 1
3) PHASE 2
4) PHASE 3
5) TYPICAL SECTIONS AND SIGHT DISTANCE DIAGRAM
6) TREE MAP
7) EROSION CONTROL PLAN
8) CONCEPTUAL DRAINAGE PLAN
9) FIRE HYDRANT & STREET LIGHT PLAN
10) WELL/LEACH FIELD CONCEPTUAL PLAN

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SITE PLAN
CREEKSIDE ESTATES
TENTATIVE SUBDIVISION MAP

FOR
MORRIS KEENEY

BEING ALL OF LOT "A" AS DESCRIBED IN RSN 2017–0037282
BUTTE COUNTY
STATE OF CALIFORNIA

PREPARED BY:
W GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CA 95973
(530) 809–1315

JULY 16, 2019

COUNTY OF BUTTE
DEPARTMENT OF DEVELOPMENT SERVICES
INITIAL STUDY FOR
DURHAM VILLAS SUBDIVISION

PROJECT INFORMATION

1.	Project Title:	Creekside Estates Subdivision (TSM18-0001)
2.	Lead Agency Name and Address:	Butte County – Department of Development Services Planning Division 7 County Center Drive Oroville, CA 95965
3.	Contact Person and Phone Number:	Mark Michelena, Senior Planner 530.552.3684 mmichelena@buttecounty.net
4.	Project Location:	The project site encompasses 40 acres located at 5000 Will T Road, 3,000 feet west from Meridian Road, and 4 miles north of the City of Chico. Township 23N, Range 1W, Section 13; MDB&M. APN: 047-100-202. Latitude 39.854361, Longitude -121.92999
5.	Project Sponsor's Name and Address:	Morris Keeney 2243 Durham-Dayton Highway Durham, CA 95938
6.	General Plan Designation:	Very Low Density Residential (VLDR)
7.	Zoning:	VLDR-1.0 (Very Low Density, 1-acre minimum)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project site consists of a 49-acre parcel with an older almond orchard, the residence of the property owner and associated outbuildings (Figure 4). The project is a tentative subdivision map to divide +/-49.4 acres into 47 single-family residential lots, which will be 1-acre or larger in size. The project is proposed to be completed in 3 phases. Phase 1 will include proposed lots 1 through 9 and lots 40 through 47. Phase 2 will include lots 10 through 17 and 29 through 39. Phase 3 will include lots 18 through 28. There is an existing residential dwelling and accessory structures on proposed lot 47. Per Butte County Code section 24-56.1, Residential Setback from Orchards and Vineyards, the project applicant met with County staff to determine an appropriate residential setback. A 100-foot residential setback is identified on parcels.

The project site is within the Durham-Dayton-Nelson Plan (D2N) area, but outside the Durham Urban Area. The project site is located in the "Urban Reserve" area of the D2N Plan. The boundaries of the "Durham Urban Reserve" area were delineated in the 1992 D2N Plan and incorporated into Section 1 of the Area and Neighborhood Plans Element of the Butte County General Plan 2030. The project will need to be consistent with the policies adopted for the Durham – Dayton – Nelson Planning Area.

Water will be supplied by the Durham Irrigation District for domestic use and for each homes sprinkler system and for fire hydrants. The project will require annexation into the Durham Irrigation District. Individual septic tanks and leach fields will handle wastewater for development on each parcel

The project is required to address additional drainage so as to not increase pre-project, peak storm runoff. Stormwater runoff will be directed into underground leach trenches. The project's roadways will be public roads built to County and California Fire Code standards, for dedication to the County for maintenance. The project's length of cul-de-sac exceeds the maximum of 1,320 feet for the Very Low Density Zone (VLDR). In order to approve the project, an exception request is required to be submitted and granted by the decision body.

The northern boundary of the property on which the project is located abuts the Durham-Dayton Highway for a distance of approximately 1,100 feet. Access to the project will be provided exclusively from Durham-Dayton Highway at a single access point, located in the middle of the project frontage. The applicant has requested an exception (per Butte County Code 20-4 – Exceptions to design requirements) to the length of cul-de-sac. The exception includes a wider Street "A", which will provide the same practical effect as a second point of access. A pedestrian/bicycle path will be installed in the public right-of-way adjoining the project site on the south side of Durham-Dayton Highway, extending from the east side of the project to the west side of the project, with a marked crosswalks at the street intersection. An all-weather pathway will be provided along the south side of Durham-Dayton Highway from the western end of the proposed sidewalk to the Midway. A bus turnout area will be reserved along Durham-Dayton Highway for the future use of the B-Line bus system. Transit service will be provided when the demand for transit service is warranted.

The site is within a Local Responsibility Area for fire services and is not located in a designated Fire Hazard area. The project's southwest corner is adjacent to a parcel zoned Agriculture, which also includes a Williamson act contract. The project is designed to provide a 300-foot residential dwelling setback adjacent to the parcel this parcel.

The site is located within an identified Federal Emergency Management Agency Flood Hazard Area. The finished floor of each home will be a minimum of one foot above the base flood elevation on a stem wall, consistent with County regulations.

The proposed project is not part of a larger project in the adjacent area. Surrounding parcels are also zoned Very Low Density Residential and have the same the ability to request a division of the parcel to a density of 1 lot per acre.

The project does not require any additional discretionary approvals, other than annexation into the Durham Irrigation District for water service. The EIR will be used as part of the review and approval of the annexation.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)	The site is bordered on the west by an almond orchard, on the south by almond orchards, on the east by almond orchards and single-family residences on large rural style lots and on the north along Durham Dayton Highway, almond orchards and single-family residences on medium to large rural style lots
10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)	*Butte County Development Services: Building Permits:* (Future Construction). *Butte County Public Works Department:* Road, Grading and Drainage Improvement Plans. *Butte County Environmental Health Department:* Septic systems. *Durham Irrigation District (DID) "Verification of the availability of a sufficient water supply pursuant to California Government Code* §66473.7(b)(1).

Butte Local Agency Formation Commission (LAFCo)

1. Formation of a Community Services District and Landscape and Lighting District, including preparation and approval of a Municipal Service Review and a Sphere of Influence Plan.
2. Formation of a County Service Area.
3. Annexation of the project site into the Durham Irrigation District.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?
    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    [insert text here]

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. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐ Aesthetics	☒ Agriculture and Forest Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

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.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mark Michelena, Senior Planner Date

Charles Thistlethwaite, Planning Manager Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites 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).

2. 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 operational impacts.

3. Once the lead agency has 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 are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. 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 significance.

1.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Environmental Setting

Discussion

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

1.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

1.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

1.3.1 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) 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?

c) Expose sensitive receptors to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

1.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) 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?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

1.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Environmental Setting

Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

1.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☒	☐	☐

Environmental Setting

Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

1.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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 substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i) 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 substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

   ii) Strong seismic ground shaking?

   iii) Seismic-related ground failure, including liquefaction?

   iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) 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?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

e) 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?

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

1.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Environmental Setting

Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

1.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

1.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation;

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) 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; or

iv) Impede or redirect flood flows?

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

1.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Physically divide an established community?

b) 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?

1.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

1.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

b) Generation of excessive groundborne vibration or groundborne noise levels?

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

1.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing.				
Would the project:				
a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

Discussion

a) Induce substantial unplanned 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)?

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

1.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

1.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

Environmental Setting

Discussion

a) 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?

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

1.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d) Result in inadequate emergency access?

1.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☐ Yes		☒ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Environmental Setting

Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

1.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐
c) Result in a determination by the wastewater treatment provider that 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?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider that 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?

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

1.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	☐ Yes		☒ No	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slop, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

1.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Environmental Setting

Discussion

a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Authority for the Environmental Checklist: Public Resources Code Sections 21083, 21083.5.

Reference: Government Code Sections 65088.4.
Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.