Butte County General Plan 2030

Draft Supplemental EIR

May 31, 2012

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TABLE OF CONTENTS

1. INTRODUCTION 1-1

2. REPORT SUMMARY 2-1

3. PROJECT DESCRIPTION 3-1

4. ENVIRONMENTAL EVALUATION 4-1
   - 4.1 AESTHETICS 4.1-1
   - 4.2 AGRICULTURE 4.2-1
   - 4.3 AIR QUALITY 4.3-1
   - 4.4 BIOLOGICAL RESOURCES 4.4-1
   - 4.5 CULTURAL RESOURCES 4.5-1
   - 4.6 GEOLOGY, SOILS, AND MINERAL RESOURCES 4.6-1
   - 4.7 HAZARDS AND SAFETY 4.7-1
   - 4.8 HYDROLOGY AND WATER QUALITY 4.8-1
   - 4.9 LAND USE 4.9-1
   - 4.10 NOISE 4.10-1
   - 4.11 POPULATION AND HOUSING 4.11-1
   - 4.12 PUBLIC SERVICES AND RECREATION 4.12-1
   - 4.13 TRANSPORTATION AND CIRCULATION 4.13-1
   - 4.14 UTILITIES 4.14-1
   - 4.15 GREENHOUSE GAS EMISSIONS 4.15-1

5. ALTERNATIVES TO THE PROPOSED PROJECT 5-1

6. CEQA-REQUIRED ASSESSMENT CONCLUSIONS 6-1

7. LIST OF PREPARERS 7-1

Appendices

Appendix A. Proposed General Plan Amendment Land Use Changes

List of Figures

Figure 3-1 Regional Location 3-3
Figure 3-2 Planning Area 3-5
Figure 3-3 Proposed General Plan Amendment Land Use Designations 3-13
Figure 3-4A Approved Project General Plan 2030 Land Use Designations 3-15
Figure 3-4B Approved Project General Plan 2030 Land Use Designations 3-16
Figure 3-5A Modified Project General Plan Amendment Land Use Designations 3-17
Figure 3-5B Modified Project General Plan Amendment Land Use Designations 3-18
Figure 3-6 Unique Agriculture Overlay Expansion 3-20
Figure 3-7 Retail Overlay Expansion 3-21
Figure 3-8 Military Airspace Overlay 3-24
Figure 3-9 Proposed Zoning Map 3-27
Figure 4.1-1 Scenic Highway Overlay Zone 4.1-4
Figure 4.2-1 Agricultural Land 4.2-2
Figure 4.2-2 Williamson Act Lands 4.2-4
Figure 4.2-3 Forest and Timberlands 4.2-5
Figure 4.2-4 Agricultural Lands Conflicts 4.2-10
Figure 4.2-5 Forest and Timberlands Conflicts 4.2-14
Figure 4.4-1 Deer Herd Migration Area Overlay 4.4-3
Figure 4.6-1 Mineral Resource Zone 2 Site 4.6-3
Figure 4.6-2 Landslide Analysis 4.6-9
Figure 4.6-3 Erosion Analysis 4.6-11
Figure 4.6-4 Expansive Soils Analysis 4.6-14
Figure 4.7-1 Fire Hazard Analysis 4.7-8
Figure 4.8-1 Current FEMA Flood Zones 4.8-2
Figure 4.8-2 Flood Analysis for Occupied Development 4.8-12
Figure 5-1 Existing General Plan 2030 Land Use Designations 5-5
Figure 5-2 Existing Zoning Map 5-6
Figure 5-3 Minimized Zoning Densities Zoning Map 5-24

List of Tables

Table 2-1 Summary of Impacts and Mitigation Measures 2-7
Table 3-1 Changes to Land Use Designations 3-12
Table 3-2 General Plan 2030 and Proposed GPA Land Use Designation Acreages 3-19
Table 3-3 General Plan and Zoning Designation Consistency 3-42
Table 3-4 Modified Project Projected 2030 Buildout 3-43
Table 3-5 Projected 2030 Buildout and Assumptions by Geographic Area 3-45
Table 4.2-1 Butte County Farmland, 2010 ..... 4.2-3
Table 4.2-2 Agricultural land Conversion Under GPA 4.2-11
Table 4.4-1 New Special-Status Plant Species Known or With Potential to Occur in Butte County 4.4-5
Table 4.4-2 New Special-Status Wildlife Species Documented or Identified as Having the Potential to Occur in Butte County 4.4-7
Table 4.11-1 Projected Growth for Unincorporated Butte County 4.11-3
Table 5-1 Comparison of Project Alternatives 5-3

1 INTRODUCTION

Butte County is considering a General Plan Amendment (GPA) and Zoning Ordinance Update following the adoption in October 2010 of its General Plan 2030.[1] General Plan 2030 was reviewed according to the California Environmental Quality Act (CEQA) statute. A programmatic Draft Environmental Impact Report (2010 Draft EIR) was completed on April 8, 2010, sent to the State Clearinghouse, and was reviewed by local, State, and federal agencies and the general public during the 60-day period.[2] A Final EIR including responses to comments (2010 Final EIR) was published on August 30, 2010.[3] The 2010 Final EIR was certified by Butte County on October 26, 2010.

The GPA and Zoning Ordinance must also be reviewed according to the CEQA guidelines. CEQA Guidelines §15162 and §15163 contain provisions regarding Supplemental EIRs, and when they may be used in place of a full EIR or Subsequent EIR. According to CEQA Guideline §15162, a Subsequent EIR shall be prepared if changes are made to a project following certification of an EIR. According to CEQA Guideline §15163, a Supplemental EIR may be prepared in lieu of a Subsequent EIR if only minor changes would be needed to make the previous EIR adequately apply to the revised project. The changes contained in the proposed GPA do not significantly change the analysis of General Plan 2030 in the 2010 Draft EIR. In addition, the proposed Zoning Ordinance Update is consistent with General Plan 2030 and the proposed GPA, and does not result in the need for substantial changes to the previous EIR. Therefore, this EIR has been prepared as a Supplemental EIR.

The purpose of this Supplemental EIR is to inform the general public and decision makers of the changes to the environmental impacts of General Plan 2030 caused by General Plan 2030 (the "Approved Project" in this Supplemental EIR), in combination with the proposed GPA and Zoning Ordinance

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[1] Butte County, October 26, 2010, *Butte County General Plan 2030*.

[2] Butte County, April 8, 2010, *Butte County Draft Environmental Impact Report for General Plan 2030*, State Clearinghouse Number 2008092062.

[3] Butte County, August 30, 2010, *Butte County Final Environmental Impact Report for General Plan 2030*, State Clearinghouse Number 2008092062.

Update ("Modified Project"). This Supplemental EIR will look at the differences between the Modified Project and the Approved Project and evaluate whether the impacts would be increased or reduced, and how they would differ. Because the Approved Project was approved in 2010 – less than two years from the date of preparation of this Supplemental EIR – the baseline against which environmental impacts will be measured is generally taken as the same existing conditions described in 2010 Draft EIR for the Approved Project, except that the baseline now includes an adopted General Plan 2030. In addition, some updates to existing conditions and regulatory information are provided, as indicated in the analysis chapters (Chapters 4.1 to 4.15). Where new impacts and mitigation measures are listed, these are numbered sequentially to the numbering in the 2010 Draft EIR.

Some environmental regulations and guidelines have changed since the original EIR was prepared. In May 2010, new CEQA guidelines were adopted, including more specific questions for analysis of greenhouse gas (GHG) emissions and a new question regarding forestland conversion, among others. Therefore, this Supplemental EIR updates the thresholds to reflect the current CEQA Guidelines, although only the changes between the Approved and Modified Project are evaluated against these thresholds, as discussed above. Throughout this Supplemental EIR, the terms "project" or "proposed project," are used to refer to the implementation of General Plan 2030, as modified by the proposed GPA, and the proposed Zoning Ordinance, which will govern all development in unincorporated Butte County over the life of the document.

As a Program EIR, this Supplemental EIR is not project-specific. It does not evaluate the impacts of specific projects that may be proposed under the GPA or Zoning Ordinance. Such projects will require separate environmental review to secure the necessary discretionary development permits. While future environmental review may be tiered off this Supplemental EIR, this Supplemental EIR is not intended to address impacts of individual projects.

A. *Report Organization*

This document is organized into the following chapters:

- Chapter 1: Introduction. This chapter discusses the use and organization of this Supplemental EIR.
- Chapter 2: Report Summary. This chapter summarizes the environmental consequences that would result from adoption and implementation of the Modified Project, describes recommended mitigation, and indicates the level of significance of environmental impacts before and after mitigation. It also includes a table summarizing the impact findings of Chapter 4.
- Chapter 3: Project Description. This chapter describes the differences between the Approved Project and the Modified Project.
- Chapter 4: Environmental Evaluation. This chapter provides an analysis of the potential environmental impacts resulting from the Modified Project compared to the Approved Project.
- Chapter 5: Alternatives to the Proposed Project. This chapter considers three alternatives to the proposed project, including the CEQA-required "No Project Alternative."
- Chapter 6: CEQA-Required Assessment Conclusions. This chapter discusses growth inducement, unavoidable significant effects, significant irreversible changes as a result of the Modified Project, and cumulative impacts resulting from the Modified Project.

B. *Environmental Review Process*

The process for the Supplemental EIR is similar to that of the original EIR. A Notice of Preparation (NOP) was issued for the Supplemental EIR on Feb-

ruary 29, 2012 and was sent to the State Clearinghouse.[4] This Draft Supplemental EIR was published on May 31, 2012 which marks the start of the 45-day review period. Comments should be submitted in writing, by mail, or email to:

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Butte County Department of Development Services
7 County Center Drive
Oroville, CA 95965
530-538-7629
dbreedon@buttecounty.net

A public meeting on the Draft Supplemental EIR to receive verbal comments will be held by the Butte County Planning Commission at the Butte County Board of Supervisors Chambers, 25 County Center Drive, Oroville, on June 14, 2012 at 1:30 p.m.

A Final Supplemental EIR with responses to comments and the Draft Supplemental EIR will comprise the final environmental document. This will be made available to the general public and decision makers prior to any public hearings for adoption of the GPA and Zoning Ordinance Update.

[4] Notice of Preparation of a Supplemental EIR for a General Plan Amendment to the Butte County General Plan 2030 and a Zoning Ordinance Update. State Clearinghouse # 2012022059.

2 REPORT SUMMARY

This summary presents an overview of the analysis contained in Chapter 4, Environmental Evaluation, of this Supplemental EIR. CEQA requires that this chapter summarize the following: 1) areas of controversy; 2) significant impacts; 3) unavoidable significant impacts; 4) implementation of mitigation measures; and 5) alternatives to the project. As described in Chapter 1, Introduction, this Supplemental EIR only considers the differences between the Modified Project and the Approved Project, evaluates whether the impacts would be increased or reduced, and how they would differ. Therefore, this chapter summarizes only the new impacts that would be caused by the Modified Project.

A. Project Under Review

This Supplemental EIR provides an assessment of the potential environmental consequences of adoption of the proposed General Plan Amendment (GPA) and Zoning Ordinance. The proposed project is described in a greater level of detail in Chapter 3, Project Description, of this Supplemental EIR.

B. Areas of Controversy

The County issued an official Notice of Preparation for the proposed GPA and Zoning Ordinance on February 29, 2012 and held a scoping meeting on March 15, 2012. The official Notice of Preparation for this Program EIR was issued to the Governor's Office of Planning and Research, and forwarded to federal, State, and local agencies, and interested parties. The official scoping period for this Supplemental EIR was between February 29, 2012 and March 30, 2012, during which interested agencies and the public could submit comments about the proposed project. The comments received focused primarily on the following issues:

- Aesthetics and loss of open space
- Farmland conversion
- Biological resources
- Hazards

- Groundwater and water quality
- Public services
- Traffic increases
- Growth inducement

All of these issues are addressed in this Supplemental EIR.

C. Significant Impacts

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.

As described in Chapter 3, Project Description, of this Supplemental EIR, implementation of General Plan 2030, as modified by the proposed GPA, is anticipated to result in the development of approximately 13,600 new dwelling units and the addition of 33,600 new residents, as well as the development of 1.7 million square feet of new retail and office space and 1 million square feet of new industrial space by 2030. This development, in combination with long-term, region-wide growth and development, has the potential to generate environmental impacts in a number of areas, including direct construction impacts on biological and cultural resources; indirect impacts associated with use of this built environment on areas such as transportation, air quality, and noise; and capacity impacts to utilities and public services, such as water service, wastewater, solid waste, schools, and parks.

However, by incorporating policies intended to avoid environmental impacts and by steering the majority of development to existing communities, General Plan 2030, as modified by the proposed GPA, is largely self-mitigating. Rather than mitigating impacts through mitigation measures in this Supplemental EIR, the policies and land use map in General Plan 2030, as modified

by the proposed GPA, are intended to prevent the majority of environmental impacts altogether.

Implementation of the proposed GPA and Zoning Ordinance has the potential to generate five new significant environmental impacts beyond what was identified in the 2010 EIR for the Approved Project. All of the impacts are considered significant and unavoidable. They are discussed in the following two sections and summarized in Table 2-1.

Of these impacts, four are the result of the proposed GPA and Zoning Ordinance and one is the result of the proposed GPA and Zoning Ordinance combined with other cumulative development in the larger region. Throughout this Supplemental EIR, the terms "project" or "proposed project," are used to refer to the implementation of the proposed GPA and Zoning Ordinance. The term "cumulative" refers to the proposed GPA and Zoning Ordinance *as well as* development that will happen in the incorporated municipalities and the surrounding region.[1]

The new significant project impacts are in the following topic areas:

- Agriculture and forestry resources (two project impacts)
- Transportation and circulation (two project impacts)

The new significant cumulative impact is in the agriculture and forestry resources topic area.

The proposed GPA contributes to all of the impacts on a programmatic level. Because it implements General Plan 2030, as modified by the proposed GPA, the proposed Zoning Ordinance would not create any new impacts in and of itself. Rather, the Zoning Ordinance would work to reduce potential impacts of General Plan 2030 and the GPA by including specific standards and regula-

[1] See also Section B in Chapter 4.0, Environmental Evaluation, and Section D in Chapter 6, CEQA Required Assessment Conclusions, for an expanded discussion about the cumulative analysis.

tions that would restrict development beyond the restrictions established in the General Plan.

D. Mitigation Measures

This Supplemental EIR suggests specific mitigation measures to reduce the significant impacts of the Modified Project, in addition to those included in the 2010 EIR for the Approved Project. Mitigation measures have been identified for Impacts TRAF-15 and TRAF-16. However, these impacts are found to be significant and unavoidable after mitigation. The mitigation measures in this Supplemental EIR will form the basis of a Mitigation Monitoring and Reporting Program to be implemented in accordance with State law.

E. Unavoidable Significant Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. As described in Chapter 4 of this Supplemental EIR and shown in Table 2-1, five new significant unavoidable impacts were identified in the areas of agriculture and forestry resources, and transportation and circulation.

F. Alternatives to the Project

This Supplemental EIR analyzes alternatives to the proposed project. Three alternatives to the proposed project are considered and described in detail in Chapter 5 of this Supplemental EIR:

- No Project Alternative
- Updated Zoning Ordinance Alternative
- Minimized Zoning Densities Alternative

As shown in the alternatives analysis in Chapter 5 of this Supplemental EIR, the Updated Zoning Ordinance Alternative has the least environmental impact and is therefore the environmentally superior alternative. By maintaining the Agriculture, Timber Mountain, and Resource Conservation areas as approved under General Plan 2030, while also adding regulations proposed in the Zoning Ordinance, this alternative would be an improvement over the proposed project with respect to potential negative impacts associated with aesthetics; agriculture and forestry resources; biological resources; cultural resources; geology, soils, and mineral resources; hazards and safety; hydrology and water quality; land use; public services and recreation; and transportation and circulation.

G. Summary Table

Table 2-1 presents a summary of impacts and mitigation measures identified in this report. It is organized to correspond with the environmental issues discussed in Chapter 4 of this Supplemental EIR. Table 2-1 distinguishes between two types of significant impacts: on the one hand impacts that directly result from the Modified Project, which is the implementation of the proposed GPA and Zoning Ordinance, and on the other hand, impacts that result from implementation of the proposed GPA and Zoning Ordinance, in combination with other regional development, including in the incorporated municipalities and the surrounding region.[2] Although this is a programmatic EIR, CEQA defines a "project" as any action that "has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (CEQA Guidelines Section 15378). Impacts that are the result of the proposed project are termed "project impacts," while impacts that are the result of the cumulative condition are termed "cumulative impacts."

[2] See also Section B in Chapter 4.0, Environmental Evaluation, and Section D in Chapter 6, CEQA Required Assessment Conclusions, for an expanded discussion about the cumulative analysis.

The table is arranged into six columns: 1) significant impacts; 2) classification as a project impact, as discussed above; 3) classification as a cumulative impact, as discussed above; 4) significance prior to mitigation; 5) mitigation measures; and 6) significance after mitigation. For a complete description of potential impacts, please refer to the specific discussions in Chapter 4 of this Supplemental EIR.

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AESTHETICS					
The Modified Project would not create any new significant impacts related to aesthetics.					
AGRICULTURE					
AG-4: The Modified Project would allow 4,460 acres of forest land to be redesignated to a non-forest designation.	ü		SU	A significant portion of the changes to the General Plan 2030 land use map that are included in the GPA, including the changes pertaining to this impact, were identified through the extensive meeting process that occurred in 2010 and 2011 for the GPA and the Zoning Ordinance Update (described in more detail in the Project Description, Chapter 3). Many of the public meetings for the Zoning Ordinance Update focused on the zoning map, providing the opportunity for a detailed review of zoning designations by members of the public, County Planning Commissioners, and County Supervisors. During this detailed review, participants identified changes and corrections to the original (Approved Project) General Plan land use designations. Further, as the new General Plan came into use over the 19 months since its adoption, County staff identified corrections to land use designations that were necessary to remain consistent with the approach used to create the preferred land use alternative identified for General Plan 2030 and designate lands under the Approved Project.	SU

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES** (CONTINUED)

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AG-4 *continued*				Throughout the foothills and mountainous portions of Butte County, the Modified Project would change the designation of various parcels from Agriculture and Timber Mountain designations to designations that would allow residential development. All of these areas are located close to existing unincorporated communities, including Cohasset, Forest Ranch, Palermo, and Berry Creek, where introducing new timber harvesting and practices may present conflicts with rural residential land use patterns. In some cases, the amended residential designation would fill in an area between two existing residential areas (including areas with existing homes and areas that are currently vacant but designated for residential development), or that are accessed by primitive roads that also serve rural subdivisions. Again, because these areas are located adjacent to other residentially designated areas, they may no longer be viable for forestry practices and would present conflicts with residential land uses. In addition, in the foothill area south of Palermo, a significant acreage would change from Agriculture to Rural Residential on forested parcels. Many of these parcels are sized well below the 160-acre minimum parcel size considered by the General Plan as appropriate for timber production or the 20-acre minimum size considered appropriate for Agriculture, reducing the viability for forest or agriculture practices.	

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES** (CONTINUED)

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AG-4 *continued*				In summary, impacts to these forested areas have largely already been realized from existing or proposed residential development, surrounding residential land use patterns, and the presence of unincorporated communities. The Modified Project proposes to redesignate these lands in recognition of this fact. However, the proposed GPA and Zoning Ordinance cannot undo existing development patterns or residential land uses. For these reasons, the potential impacts of a Timber Mountain designation on these parcels would likely be greater than the potential impacts of the proposed residential designations. Therefore, this impact is *significant and unavoidable.*	
AG-5: The Modified Project would allow for the conversion of forest lands to non-forest use because they include non-forest designations on such lands, as described in Impact AG-4.	ü		SU	As described in Impact AG-4, the Modified Project would change the designation of various parcels in the foothill and mountainous portions of Butte County to designations that allow residential development. These areas are located close to unincorporated communities and other areas that allow residential development, so they may no longer be viable for forestry practices, and forestry practices could present conflicts with residential uses. In addition, in the foothill area south of Palermo, a significant acreage would change from Agriculture to Rural Residential on forested parcels. Many of these parcels are sized well below the 160-acre minimum parcel size considered by the General Plan as appropriate for timber production, reducing the viability for forest practices.	SU

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES** (CONTINUED)

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AG-5 *continued*				In summary, impacts to these forested areas have largely already been realized from existing or proposed residential development, surrounding residential land use patterns, and the presence of unincorporated communities. The Modified Project proposes to redesignate these lands in recognition of this fact. However, the proposed GPA and Zoning Ordinance cannot undo existing development patterns or residential land uses. For these reasons, the potential impacts of a Timber Mountain designation on these parcels would likely be greater than the potential impacts of the proposed residential designations. Therefore, this impact is *significant and unavoidable.*	
AG-6: Although General Plan 2030 goals, policies, and actions related to forest land would reduce and partially offset Butte County's contribution to forest land impacts, the overall cumulative impact would remain significant.		ü	SU	Because the amount of growth foreseen in the region and the decisions of surrounding counties regarding conversion of forest land are outside the control of Butte County, the impact is *significant and unavoidable.*	SU
AIR QUALITY					
The Modified Project would not create any new significant impacts related to air quality.					
BIOLOGICAL RESOURCES					
The Modified Project would not create any new significant impacts related to biological resources.					
CULTURAL RESOURCES					
The Modified Project would not create any new significant impacts related to cultural resources.					

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES** (CONTINUED)

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
GEOLOGY, SOILS, AND MINERAL RESOURCES					
The Modified Project would not create any new significant impacts related to geology, soils, and mineral resources.					
HAZARDS AND SAFETY					
The Modified Project would not create any new significant impacts related to hazards and safety.					
HYDROLOGY AND WATER QUALITY					
The Modified Project would not create any new significant impacts related to hydrology and water quality.					
LAND USE					
The Modified Project would not create any new significant impacts related to land use.					
NOISE					
The Modified Project would not create any new significant impacts related to noise.					
POPULATION AND HOUSING					
The Modified Project would not create any new significant impacts related to population and housing.					
PUBLIC SERVICES AND RECREATION					
The Modified Project would not create any new significant impacts related to public services and recreation.					

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

TABLE 2-1 **SUMMARY OF IMPACTS AND MITIGATION MEASURES** (CONTINUED)

Significant Impact	Project Impact	Cumulative Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
TRANSPORTATION AND CIRCULATION					
TRAF-15: Implementation of the Modified Project would lead to unacceptable LOS F operations on State Route 99 between East Biggs Highway and the southern intersection of State Route 99 and State Route 162.	ü		S	TRAF-15: Incorporate passing lanes into the section of State Route 99 between East Biggs Highway and the southern intersection of State Route 99 and State Route 162 as described in the State Route 99 Transportation Concept Report published by Caltrans in August 2010.	SU
TRAF-16: Implementation of the Modified Project would lead to unacceptable LOS D operations on Honey Run Road between Skyway and Centerville Road.	ü		S	TRAF-16: Upgrade the section of Honey Run Road between Skyway and Centerville Road to the County's arterial roadway standards.	SU
UTILITIES					
The Modified Project would not create any new significant impacts related to utilities.					
GREENHOUSE GAS EMISSIONS					
The Modified Project would not create any new significant impacts related to greenhouse gas emissions.					

LTS = Less Than Significant S = Significant SU = Significant Unavoidable Impact

3 PROJECT DESCRIPTION

After a multi-year effort involving extensive community input and coordination with incorporated jurisdictions and regulatory agencies, Butte County adopted General Plan 2030 in October 2010. Since that time, the County has been proceeding with several key steps to implement the updated General Plan, including identifying needed changes and corrections to General Plan 2030 and updating the Zoning Ordinance to bring it into conformance with General Plan 2030.

This Supplemental Environmental Impact Report (EIR) provides an assessment of these implementation steps. It is based on the Summary of Changes to Butte County General Plan 2030 and the Final Draft #4 of the Butte County Zoning Ordinance, both of which were published on May 31, 2012. The Summary of Changes to the General Plan lists the changes that would be made to Butte County General Plan 2030, which was adopted on October 26, 2010, through a General Plan Amendment (GPA). Final Draft #4 of the Zoning Ordinance would implement General Plan 2030, as modified by the GPA, and supersede the current Butte County Zoning Ordinance (Chapter 24 of the Butte County Municipal Code).

The approved General Plan 2030 was evaluated in an EIR that was certified in October 2010. The Zoning Ordinance Update has not previously been evaluated under the California Environmental Quality Act (CEQA). In compliance with CEQA, this Supplemental EIR describes the potential environmental impacts of the GPA and Zoning Ordinance as compared to those of the approved General Plan 2030, as evaluated in the 2010 EIR. More specifically, in accordance with Section 15163(b) of the CEQA Guidelines, this Supplemental EIR contains the information necessary to make the previous EIR, which is the General Plan 2030 EIR that was certified in October 2010, adequate for the project as revised. The notice of preparation for the GPA and Zoning Ordinance Supplemental EIR was published on February 29, 2012 (State Clearinghouse #2012022059). The Butte County Department of Development Services is the Lead Agency for the environmental review of the proposed project.

A. Location and Setting

The location and setting of Butte County is described in detail in the 2010 General Plan 2030 EIR. As described in that document, Butte County lies in north central California at the northeastern end of the Sacramento Valley, approximately 150 miles northeast of San Francisco and 70 miles north of Sacramento. Highways 70 and 99, which extend in a north-south direction through Butte County, are the principal transportation corridors connecting the county to the region. Highways 32 and 162 provide sub-regional connections to areas to the east, northeast, and west of the county and to Interstate 5. Butte County's regional location is shown in Figure 3-1.

From the northeastern end of the Sacramento Valley, Butte County extends into the foothills at the confluence of the southern Cascade and the northern Sierra Nevada mountain ranges. The total land area of Butte County is approximately 1,680 square miles[1] and can be divided into three general topographical areas: the western 45 percent of the county is a valley area, about 25 percent of the county is foothills to the east of the valley, and the eastern 30 percent of the county is mountainous. The US Forest Service is a major landowner within Butte County's mountain region, holding a total of over 135,000 acres[2] in the Plumas and Lassen National Forests.

Most of Butte County's urbanized areas are located in the Sacramento River valley near prime agricultural lands and major transportation corridors. The urban areas within the county include the five incorporated municipalities of Chico, Oroville, Paradise, Gridley, and Biggs, as well as numerous small unincorporated communities. As of January 2011, the total population of the

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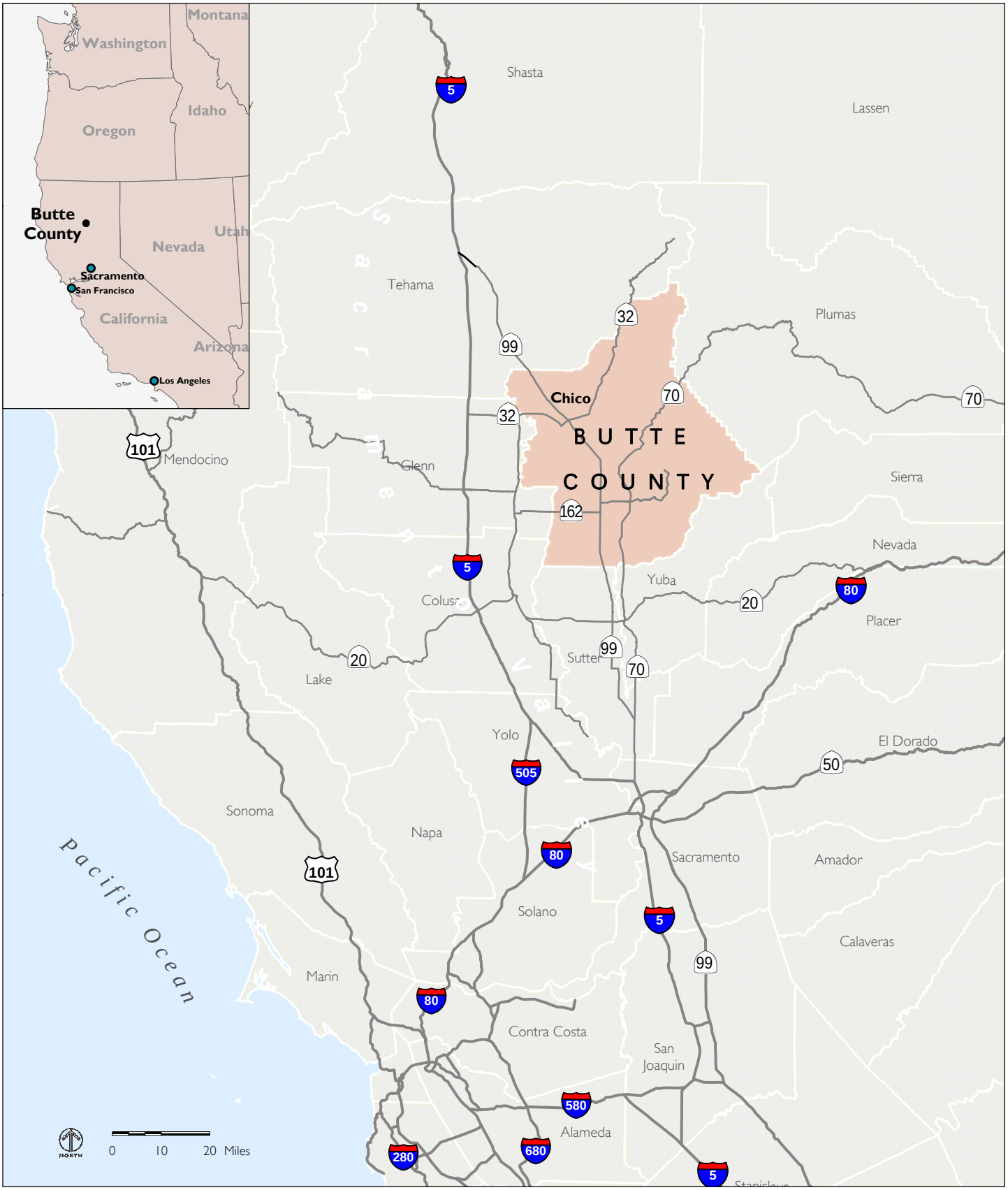
[1] Butte County Geographic Information Systems, 2012.

[2] U.S. Department of the Interior, *Payments in Lieu of Taxes (PILT) County Payments and Acres*, http://www.nbc.gov/pilt/pilt/search.cfm#search, accessed March 20, 2012.



Source: DC&E GIS, 2009.

FIGURE 3-1
REGIONAL LOCATION

county was approximately 221,400 residents.[3] The majority of these residents, approximately 137,100 people, live in incorporated municipalities within the county. The balance of these residents, approximately 84,200 people, live in the county's unincorporated areas.[4] The incorporated municipalities generally consist of single-family residential communities, historic commercial centers, and newer commercial corridors; the unincorporated communities are typically less dense.

B. Project Area

The proposed project area consists of Butte County. Land inside the city or town limits of incorporated municipalities is not under Butte County's jurisdiction. Therefore, this EIR focuses on the analysis of potential impacts on lands only within unincorporated Butte County, including land inside each municipality's Sphere of Influence (SOI), but not inside municipality limits. This area is referred to as "Butte County" and the "Planning Area" in this document and is shown in Figure 3-2.

The boundaries of Butte County's five incorporated municipalities and their SOIs are described in the 2010 General Plan 2030 EIR.

C. Objectives and Process

This section describes the objectives and processes for the proposed GPA and Zoning Ordinance Update.

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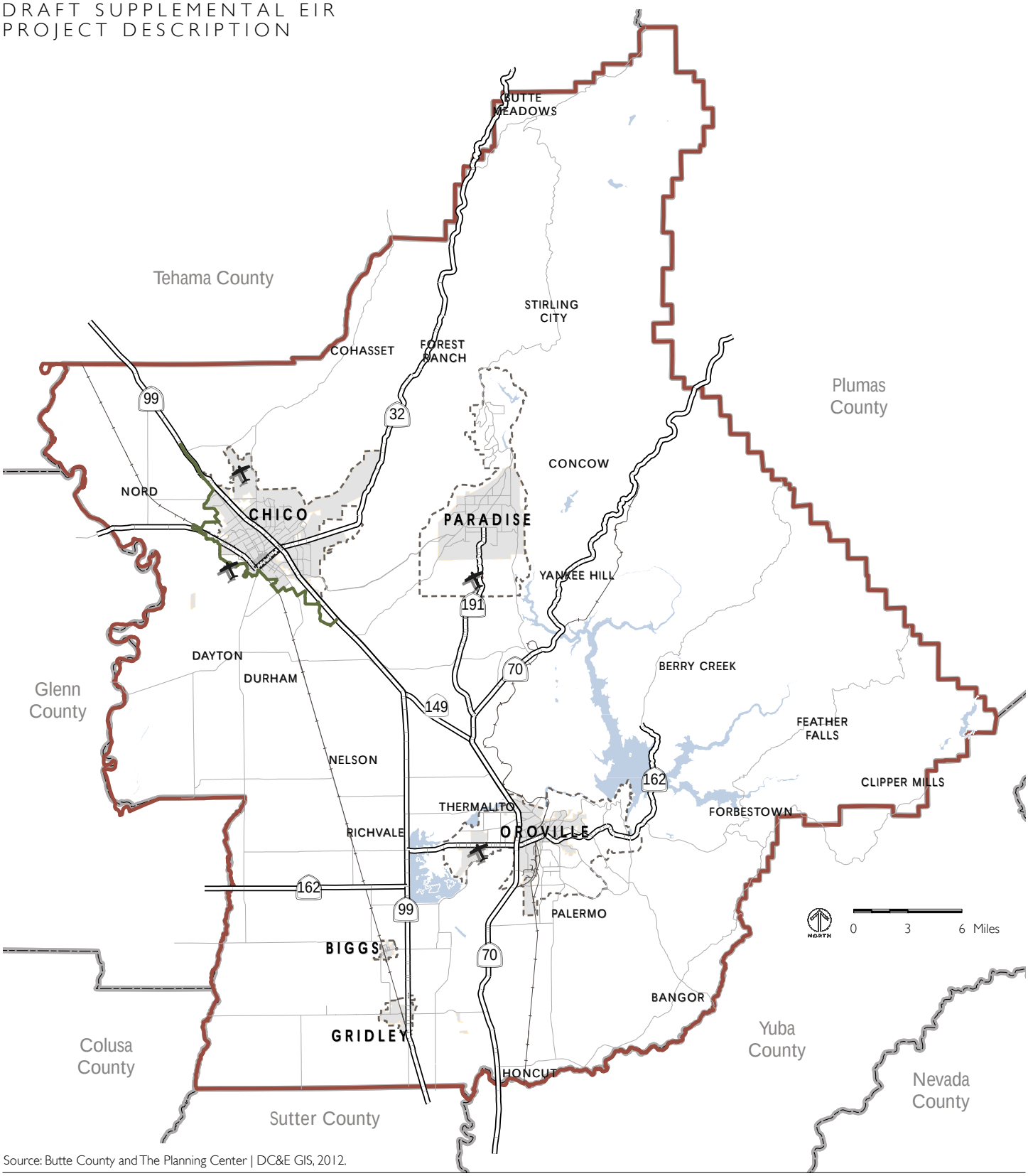
[3] State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*.

[4] State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*.



Source: Butte County and The Planning Center | DC&E GIS, 2012.

Airports
Highways
Railroad
Major Roads
Sphere of Influence
City/Town Limits
Butte County Boundary
Other County Boundary

FIGURE 3-2
PLANNING AREA

1. Objectives of the Proposed Project

The objectives of the GPA carry forward the objectives of General Plan 2030, as enumerated in the General Plan 2030 Guiding Principles. These objectives are to:

- Partner with municipalities, special districts, and unincorporated communities on important regional planning issues. Furthermore, the County will collaborate with the military to ensure the land uses within military operating areas (MOAs) are compatible with the military mission.
- Coordinate all modes of transportation with the transportation planning agencies.
- Address areas of urban development for anticipated growth during the next 20 years to meet the housing needs of Butte County residents.
- Protect the county airports in coordination with the 2000 Airport Land Use Compatibility Plan.
- Address the protection, enhancement, utilization, and management of natural resources and the environment.
- Promote the public's health, safety, and welfare.
- Play a critical role in establishing a positive environment for economic development.
- Address agriculture as an important aspect of Butte County's economy that will be protected, maintained, promoted, and enhanced.
- Identify appropriate locations and the type of growth that will occur in rural areas while protecting the integrated benefits of agricultural resources, natural resources, and the environment.
- Address the need for new parks and recreation opportunities. Cultural resources that are significant to Butte County's history will be identified and protected.
- Address, identify, and promote ways to maintain or enhance economic opportunity, viability, and community well-being while protecting and restoring the natural environment.

- Address where and how the full array of public services and/or facilities will be provided to the varied and diverse geography of the county.
- Address the protection and management of water resources.

In addition to the objectives outlined in the General Plan 2030 Guiding Principles, General Plan 2030 and the proposed project aim to accommodate anticipated population growth and to allow all Butte County residents to maintain economic use and value of their property.[5]

Furthermore, the proposed project aims to bring the Zoning Ordinance into conformance with General Plan 2030, as required by State law (Government Code Section 65860). In addition, the Zoning Ordinance is intended to:

- Preserve, protect, and enhance the fundamentally rural character of Butte County.
- Protect agricultural lands and associated industries as an important aspect of Butte County's economy.
- Protect sensitive environmental resources, including conservation areas, habitat for special-status species, and wetlands.
- Protect the county's water resources.
- Promote an environmentally sustainable pattern of development.
- Promote economic growth and the creation of jobs for Butte County residents.
- Allow for residential, commercial, and industrial growth in a manner consistent with Butte County's rural character.
- Preserve the quality of life and character of existing residential neighborhoods.

[5] This objective was identified by County staff and the consultant team subsequent to the adoption of the Guiding Principles. This objective is intended to proactively address future housing allocations under State Housing Element law and to reflect public input provided throughout the General Plan 2030 process.

- Protect the public from hazards associated with natural and man-made disasters, including airport-related hazards.
- Promote and support an efficient multi-modal transportation system.
- Allow for public services and facilities to adequately serve the county population.
- Allow for public participation in government decision-making regarding land use and development in a manner consistent with State law.

2. General Plan 2030 Amendment Process

The changes to General Plan 2030 that would occur through the GPA, as described in detail in the Summary of Changes to Butte County General Plan 2030 document, were identified by County staff, the public, and County decision-makers. The Board of Supervisors directed the majority of these changes at a meeting held on February 14, 2012. Many of the GPA changes are corrections and minor edits identified by County staff through daily use and review of General Plan 2030. Other changes, including a significant portion of the changes to the General Plan 2030 land use map, were identified through the extensive meeting process that occurred in 2010 and 2011 for the Zoning Ordinance Update, which is described in detail in Section C.3 below. Many of these public meetings for the Zoning Ordinance Update focused on the zoning map, providing the opportunity for a detailed review of zoning designations by members of the public, County Planning Commissioners, and County Supervisors. During this detailed review, participants identified needed changes and corrections to General Plan land use designations.

In addition, the GPA would change significant areas outside of Biggs and Palermo from an Agriculture to a Rural Residential designation. This change was first identified by the Board of Supervisors, and then studied by County staff. As part of this process, County staff held special meetings on November 29, 2010 and October 18, 2011 to discuss changing areas around Gridley and Biggs from Agriculture to Rural Residential. As a result of these meetings, the County and the Cities of Gridley and Biggs agreed that General Plan

2030 land use designations in some areas near Biggs would change to Rural Residential, while designations near Gridley would remain Agriculture.

3. Zoning Ordinance Update Process

The process to develop the Zoning Ordinance Update has involved extensive community input and review by the Planning Commission and Board of Supervisors. While General Plan 2030 was still underway, County staff worked with the consultant team to identify issues in the existing Zoning Ordinance to be addressed in the Zoning Ordinance Update, based in part on the input that had been received through the General Plan 2030 process (which is described in detail in the April 8, 2010 Draft EIR for General Plan 2030). County staff and the consultant team also updated the existing Zoning Ordinance to bring it into conformance with General Plan 2030. In addition, on March 11, 2010, the Citizens Advisory Committee (CAC) provided input and direction on key issues for the Zoning Ordinance Update. A first public review draft of the updated Zoning Ordinance was published on July 2, 2010.

Following publication of the first draft, a public workshop was held on July 28, 2010 to receive input and feedback from the public on the draft. In addition, a series of eight Planning Commission meetings were held from August to November 2010, during which the Commission conducted a detailed review of the draft Zoning Ordinance and provided direction to County staff. Finally, the Board of Supervisors provided final direction on edits to the first draft during a meeting held on April 26, 2011. All Planning Commission and Board of Supervisors meetings were open to the public and included public comment periods.

A second public review draft of the Zoning Ordinance that incorporated the direction from the public, Planning Commission, and Board of Supervisors was published on July 8, 2011. This second draft was closely reviewed by the Planning Commission during five meetings between August and October 2011 and a third draft that addressed their comments was published on November 17, 2011.

The Board of Supervisors reviewed the third draft of the Zoning Ordinance during two meetings held in December 2011 and a third meeting held in February 2012. Based on the Board of Supervisors direction from these three meetings, a fourth and final draft of the Zoning Ordinance ("final draft") was published on May 31, 2012; this Supplemental EIR evaluates this final draft.

D. Characteristics of the Modified Project

Butte County has proposed the Modified Project, which includes an Amendment to General Plan 2030 and adoption of the Zoning Ordinance Update. This Supplemental EIR analyzes the environmental impacts of the Modified Project as compared to those of the Approved Project, which was the adoption of General Plan 2030. This section describes the previous environmental documentation and the components of the Modified Project.

1. Previous Environmental Documentation

On October 26, 2010, Butte County approved the Approved Project, or Butte County General Plan 2030, which guides development and conservation in Butte County through 2030. General Plan 2030 includes the following Elements:

- Land Use
- Housing
- Economic Development
- Agriculture
- Water Resources
- Circulation
- Conservation and Open Space
- Health and Safety
- Public Facilities and Services
- Area and Neighborhood Plans

The Draft EIR for the Approved Project, which was published on April 8, 2010 and certified on October 26, 2010, evaluated the potential environmental impacts of the adoption of General Plan 2030. It analyzed the projected new

development that is expected to occur under General Plan 2030 through its horizon year of 2030 (SCH #2008092062). The projected 2030 buildout of the unincorporated county that was evaluated in the 2010 Draft EIR for the Approved Project includes the following:

- 13,700 new dwelling units
- 33,800 new residents
- 1.8 million square feet of new retail/office space
- 1.1 million square feet of new industrial space

The 2010 Draft EIR also evaluated the maximum theoretical buildout, or the development of every parcel with the maximum amount of development allowed under General Plan 2030. The maximum theoretical buildout of the unincorporated county that was evaluated in the 2010 Draft EIR for the Approved Project includes the following:

- 61,100 new dwelling units
- 150,900 new residents
- 19.1 million square feet of new retail/office space
- 19.4 million square feet of new industrial space

2. General Plan 2030 Amendment (GPA)

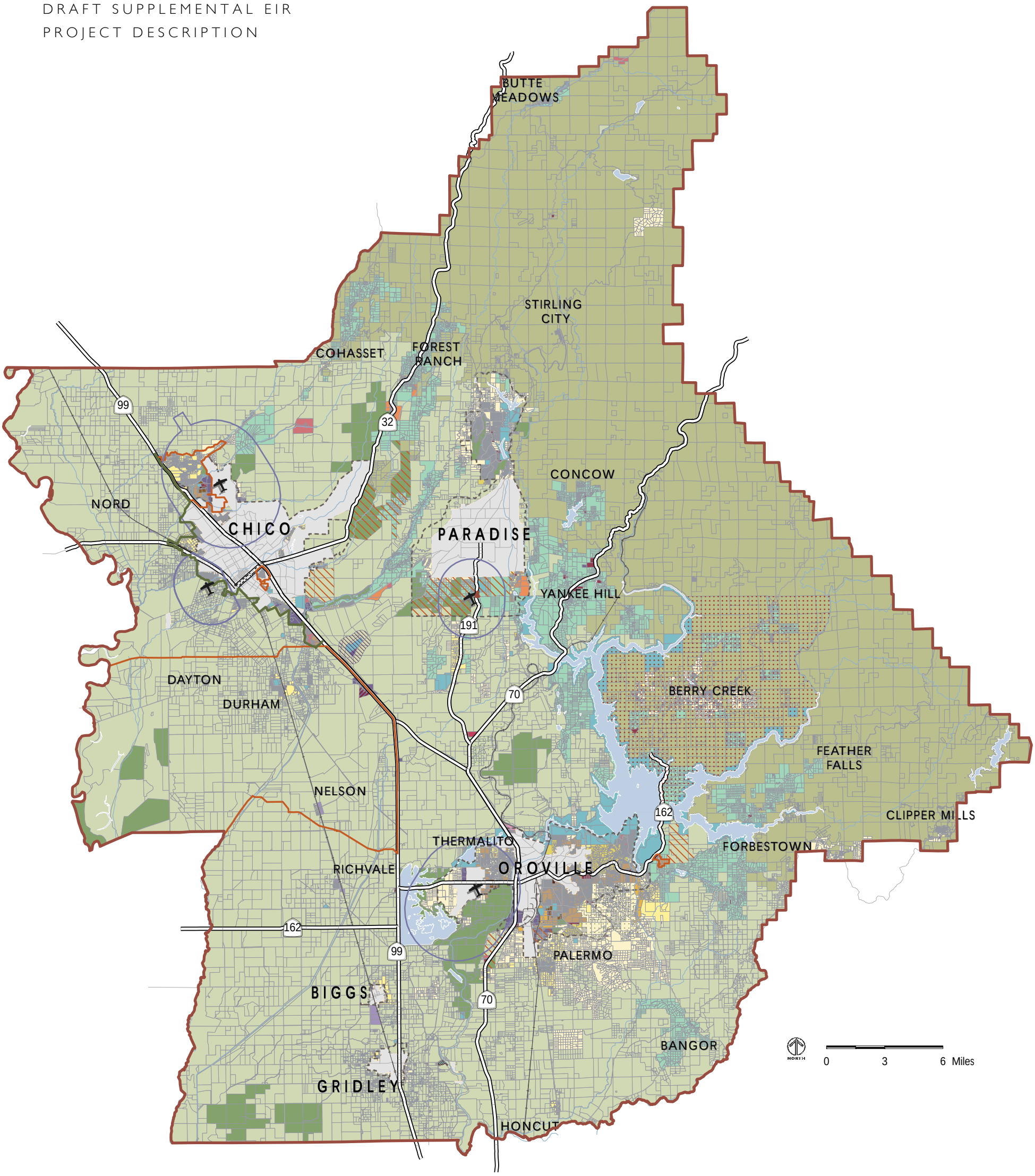
The GPA would include changes to land use designations and other changes, including those related to military operations, a new Public Housing Overlay, minor policy changes, and expansions to the Unique Agriculture Overlay and Retail Overlay.

a. Land Use Map Changes

The GPA would amend the General Plan land use map. The revised land use map is shown in Figure 3-3. Two maps highlighting the designations of parcels that have changed are shown in Figure 3-4 and 3-5; Figure 3-4 shows the designation for the Approved Project, and Figure 3-5 the designation for the Modified Project. A summary of these changes is provided in Table 3-1 and full list of parcels in Appendix A. Table 3-2 provides the acreages for each land use designation as approved under General Plan 2030, and as revised under the GPA.

TABLE 3-1 **CHANGES TO LAND USE DESIGNATIONS**

Description of Area	Approximate Affected Acreage	Land Use Designation in Approved Project	Land Use Designation in Modified Project
North of Cohasset and Forest Ranch	720	Timber Mountain	Foothill Residential
Cohasset	1,130	Timber Mountain	Agriculture
South of Forest Ranch	410 390	Timber Mountain Agriculture/Timber Mountain	Foothill Residential Planned Unit Development
Bell Muir Area (west of Chico)	150	Rural Residential/Agriculture	Very Low Density Residential
West of Paradise, along the Skyway	130	Agriculture	Foothill Residential
Southwest of Paradise	820	Resource Conservation	Agriculture
South of Paradise	910	Resource Conservation	Foothill Residential
South of Paradise, west and east of Highway 191	290	Agriculture	Foothill Residential/Rural Residential/ Very Low Density Residential
South of Paradise, east of Highway 191	100	Foothill Residential/Rural Residential	Agriculture
Durham Dayton Highway and Highway 99	80	Agriculture	Industrial (with Retail Overlay)
East of Paradise	400	Agriculture	Foothill Residential
Thermalito	40	Rural Residential/Very Low Density Residential	Medium Density Residential
East of the Oroville Airport along Highway 162	50	Retail and Office	Very Low Density Residential/Medium Density Residential/Medium High Density Residential
South of Oroville between the Feather River and Highway 70	250	Recreation Commercial	Industrial
South of Oroville along Lincoln Boulevard	100	Industrial/Resource Conservation	Rural Residential/Very Low Density Residential/ Medium Density Residential/ Medium High Density Residential
Southwest of Oroville along Highway 70	280	Resource Conservation/Very Low Density Residential	Agriculture
East of Biggs	550	Agriculture	Rural Residential
Palermo	1,890	Agriculture	Rural Residential
South of Palermo	960	Agriculture	Rural Residential



Source: Butte County and The Planning Center | DC&E GIS, 2012.
Note: The Deer Herd Migration Area Overlay and the Airport Land Use Compatibility Zones within the Airport Overlay are provided as separate maps.

Agriculture/Timber/Conservation Designations
- Agriculture (20-ac to 160-ac minimum)
- Agriculture Services (0.8 maximum FAR)
- Timber Mountain (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Designations
- Foothill Residential (1 to 40 ac/du)
- Rural Residential (5 to 10 ac/du)
- Very Low Density Residential (up to 1 du/ac)
- Low Density Residential (up to 3 du/ac)
- Medium Density Residential (up to 6 du/ac)
- Medium High Density Residential (up to 14 du/ac)
- High Density Residential (14 to 20 du/ac)

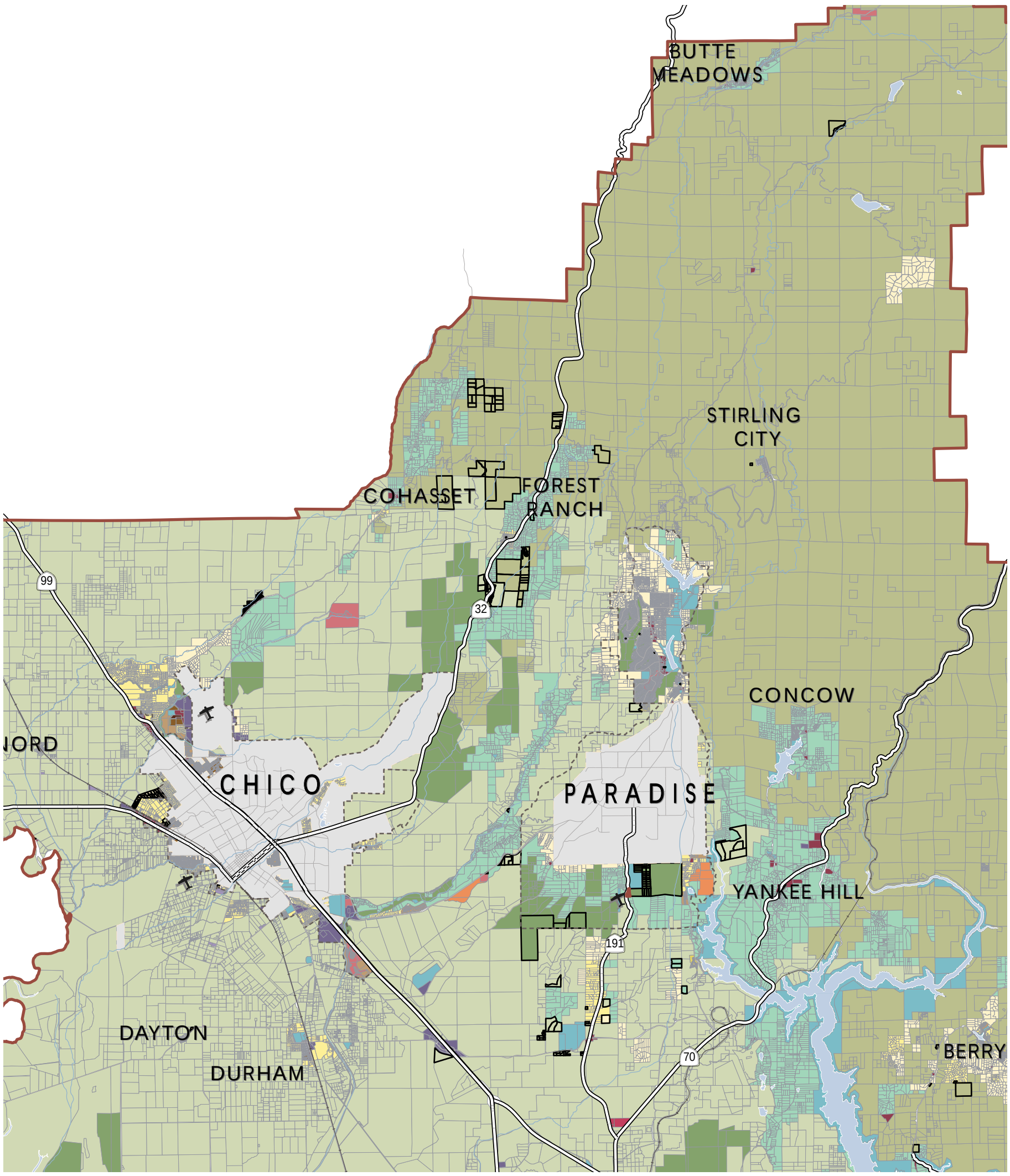
Commercial/Industrial Designations
- Mixed Use (4 to 20 du/ac and 0.5 maximum FAR)
- Retail and Office (0.4 maximum FAR)
- Recreation Commercial (0.4 maximum FAR)
- Sports and Entertainment (0.4 maximum FAR)
- Industrial (0.5 maximum FAR)
- Research and Business Park (0.5 maximum FAR)

Other Designations
- Public
- Planned Unit Development

Overlays
- Existing Area, Neighborhood or Specific Plan
- Berry Creek Area Plan
- Specific Plans to be Developed
- Unique Agriculture Overlay
- Retail Overlay
- Solid Waste Management Facility Overlay
- Airport Overlay
- Public Housing Overlay

- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 3-3
PROPOSED GENERAL PLAN AMENDMENT LAND USE DESIGNATIONS



Source: Butte County and The Planning Center | DC&E GIS, 2012.

Agriculture/Timber/Conservation Designations
- Agriculture (20-ac to 320-ac minimum)
- Agriculture Services (0.8 maximum FAR)
- Timber Mountain (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Designations
- Foothill Residential (1 to 40 ac/du)
- Rural Residential (5 to 10 ac/du)
- Very Low Density Residential (1 du/5 ac to 1 du/ac)
- Low Density Residential (1 to 3 du/ac)
- Medium Density Residential (3 to 6 du/ac)
- Medium High Density Residential (6 to 14 du/ac)
- High Density Residential (14 to 20 du/ac)

Commercial/Industrial Designations
- Mixed Use (4 to 20 du/ac and 0.5 maximum FAR)
- Retail and Office (0.4 maximum FAR)
- Recreation Commercial (0.4 maximum FAR)
- Sports and Entertainment (0.4 maximum FAR)
- Industrial (0.4 maximum FAR)
- Research and Business Park (0.5 maximum FAR)

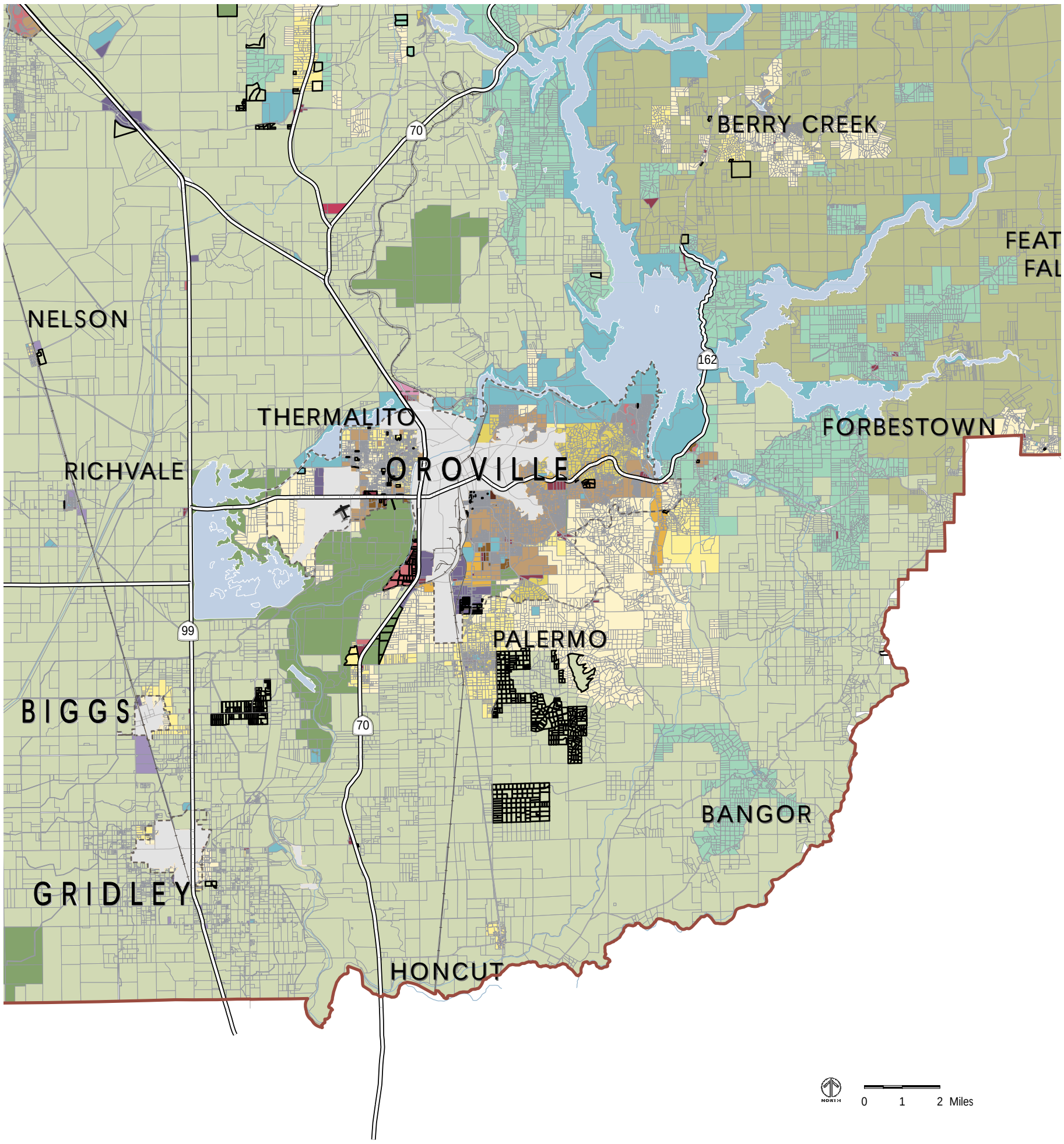
Other Designations
- Public
- Planned Unit Development

- Parcels Subject to GPA

- Airports
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 3-4 A

APPROVED PROJECT GENERAL PLAN 2030 LAND USE DESIGNATIONS



Source: Butte County and The Planning Center | DC&E GIS, 2012.

Agriculture/Timber/Conservation Designations
- Agriculture (20-ac to 320-ac minimum)
- Agriculture Services (0.8 maximum FAR)
- Timber Mountain (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Designations
- Foothill Residential (1 to 40 ac/du)
- Rural Residential (5 to 10 ac/du)
- Very Low Density Residential (1 du/5 ac to 1 du/ac)
- Low Density Residential (1 to 3 du/ac)
- Medium Density Residential (3 to 6 du/ac)
- Medium High Density Residential (6 to 14 du/ac)
- High Density Residential (14 to 20 du/ac)

Commercial/Industrial Designations
- Mixed Use (4 to 20 du/ac and 0.5 maximum FAR)
- Retail and Office (0.4 maximum FAR)
- Recreation Commercial (0.4 maximum FAR)
- Sports and Entertainment (0.4 maximum FAR)
- Industrial (0.4 maximum FAR)
- Research and Business Park (0.5 maximum FAR)

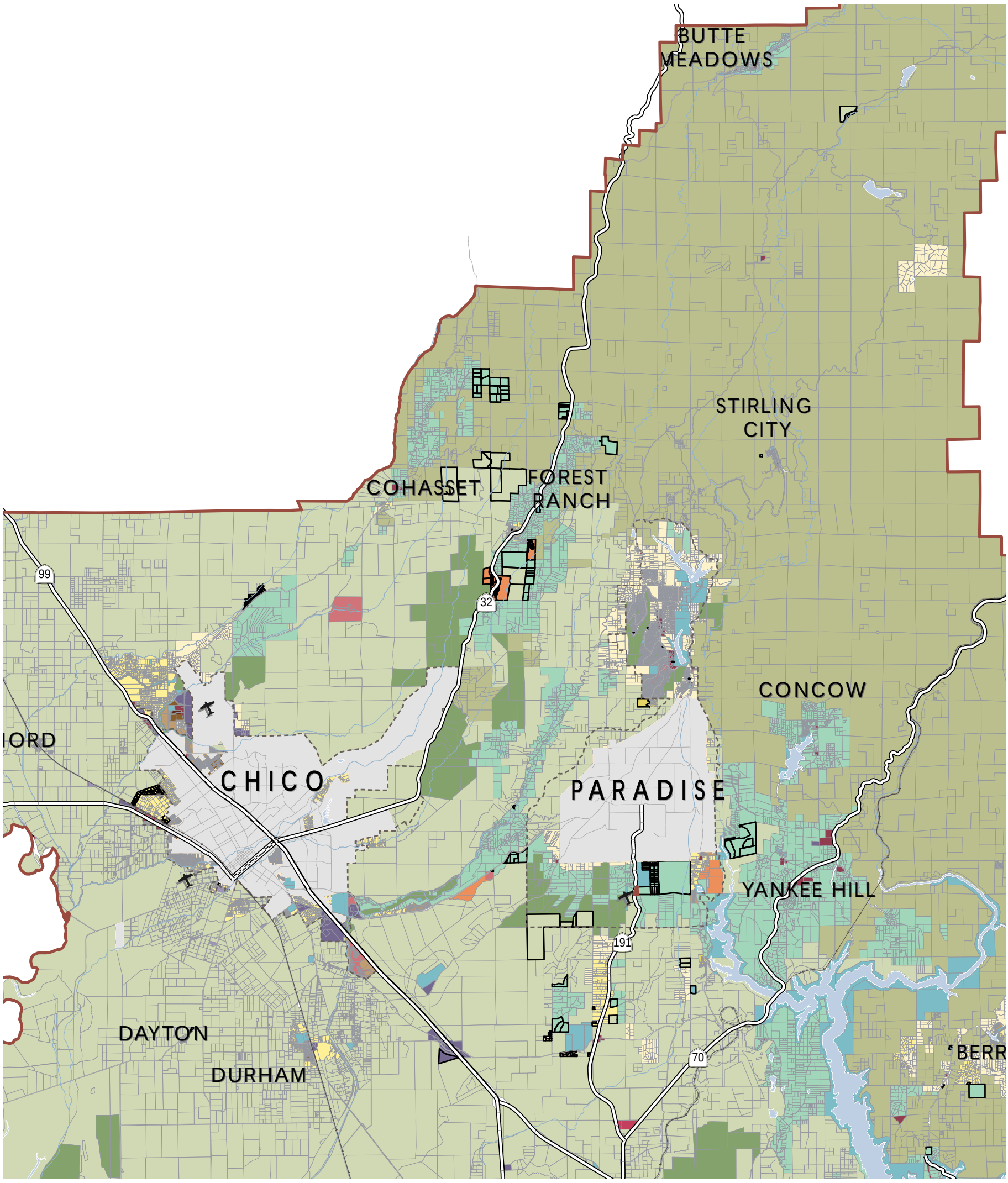
Other Designations
- Public
- Planned Unit Development

- Parcels Subject to GPA

- Airports
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 3-4 B

APPROVED PROJECT GENERAL PLAN 2030 LAND USE DESIGNATIONS



Source: Butte County and The Planning Center | DC&E GIS, 2012.

NORTH 0 1 2 Miles

Agriculture/Timber/Conservation Designations
- Agriculture (20-ac to 160-ac minimum)
- Agriculture Services (0.8 maximum FAR)
- Timber Mountain (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Designations
- Foothill Residential (1 to 40 ac/du)
- Rural Residential (5 to 10 ac/du)
- Very Low Density Residential (up to 1 du/ac)
- Low Density Residential (up to 3 du/ac)
- Medium Density Residential (up to 6 du/ac)
- Medium High Density Residential (up to 14 du/ac)
- High Density Residential (14 to 20 du/ac)

Commercial/Industrial Designations
- Mixed Use (4 to 20 du/ac and 0.5 maximum FAR)
- Retail and Office (0.4 maximum FAR)
- Recreation Commercial (0.4 maximum FAR)
- Sports and Entertainment (0.4 maximum FAR)
- Industrial (0.5 maximum FAR)
- Research and Business Park (0.5 maximum FAR)

Other Designations
- Public
- Planned Unit Development

- Parcels Subject to GPA

- Airports
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 3-5 A

MODIFIED PROJECT GENERAL PLAN AMENDMENT LAND USE DESIGNATIONS

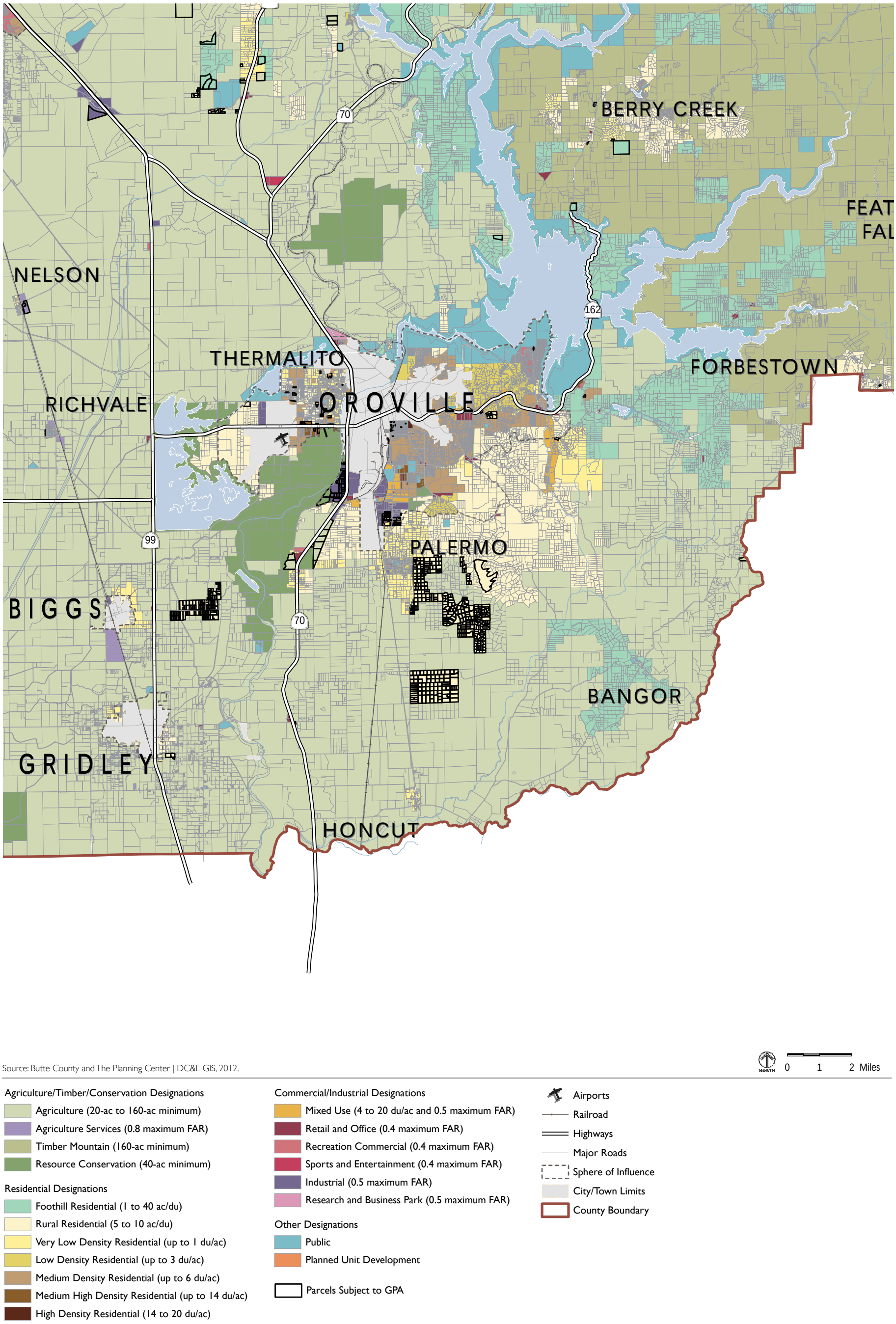


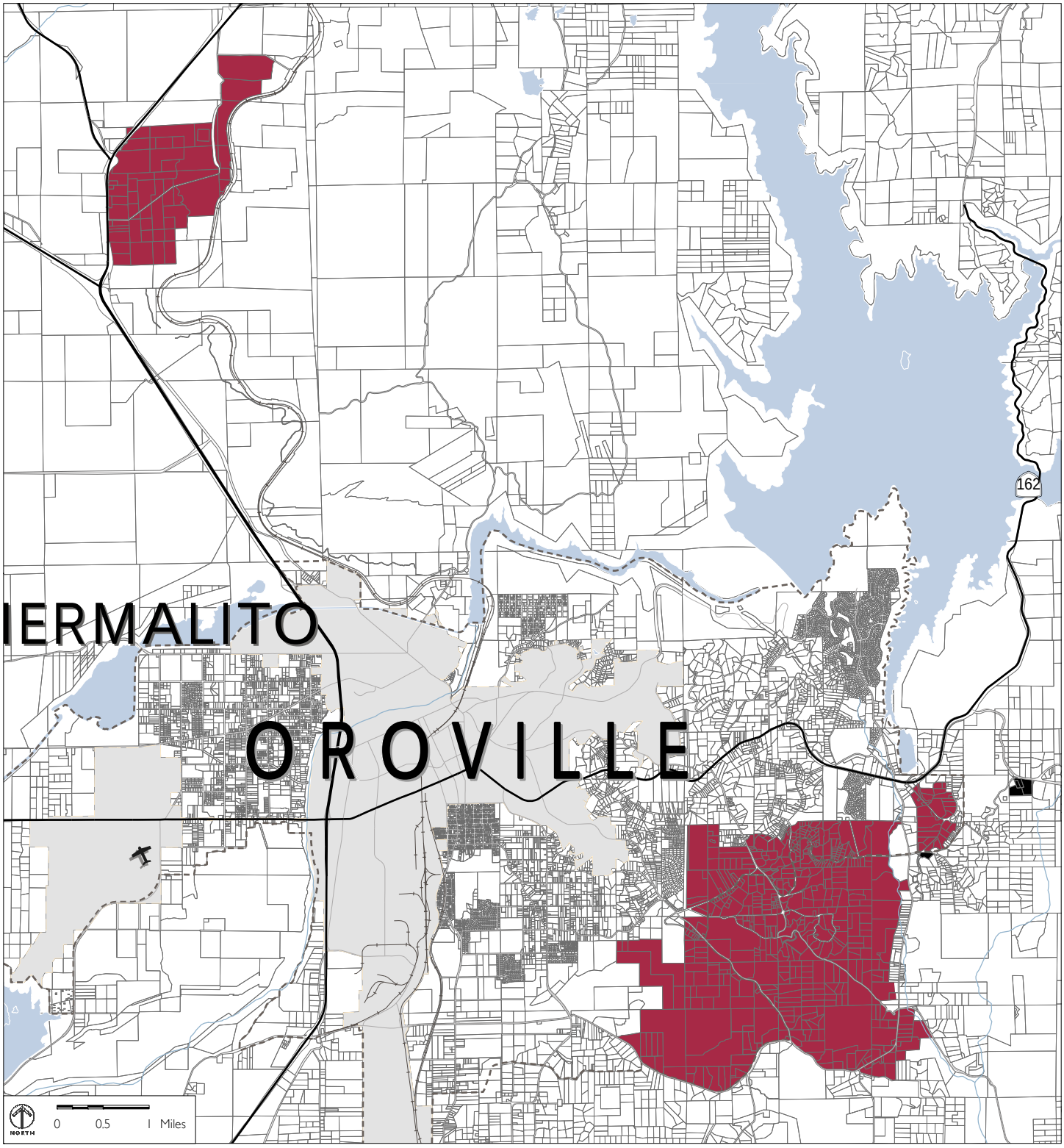
FIGURE 3-5 B

MODIFIED PROJECT GENERAL PLAN AMENDMENT LAND USE DESIGNATIONS

TABLE 3-2 **GENERAL PLAN 2030 AND PROPOSED GPA LAND USE DESIGNATION ACREAGES**

Land Use Designation	Approved Project (Acres)	Modified Project (Acres)	Difference (Acres)	Percent Difference from Approved Project
Agriculture	476,760	474,670	-2,090	-0.4%
Agriculture Services	490	530	+40	8.2%
Timber Mountain	352,510	349,700	-2,810	-0.8%
Resource Conservation	39,120	37,260	-1,860	-4.8%
Foothill Residential	59,730	62,580	+2,850	4.8%
Rural Residential	29,020	32,400	+3,380	11.6%
Very Low Density Residential	10,880	11,070	+190	1.7%
Low Density Residential	2,410	2,470	+60	2.5%
Medium Density Residential	6,150	6,150	0	0.0%
Medium High Density Residential	430	490	+60	14.0%
High Density Residential	70	70	0	0.0%
Mixed Use	1,040	1,040	0	0.0%
Retail and Office	1,470	1,430	-40	-2.7%
Recreation Commercial	1,240	930	-310	-25.0%
Sports and Entertainment	100	100	0	0.0%
Industrial	2,150	2,390	+240	11.2%
Research and Business Park	100	100	0	0.0%
Public	31,200	31,240	+40	0.1%
Planned Unit Development	500	890	+390	78.0%
Undesignated rights-of-way	15,540	15,410	-130	-0.8%
Total	1,030,910	1,030,910		

Note: Numbers to not always add up to total due to rounding.
Source: The Planning Center | DC&E GIS, 2010 and 2012.

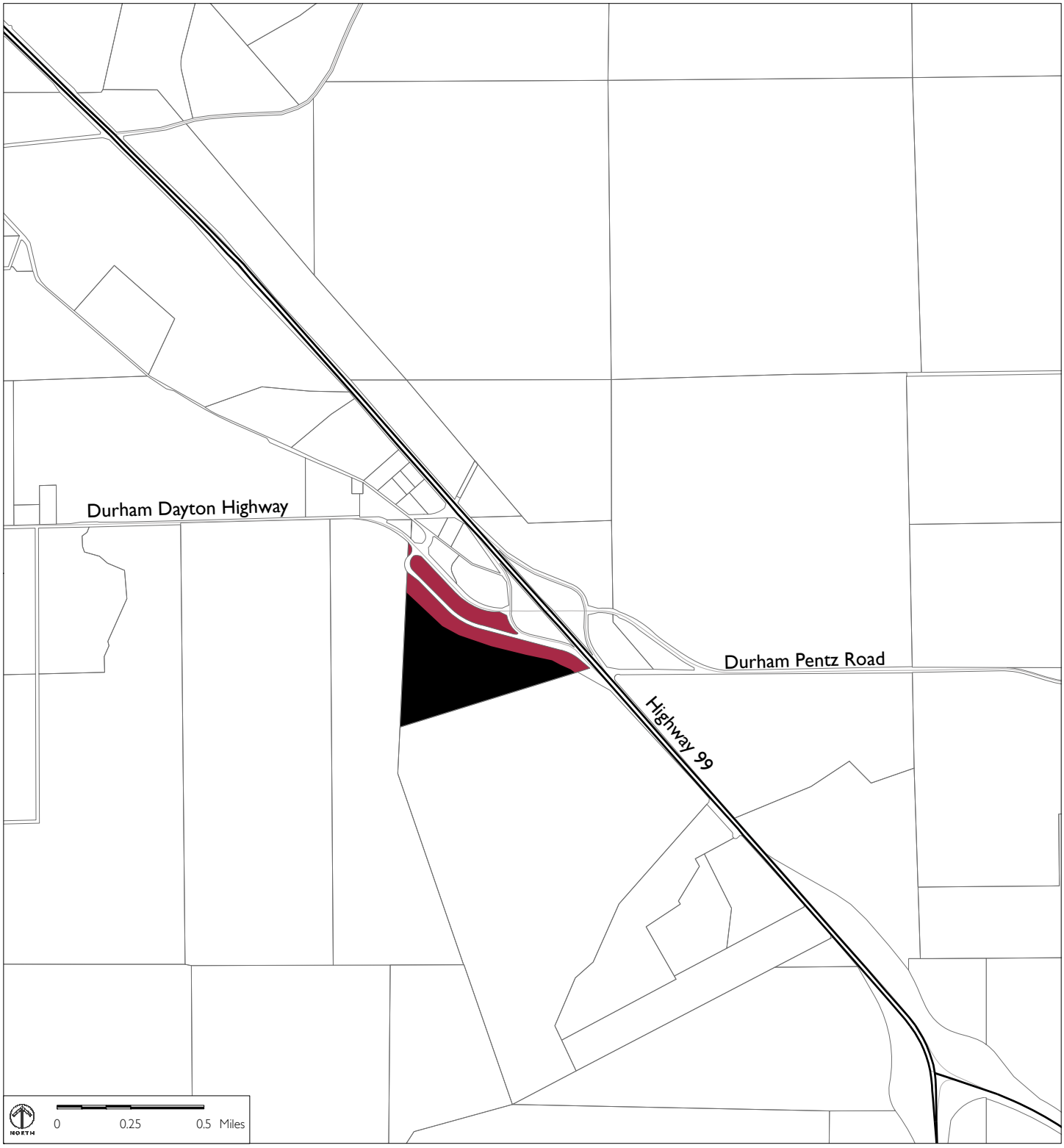


Source: Butte County and The Planning Center | DC&E GIS, 2012.

Approved Unique Agriculture Overlay
Proposed Unique Agriculture Overlay Expansion Area
Airports
Railroad
Highways
Major Roads
Sphere of Influence
City/Town Limits
County Boundary

FIGURE 3-6

UNIQUE AGRICULTURE OVERLAY EXPANSION



Source: Butte County and The Planning Center | DC&E GIS, 2012.

Approved Retail Overlay
Proposed Retail Overlay Expansion
Airports
Railroad
Highways
Major Roads
Sphere of Influence
City/Town Limits
County Boundary

FIGURE 3-7
RETAIL OVERLAY EXPANSION

The GPA also includes expansions to the Unique Agriculture Overlay and Retail Overlay:

- **Unique Agriculture Overlay.** This Overlay would expand by 31 acres in two areas east of Oroville: near the Mt. Ida Road and Feathervale Drive intersection and near the Old Olive Highway/Forbestown Road intersection, as shown in Figure 3-6. The Unique Agriculture Overlay allows agricultural support and specialty agriculture uses, in addition to the uses allowed by the underlying land use designation. Examples of allowed uses are wineries, roadside stands, farm-based tourism, bed and breakfasts, and ancillary restaurants and/or stores.
- **Retail Overlay.** This Overlay would expand by 76 acres near the Durham Dayton Highway/Highway 99 intersection, as shown in Figure 3-7. The Retail Overlay allows retail, service, or office uses in addition to the uses allowed by the underlying designation.

b. Land Use Designation Changes

The GPA would revise the allowed density and intensity of the following land use designations and add the following new overlays:

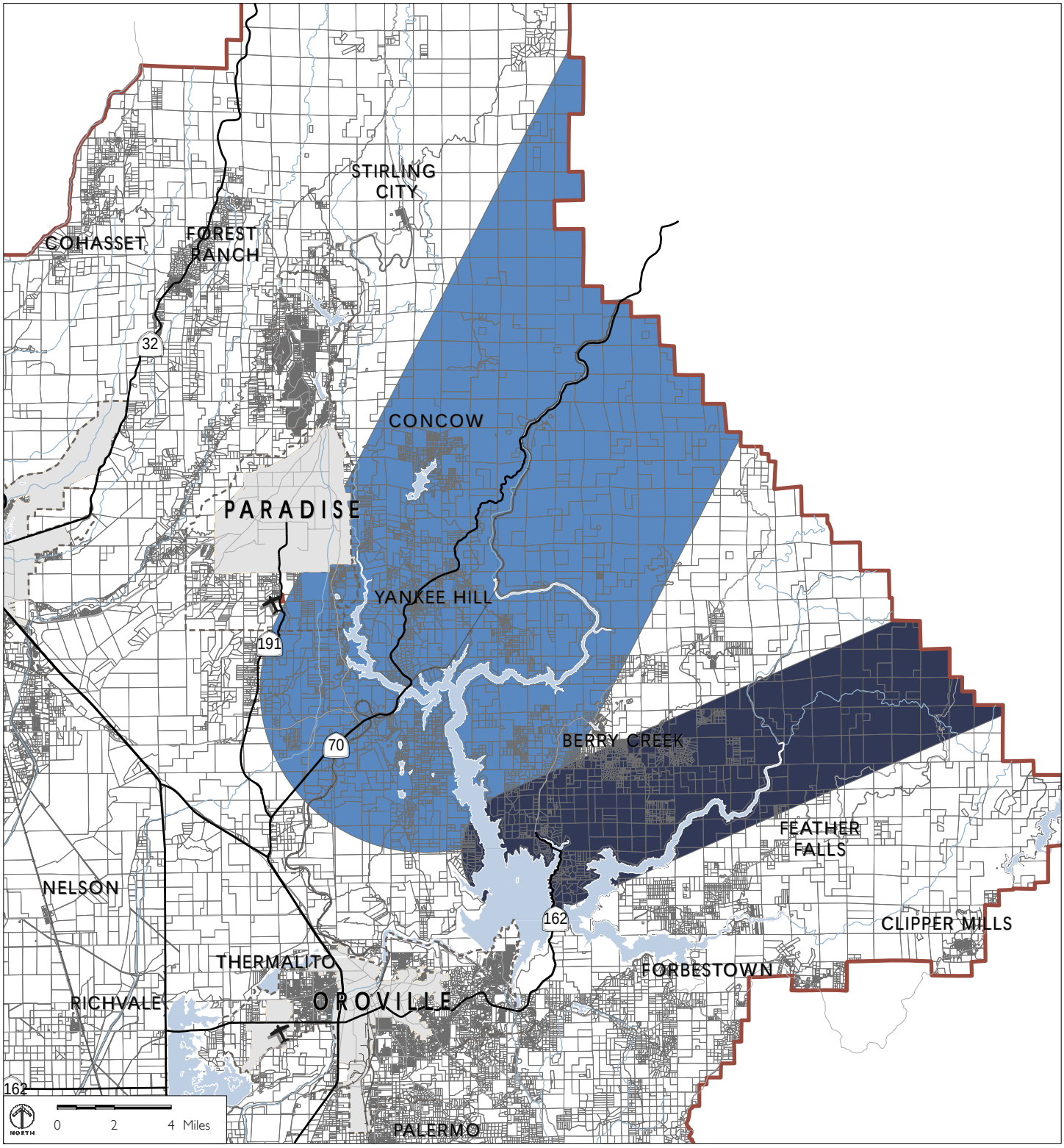
- **Agriculture:** Reduce the upper end of the minimum parcel size range from 320 acres to 160 acres. This change means that, within the Agriculture designation, a single large parcel could be subdivided into smaller parcels ranging from 20 acres to 160 acres, based on the zoning designation of the parcel.
- **Very Low, Low, Medium, and Medium High Density Residential:** Remove the minimum density requirement. This means that development within these designations would not have to be built at a density above the lower end of the allowed density range, but could be built at any density less than the maximum allowed. For example, the Medium Density Residential designation previously required development at a density between 3 to 5.9 units per acre. With this change, development at less than 3 units per acre, but not exceeding 5.9 units per acre, would be allowed.

- **Industrial:** Change the allowed Floor Area Ratio (FAR) from 0.4 to 0.5. This change would allow more square footage of building to be built on a given site.
- **Public Housing Overlay:** This new overlay designation would be added to support the continued operation of existing public housing facilities; implementation of the County's Housing Element; and the County's agricultural labor, special needs, and low- and moderate-income housing communities. The Public Housing Overlay would be applied to the existing Butte County Housing Authority property on East Gridley Road along the Feather River, as shown in Figure 3-3.
- **Military Airspace Overlay:** This new overlay designation would be applied to areas that are located within Military Operations Areas (MOAs) in order to ensure that the military has the opportunity to review extremely tall structures and other potential projects within these areas that could interfere with the operations of military aircraft. The location of the Military Airspace Overlay is shown in Figure 3-8.

c. Policy Changes

The GPA would make other changes to General Plan 2030 policies as follows:

- Add language throughout the General Plan to discuss coordination with military operations and consistency with MOAs. Add a new goal and associated policies to avoid land use conflicts in MOAs.
- Amend the Chico Area Greenline policies to allow Very Low Density Residential uses on the agricultural side of the Greenline, in addition to Rural Residential on the adopted General Plan Land Use Map.
- Amend Policy W-P2.2 regarding regional coordination for water resources planning.
- Amend Policy COS-P2.3 regarding LEED certification of County buildings.
- Amend Policy COS-P5.5 regarding sensitive receptors to address mobile source emissions in addition to stationary source emissions.



Source: Naval Facilities Engineering Command, 2011.

Military Airspace Overlay

- Military Review of Structure Over 200 feet
- Military Review of Structures Over 500 feet
- Airports
- Highways
- Railroad
- Major Roads
- County Boundary
- Sphere of Influence
- City/Town Limits

FIGURE 3-8

MILITARY AIRSPACE OVERLAY

- Add Policy HS-P5.2 regarding coordination with federal agencies on planning for dam inundation risks for federal dams.
- Other minor corrections and clarifications throughout the document.

3. Zoning Ordinance

The Zoning Ordinance is the regulatory tool that will implement the General Plan. The Zoning Ordinance includes the reorganization and update of the existing Zoning Ordinance in order to make it consistent with General Plan 2030 and the GPA. As noted above, California Government Code Section 65860 requires that a jurisdiction's Zoning Ordinance be consistent with its adopted General Plan. Therefore, the potential environmental impacts of the Zoning Ordinance would be expected to be substantially similar to the potential environmental impacts of General Plan 2030 and the proposed GPA, except in cases where the Zoning Ordinance is more restrictive than the General Plan, and therefore would have a reduced potential impact. In evaluating impacts related to the General Plan land use map, the 2010 Draft EIR for the Approved Project and this Supplemental EIR for the proposed GPA consider the highest density allowed by each land use designation. Although a range of zoning districts can implement a single General Plan land use designation, the 2010 EIR and this Supplemental EIR only consider the densest option. Therefore, the Zoning Ordinance would have equal or reduced impacts compared to General Plan 2030 and the proposed GPA. However, in the interest of clarity and full disclosure, this EIR discusses the Zoning Ordinance separately throughout.

The following provides a summary of the major components of the proposed Zoning Ordinance Update.

a. Zoning Ordinance Contents and Organization

The Zoning Ordinance includes seven major parts:

- **Part 1: Enactment and Applicability.** This section includes information about the purpose and effect of the Zoning Ordinance, rules, and proce-

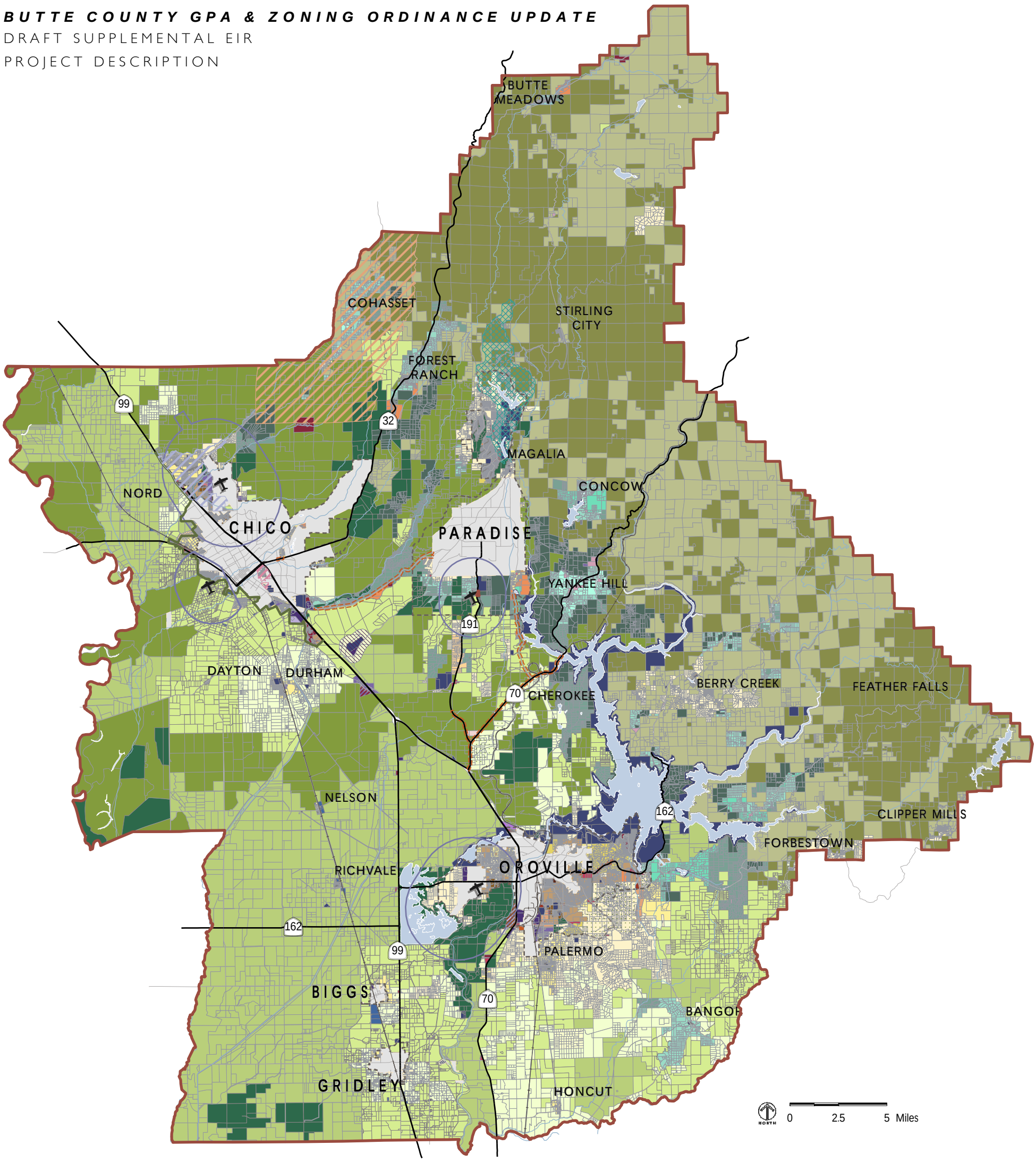
dures for its interpretation, the Zoning Map, and general information about the Zoning Districts.

- **Part 2: Zoning Districts, Land Uses, and Development Standards.** This section includes land use regulations and development standards for each Zoning District.
- **Part 3: General Regulations.** This section includes standards for all development and land uses, as well as general regulations regarding parking, signs, landscaping, density bonuses, and nonconforming uses, structures, and parcels.
- **Part 4: Supplemental Use Regulations.** This section establishes countywide standards for unique land uses that require more specific regulation.
- **Part 5: Land Use and Development Approval Procedures.** This section establishes procedures and requirements for permit applications, permit applicability and approval procedures, permit implementation procedures and timelines, and reasonable accommodations for persons with disabilities.
- **Part 6: Zoning Ordinance Administration.** This section describes the responsibilities in the administration of the Zoning Ordinance and provides procedures for public noticing and conduct of public hearings, appeals, amendments, and enforcement.
- **Part 7: Definitions.** This section provides definitions of terms and phrases used in the Zoning Ordinance.

b. Zoning Map

The proposed zoning map is shown in Figure 3-9. The proposed Zoning Ordinance Update would rezone some parcels using an updated set of zoning districts that are consistent with General Plan 2030 and the proposed GPA. In general, the total number of zoning districts would be reduced.

A significant change to the zoning map is the elimination of the Unclassified zone. The Unclassified zone, which is an interim zone intended for areas that



Note: The Deer Herd Migration Area Overlay Zone and Military Airspace Overlay Zone are provided as separate maps.
Source: The Planning Center | DC&E GIS, 2012.

Agricultural Zones
- Agriculture - 20
- Agriculture - 40
- Agriculture - 80
- Agriculture - 160
- Agriculture Services

Natural Resource Zones
- Timber Mountain (160-ac minimum)
- Timber Production (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Zones
- Rural Residential - 5 (up to 1 du/5 ac)
- Rural Residential - 10 (up to 1 du/10 ac)
- Very Low Density Residential (up to 1 du/ac)
- Very Low Density Residential - 2.5 (up to 1 du/2.5 ac)
- Low Density Residential (up to 3 du/ac)
- Medium Density Residential (up to 6 du/ac)
- Medium High Density Residential (up to 14 du/ac)
- High Density Residential (14 to 20 du/ac)
- Foothill Residential - 1 (up to 1 du/ac)
- Foothill Residential - 2 (up to 1 du/2 ac)
- Foothill Residential - 5 (up to 1 du/5 ac)
- Foothill Residential - 10 (up to 1 du/10 ac)
- Foothill Residential - 20 (up to 1 du/20 ac)
- Foothill Residential - 40 (up to 1 du/40 ac)

Commercial and Mixed Use Zones
- General Commercial
- Neighborhood Commercial
- Community Commercial
- Mixed Use - 1
- Mixed Use - 2
- Mixed Use - 3
- Recreation Commercial
- Sports and Entertainment

Industrial Zones
- Light Industrial
- General Industrial
- Heavy Industrial

Special Purpose Zones
- Public
- Airport
- Research and Business Park
- PUD

Overlay Zones
- Airport Compatibility Overlay
- Chapman/Mulberry Overlay
- Cohasset Overlay
- North Chico Specific Plan Overlay
- Public Housing Overlay
- Retail Overlay
- Recreation Commercial Overlay
- Scenic Highway Overlay
- Stringtown Mountain Specific Plan Overlay
- Recycling and Waste Facility Overlay
- Unique Agriculture Overlay
- Watershed Protection Overlay

- Airports
- Highways
- Greenline
- Railroad
- Major Streams
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 3-9
PROPOSED ZONING MAP

have not been specifically zoned, would no longer be used. Parcels previously zoned Unclassified would be zoned for the district that corresponds to their proposed General Plan 2030 and GPA land use designation under the proposed Zoning Ordinance Update.

c. Zoning Districts

Detailed changes to the existing zoning districts and zoning districts and overlays that would be eliminated by the proposed project are described below.

i. Agricultural Zones

There are two Agricultural zones proposed in the Zoning Ordinance: Agriculture (AG) and Agriculture Services (AS).

The AG zone implements the Agriculture land use designation in General Plan 2030. The purpose of the AG zone is to support, protect, and maintain a viable, long-term agricultural sector in Butte County. Permitted uses include crop cultivation, animal grazing, stock ponds, and agricultural processing. More intensive agricultural activities, such as animal processing, dairies, hog farms, stables, forestry and logging, and mining and oil extraction, are permitted with the approval of a Conditional Use Permit.

Under the proposed Zoning Ordinance, the number of Agriculture zones would be reduced, and the minimum lot sizes would be increased. The existing Zoning Ordinance includes six AG sub-zones with minimum lot sizes ranging from 5 to 160 acres. The proposed Zoning Ordinance includes four AG sub-zones with minimum lot sizes ranging from 20 to 160 acres. Existing parcels that are smaller than the proposed minimum lot size of 20 acres would still be allowed to be developed with a single-family house, but they would not be allowed to subdivide into smaller parcels.

The AS zone is a new zoning district that implements the new Agriculture Services General Plan designation. The purpose of the AS zone is to protect, maintain, promote, and enhance agriculture as a viable, long-term economic sector by accommodating agricultural uses or compatible commercial and

light industrial uses that directly support agricultural activities within the county. Agricultural support uses permitted as-of-right in the AS zone include uses with minimal potential impacts on adjacent parcels, such as agricultural equipment sales and rental, light manufacturing, warehousing, and distribution and storage. Agricultural support uses that are more likely to impact adjacent parcels, such as agricultural vehicle repair and heavier manufacturing, require the approval of a Conditional Use Permit.

ii. Natural Resource Zones

There are three Natural Resource zones proposed in the Zoning Ordinance: Timber Mountain (TM), Timber Production (TPZ), and Resource Conservation (RC).

The TM zone implements the Timber Mountain land use designation in General Plan 2030. The purpose of the TM zone is to preserve Butte County's valuable timber resources and to protect both the economic and environmental value of these lands. Permitted uses include logging, timber processing, crop cultivation, agricultural processing, and the management of forest lands for timber operations and animal grazing. Extractive uses that are generally compatible with forestry operations, including mining and oil and gas extraction, are conditionally permitted.

Under the proposed Zoning Ordinance, the number of TM zones would be reduced, and the minimum lot sizes would be increased. The existing Zoning Ordinance includes nine TM sub-zones with minimum lot sizes ranging from 1 to 160 acres. The proposed Zoning Ordinance includes one Timber Mountain zone, which has a minimum lot size of 160 acres and allows timber production.

The TPZ zone also implements the Timber Mountain land use designation in General Plan 2030, and it maintains the existing TPZ-160 zone. The purpose of the TPZ zone is to preserve and protect land where timber is actively being grown and harvested, as well as minimize impacts to neighboring uses from active timber operations. Permitted uses include logging, timber processing,

crop cultivation, the management of forest lands for timber operations and animal grazing, and compatible uses, which are uses that are determined to not significantly detract from the use of the property for, or inhibit, growing and harvesting timber. Extractive uses that are generally compatible with forestry operations, including mining and oil and gas extraction, are conditionally permitted. The TPZ zone requires a minimum lot size of 160 acres.

The RC zone implements the Resource Conservation land use designation in General Plan 2030, and it maintains the existing RC zone. The purpose of the RC zone is to protect and preserve natural, wilderness, and scientific study areas that are critical to environmental quality within Butte County. Permitted land uses include livestock grazing and limited recreational and commercial recreational uses that do not detract from the area's value for habitat, open space, or research. The minimum permitted parcel size in the RC zone is 40 acres. The RC zone allows for one single-family home per parcel.

iii. Foothill Residential Zones

There is one Foothill Residential (FR) zone proposed in the Zoning Ordinance, and it implements the Foothill Residential land use designation in General Plan 2030. The purpose of the FR zone is to allow for the appropriate development of large-lot single-family home, small farmsteads, and related uses in the foothill areas of the county. Permitted residential uses in the FR zone include a single-family home, small residential care home, and a second unit. The FR zone also conditionally permits non-residential uses compatible with a low-density rural setting, including public and quasi-public uses, mining, animal services, hunting and fishing clubs, retail nurseries, and commercial stables. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the FR zone.

Under the proposed Zoning Ordinance the existing FR-3 and -160 sub-zones would be eliminated. The FR-1, -2, -5, -10, -20, and -40 sub-zones would be maintained. For all of these sub-zones, the suffix corresponds to the minimum lot size for that zone.

iv. Residential Zones

There are seven Residential zones proposed in the Zoning Ordinance: Rural Residential (RR), Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), and Very High Density Residential (VHDR).

The RR zone implements the Rural Residential land use designation in General Plan 2030. The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. Permitted residential uses in the RR zone include a single-family home, small residential care home, and a second unit. The RR zone also conditionally permits non-residential uses compatible with a rural residential setting, including public and quasi-public uses, personal services, retail nurseries, and animal services. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RR zone. There are two RR sub-zones: RR-5 and RR-10; the suffix corresponds to the minimum lot size for that zone.

The VLDR zone implements the Very Low Density Residential land use designation in General Plan 2030. The purpose of the VLDR zone is to allow for single-family homes and related uses in residential neighborhoods within the county. Permitted residential uses include single-family homes, residential care homes, and second units. The VLDR zone also conditionally permits non-residential uses compatible with a residential setting, including public and quasi-public uses, golf courses, park and recreational facilities, personal services, animal-keeping, on-site agricultural product sales, and medical offices and clinics. There are two VLDR sub-zones: VLDR, which requires a minimum parcel size of 1 acre, and VLDR-2.5, which requires a minimum parcel size of 2.5 acres.

The LDR zone implements the Low Density Residential land use designation in General Plan 2030. The purpose of the LDR zone is to allow for a mixture

of housing types in a low density setting. Permitted housing types include single-family homes and second units. Non-residential uses conditionally permitted in the LDR zone include public and quasi-public uses, park and recreational facilities, personal services, and medical offices and clinics. The maximum permitted residential density in the LDR zone is three dwelling units per acre.

The MDR zone implements the Medium Density Residential land use designation in General Plan 2030. The purpose of the MDR zone is to allow for a mixture of housing types in a medium density setting. Permitted housing types include single-family homes, duplex homes, and second units. Non-residential uses conditionally permitted in the MDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. The maximum permitted residential density in the MDR zone is six dwelling units per acre.

The MHDR zone implements the Medium High Density Residential land use designation in General Plan 2030. The purpose of the MHDR zone is to allow for a mixture of housing types in a medium high density setting. Permitted housing types include single-family homes, duplex homes, multi-family dwellings, mobile home parks, and second units. Non-residential uses conditionally permitted in the MHDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. The maximum permitted residential density in the MHDR zone is 14 dwelling units per acre.

The HDR zone implements the High Density Residential land use designation in General Plan 2030. The purpose of the HDR zone is to allow for a mixture of housing types in a high density setting. Permitted housing types include single-family homes, duplex homes, multi-family dwellings, mobile home parks, and second units. Non-residential uses conditionally permitted in the HDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail.

Permitted residential density in the HDR zone ranges from a minimum of 14 dwelling units per acre to a maximum of 20 dwelling units per acre.

The VHDR zone implements the Very High Density Residential land use designation in General Plan 2030. The purpose of the VHDR zone is to allow for a mixture of housing types at the highest residential densities in unincorporated Butte County. Permitted housing types include single-family homes, duplex homes, multi-family dwellings, mobile home parks, and second units. Non-residential uses conditionally permitted in the VHDR zone include public and quasi-public uses, park and recreational facilities, personal services, medical offices and clinics, and general retail. Permitted residential density in the VHDR zone ranges from a minimum of 20 dwelling units per acre to a maximum of 30 dwelling units per acre.

Under the proposed Zoning Ordinance, the Residential zones would be changed in order to match the residential land use designations proposed under the GPA. The existing Zoning Ordinance includes ten residential sub-zones: Residential-1, -2, -3 and -4 zones; Residential - Non-Conforming zone; Residential - Mobile Home-1, -1/2 and -1A zones; Residential - Professional Office zone; Mountain or Recreation Subdivision – Residential zone. The proposed Zoning Ordinance includes the nine residential zones/sub-zones discussed above in addition to the Foothill Residential zones discussed in Section D.3.c.iii.

v. Commercial and Mixed Use Zones

There are five Commercial zones proposed in the Zoning Ordinance: General Commercial (GC), Neighborhood Commercial (NC), Community Commercial (CC), Recreation Commercial (REC), and Sports and Entertainment (SE).

The GC zone implements the Retail and Office designation in General Plan 2030. The purpose of the GC zone is to allow for a full range of retail, service, and office uses to serve residents, workers, and visitors. Permitted uses include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar commercial uses. Multiple-family dwellings, vehicle repair, light manufacturing, and warehous-

ing and storage are permitted in the GC zone with the approval of a Conditional Use Permit. Single-family homes are not permitted in the GC zone. The maximum permitted floor area ratio in the GC zone is 0.4.

The NC zone implements the Retail and Office designation in General Plan 2030. The purpose of the NC zone is to allow for retail and service uses that meet the daily needs of nearby residents and workers. Permitted uses are similar to the GC zone, except that vehicle repair, light manufacturing, and warehousing and storage uses are not allowed. The maximum permitted floor area ratio in the NC zone is 0.3.

The CC zone implements the Retail and Office designation in General Plan 2030. The purpose of the CC zone is to allow for retail and service uses in proximity to residents in rural areas of the county. Permitted uses include general retail, personal services, professional offices, restaurants, hotels and motels, and other similar commercial uses. Dwelling units are permitted in the CC zone. The maximum permitted floor area ratio in the CC zone is 0.2.

The REC zone implements the Recreation Commercial designation in General Plan 2030. The purpose of the REC zone is to allow for unique recreation and tourism-related uses to serve County residents and visitors. Conditionally permitted uses in the REC zone include golf courses and country clubs, parks and recreational facilities, RV parks, marinas, resorts and vacation cabins, restaurants, retail, and other similar uses. The maximum permitted floor area ratio in the REC zone is 0.4.

The SE zone implements the Sports and Entertainment designation in General Plan 2030. The purpose of the SE zone is to allow for sports and entertainment uses, including sports facilities, golf courses, theaters, and amphitheaters, as well as a range of related commercial uses that are compatible with the Sports and Entertainment zone. The related uses may include localized retail, commercial retail, and service establishments. The maximum permitted floor area ratio in the SE zone is 0.4.

Under the proposed Zoning Ordinance, the existing Light Commercial, Commercial Forestry, and Highway Commercial zones would be eliminated. The eliminated Light Commercial and Highway Commercial zones would be replaced by the General Commercial zone and the eliminated Commercial Forestry zone would be replaced by the Timber Mountain zone.

The existing General Commercial, Neighborhood Commercial, and Community Commercial zones, which are discussed above, would be maintained.

vi. Mixed Use Zone

A new Mixed Use (MU) zoning district would be added. The MU zone implements the Mixed Use designation in General Plan 2030. The purpose of the MU zone is to allow for a mixture of residential and commercial land uses located close to one another, either within a single building, on the same parcel, or on adjacent parcels. Permitted commercial uses include general retail, personal services, restaurants, professional offices, and other similar uses. The maximum permitted floor area ratio in the MU zone is 0.5. The MU zone is divided into three sub-zones, each with its own allowed density: MU-1 allows a density of up to six units per acre, MU-2 allows a density of 7 to 14 units per acre, and MU-3 allows a density of 15 to 20 units per acre.

vii. Industrial Zones

There are three Industrial zones proposed in the Zoning Ordinance: Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

The LI zone implements the Industrial designation in General Plan 2030, and it maintains the existing Light Industrial zone. The purpose of the LI zone is to allow for light industrial and service commercial uses with little potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas. Permitted uses in the LI zone include construction, maintenance and repair services; equipment sales and rentals; vehicle repair, service and maintenance; research and development; light manufacturing; and warehousing, wholesaling and distribution, and emergency shelters. Limited amounts of retail, personal services, restaurants, and pubic/quasi-public uses

are permitted to serve area workers, and ancillary retail areas are permitted for the sale of products manufactured on-site. Caretaker quarters that are accessory to a primary use and live/work units are the only form of residential uses allowed. The maximum permitted floor area ratio in the LI zone is 0.4.

The GI zone implements the Industrial designation in General Plan 2030, and it maintains the existing Limited Industrial zone. The purpose of the GI zone is to allow for a variety of industrial and service commercial uses in Butte County. In addition to the uses permitted in the LI zone, the GI zone also permits agricultural and timber processing and heavy manufacturing with the approval of a Conditional Use Permit. The maximum permitted floor area ratio in the GI zone is 0.5.

The HI zone implements the Industrial designation in General Plan 2030, and it maintains the existing Heavy Industrial zone. The purpose of the HI zone is to allow for a full range of industrial uses, including operations that necessitate the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses. Uses permitted in the HI are similar to the GI zone, except that heavy industrial uses are permitted either as-of-right or with a Conditional Use Permit, and retail, personal service and restaurant uses are not allowed. The maximum permitted floor area ratio in the HI zone is 0.5.

viii. Special Purpose Zones

There are four Special Purpose zones proposed in the Zoning Ordinance: Public (PB), Airport (AIR), Research and Business Park (RBP), and Planned Development (PD).

The PB zone implements the Public designation in General Plan 2030, and it maintains the existing Public, Quasi-Public zone. The purpose of the PB zone is to allow for public and quasi-public facilities that serve Butte County residents and visitors and enhance the quality of life within the county. Permitted uses in the PB zone include public schools; parks and playgrounds;

community centers; museums, cultural, and interpretive facilities; public libraries; governmental offices; police and fire stations; and public hospitals. Public uses permitted with the approval of a Conditional Use Permit include large scale facilities such as dams and reservoirs, landfills, cemeteries and mausoleums, correctional institutions, major utilities, and other similar public works projects. Quasi-public uses permitted in the PB zone with the approval of a Conditional Use Permit include religious facilities, private hospitals, private schools, day care facilities, and private institutions. The maximum FAR in the PB zone is 0.5.

The AIR zone implements the Industrial designation in General Plan 2030, and it maintains the existing Airport zone. The purpose of the AIR zone is to preserve and protect Butte County's airports by allowing land uses and activities that are typically associated with airport operations, and preventing the encroachment of incompatible uses. Permitted land uses include unscheduled air carrier facilities, charter aircraft operations, aircraft sales and service, aircraft storage, sale of aviation petroleum products, pilot lounges and airport offices, and other similar uses. Airport-related uses typically associated with scheduled air services, or that may not be appropriate in all locations, are permitted with the approval of a Conditional Use Permit. Land uses that serve visitors to the airport and the general public, such as retail, services, and restaurants, are also permitted with the approval of Conditional Use Permit. The maximum FAR in the AIR zone is 0.5.

The RBP zone implements the Research and Business Park designation in General Plan 2030, and it maintains the existing Research and Business Park zone. The purpose of the RBP zone is to accommodate the development of high quality, extensively landscaped, and well-maintained commercial and light industrial projects in a campus-like environment. Permitted land uses include research and development, business/professional corporate headquarters, and light industrial and manufacturing. Retail, services, and clustered residential uses are permitted as accessory uses. Development within the RBP zone is subject to detailed standards relating to site planning, building design, and landscape design. Prior to development occurring in the RBP zone, a

Master Development Plan shall be approved by the Planning Commission that establishes a detailed plan for proposed buildings, uses, and site improvements. The maximum FAR in the RBP zone is 0.5. Residential uses are permitted when clustered.

The PD zone implements the Planned Unit Development designation in General Plan 2030, and it maintains the existing Planned Unit Development zone. The purpose of the PD zone is to allow for high quality development that deviates from standards and regulations applicable to other zones within the county. The PD zone is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. The PD zone is also intended to ensure project consistency with the General Plan, sensitivity to surrounding land uses, and the protection of sensitive natural resources. The PD zone provides land owners with enhanced flexibility to take advantage of unique site characteristics to develop projects that will provide public benefits for residents, employees, and visitors to Butte County.

d. Zoning Overlays

The zoning overlays proposed in the Zoning Ordinance correspond to the General Plan 2030 overlays. As in the General Plan, an overlay is applied over an underlying land use designation. Overlays provide more specific regulations than the underlying designation. In most cases, there is only one zoning overlay that implements a General Plan overlay. However, there are several individual zoning overlays that implement the Existing Area, Neighborhood, or Specific Plan overlay; each overlay includes specific land use regulations and development standards. In addition, there are several other overlays that were not included in General Plan 2030.

- Chapman Mulberry Overlay. Implements existing Neighborhood Plan.
- North Chico Specific Plan Overlay. Implements existing Specific Plan.
- Stringtown Mountain Specific Plan Overlay. Implements existing Specific Plan.

- **Cohasset Overlay.** Provides land use regulations and development standards for the Cohasset Planning Area. These regulations and standards were developed as part of an Area Plan that was incorporated into the existing Zoning Ordinance in 1986.
- **Watershed Protection Overlay.** Intended to maintain and improve water quality by establishing additional development standards within sensitive watershed areas.
- **Scenic Highway Overlay.** Establishes standards to preserve the natural aesthetic qualities of areas visible from roadways designated as scenic highways by the State of California or the Butte County Board of Supervisors.
- **Recreation Commercial Overlay.** Encourages the development of intensive recreational activities and facilities, allows support activities associated with recreational facilities, and allows for unique recreation and tourism-related uses to serve County residents and visitors.

e. Eliminated Zoning Districts and Overlays

In addition to the zones in the existing Zoning Ordinance that would be replaced, as discussed in Section D.3.c, the following existing zoning districts and overlays would be eliminated by the proposed Zoning Ordinance:

- **Agricultural Residential and Agricultural Suburban Residential Zones.** The existing Agricultural Residential (AR) and Agricultural Suburban Residential (A-SR) zones would be eliminated. The existing Zoning Ordinance includes seven AR sub-zones and one A-SR zone with minimum lot sizes ranging from 0.5 to 10 acres. Lands with an existing AR or A-SR zone have been changed to agricultural, timber, or residential zones under the proposed Zoning Ordinance, consistent with General Plan 2030 and the GPA.
- **Suburban Residential Zones.** The existing Suburban Residential (SR) zone would be eliminated. The existing Zoning Ordinance includes five SR sub-zones with minimum lot sizes ranging from 0.5 to 5 acres. Lands with an existing SR zone have been changed to other residential zones

under the proposed Zoning Ordinance, consistent with General Plan 2030 and GPA.

- **Mobile Home Park Zone.** The existing Mobile Home Park zone, which sets standards for mobile home park development, would be eliminated. This zone would be replaced by the proposed residential zones, which include mobile home park standards.
- **Unclassified Zone.** As noted above, the existing Unclassified zone, which is an interim zone intended for areas that have not been specifically zoned, would be eliminated. In its place, the corresponding zone to the General Plan 2030 and GPA land use designation would apply.
- **Scenic Highway Zone.** The existing Scenic Highway zone would be replaced by the Scenic Highway Overlay zone.

f. Conformance with General Plan 2030

The zoning districts and their corresponding General Plan land use designations are provided in Table 3-3. In some cases, there is only one zoning district that implements a General Plan land use designation. In other cases, General Plan land use designations are implemented by more than one zoning district.

4. Modified Project Projected Buildout

As a result of the changes to the General Plan land use map described in Section D.2.a, above, the projected 2030 buildout and maximum theoretical buildout of General Plan 2030 would change.

a. Projected 2030 Buildout of the Modified Project

Table 3-4 compares the projected 2030 buildout of the Modified Project with the projected 2030 buildout of the Approved Project. As explained on page 3-1, this Supplemental EIR addresses only the new information needed to make the previous General Plan 2030 EIR adequate for the Modified Project. Therefore, this Supplemental EIR focuses on the net change between the Approved Project and the Modified Project.

TABLE 3-3 **GENERAL PLAN AND ZONING DESIGNATION CONSISTENCY**

General Plan Land Use Designation	Zoning District
Agriculture (AG) (20- to 160-ac minimum lot size)	AG-20 (20-ac min. lot size) AG-40 (40-ac min. lot size) AG-80 (80-ac min. lot size) AG-160 (160-ac min. lot size)
Agriculture Services (AS) (maximum 0.8 FAR)	AS (maximum 0.8 FAR)
Timber Mountain (TM) (160-ac minimum lot size)	TM (160-ac minimum lot size) Timber Preserve (TP) (160-ac min. lot size)
Resource Conservation (RC) (40-ac minimum lot size)	RC (40-ac minimum lot size)
Foothill Residential (FR) (1 to 40 ac/du)	FR-1 (up to 1 du/ac) FR-2 (up to 1 du/2 ac) FR-5 (up to 1 du/5 ac) FR-10 (up to 1 du/10 ac) FR-20 (up to 1 du/20 ac) FR-40 (up to 1 du/40 ac)
Rural Residential (RR) (5 to 10 ac/du)	RR-5 (up to 1 du/5 ac) RR-10 (up to 1 du/10 ac)
Very Low Density Residential (VLDR) (up to 1 du/ac)	VLDR (up to 1 du/ac) VLDR-2.5 (up to 1 du/2.5 ac)
Low Density Residential (LDR) (up to 3 du/ac)	LDR (up to 3 du/ac)
Medium Density Residential (MDR) (up to 6 du/ac)	MDR (up to 6 du/ac)
Medium High Density Residential (MHDR) (up to 14 du/ac)	MHDR (up to 14 du/ac)
High Density Residential (HDR) (14 to 20 du/ac)	HDR (14 to 20 du/ac)
Very High Density Residential (VHDR) (20 to 30 du/ac)	VHDR (20 to 30 du/ac)
Mixed Use (MU) (4 to 20 du/ac and maximum 0.5 FAR)	MU-1 (up to 6 du/ac & max. 0.3 FAR) MU-2 (7 to 14 du/ac & max. 0.4 FAR) MU-3 (15 to 20 du/ac & max. 0.5 FAR)

TABLE 3-3 **GENERAL PLAN AND ZONING DESIGNATION CONSISTENCY** (CONTINUED)

General Plan Land Use Designation	Zoning District
Retail and Office (RTL) (max. 0.4 FAR)	General Commercial (GC) (up to 14 du/ac & max. 0.4 FAR) Neighborhood Commercial (NC) (up to 6 du/ac & max. 0.3 FAR) Community Commercial (CC) (1 unit per parcel & max. 0.2 FAR)
Recreation Commercial (REC) (max. 0.4 FAR)	REC (max. 0.4 FAR)
Sports and Entertainment (SE) (max. 0.4 FAR)	SE (max. 0.4 FAR)
Industrial (I) (max. 0.5 FAR)	Light Industrial (LI) (max. 0.4 FAR) Heavy Industrial (HI) (max. 0.5 FAR) General Industrial (GI) (max. 0.5 FAR) Airport (AIR) (max. 0.5 FAR)
Research and Business Park (RBP) (max. 0.5 FAR)	RBP (up to 1 du/ac & max. 0.5 FAR)
Public (PB)	PB (max. 0.4 FAR)
Planned Unit Development (PD)	PD

TABLE 3-4 **MODIFIED PROJECT PROJECTED 2030 BUILDOUT**

	Approved Project (General Plan 2030)	Modified Project (GPA and Zoning Ordinance)	Net Change
Dwelling Units	13,700 homes	13,600 homes	-100 homes
Residents	33,850 people	33,600 people	-250 people
Retail/Office Space	1.8 million sf	1.7 million sf	-100,000 sf
Industrial Space	1.1 million sf	1 million sf	-100,000 sf

Note: sf = square feet.

The geographic distribution of this 2030 development under the Modified Project and the assumptions used to distribute the growth are provided in Table 3-5. A detailed description of the methodology used to estimate the projected 2030 buildout is provided on pages 3-39 to 3-55 of the 2010 Draft EIR for the Approved Project; this discussion also includes Figure 3-5, which shows the locations of projected development under the Approved Project.

As shown in Table 3-2, the GPA would increase the amount of land designated for residential and industrial development compared to the Approved Project. This translates into an increase in maximum theoretical buildout, discussed in Section D.4.b, below. Nevertheless, as shown in Table 3-4, the projected 2030 buildout evaluated in this Supplemental EIR is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. The majority of this decrease is not attributable to the GPA but to land use designation changes made based on direction from the Board of Supervisors after the April 8, 2010 Draft EIR for the Approved Project was published, but before General Plan 2030 was approved and the EIR certified in October 2010. These changes reduced the development potential of parcels throughout the county. For example, significant areas that were designated Very Low Density Residential in the Chico area on the land use map evaluated in the April 8, 2010 Draft EIR were later changed to Rural Residential prior to adoption of General Plan 2030. Thus, the projected 2030 development decreased slightly. Revised buildout projections were not published at the time because they resulted in a slight decrease in the amount of projected 2030 buildout, and because this decrease would not result in any change to the findings of the Draft EIR.

In addition to changes made to the land use map prior to adoption of General Plan 2030, the projected 2030 buildout evaluated in this Supplemental EIR is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project because of the location of the changes proposed by the GPA. As described in the 2010 Draft EIR, the process to project buildout in 2030 involved identifying the geographic areas in Butte County that are likely to develop by 2030; these include anticipated development projects and “2030

TABLE 3-5 **PROJECTED 2030 BUILDOUT AND ASSUMPTIONS BY GEOGRAPHIC AREA**

Geographic Area	Projected 2030 Buildout	Assumed Level of Growth	Reason for Assumption
Anticipated Development Projects			
Rio D'Oro Specific Plan	2,700 units; 248,000 sf commercial	100% of development capacity included in the Specific Plan application.	Development application has been submitted.
Las Plumas Study Area	2,060 units; 248,000 sf commercial; 87,000 sf industrial	100% of development projected by MEA, plus capacity of Mixed Use sites identified in Housing Element sites inventory	MEA is underway; sites identified for Housing Element sites inventory.
Tuscan Ridge PUD	165 units	100% of the preliminary development estimate	Preliminary interest from developer; relatively low amount of development proposed.
Paradise Summit PUD	335 units	100% of development capacity allowed by General Plan 2030	Development application has been proposed. Relatively low amount of development proposed.
Berry Creek Area Plan	30 units; 35,000 sf commercial	10% of development capacity allowed by General Plan 2030	Located far from services and infrastructure; significant land constraints; low development pressure.
Upper Stilson Canyon Specific Plan	75 units	25% of development capacity allowed by General Plan 2030	Infrastructure constraints; significant land constraints.
Doe Mill/Honey Run Specific Plan	750 units; 261,000 sf commercial	50% of the preliminary development estimate	Preliminary interest from developer, but relatively high amount of development proposed and some land constraints.
Southeast Paradise Specific Plan	200 units; 17,000 sf commercial	25% of development anticipated by Town	Infrastructure constraints; significant land constraints.
Stringtown Mountain Specific Plan	675 units	25% of development capacity allowed by General Plan 2030	Infrastructure constraints; significant land constraints.
Garden Drive Research and Business Park	650,000 sf office	50% of preliminary development estimate	Preliminary interest from developer, but relatively high amount of development proposed.
Paradise Urban Reserve Specific Plan	0 units	No development under Specific Plan	Town of Paradise is focusing on the Southeast Paradise Specific Plan as its next growth area, and it is not anticipated that the Paradise Urban Reserve Specific Plan will be developed by 2030.

TABLE 3-5 **PROJECTED 2030 BUILDOUT AND ASSUMPTIONS BY GEOGRAPHIC AREA** (CONTINUED)

Geographic Area	Projected 2030 Buildout	Assumed Level of Growth	Reason for Assumption
2030 Development Areas			
Study Area 2, North Chico Specific Plan (except for HDR site, as discussed in Section A.2.c)	1,135 units; 76,000 sf commercial; 329,000 sf industrial	60% of the residential and 10% of the non-residential development potential	Close to existing urbanized area with development pressure.
Study Area 4, Forest Ranch	55 units	10% of the residential development potential	Rural unincorporated community.
Study Area 5, Magalia	135 units; 99,000 sf commercial	60% of the residential and 10% of the non-residential development potential	Close to existing urbanized area; limited development potential under General Plan 2030.
Study Area 7, Concow	125 units	10% of the residential development potential	Rural unincorporated community.
Study Area 17, Durham	25 units	10% of the residential development potential	Rural unincorporated community.
Study Area 18, Durham Dayton/ Highway 99	72,000 sf industrial	5% of the non-residential development potential	Developer interest; highway access.
Study Area 21, Thermalito	490 units; 4,000 sf commercial	40% of the residential and 5% of the non-residential development potential	Close to existing urbanized area.
Study Area 23, Eastern Oroville	1,695 units	20% of the residential development potential	Close to existing urbanized area, but low development pressure.
Study Area 25, Thermalito Afterbay Area	40 units	60% of the residential development potential	Close to existing urbanized area; City of Oroville has designated as a development area.
Study Area 28, Southern Oroville	150 units	20% of the residential development potential	Close to existing urbanized area, but low development pressure.
Study Area 29, Palermo	50 units	20% of the residential development potential	Semi-rural unincorporated community.
Study Area 30, Bangor	25 units	10% of the residential development potential	Rural unincorporated community.
Study Areas 31 and 33, Biggs Area	80 units; 40,000 sf commercial; 68,000 sf industrial	40% of the residential and 5% of the non-residential development potential	Close to existing urbanized area.
Study Area 34, North of Gridley	15 units	40% of the residential development potential	Close to existing urbanized area.

TABLE 3-5 **PROJECTED 2030 BUILDOUT AND ASSUMPTIONS BY GEOGRAPHIC AREA** (CONTINUED)

Geographic Area	Projected 2030 Buildout	Assumed Level of Growth	Reason for Assumption
Chico Area (including Study Area 2, Bell Muir)	265 units; 41,000 sf commercial; 296,000 sf industrial	60% of the residential and 10% of the non-residential development potential	Close to existing urbanized area with development pressure.
Cohasset	95 units	10% of the residential development potential	Rural unincorporated community.
Honcut	5 units	10% of the residential development potential	Rural unincorporated community.
Yankee Hill	150 units	10% of the residential development potential	Rural unincorporated community.
Oroville SOI[a]	170,000 sf industrial	10% of the non-residential development potential	Reflects the potential for industrial growth projected by the Oroville 2030 General Plan EIR.
East of Biggs	4 units	10% of the residential development potential	Rural area.
Palermo/South of Palermo	19 units	10% of the residential development potential	Rural unincorporated community.
Remaining Land Use Designations			
High Density Residential	400 units	100% of the development potential on vacant HDR parcels	Sites included in Housing Element sites inventory.
Agriculture	1,025 units	52 homes per year[b]	Projected continuation of permit history over past 10 years.
Timber Mountain	25 units	1 home per year[c]	Projected continuation of permit history over past 10 years.
Deer Herd Migration Area Overlay	420 units	21 permits per year[d]	Projected continuation of permit history over past 10 years.

Note: sf = square feet.
[a] This includes parcels designated for Industrial within the Oroville SOI, but not within a study area.
[b] The Agriculture permit history has been adjusted for the geographic area of Agriculture under General Plan 2030 compared to the existing General Plan. The geographic area assumed for Agriculture excludes the Deer Herd Migration Area Overlay because the Overlay is a more restrictive land use designation and will dictate the allowed development intensity.
[c] The Timber Mountain permit history has been adjusted for the geographic area of Timber Mountain under General Plan 2030 compared to the existing General Plan. The geographic area assumed for Timber Mountain excludes the Timber Preserve areas, which do not allow residential uses, and the National Forest areas.
[b] The Deer Herd Migration Area Overlay permit history has been adjusted for the geographic area of the Overlay under General Plan 2030 compared to the existing General Plan. The geographic area assumed for the Overlay excludes Timber Mountain areas because Timber Mountain is a more restrictive land use designation and will dictate the allowed development intensity.
Source: The Planning Center | DC&E GIS, 2012.

development areas," which are areas that are anticipated to develop by 2030.[6] As explained in Section D.2.a, above, the GPA would designate some parcels for development that had previously been designated Agriculture, Timber Mountain, or Resource Conservation. For those changed parcels that are located in remote areas dispersed throughout the county and are outside of anticipated development projects or 2030 development areas, the proposed designation change would increase the *maximum* residential and industrial development potential, as shown in Section D.4.b. However, the proposed designation change would not increase the amount of projected 2030 development because these locations are not expected to develop before 2030.

The projected 2030 buildout reported above for the proposed GPA relies on the same set of 2030 development areas as was used for the Approved Project, with two exceptions. Areas east of Biggs and around Palermo were added to the list of 2030 development areas. These areas were designated for Agriculture under the Approved Project; the proposed GPA would change the designation in these areas to Rural Residential. In order to account for this new development potential, these areas were added to the list of 2030 development areas, as shown in Table 3-5.

b. Maximum Theoretical Buildout of the Modified Project

The projected 2030 buildout is a realistic estimate of the amount, type, and location of development and conservation that is likely to occur under the Modified Project. Therefore, the analysis in this Supplemental EIR assumes this projected 2030 buildout is the most "reasonably foreseeable" outcome of the Modified Project.

The projected 2030 buildout is less than the maximum theoretical buildout that would be possible under the Modified Project. Maximum theoretical buildout means the development of every parcel with the maximum amount

[6] For a detailed description of the buildout methodology applied to the Modified Project, see pages 3-39 to 3-56, including Figure 3-5, of the April 8, 2010 Draft EIR for the Approved Project.

of development allowed under the Modified Project. The maximum theoretical buildout of the proposed GPA is as follows:

- 63,300 new dwelling units
- 156,400 new residents[7]
- 16.6 million square feet of new retail/office space
- 23.4 million square feet of new industrial space

It is extremely unlikely that the maximum theoretical buildout allowed under the GPA would ever occur, even over hundreds of years, because not every parcel that is allowed to develop will develop, and not every parcel that develops will be built out to the maximum allowed under the GPA. Moreover, it is anticipated that Butte County will adopt an updated General Plan by or before 2030. Although there is no specific statutory schedule for General Plan updates, the California Supreme Court has noted that "local agencies must periodically review and revise their general plans as circumstances warrant."[8]

E. Intended Uses of the Modified Project

This Supplemental EIR is intended to review potential environmental impacts associated with the Modified Project, which is the adoption and implementation of the GPA and Zoning Ordinance Update, and to determine corresponding mitigation measures, as necessary. Subsequent projects will be reviewed by the County for consistency with the amended General Plan 2030, the Zoning Ordinance, and this EIR, and will be required to conduct adequate project-level environmental review under CEQA. Projects successive to this EIR could include the following:

- Approval and funding of major projects and capital improvements.

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[7] Using a persons per household estimate of 2.47, as reported by the following: State of California, Department of Finance, May 2010, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark*.

[8] Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 572, 276 Cal.Rptr. 410, 801 P.2d 1161.

- Issuance of permits and other approvals necessary for implementation of the amended General Plan 2030 and Zoning Ordinance.
- Future Specific Plan, Planned Unit Development, and Area Plan approvals.
- Property rezoning consistent with the amended General Plan 2030.
- Development Plan approvals, such as tentative maps, variances, conditional use permits, and other land use permits.
- Permit issuances and other approvals necessary for public and private development projects.
- Development Agreement process and approvals.

4.0 ENVIRONMENTAL EVALUATION

This chapter consists of 15 sections that evaluate the environmental impacts of the Modified Project. In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the Modified Project are analyzed for the following environmental issue areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Hazards and Safety
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Utilities
- Greenhouse Gas Emissions

A. *Format of the Environmental Evaluation*

Each section in Chapter 4 generally follows the same format and consists of the following subsections:

- The *Regulatory Framework* subsection contains an overview of the federal, State, and local laws and regulations applicable to each environmental review topic.

- The *Existing Conditions* subsection describes current conditions with regard to the environmental factor reviewed.

- The *Standards of Significance* subsection tells how an impact is judged to be significant in this Supplemental EIR. These standards are based on the CEQA Guidelines and other regulatory criteria where noted. In some

cases, the County has modified the standards to be germane to a General Plan EIR.

- The *Impact Discussion* gives an overview of potential impacts of the Modified Project compared to the Approved Project and tells why impacts were found to be significant or less than significant. This section also includes a discussion of cumulative impacts of the Modified Project compared to the Approved Project.
- The *Maximum Theoretical Buildout* subsection provides a brief discussion about potential impacts of the Modified Project based on maximum theoretical buildout. This section is provided for information purposes only, and this Supplemental EIR does not make findings based on maximum theoretical buildout.
- The *Impacts and Mitigation Measures* subsection lists identified impacts resulting from the Modified Project in comparison to the Approved Project, and suggests measures that would mitigate each impact, where such measures are available.

In Sections 4.1 through 4.15, each numbered impact is considered significant prior to mitigation. Mitigation measures have been suggested that would reduce significant impacts to the maximum extent feasible. Following an identified mitigation measure, there is a statement whether the mitigation would reduce the impact to less than significant, or whether it would remain significant and unavoidable.

B. Cumulative Impact Analysis

Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable. A cumulative impact consists of an impact created as a result of the combination of the project evaluated in the EIR together with other reasonably foreseeable projects causing related impacts.

In the case of an area-wide planning document such as a General Plan, the "project evaluated in the EIR" is development within the unincorporated county. "Cumulative impacts" occur from development under the Modified Project within the unincorporated county, combined with effects of development on lands in the incorporated portions of Butte County and adjacent counties.

This Supplemental EIR will provide the cumulative context for future, individual projects. After this Supplemental EIR is certified, future projects processed with a Negative Declaration or Mitigated Negative Declaration pursuant to CEQA will rely on this Supplemental EIR for the cumulative analysis.

The cumulative impacts analyses are included in the Impact Discussions in Sections 4.1 to 4.15.

1. Geographic Area for Cumulative Analysis

Cumulative impacts may occur over different geographic areas for different types of analyses. The cumulative discussions in Sections 4.1 through 4.15 of the 2010 Draft EIR for the Approved Project explain the geographic scope of the area affected by each cumulative effect (e.g. watershed or air basin). The geographic area considered for each cumulative impact depends upon the impact that is being analyzed. For example, in assessing air quality impacts, all development within the air basin contributes to regional emissions of criteria pollutants, and basin-wide projections of emissions are the best tool for determining the cumulative effect. For most resource issues, the cumulative context evaluated in this Supplemental EIR is Butte County and its neighboring counties. The geographic area for cumulative analysis is unchanged from the 2010 Draft EIR for the Approved Project.

2. Cumulative Projects Considered

In each of the following 15 sections, the cumulative impacts of the Modified Project take into account growth and development projected by the Modified Project for unincorporated Butte County, in combination with impacts from projected growth within the incorporated municipalities in Butte County and

adjacent counties. Therefore, the geographic scope covered by the cumulative analysis is a larger area than the geographic scope of the Modified Project, which is unincorporated Butte County. As described in Chapter 6, the projected growth in other jurisdictions was estimated based on planning documents and conversations with the applicable city or county's planning staff. In each section of Chapter 4, the cumulative impacts discussion is based on the cumulative development described in Chapter 6.

4.1 AESTHETICS

This chapter evaluates the potential impacts to aesthetics associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses visual character, scenic vistas, scenic highways, and light and glare resulting from the spatial location of development. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Sections A and B below.

A. Regulatory Framework

Since the 2010 Draft EIR for the Approved Project was published, the State of California released an updated version of the California Building Code in 2010. The information about the 2007 California Building Code described in the 2010 Draft EIR for the Approved Project is still accurate for the 2010 Code, and is not repeated here.

B. Existing Conditions

Since the 2010 Draft EIR for the Approved Project was published, Butte County adopted General Plan 2030, which replaced the 1977 Scenic Highways Element. As with the 1977 Scenic Highways Element, the 2010 Conservation and Open Space Element recognizes Highway 70 through the Feather River Canyon and a portion of Highway 32 north of Forest Ranch as County scenic highways in Figure COS-8.

C. Changes in the Modified Project Relevant to Aesthetics

1. General Plan Amendment

a. Land Use Designation Changes

The Modified Project would change the land use designations in many areas, which could affect views of these areas, and the overall visual setting. Specifically, several areas would change from an Agriculture, Timber Mountain, or

Resource Conservation designation to a designation that allows development, mainly residential development at very low densities. Overall, the acreage designated for Agriculture would decrease by 0.4 percent, the acreage designated for Timber Mountain would decrease by 0.8 percent, and the acreage designated for Resource Conservation would decrease by 4.8 percent.

In other locations, designation changes would result in allowing a different type of development (e.g. Medium Density Residential instead of Retail), or an increased density of development (e.g. Very Low Density Residential instead of Rural Residential), but these changes would not be expected to affect the degree of aesthetic impact.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect aesthetics.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Several aspects of the Zoning Ordinance would influence aesthetics in Butte County. Building height and setbacks, outdoor lighting, riparian areas, agricultural buffers, and signs would be controlled through development standards applicable to each zone. Development approval procedures for application of these standards are specified in the Zoning Ordinance.

Article 26 of the Zoning Ordinance establishes height restrictions, screening criteria, and other standards that address aesthetic impacts of telecommunications facilities. This section also requires a visual impact assessment, photomontages, or mock-ups with an application for a telecommunications facility. In addition, Section 24-163 of the Zoning Ordinance establishes design standards for large retail projects.

b. Scenic Highway and Watershed Protection Overlay Zones

The Zoning Ordinance includes a Scenic Highway Overlay Zone; development within this overlay zone is intended to feature high quality architectural design, preserve views from the highway, and maintain existing topographic features on site. The zone extends 350 lineal feet outwards from the edges of the scenic highway right-of-way. Figure 4.1-1 shows the areas affected by the Scenic Highway Overlay Zone.

The Watershed Overlay Zone provides no specific regulations regarding aesthetics. However, to the extent that the provisions of this overlay zone restrict development, they would be expected to slightly reduce the potential for aesthetic impacts.

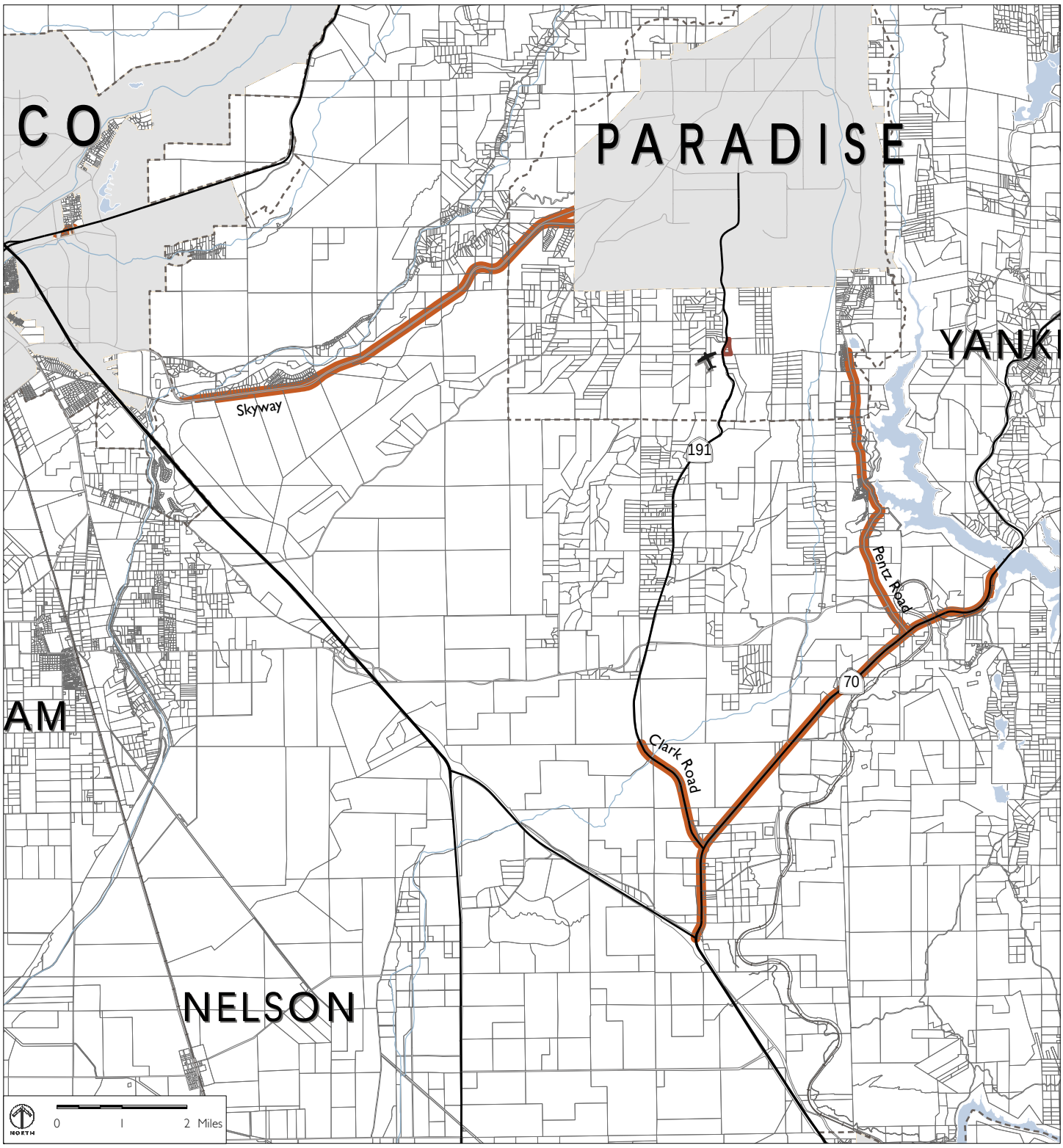
D. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant aesthetics impact if they would:

- Have a substantial adverse effect on a scenic vista.
- Substantially degrade the view from a scenic highway, including, but not limited to, trees, rock outcroppings, and historic buildings.
- Substantially degrade the existing visual character or quality of Butte County.
- Expose people to substantial light or glare.

E. Impact Discussion

The following discussion provides an analysis of potential project and cumulative aesthetic impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.



Source: Butte County and The Planning Center | DC&E GIS, 2012.

Scenic Highway Overlay
Airports
Railroad
Highways
Major Roads
Sphere of Influence
City/Town Limits
County Boundary

FIGURE 4.1-1
SCENIC HIGHWAY OVERLAY ZONE

1. Project Impacts

a. Have a substantial adverse effect on a scenic vista.

Development allowed by the Modified Project could occur in areas that would affect scenic vistas. In particular, development in valley and foothill areas that are visible parts of vistas from various vantage points within the county could adversely affect scenic vistas. In addition, as described in Section C.1.a, several areas would change from an Agriculture, Timber Mountain, or Resource Conservation designation, which would preserve the scenic qualities of those areas, to a designation that allows development. However, General Plan 2030 includes goals and policies to protect scenic resources, direct new development to urbanized areas, and preserve agriculture and open space areas, as described in more detail on page 4.1-9 of the Draft EIR for the Approved Project.

The proposed Zoning Ordinance also includes regulations that would address scenic vistas. Lands within 350 lineal feet of a scenic highway are designated as within Scenic Highway Overlay Zone; such lands would be subject to stringent architectural standards and standards to preserve views and maintain existing topographic features. Development standards for the Research and Business Park Zone specified in Article 9, Special Purpose Zones, would control development along ridgelines by requiring contour grading that blends with the natural topography, and by retaining major natural topographic features, including canyons, knolls, ridgelines, and prominent landmarks. Section 24-156, Alternative Energy Structures, establishes requirements to shield solar energy systems from public view in scenic areas and to prohibit wind energy systems within 1,000 feet of designated scenic resources. In addition, Section 24-179, Application Submittal and Review, requires a visual impact assessment for telecommunications facilities.

Overall, because development in rural and undeveloped areas could increase under the Modified Project, the impact to scenic vistas would be slightly greater than the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with

the numerous local policies protecting scenic vistas described above, the impact would remain *less than significant*.

b. Substantially degrade the view from a scenic highway, including, but not limited to, trees, rock outcroppings, and historic buildings.

Although there are no State-designated scenic highways in Butte County, portions of Highways 70 and 32 are designated as scenic highways by the County in General Plan 2030.

As described in Section E.1.a, the Modified Project would allow development in areas designated for conservation under the Approved Project. Very little or none of this development is within viewsheds of scenic views from Highways 70 and 32. In addition, as described in Section E.1.a, development within 350 lineal feet of a scenic highway would be covered by development standards of the Scenic Highway Overlay Zone. Furthermore, as described in more detail on page 4.1-10 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that would preserve the views from scenic highways into the future.

Therefore, views from scenic highways would not be adversely affected by the changes in the Modified Project, and the impact would still be *less than significant* and equivalent to the Approved Project.

c. Substantially degrade the existing visual character of Butte County.

As described above, the Modified Project would allow development in areas that were designated for conservation under the Approved Project, and allow other areas to develop at a higher density.

Similar to the Approved Project, there are two primary ways in which the Modified Project could influence the future visual character and quality of Butte County. First, development on a significant amount of land that is currently undeveloped could result in a significant change to the visual character and quality of the county. The second way that the Modified Project could

affect the visual character and quality of Butte County is through a change in the form and appearance of new development within existing neighborhoods.

However, as described in more detail on pages 4.1-11 to 4.1-12 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes a range of goals and policies that seek to direct growth into already-urbanized areas, support the visual qualities and character of the county, and achieve a balance between allowing new development and preserving Butte County's valued open spaces and scenic resources. In addition, the proposed Zoning Ordinance regulations described in Section E.1.a, including the Scenic Highway Overlay Zone and other specific development standards, would reduce potential impacts on the visual character of Butte County.

Overall, because the Modified Project increases the extent of land on which development would be allowed, impacts to visual character would be slightly greater than the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local policies protecting the visual character of Butte County, the impact would remain *less than significant*.

d. Expose people to substantial light or glare.

Development under the Modified Project could increase the amount of light and glare through the installation of exterior lighting on new residential and commercial development. However, Article 14 of the proposed Zoning Ordinance contains standards for outdoor lighting to prevent light pollution and restrict light straying onto adjoining properties. Furthermore, all future development will also be subject to California Building Code standards that prevent potential impacts associated with light and glare.

Because the Modified Project allows more development that could expose more people to light or glare than the Approved Project, the impact would be slightly greater than the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent

with numerous local and State laws that address light and glare, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative impacts to aesthetics. Changes proposed in the Modified Project that affect aesthetics are relatively minor, and the analysis provided on pages 4.1-12 to 4.1-13 of the Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project slightly increases the area within which development would be allowed, it could increase potential aesthetic impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, cumulative impacts to aesthetics would remain *less than significant*.

F. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section E in terms of both the amount and the extent of development. Therefore, the potential for impacts to aesthetics would increase. However, as discussed in Chapter 3, Project Description, of the Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

G. Impacts and Mitigation Measures

Since there are no additional significant impacts related to aesthetics as a result of the Modified Project, no additional mitigation measures are required.

4.2 AGRICULTURE AND FORESTRY RESOURCES

This chapter evaluates the potential impacts to agriculture and forestry resources associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses farmland conversion, conflicts with Williamson Act contracts, and changes in the environment that could contribute to farmland conversion resulting from the spatial location of development. It also considers potential impacts to forest land from rezoning or conversion. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here, with the exception shown in Section A below.

A. Existing Conditions

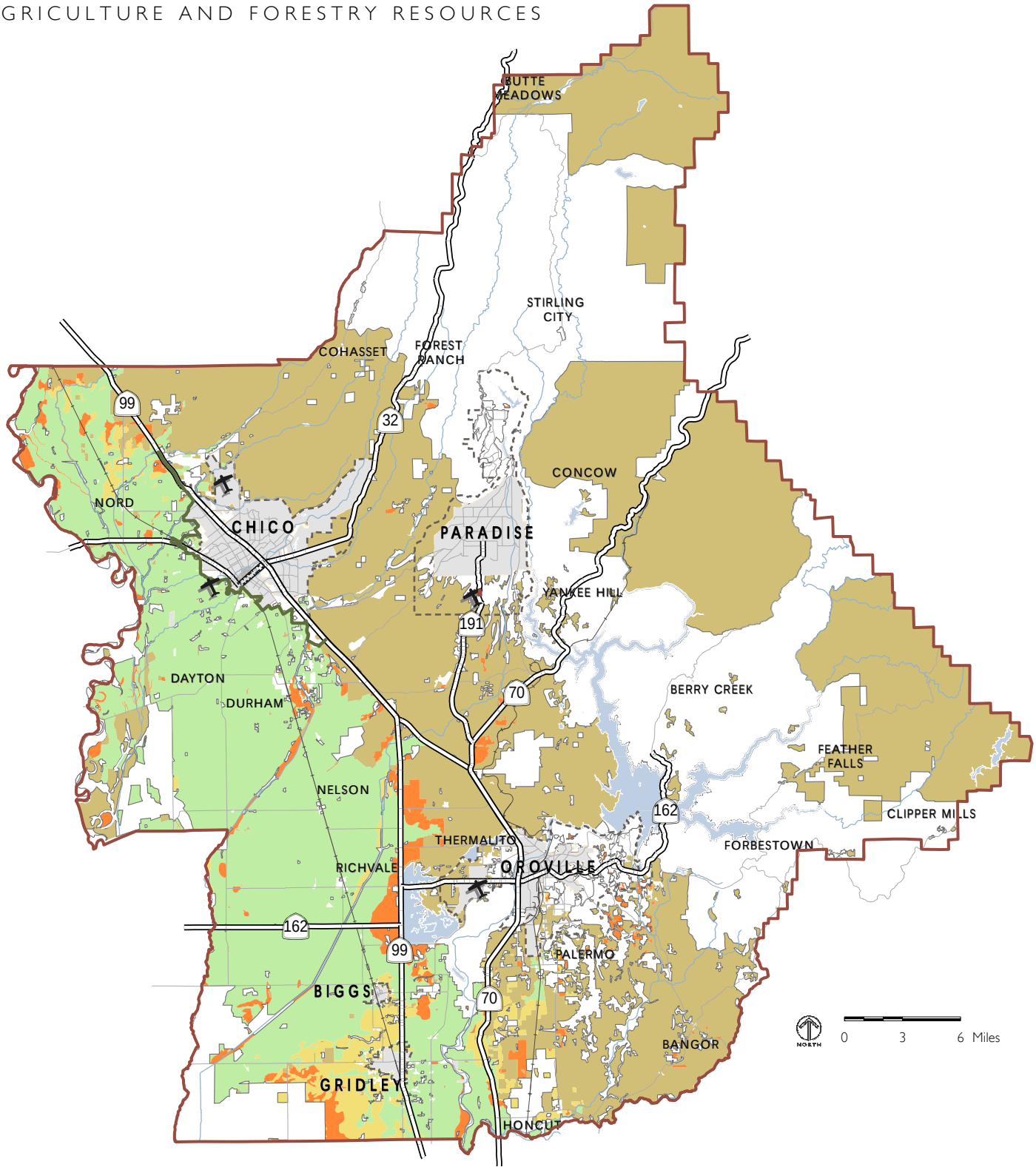
1. Agricultural Land Classifications

Since the 2010 Draft EIR for the Approved Project was published, the California Natural Resource Agency has released new Farmland Mapping and Monitoring Program (FMMP) data for the year 2010. The agricultural land classifications from the 2010 FMMP data for unincorporated Butte County are shown in Figure 4.2-1 and summarized in Table 4.2-1. Overall, the acreage of farmland has decreased in Butte County since the 2010 Draft EIR for the Approved Project was published; Prime Farmland, Unique Farmland, and Grazing Land all decreased in acreage, while Farmland of Statewide Importance slightly increased in acreage.

2. Williamson Act Land

Since the 2010 Draft EIR for the Approved Project was published, updated data regarding Williamson Act contracts has been released. Approximately 221,200 acres were enrolled in Williamson Act contracts in 2011,[1] an increase of approximately 1,900 acres since the 2007 data that was used in the 2010 Draft EIR for the Approved Project. These Williamson Act contracts cover about one-third of the farmland in Butte County as mapped by the FMMP

[1] Butte County GIS, California Land Conservation Agreement, Williamson Act Lands, updated 2011.



Source: State of California Farmland Mapping and Monitoring Program, 2010.

Farmland Type
- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Other Land

- Airports
- Greenline
- Railroad
- Highways
- Major Roads

- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.2-1
AGRICULTURAL LAND

TABLE 4.2-1 **BUTTE COUNTY FARMLAND, 2010**

Farmland Category	Acres	Percent of Total Land in Unincorporated County
Prime Farmland	192,896	19%
Farmland of Statewide Importance	21,660	2%
Unique Farmland	22,118	2%
Grazing Land	394,666	38%
Total	631,340	61%

Source: State of California Department of Conservation, Division of Land and Resource Protection, 2010, *Butte County Important Farmland 2010*.

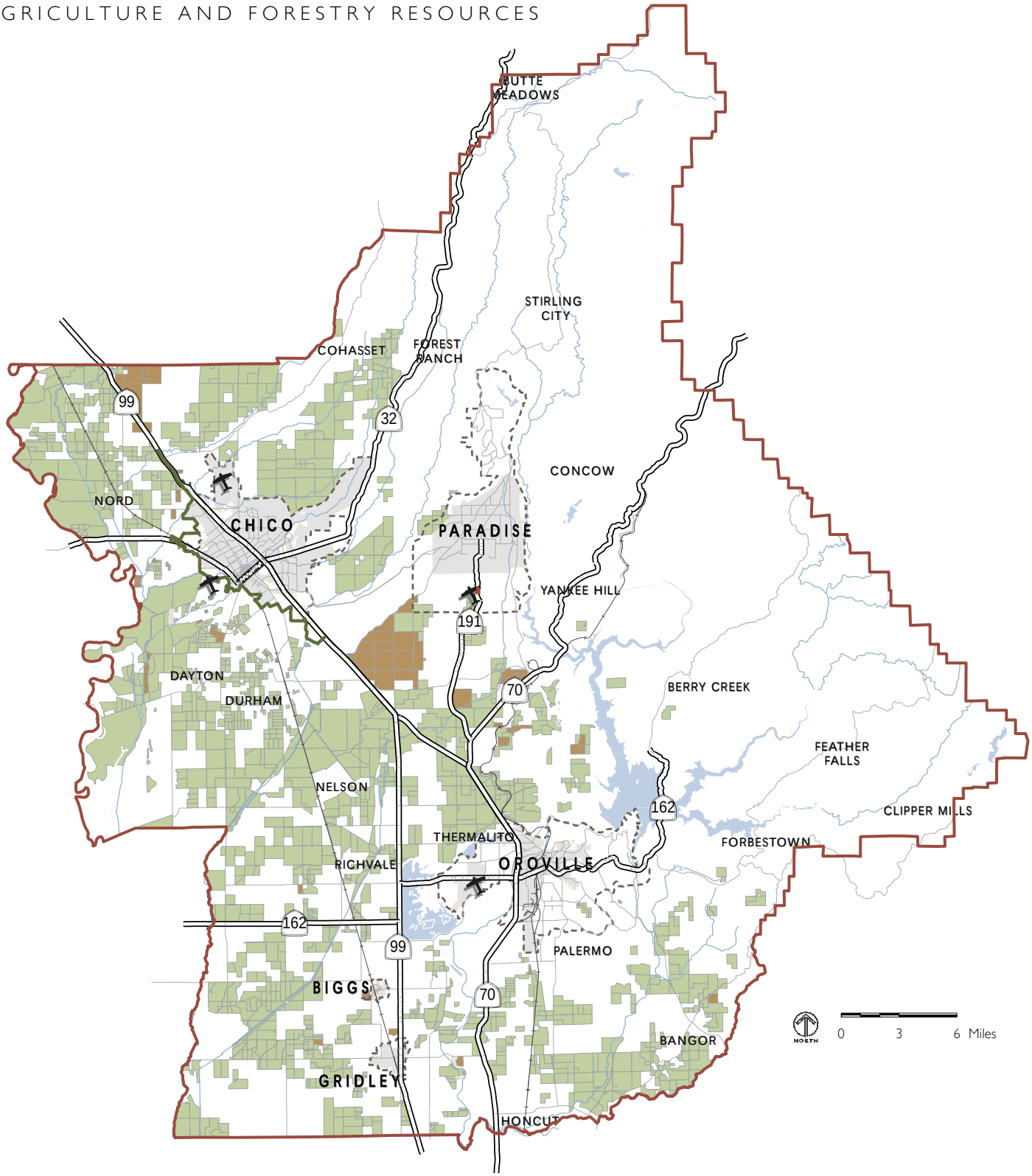
and over 20 percent of the entire unincorporated county. Lands under Williamson Act contracts are shown in Figure 4.2-2.

To discontinue a Williamson Act contract, an owner may put land into "non-renewal" status (a nine-year progressive roll-out). In 2011, approximately 12,700 acres in Butte County were in non-renewal status.[2]

3. Forest Land

The combination of ample rainfall, a long growing season, and deep soils result in good growing conditions for mixed conifer forest in Butte County. As shown in Figure 4.2-3, these timber resources are primarily located in the northeastern portions of the county at elevations between approximately 2,200 and 6,200 feet. The major vegetation community associated with timberlands in Butte County is westside mixed conifer (Sierra mixed conifer), which is dominated by sugar pine, ponderosa pine, Douglas fir, white fir, and

[2] Butte County GIS, California Land Conservation Agreement, Williamson Act Lands, updated 2011.

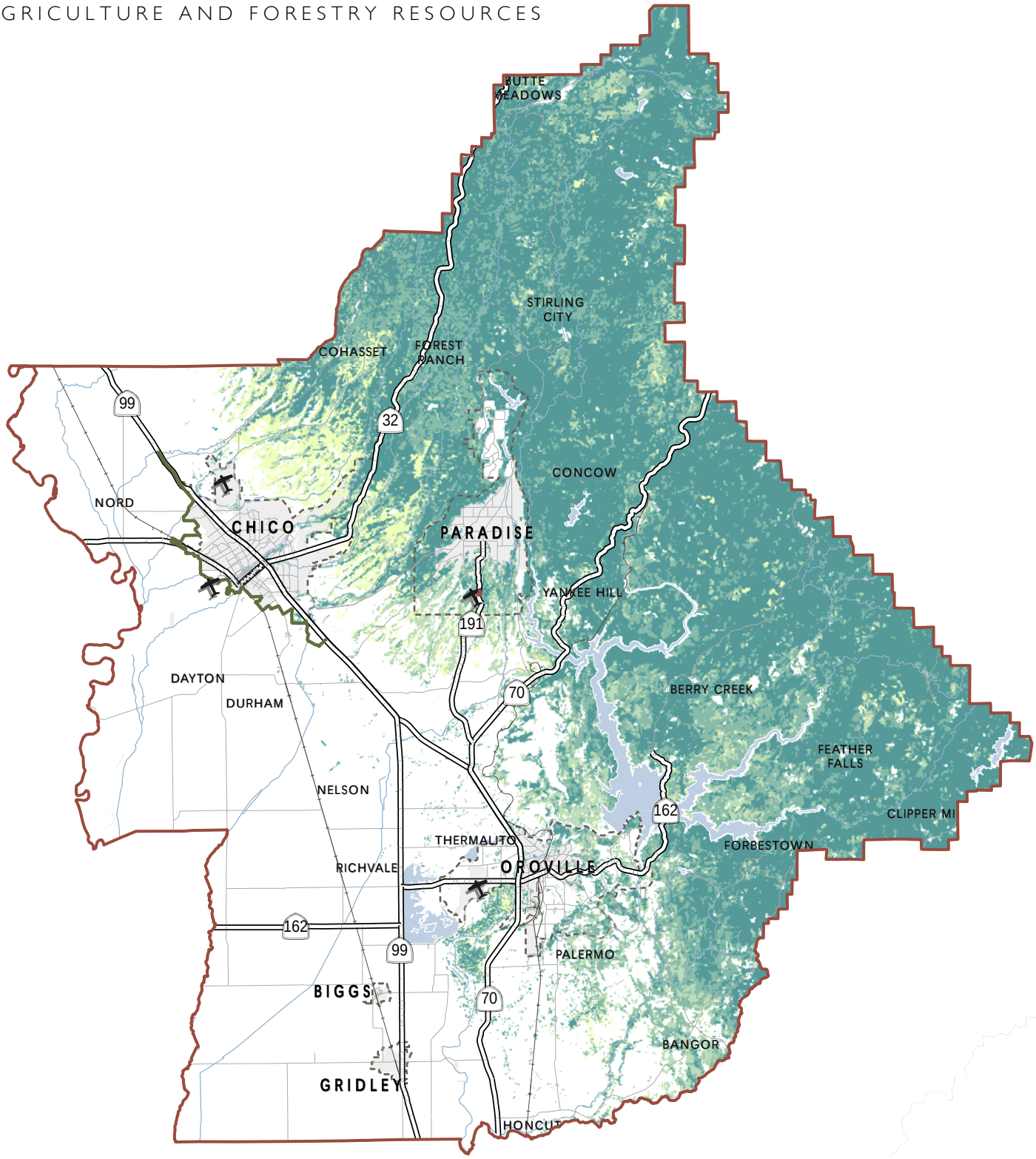


Source: Butte County GIS, 2011.

- Active Williamson Act Contracts
- Williamson Act Contracts in Non-Renewal
- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.2-2

WILLIAMSON ACT LANDS



Source: California Department of Forestry and Fire Protection Multi-Source Land Cover Data, 2002.

Tree Density

- 60 to 100%
- 40 to 59%
- 25 to 39%
- 10 to 24%

- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.2-3

FOREST AND TIMBERLANDS

incense cedar. In 2007, almost 66 million board feet of timber was produced in Butte County, with a value of over $16 million.

Timberlands occur on both public and private lands. Some logging occurs in the areas managed by the US Forest Service within the Lassen and Plumas National Forests. Sierra Pacific Industries, a timber company, is the largest private landowner in Butte County, with land holdings located primarily in the northern part of the county, near the Lassen National Forest. Timber harvests on private lands are primarily regulated by the California Department of Forestry and Fire Protection (CAL FIRE) through the timber harvesting plan review process.

B. Changes in the Modified Project Relevant to Agriculture and Forestry Resources

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA includes land use designation changes affecting the amount of land designated Agriculture, Agriculture Services, Timber Mountain, and Resource Conservation.

Overall, the GPA would decrease the acreage designated for Agriculture by 2,090 acres (a 0.4-percent reduction in the acreage of land designated Agriculture compared to the Approved Project). Several areas would change from an Agriculture designation to a designation that allows development. The majority of these changes would allow residential development at very low densities. The main area where this change would occur is in the southern portion of Butte County, east of Biggs and south of Palermo; a total of 3,250 acres[3] would change from Agriculture to Rural Residential in this area. Oth-

[3] The total reduction in acreage designated Agriculture countywide is only 2,090 acres. While these 3,250 acres in the southern portion of Butte County would change from Agriculture to a non-agricultural designation, other areas would change

er areas where the existing Agriculture designation would change under the GPA are dispersed throughout the county. The GPA would also increase the acreage designated for Agricultural Services by 40 acres (an 8.2-percent increase in the acreage of land designated Agriculture Services compared to the Approved Project) in Nelson.

In addition, the GPA would decrease the acreage designated for Timber Mountain by 2,810 acres (a 0.8-percent reduction in the acreage of land designated Timber Mountain compared to the Approved Project). In the areas north of Cohasset and Forest Ranch and south of Forest Ranch, approximately 1,130 acres would change from Timber Mountain to Foothill Residential. Other areas that would change from a Timber Mountain designation are dispersed elsewhere throughout the eastern portion of the county.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

The proposed GPA would amend the Chico Area Greenline policies to allow Very Low Density Residential designations on the agricultural side of the Greenline, in addition to Rural Residential designations on the approved General Plan Land Use Map.

In addition, the GPA would expand the Unique Agriculture Overlay by 31 acres in two areas east of Oroville: near the Mt. Ida Road and Feathervale Drive intersection and near the Old Olive Highway/Forbestown Road intersection, as shown in Figure 3-6 of Chapter 3. The Unique Agriculture Overlay allows agricultural support and specialty agriculture uses.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

There are four agricultural zones, one agricultural service zone, and two timber mountain zones, each with its own development standards, as described in

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from a non-agricultural designation to Agriculture, offsetting some of this acreage loss countywide.

Article 4 of the proposed Zoning Ordinance. In addition, Article 17 establishes agricultural buffer setback requirements for residential development adjacent to agriculture. Article 5 describes natural resource zones, including Timber Mountain and Timber Production, as well as their respective permitted uses.

b. Scenic Highway and Watershed Protection Overlays

Agriculture and forestry resources are not expected to be significantly affected by these overlays. To the extent that the provisions of these overlay zones restrict development, they would be expected to slightly reduce the potential for impacts to agriculture and forestry resources.

C. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant agricultural impact if they would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (or "farmlands of concern under CEQA"), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Conflict with a Williamson Act contract.
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland, or timberland zoned Timberland Production (as defined by government Code section 51104(g)).
- Result in the loss of forest land or conversion of forest land to non-forest use.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmlands of concern under CEQA to non-agricultural use or conversion of forest land to non-forest use.

D. Impact Discussion

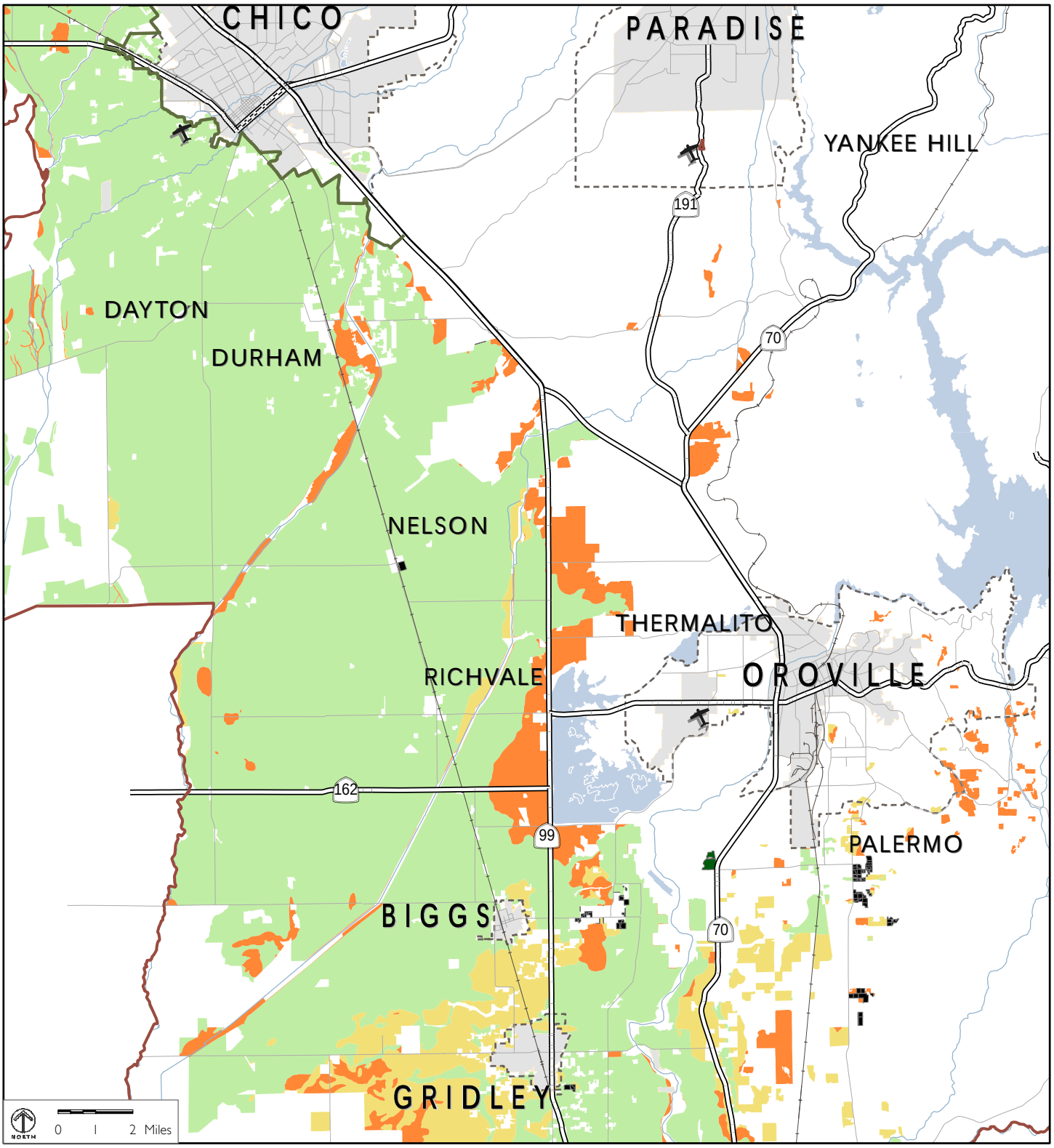
The following discussion provides an analysis of potential project and cumulative agriculture and forestry resources impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Convert farmlands of concern under CEQA to non-agricultural use.

The GPA would allow for some conversion of farmlands of concern under CEQA to non-agricultural use because they include non-agricultural designations on such lands. As shown in Table 4.2-2, under the GPA, approximately 500 new acres of farmland of concern under CEQA would be subject to conversion through non-agricultural land use designations; however, the GPA would also change the designation from Very Low Density Residential to Agriculture on two large parcels totaling 80 acres along Highway 70 south of Oroville in an area classified as Farmland of Statewide Importance. Therefore, the total acreage that would be subject to conversion under the GPA is 420 acres. Conversion of farmland is shown in Figure 4.2-4 and summarized as follows:

- West of Chico along Nord Avenue, approximately 9 acres of Prime Farmland would change from Agriculture to Very Low Density Residential.
- In Dayton along the Durham-Dayton Highway, approximately 2 acres of Prime Farmland would change from Agriculture to Very Low Density Residential.
- In Nelson along the Midway, approximately 25 acres of Prime Farmland would change from Agriculture to Agriculture Services. Although the Agriculture Services designation would support agriculture and would be beneficial to continued agricultural use of land elsewhere in Butte County, it could take agricultural land out of production.



Farmland of Concern

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Farmland of Concern Conflicts
- New Agriculture Designations
- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: State of California Farmland Mapping and Monitoring Program, 2010; The Planning Center | DC&E GIS, 2012.

FIGURE 4.2-4

AGRICULTURAL LAND CONFLICTS

TABLE 4.2-2 **AGRICULTURAL LAND CONVERSION UNDER GPA**

Farmland Category	Designation Changed from Agriculture to Development under GPA	Designation Changed from Development to Agriculture under GPA	Total Conversion
Prime Farmland	130	0	130
Farmland of Statewide Importance	150	80	70
Unique Farmland	220	0	220
Total	500	80	420

Source: State of California Department of Conservation, Division of Land and Resource Protection, 2010, *Butte County Important Farmland 2010* and The Planning Center | DC&E GIS, 2012.

- East of Biggs in the vicinity of Biggs East Highway and Lattin Road, approximately 58 acres of Prime Farmland, 38 acres of Farmland of Statewide Importance, and 2 acres of Unique Farmland would change from Agriculture to Rural Residential.
- In the Palermo area along the Palermo Honcut Highway and Highlands Avenue, approximately 12 acres of Prime Farmland, 111 acres of Farmland of Statewide Importance, and 91 acres of Unique Farmland would change from Agriculture to Rural Residential.
- South of Palermo along Cox Lane and Melody Lane, approximately 132 acres of Unique Farmland would change from Agriculture to Rural Residential.
- East of Gridley along Sheldon Avenue, approximately 21 acres of Prime Farmland and 3 acres of Farmland of Statewide Importance would change from Agriculture to Rural Residential.

As described in more detail on pages 4.2-11 to 4.2-12 of the 2010 Draft EIR for the Approved Project, the General Plan 2030 Agriculture Element and its goals, policies, and actions seek to protect agricultural lands from conversion

to non-agricultural uses. In particular, Action AG-A2.1 directs the County to develop an agricultural mitigation ordinance that would help to mitigate potential losses of agricultural land. In addition, the Chico Area Greenline policies protect agricultural land west of Chico. Furthermore, the GPA includes the expansion of the Unique Agriculture Overlay, which protects and promotes small-scale agriculture in areas designated Agriculture, Rural Residential, and Foothill Residential.

However, the designation of farmlands of concern under CEQA for non-agricultural uses in the GPA could lead to the conversion of such farmland to non-agricultural uses, regardless of the goals, policies, and actions found in General Plan 2030 and the expansion of the Unique Agriculture Overlay. The 2010 Draft EIR found that the Approved Project would have a significant and unavoidable impact related to the conversion of farmlands of concern under CEQA to non-agricultural uses because it would allow the conversion of approximately 4,700 acres. The Modified Project would allow an additional 420 acres of farmland of concern under CEQA to convert to a non-agricultural use. Therefore, the Modified Project would increase the severity of the impact compared to the Approved Project, and this impact would remain *significant and unavoidable*.

b. Conflict with a Williamson Act contract.

Compared to the Approved Project, the GPA would allow for the conversion of an additional 2 acres of Prime Farmland that is under a Williamson Act contract to a Very Low Density Residential Use. This 2-acre parcel is located along Ord Ferry Road in Dayton. However, the Williamson Act contract is in non-renewal.

The GPA would not eliminate any Williamson Act contract conflicts that were caused by the Approved Project.

Because the GPA would only conflict with 2 additional acres of Williamson Act contracts compared to the Approved Project, and because those 2 acres are in non-renewal, the Modified Project would not change the Williamson

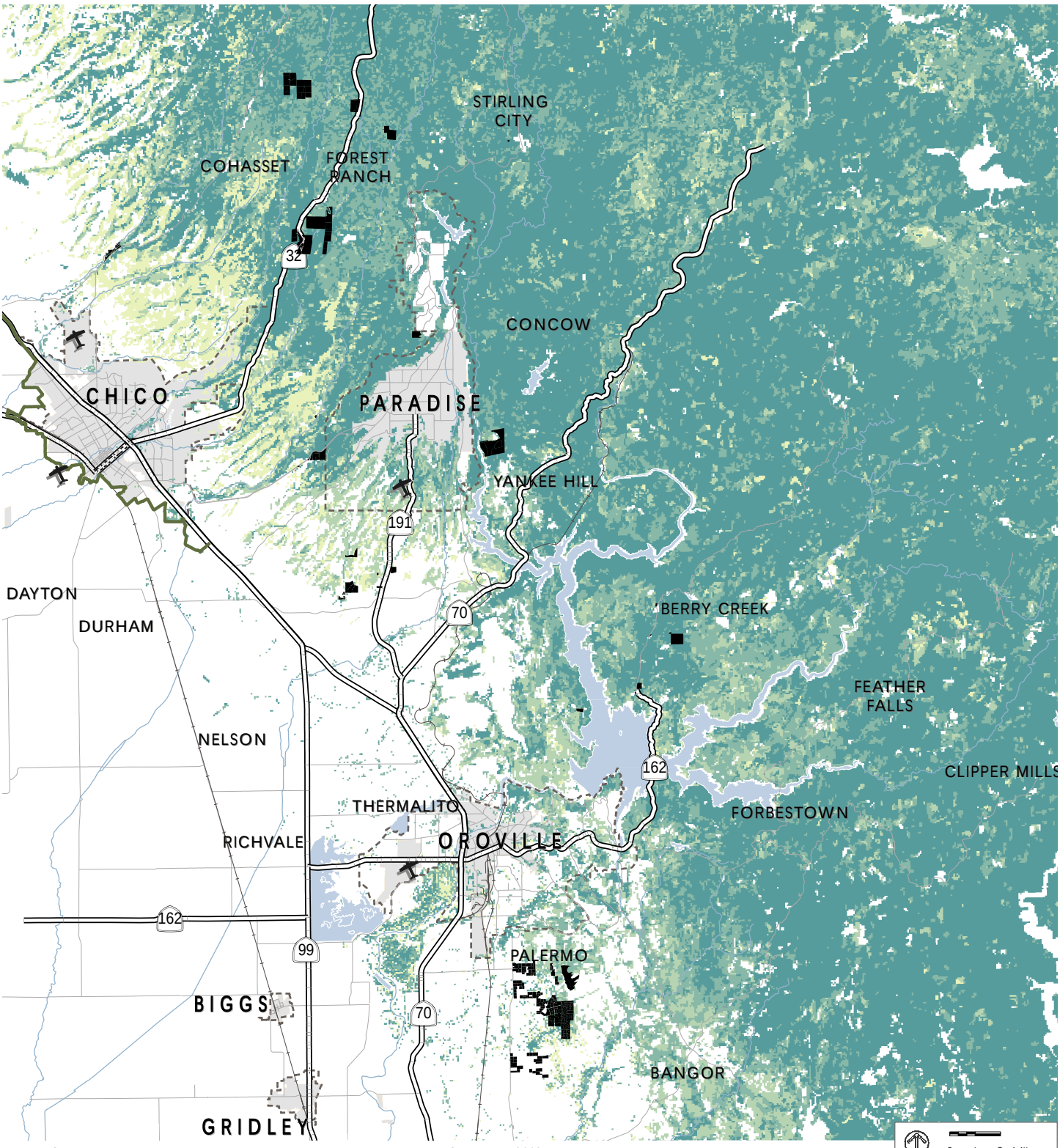
Act conflict impact of the Approved Project. The impact would remain *significant and unavoidable.*

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

Public Resources Code section 12220(g) defines "forest land" as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Government Code section 51104(g) defines timberland as "privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." This analysis evaluates forest land in unincorporated Butte County, as mapped by the California Department of Forestry and Fire Protection Multi-Source Land Cover Data (2002), as covered with a density of trees of 10 percent or greater. As shown in Figure 4.2-4, some of the areas identified as forest land according to this State data are not lands that many people think of as forest land. It is important to remember that forest and timber lands defined by the State include both land that is used for timber harvesting and other forested land that has aesthetic, recreational, and biological amenities. The analysis below identifies areas where land use designations that would conflict with preservation of forest land or timber production were applied to forest land.

The GPA would result in the redesignation of forest land to designations that allow some amount of development. The forest land redesignated with development designations is shown in Figure 4.2-5 and summarized as follows:

- North of Cohasset and Forest Ranch along Mud Creek Road, Musty Buck Road, Highway 32, and Royal Drift Way, approximately 719 acres of Timber Mountain land would be redesignated Foothill Residential.



Source: California Department of Forestry and Fire Protection Multi-Source Land Cover Data, 2002.

Tree Density
- 60 to 100%
- 40 to 59%
- 25 to 39%
- 10 to 24%

- Parcel/Forest Resource Conflicts
- Airports
- Greenline
- Highways
- Railroad
- Major Roads
- Sphere of Influence
- City/Town Limits

FIGURE 4.2-5

FOREST AND TIMBERLANDS CONFLICTS

- South of Forest Ranch along and east of State Highway 32, approximately 797 acres of Timber Mountain and Agriculture land would be redesignated to Foothill Residential and Planned Unit Development.
- South of Magalia on Athens Way, a 55-acre parcel would change from Agriculture to Foothill Residential.
- North of Chico on Cohasset Road, approximately 59 acres of Agriculture land would be redesignated to Very Low Density Residential.
- West of Paradise on Centerville Road and the Skyway, approximately 132 acres of Agriculture land would be redesignated to Foothill Residential.
- In the Yankee Hill area on Granite Ridge Road, approximately 405 acres of Agriculture land would be redesignated to Foothill Residential.
- Between Oroville and Paradise on Williams Road and Highway 191, approximately 226 acres of Agriculture land would be redesignated to Foothill Residential, Rural Residential, and Very Low Density Residential.
- In the Berry Creek area along the Oro Quincy Highway and east of Big Ridge Road, approximately 170 acres of Timber Mountain land would be redesignated Foothill Residential and Public.
- North of Oroville on High Meadows Road, approximately 20 acres of Agriculture land would be redesignated to Foothill Residential.
- In and south of Palermo, east of the Palermo Honcut Highway, approximately 1,869 acres of Agriculture land would be redesignated Rural Residential.

In total, the GPA would allow 4,460 acres of forest land to be redesignated to a non-forest designation. Therefore, conflicts with forest land zoning under the Modified Project would be *significant and unavoidable*. Because this standard was not evaluated in the 2010 EIR for the Approved Project, this is a new impact.

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

The GPA would allow for some conversion of forest lands to non-forest use because they include non-forest designations on such lands. Under the proposed GPA, approximately 4,460 new acres of forest land would be subject to conversion through non-forest land use designations as detailed in Section D.1.c above. The General Plan 2030 Conservation and Open Space Element and its goals, policies, and actions seek to protect forest land from conversion to non-forest uses. In particular, Goal COS-11 and its associated policies and actions directs the County to protect timber resources. However, the designation of forest resources for non-forest uses in the GPA could lead to the conversion of such forest land to non-forest uses, regardless of the goals, policies, and actions found in General Plan 2030. The GPA would allow 4,460 acres of forest land to convert to non-forest uses. Impacts to forest land under the Modified Project would be *significant and unavoidable*. Because this standard was not evaluated in the 2010 EIR for the Approved Project, this is a new impact.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmlands of concern under CEQA to non-agricultural use or conversion of forest land to non-forest use.

As described in more detail on page 4.2-15 of the 2010 Draft EIR for the Approved Project, the GPA would allow development that could result in potentially incompatible urban uses next to farms or ranches, creating circumstances that could eventually lead farmers to take their land out of production.

In addition, as described in more detail on pages 4.2-15 to 4.2-16 of the 2010 Draft EIR for the Approved Project, there are existing County programs, such as the County's Right-to-Farm Ordinance, that would support the continuation of working farmland, and General Plan 2030 includes goals, policies, and actions that would reduce conflicts between agricultural operations and urban uses that could potentially result in farmland conversion.

Furthermore, Article 17 of the proposed Zoning Ordinance establishes agricultural buffer setback requirements for residential development adjacent to agriculture. Specifically, homes must be set back 300 feet from the property line of an adjacent agricultural use, and the buffer area must be located on the residential parcel. Additionally, Article 5 of the proposed Zoning Ordinance establishes requirements for 'right-to-log" disclosures when a conditional or minor use permit is proposed.

The proposed GPA would extend more residential development into existing agricultural areas, particularly in the southern portion of Butte County east of Biggs and south of Palermo, but the proposed Zoning Ordinance contains additional regulations to avoid conflicts between urban and agricultural uses. Overall, the Modified Project would slightly increase the severity of the impact related to the conversion of farmlands of concern compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local policies protecting agriculture, the impact would remain *less than significant*.

The GPA would also allow development that could result in potentially incompatible urban uses adjacent to forest land that could eventually lead to the conversion of forest land to non-forest use. For example, complaints from new residents about noise, dust, and visual impacts from timber harvesting operations, and concerns of foresters about increased vandalism, traffic, and access difficulties would put negative pressure on timber production, even on lands designated Timber Mountain. Adjacent urban development may also drive up land values, increasing the property tax burden for forest land.

As described in Section D.1.c, the proposed GPA would extend the Foothill Residential and Planned Unit Development designations to approximately 1,516 acres of land designated Timber Mountain and Agriculture in northwest Butte County near Cohasset and Forest Ranch, and extend the Foothill Residential and Public designations to approximately 170 acres of land designated Timber Mountain in the Berry Creek area. In all of these areas, some of the land adjacent to the proposed Foothill Residential, Planned Unit Develop-

ment, and Public areas is designated Timber Mountain. Therefore, it is possible that the GPA could result in the conversion of surrounding forest land that is designated Timber Mountain to non-forest uses due to potentially incompatible surrounding uses and complaints from new residential development introduced adjacent to forested areas.

However, General Plan 2030 includes Conservation and Open Space Goal COS-11 and its associated policies and actions that will reduce conflicts between timber operations and urban uses that could potentially result in forest land conversion. In particular, Policy COS-P11.3 prohibits urban development from limiting the financial sustainability of timber operations, and Policy COS-P11.4 prohibits residential uses on or adjacent to parcels zoned for timber production from negatively impacting timber operations.

These goals, policies, and actions would avoid changes to the forest land environment that would result in the conversion of forest land to non-forest uses, resulting in a *less-than-significant* impact.

2. Cumulative Impacts

As described on pages 4.2-16 to 4.2-17 of the 2010 Draft EIR for the Approved Project, development allowed by the Approved Project would contribute to cumulative agricultural impacts in the Central Valley, resulting in a significant and unavoidable impact. The Modified Project would allow more farmland to convert to non-agricultural uses than the Approved Project. Therefore, the Modified Project would increase the severity of the cumulative impact to agricultural land compared to the Approved Project, and it would remain *significant and unavoidable*.

In addition, although General Plan 2030 goals, policies, and actions related to forest land would reduce and partially offset Butte County's contribution to forest land impacts, the overall cumulative impact would remain significant. Because the amount of growth foreseen in the region and the decisions of surrounding counties regarding conversion of forest land are outside the control of Butte County, the impact is *significant and unavoidable*.

E. Maximum Theoretical Buildout

Under the maximum theoretical buildout of the Modified Project, there would be significantly more development than under the projected 2030 buildout analyzed in Section D, in terms of both the amount and the extent of development. As a result, impacts on agriculture and forest resources would be more significant. However, as discussed in Chapter 3 of the Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigation Measures

Impact AG-4: The Modified Project would allow 4,460 acres of forest land to be redesignated to a non-forest designation.

A significant portion of the changes to the General Plan 2030 land use map that are included in the GPA, including the changes pertaining to this impact, were identified through the extensive meeting process that occurred in 2010 and 2011 for the GPA and the Zoning Ordinance Update (described in more detail in the Project Description, Chapter 3). Many of the public meetings for the Zoning Ordinance Update focused on the zoning map, providing the opportunity for a detailed review of zoning designations by members of the public, County Planning Commissioners, and County Supervisors.

During this detailed review, participants identified changes and corrections to the original (Approved Project) General Plan land use designations. Further, as the new General Plan came into use over the 19 months since its adoption, County staff identified corrections to land use designations that were necessary to remain consistent with the approach used to create the preferred land use alternative identified for General Plan 2030 and designate lands under the Approved Project.

Throughout the foothills and mountainous portions of Butte County, the Modified Project would change the designation of various parcels from Agriculture and Timber Mountain designations to designations that would allow residential development. All of these areas are located close to existing unincorporated communities, including Cohasset, Forest Ranch, Palermo, and Berry Creek, where introducing new timber harvesting and practices may present conflicts with rural residential land use patterns.

In some cases, the amended residential designation would fill in an area between two existing residential areas (including areas with existing homes and areas that are currently vacant but designated for residential development), or that are accessed by primitive roads that also serve rural subdivisions. Again, because these areas are located adjacent to other residentially designated areas, they may no longer be viable for forestry practices and would present conflicts with residential land uses.

In addition, in the foothill area south of Palermo, a significant acreage would change from Agriculture to Rural Residential on forested parcels. Many of these parcels are sized well below the 160-acre minimum parcel size considered by the General Plan as appropriate for timber production or the 20-acre minimum size considered appropriate for Agriculture, reducing the viability for forest or agriculture practices.

In summary, impacts to these forested areas have largely already been realized from existing or proposed residential development, surrounding residential land use patterns, and the presence of unincorporated communities. The Modified Project proposes to redesignate these lands in recognition of this fact. However, the proposed GPA and Zoning Ordinance cannot undo existing development patterns or residential land uses. For these reasons, the potential impacts of a Timber Mountain designation on these parcels would likely be greater than the potential impacts of the proposed residential designations. Therefore, this impact is *significant and unavoidable*.

Impact AG-5: The Modified Project would allow for the conversion of forest lands to non-forest use because they include non-forest designations on such lands, as described in Impact AG-4.

As described in Impact AG-4, the Modified Project would change the designation of various parcels in the foothill and mountainous portions of Butte County to designations that allow residential development. These areas are located close to unincorporated communities and other areas that allow residential development, so they may no longer be viable for forestry practices, and forestry practices could present conflicts with residential uses. In addition, in the foothill area south of Palermo, a significant acreage would change from Agriculture to Rural Residential on forested parcels. Many of these parcels are sized well below the 160-acre minimum parcel size considered by the General Plan as appropriate for timber production, reducing the viability for forest practices.

In summary, impacts to these forested areas have largely already been realized from existing or proposed residential development, surrounding residential land use patterns, and the presence of unincorporated communities. The Modified Project proposes to redesignate these lands in recognition of this fact. However, the proposed GPA and Zoning Ordinance cannot undo existing development patterns or residential land uses. For these reasons, the potential impacts of a Timber Mountain designation on these parcels would likely be greater than the potential impacts of the proposed residential designations. Therefore, this impact is *significant and unavoidable*.

Impact AG-6: Although General Plan 2030 goals, policies, and actions related to forest land would reduce and partially offset Butte County's contribution to forest land impacts, the overall cumulative impact would remain significant.

Because the amount of growth foreseen in the region and the decisions of surrounding counties regarding conversion of forest land are outside the control of Butte County, the impact is *significant and unavoidable*.

4.3 AIR QUALITY

This chapter evaluates potential local and regional air quality impacts associated with the changes to the Approved Project that are reflected in the Modified Project. Greenhouse gases (GHGs) are discussed in Chapter 4.15, Greenhouse Gas Emissions. Only those sections in the 2010 Draft EIR for the Approved Project regarding Regulatory Framework and Existing Conditions which have been updated are included here. All other Regulatory Framework and Existing Conditions sections of the 2010 Draft EIR are the same and not repeated here.

A. Regulatory Setting

1. California Air Resources Board

In April 2005, the California Air Resources Board (CARB) published the *Air Quality and Land Use Handbook: A Community Health Perspective* to provide information regarding land use compatibility issues associated with toxic air contaminants (TACs) from industrial, commercial, and mobile sources of air pollution. CARB's Handbook identifies that mobile sources of emissions are the primary contributor to health risk in California. The majority of risk is primarily from diesel particulate matter. To reduce risk to sensitive populations, especially children, seniors, and pregnant women, CARB recommended minimum separation distances between new sensitive land uses, including housing, schools, child care centers, playgrounds, and senior centers, and existing sources of TACs. Specifically, CARB recommends that sensitive land uses should not be located within 500 feet of a freeway, urban roads that carry 100,000 vehicles per day, or rural roads that carry 50,000 vehicles per day. The *Air Quality and Land Use Handbook* notes that "[t]hese recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues." The Handbook also notes that it is appropriate to use site-specific project design improvements to help reduce air pollution exposure.

2. Northern Sacramento Valley Air Basin Air Quality Attainment Plan

Since the 2010 Draft EIR for the Approved Project was published, the Butte County Air Quality Management District (BCAQMD) has collaborated with other air pollution control districts and air quality management districts for counties located in the Northern Sacramento Valley Air Basin (NSVAB) to prepare the 2009 triennial update to their joint Air Quality Attainment Plan (AQAP).[1] Like the previous plans, the 2009 AQAP identifies improvement areas relative to the 2006 Plan, proposes strategies to attain the 1-hour California ambient air quality standards for ozone, describes cooperative actions to address air pollution problems, and focuses on the adoption of control measures for stationary, area-wide, and indirect sources.

3. BCAQMD New Source Review Program

Emissions from new, modified, or relocated point sources of emissions are regulated by BCAQMD through their New Source Review Program (Rule 430). Rule 430 ensures installation of Toxic Best Available Control Technology to reduce health risk from TACs from new point sources of emissions.

B. Existing Conditions

1. Attainment Status

Currently, the NSVAB, which includes Butte County, is designated as nonattainment under the National and California ambient air quality standards (NAAQS and CAAQS) for ozone (O_3), fine inhalable particulate matter ($PM_{2.5}$), and coarse inhalable particulate matter (PM_{10}) (CAAQS only).[2]

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[1] Northern Sacramento Valley Air Pollution Control Districts and Air Quality Management Districts, 2009, *Northern Sacramento Valley Planning Area 200 Air Quality Attainment Plan*. Available at http://www.bcaqmd.org/page/_files/2009-Triennial-Air-Quality-Attainment-Plan.pdf. Accessed April 16, 2012.

[2] California Air Resources Board (CARB). Area Designation Maps / State and National. 2011, June 23. http://www.arb.ca.gov/desig/adm/adm.htm

C. Changes in the Modified Project Relevant to Air Quality

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would include land use designation changes that would increase the amount of land designated for development above what was considered as part of the Approved Project. However, as described in Chapter 3, Project Description, of this Supplemental EIR, changes to the Approved Project made after publication of the 2010 Draft EIR, but before adoption of General Plan 2030, actually resulted in decreased 2030 development potential. Moreover, many of the designation changes allowed by the proposed GPA would not be expected to develop by 2030. Therefore, the projected 2030 buildout under the GPA is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. The projected 2030 buildout of the Modified Project compared to the Approved Project is shown in Table 3-4 in Chapter 3.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect air quality.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

The proposed Zoning Ordinance development standards are not expected to affect air quality.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway and Watershed Protection Overlay Zones do not specifically address air quality. However, to the extent that the provisions of these overlay zones restrict development, they would be expected to slightly reduce the generation of air pollutants.

D. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant air quality impact if they would:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.

E. Impact Discussion

The following discussion provides an analysis of potential project and cumulative air quality impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

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

As described on page 4.3-17 of the 2010 Draft EIR for the Approved Project, the assessment of air quality consistency with the Air Quality Attainment Plan (AQAP) is based on a quantitative analysis of impacts resulting from the projected 2030 buildout. The most recent AQAP for Butte County is the 2009 AQAP. Consistency with the AQAP is generally based on the General Plan's consistency with AQAP population and VMT projections. Regional projections used in the AQAP are generally based on General Plan land use

designation; and therefore a General Plan that allowed substantially more population or VMT growth than anticipated in the AQAP would have the potential to create a conflict with the AQAP. The 2010 Draft EIR for the Approved Project concluded that General Plan 2030 would not exceed the population and VMT estimates used for the AQAP and therefore would not conflict with the AQAP.

Overall, the Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Chapter 3 of this Supplemental EIR, resulting in a decrease of 250 people compared to the Approved Project. However, because the Modified Project would allow more development in rural areas than the Approved Project, it would result in a slight increase in vehicle miles traveled (VMT). Specifically, the Modified Project would result in an increase of 1,511 VMT per day compared to the Approved Project presented in the 2010 Draft EIR. This represents an increase of less than 1/10th of 1 percent in the overall countywide VMT reported in the document. Therefore, while the Modified Project would result in a slight increase in VMT compared to the Approved Project, this change is nominal and would not change the impact related to consistency with applicable air quality plans compared to the Approved Project. The impact would remain *less than significant*.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The NSVAB is designated as nonattainment under the NAAQS and CAAQS for O_3, $PM_{2.5}$, and PM_{10} (CAAQS only).[3] If the Modified Project generated substantial amounts of O_3, $PM_{2.5}$, or PM_{10}, it would contribute to those existing air quality violations. The primary sources of criteria air pollutant emissions would be from an increase in VMT and area/stationary sources from land uses within the County. This impact discussion includes separate discussions about carbon monoxide (CO) emissions from vehicle exhaust and other criteria pollutants from vehicle- and non-vehicle sources.

[3] California Air Resources Board (CARB). Area Designation Maps / State and National. 2011, June 23. http://www.arb.ca.gov/desig/adm/adm.htm

i. Carbon Monoxide Emissions from Vehicle Exhaust

As described on page 4.3-21 of the 2010 Draft EIR for the Approved Project, the assessment of CO emissions from vehicles is based on a quantitative analysis of impacts resulting from the projected 2030 buildout. The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section C.1.a, but there would be a nominal increase in morning and evening peak hour vehicle trips. However, due to declining CO emission rates from vehicles and turnover of older vehicle fleet, the NSVAB has been designated attainment under the NAAQS and CAAQS.[4] A project would need to increase traffic volumes at a congested intersection by more than 44,000 vehicle per hour (or 24,000 vehicles per hour in confined spaces such as tunnels, parking garages, bridge underpasses, or canyons) in order to elevate CO concentrations above the AAQS.[5] The Modified Project would generate only very slight increases in traffic volumes. Therefore, the Modified Project would not change the impact related to CO emissions from vehicles compared to the Approved Project, and it would remain *less than significant*.

ii. Criteria Pollutant Emissions from Vehicle Miles Traveled

This section describes potential increases in VMT from the Modified Project that would increase criteria air pollutant emissions that would contribute to this existing air quality violation. As noted above, because the Modified Project would allow more development in rural areas, it would result in a slight increase in VMT. Specifically, the Modified Project would result in an increase of 1,511 VMT per day compared to the Approved Project presented in the 2010 Draft EIR. This represents an increase of less than 1/10th of 1 percent in the overall countywide VMT reported in the document and thus the increase in criteria pollutant emissions related to vehicular travel would remain *less than significant*.

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[4] California Air Resources Board (CARB). Area Designation Maps / State and National. Website http://www.arb.ca.gov/desig/adm/adm.htm accessed June 23, 2011.

[5] Bay Area Air Quality Management District (BAAQMD), 2011. California Environmental Quality Act, Air Quality Guidelines, May (Revised).

iii. Criteria Pollutant Emissions from Non-Vehicle Sources

The following describes potential criteria air pollutant impacts associated with area and stationary sources associated with new development in the County. As described on page 4.3-26 of the 2010 Draft EIR for the Approved Project, the assessment of criteria pollutant emissions from non-vehicle sources is based on a qualitative analysis of potential impacts from new sources of emissions that would be allowed by the Modified Project in 2030.

a) Mining

Mining activities can result in an increase in criteria air pollutant emissions and toxic air contaminants (TACs) from ground-disturbing activities and equipment use. The Butte County Air Quality Management District (BCAQMD) regulates use of stationary equipment at mining facilities.[6] The proposed GPA would reduce the acreage designated Agriculture, Timber Mountain, and Resource Conservation, which are designations that would allow mining, reducing the potential for mining activity. However, the proposed GPA would also increase the acreage designated Industrial, which also allows mining. Overall, the amount of land with a designation that would allow mining would decrease as a result of the Modified Project.

As discussed on pages 4.3-26 to 4.3-27 of the 2010 Draft EIR for the Approved Project, General Plan 2030 would not change existing County procedures for allowing or regulating mining uses, nor would the proposed GPA and Zoning Ordinance. In addition, it is likely that existing emissions from heavy duty equipment used in the mining process will decline as a function of time due to new EPA diesel fuel regulations. Therefore, the Modified Project would not change the related air quality impact, and it would remain *less than significant*.

b) Agriculture

As described in Chapter 4.2, Agriculture and Forestry Resources, of this Supplemental EIR, the proposed GPA would result in the conversion of more

[6] BCAQMD regulates naturally occurring asbestos pursuant to CARB's Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

farmland to non-agricultural uses than the Approved Project. In addition, the proposed GPA would reduce the acreage designated Agriculture. Therefore, it is anticipated that the Modified Project would result in slightly less agricultural activity than the Approved Project. Agricultural activities generate emissions from farm equipment (off-road vehicles and stationary equipment) and area sources. Because the Modified Project would not increase agricultural activity, it would result in less criteria air pollutant emissions from agricultural sources and impacts would remain *less than significant*.

c) Residential, Retail/Office and Industrial Development

Residential, retail/office, and industrial development would result in an increase in emissions from natural gas used for cooking and heating, hearth fuel use, fuel used for landscaping activities, and other area sources (e.g. aerosol use). In addition, new stationary sources of emissions and truck idling from industrial land uses would generate an increase in criteria air pollutants and TACs. As noted in Section A.2, above, emissions from new, modified, or relocated point sources of emissions are regulated by BCAQMD through their New Source Review Program (Rule 430). Rule 430 ensures installation of Toxic Best Available Control Technology to reduce health risk from TACs from new point sources of emissions.

The Modified Project would result in 100 fewer residential units, 100,000 square feet less retail and office space, and a decrease in 100,000 square feet of industrial space, resulting in less criteria air pollutants generated by the Modified Project. In addition, as described in detail on pages 4.3-29 to 4.3-30, General Plan 2030 includes goals, policies, and actions that would minimize air quality impacts associated with energy consumption and building maintenance.

Because the Modified Project would reduce overall development intensity (units and non-residential square footage) in 2030, emissions would be less than that generated by the Approved Project and the impact would remain *less than significant*.

iv. Generation of Construction Emissions

Construction activities generate criteria air pollutants from fugitive dust associated with demolition and ground-disturbing activities, exhaust emissions from construction equipment and vehicles, and off-gas emissions from architectural coating and asphalt installation. The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section C.1.a. Therefore, the Modified Project would result in fewer criteria air pollutant emissions and TACs compared to the Approved Project and impacts would remain *less than significant*.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment.

As described above, the NSVAB is designated as nonattainment under the NAAQS and CAAQS for ozone (O_3), fine inhalable particulate matter ($PM_{2.5}$), and coarse inhalable particulate matter (PM_{10}) (CAAQS only),[7] but the Modified Project would not result in a considerable net increase in any of these pollutants. The impact would be *less than significant.*

d. Expose sensitive receptors to substantial pollutant concentrations.

i. Long-Term Exposure Hazards

In unincorporated Butte County, the segment of State Route 99 between State Route 149 and the southern city limits of Chico is projected to carry over 50,000 vehicles per day by the year 2030 and would therefore meet the definition of a high-volume roadway per the CARB Air Quality and Land Use Handbook. The Modified Project would include an amendment to General Plan 2030 Conservation and Open Space Element Policy COS-P5.5 to add a requirement that new development proposals for sensitive land uses located within 500 feet of a high-volume roadway shall include mitigation to reduce health impacts from air pollutants. This policy would address potential health risks from long-term exposure to pollutant concentrations from mobile emissions sources.

[7] California Air Resources Board (CARB). Area Designation Maps / State and National. Website http://www.arb.ca.gov/desig/adm/adm.htm accessed June 23, 2011.

In addition, as discussed on page 4.3-32 of the 2010 Draft EIR for the Approved Project, siting restrictions and health risk assessments required by Policies COS-P5.4, COS-P5.5, and COS-P5.6 would protect sensitive receptors from exposure to pollutant concentrations from stationary sources emissions. The Modified Project would result in fewer residential units and population compared to the Approved Project; and therefore, would not increase the population potential affected by major sources of air pollution. The impact would remain *less than significant*.

ii. Short-term Construction Hazards

Development allowed by the Modified Project would require diesel-powered construction equipment that could generate increased diesel exhaust and other TACs. However, as with the Approved Project, TACs from construction equipment is not anticipated to result in increased health risk because cancer health risks associated with exposures to diesel exhaust typically are associated with chronic exposure, often defined as a 70-year exposure period. Shorter timeframes of exposure associated with typical construction activities would not result in increased health risk. Impacts would remain *less than significant*.

e. Generate Significant Levels of Odors

As described on page 4.3-34 of the 2010 Draft EIR for the Approved Project, the assessment of odor generation is based on an analysis of the spatial location of development allowed by the Modified Project. Odors are only considered to be significant if they are considered a nuisance. BCAQMD identifies screening distances for odors generate by wastewater treatment plants, landfills, waste transfer stations, composting facilities, asphalt batch plants, chemical manufacturing, fiberglass manufacturing, painting/coating operations, rendering plant, large coffee roasters, food processing facilities, and confined animal facilities. The Modified Project would not increase the amount of land designated for these types of development above what was allowed under the Approved Project. Moreover, the provisions of the Zoning Ordinance regulating industrial land uses and requiring buffer yards between industrial uses and adjacent residences would help to mitigate the types of nuisance odors identified by BCAQMD. Finally, because the Modified Project

would result in 250 fewer residents in 2030 compared to the Approved Project, and therefore fewer people would be exposed to potential sources of odor within the County, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative impacts to air quality. Changes proposed in the Modified Project that affect air quality are relatively minor, and the analysis provided on pages 4.3-34 to 4.3-35 of the Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project would allow less development that could generate criteria pollutant emissions, diesel exhaust, and odors, it would decrease potential air quality impacts from the Approved Project, and the cumulative impact would be slightly less than the Approved Project. However, cumulative impacts to air quality would remain *less than significant.*

F. Maximum Theoretical Buildout

Under the maximum theoretical buildout of the Modified Project, there would be significantly more development than under the projected 2030 buildout analyzed in Section E, in terms of both the amount and the extent of development. As a result, air quality-related impacts would be greater than those identified in this analysis. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

G. Impacts and Mitigation Measures

Since there are no additional significant impacts related to air quality as a result of the Modified Project, no additional mitigation measures are required.

4.4 BIOLOGICAL RESOURCES

This chapter evaluates the potential biological resource impacts associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses special-status species, sensitive biological communities, wetlands, migratory species, and policies and plans intended to protect biological resources. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here, with the exception shown in Sections A and B below.

A. Regulatory Framework

1. Butte County Regional Habitat Conservation Plan and Natural Community Conservation Plan

Since the 2010 Draft EIR for the Approved Project was published, the Butte County Association of Governments (BCAG) has progressed on the development of the Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan (Butte Regional Conservation Plan). Phase four of the five-phase project is currently underway, including the preparation of the second administrative draft of the Plan, preparation of the Administrative Draft Environmental Impact Assessment (EIS)/EIR, public workshops, and development of public drafts of the Plan and EIS/EIR documents.

2. General Plan 2030 Deer Herd Migration Area Overlay

In addition, since the 2010 Draft EIR for the Approved Project was published, Butte County adopted General Plan 2030, which includes the Deer Herd Migration Area Overlay.[1] This overlay includes Winter and Critical Winter deer herd migration areas. The Winter Deer Herd Migration Area Overlay requires a minimum lot size of 20 acres, and the Critical Winter Deer Herd Migration Area Overlay requires a minimum lot size of 40 acres. The Deer Herd Migration Area Overlay is shown in Figure 4.4-1.

[1] The Deer Herd Migration Area Overlay was part of the project description for the 2010 EIR for the Approved Project.

B. Existing Conditions

Since the 2010 Draft EIR for the Approved Project was published, there have been new special-status species listed.

1. Special-Status Plants

Since the 2010 Draft EIR for the Approved Project was published, there have been 13 new special-status plants identified as potentially occurring or documented in Butte County in the California Natural Diversity Database (CNDDB) and California Native Plant Society's (CNPS) Inventory;[2] these species are listed in Table 4.4-1. None of these species are federally- or State-listed and none are proposed as covered species in the Butte Regional Conservation Plan. Because none of the new species are federally-listed, there is no critical habitat identified for these species.

2. Special-Status Wildlife

Since the 2010 Draft EIR for the Approved Project was published, 13 new special status wildlife species have been documented or have the potential to occur in Butte County;[3] these species are listed in Table 4.4-2. Of these species, none are federally-listed, and one species, the willow flycatcher, is listed as endangered by the State. The remaining twelve species are California species of special concern. None of the new wildlife species are proposed as covered species in the Butte Regional Conservation Plan. Because none of the new species are federally-listed, there is no critical habitat identified for these species.

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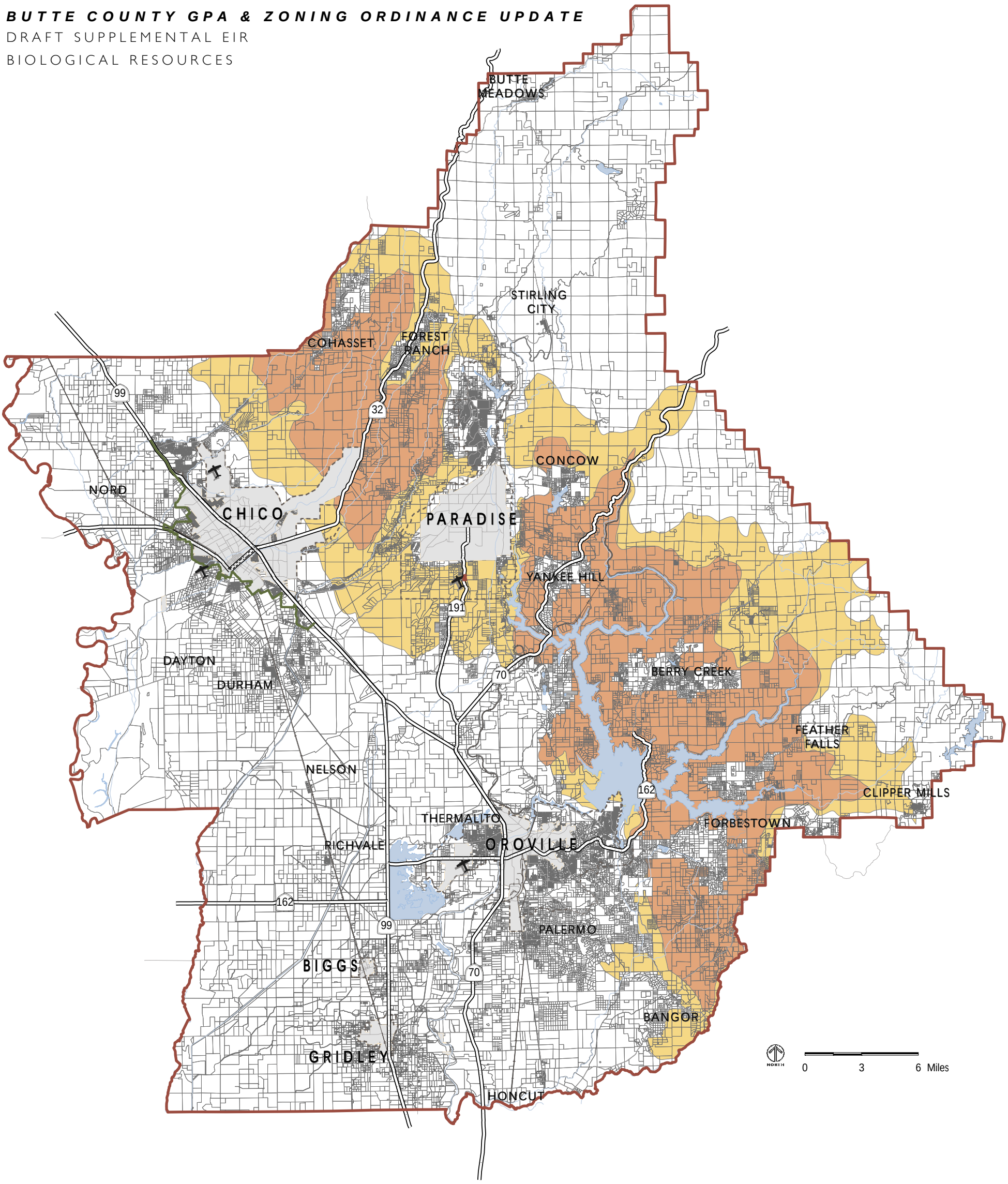
[2] California Natural Diversity Database, March 6, 2012. Sacramento, CA: California Department of Fish and Game. Records search of Butte County.

California Native Plant Society, 2012. *Inventory of Rare and Endangered Plants*. (Online Edition, Version v8-01a.) Available: < http://www.rareplants.cnps.org > . Accessed March 28, 2012. Sacramento, CA: California Native Plant Society.

[3] California Natural Diversity Database, March 6, 2012. Sacramento, CA: California Department of Fish and Game. Records search of Butte County.



Source: The Planning Center | DC&E GIS, 2012.

- Critical Winter Migration Area Overlay Zone
- Winter Migration Area Overlay Zone
- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Parcels
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.4-1
DEER HERD MIGRATION AREA OVERLAY

TABLE 4.4-1 **NEW SPECIAL-STATUS PLANT SPECIES KNOWN OR WITH POTENTIAL TO OCCUR IN BUTTE COUNTY**

Common Name *Scientific Name*	Listing Status[a] Federal/ State/CNPS	USGS Quadrangles in the Planning Area where Known Occurrences Have Been Documented[b]
Watershield *Brasenia schreberi*	–/–/2.3	Llano Seco
Red hills soaproot *Chlorogalum grandiflorum*	–/–/2.3	Llano Seco
Ahart's buckwheat *Eriogonum umbellatum var. ahartii*	-/-/1B.2	Berry Creek, Cascade, Cherokee, Clipper Mills, Paradise East, Pulga
Woolly rose-mallow *Hibiscus lasiocarpos var. occidentalis*	-/-/1B.2	Butte City, Hamlin Canyon, Llano Seco, Nelson, Ord Ferry, Paradise West, Pennington, Sanborn Slough, Shippee, West of Biggs
Lewis Rose's ragwort *Packera eurycephala var. lewisrosei*	-/-/1B.2	Berry Creek, Cherokee, Jonesville, Paradise East, Pulga
Sierra blue grass *Poa sierrae*	-/-/1B.3	Brush Creek, Cascade, Pulga, Soapstone Hill
Slender-leaved pondweed *Stuckenia filiformis*	–/–/2.2	Chico
Big-scale balsamroot *Balsamorhiza macrolepis var. macrolepis*	-/-/1B.2	No specific quadrangles in CNPS and no recorded occurrences in CNDDB
Dwarf resin birch *Betula glandulosa*	–/–/2.2	No specific quadrangles in CNPS and no recorded occurrences in CNDDB
Round-leaved filaree *California macrophylla*	-/-/1B.1	No specific quadrangles in CNPS and no recorded occurrences in CNDDB
Peruvian dodder *Cuscuta obtusiflora var. glandulosa*	–/–/2.2	No specific quadrangles in CNPS and no recorded occurrences in CNDDB
Minute pocket moss *Fissidens pauperculus*	-/-/1B.2	No specific quadrangles in CNPS and no recorded occurrences in CNDDB

TABLE 4.4-1 **NEW SPECIAL-STATUS PLANT SPECIES KNOWN OR WITH POTENTIAL TO OCCUR IN BUTTE COUNTY** (CONTINUED)

Common Name *Scientific Name*	Listing Status[a] Federal/ State/CNPS	USGS Quadrangles in the Planning Area where Known Occurrences Have Been Documented[b]
California satintail *Imperata brevifolia*	–/–/2.1	No specific quadrangles in CNPS and no recorded occurrences in CNDDB

[a] Status explanations:

Federal

E = Listed as endangered under the federal Endangered Species Act.

T = Listed as threatened under the federal Endangered Species Act.

— = No listing status.

State

E = Listed as endangered under the California Endangered Species Act.

R = Listed as rare under the California Endangered Species Act. This category is no longer used for newly listed plants, but some plants previously listed as rare retain this designation.

— = No listing status.

California Native Plant Society

1B = List 1B species: rare, threatened, or endangered in California and elsewhere.

2 = List 2 species: rare, threatened, or endangered in California but more common elsewhere.

3 = List 3 species: plants for which we need more information – Review list

4 = List 4 species: plants of limited distribution – Watch list

Threat Code extensions:

.1 = Seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)

.2 = Fairly threatened in California (20- 80% of occurrences threatened; moderate degree and immediacy of threat)

.3 = Not very threatened in California (less than 20% of occurrences threatened or no current threats known)

[b] This information includes the 7.5-minute USGS quadrangles listed in either the California Natural Diversity Database (CNDDB) (March 6, 2012) or California Native Plant Society Inventory (CNPS) (March 28, 2012) as having known occurrences of the species. The CNDDB does not have occurrence records for some of the species in any Butte County quadrangles, and the CNPS occurrence record is for Butte County, but not specific quadrangles.

Sources: California Natural Diversity Database, March 6, 2012. Sacramento, CA: California Department of Fish and Game. Records search of Butte County.

California Native Plant Society, 2012. *Inventory of Rare and Endangered Plants.* (Online Edition, Version v8-01a.) Available: < http://www.rareplants.cnps.org > . Accessed March 28, 2012. Sacramento, CA: California Native Plant Society.

TABLE 4.4-2 **NEW SPECIAL-STATUS WILDLIFE SPECIES DOCUMENTED OR IDENTIFIED AS HAVING THE POTENTIAL TO OCCUR IN BUTTE COUNTY**

Common and Scientific Name	Status[a] Federal/ State	USGS Quadrangles in the Planning Area where Known Occurrences Have Been Documented[b]
Invertebrates		
Antioch Dunes anthicid beetle *Anthicus antiochensis*	-/SSC	Ord Ferry
Sacramento anthicid beetle *Anthicus sacramento*	-/SSC	Ord Ferry
California linderiella *Linderiella occidentalis*	-/SSC	Biggs, Oroville, Palermo
Birds		
Great egret *Ardea alba*	-/SSC	Ord Ferry, Llano Seco
Great blue heron *Ardea herodias*	-/SSC	Shippee, Ord Ferry, Llano Seco
Willow flycatcher *Empidonax traillii*	-/E	Jonesville
Merlin *Falco columbarius*	-/SSC	West of Biggs
Osprey *Pandion haliaetus*	-/SSC	Butte Meadows, Foster Island, Jonesville, Llano Seco, Ord Ferry, Oroville, Oroville Dam, Stirling City
Mammals		
Silver-haired bat *Empidonax traillii*	-/SSC	Chico, Gridley, Llano Seco, Ord Ferry, Oroville, Paradise East, Pulga, Soapstone Hill, Strawberry Valley
Hoary bat *Lasiurus cinereus*	-/SSC	Chico, Llano Seco, Ord Ferry
Long-eared myotis *Myotis evotis*	-/SSC	Strawberry Valley
Finged myotis *Myotis thysanodes*	-/SSC	Berry Creek, Pulga, Strawberry Valley
Yuma myotis *Myotis yumanensis*	-/SSC	Forbestown, Ord Ferry, Paradise West, Stirling City

[a] Status Explanations:
– = no listing.

TABLE 4.4-2 **NEW SPECIAL-STATUS WILDLIFE SPECIES DOCUMENTED OR IDENTIFIED AS HAVING THE POTENTIAL TO OCCUR IN BUTTE COUNTY** (CONTINUED)

Federal
E = listed as endangered under the federal Endangered Species Act.
T = listed as threatened under the federal Endangered Species Act.
C = candidate for threatened or endangered status.
D = delisted
State
E = listed as endangered under the California Endangered Species Act.
T = listed as threatened under the California Endangered Species Act.
PE = proposed for listing as endangered under the California Endangered Species Act.
FP = fully protected under the California Fish and Game Code.
SSC = species of special concern in California.
[b] Known occurrences from DFG's California Natural Diversity Database, March 6, 2012.
Source: California Natural Diversity Database, March 6, 2012. Sacramento, CA: California Department of Fish and Game. Records search of Butte County.

C. Changes in the Modified Project Relevant to Biological Resources

1. General Plan Amendment

a. Land Use Designation Changes

Several areas with natural resource designations of Timber Mountain or Resource Conservation under the Approved Project could be developed with some housing or converted to agriculture under the Modified Project. Several additional areas designated as Agriculture under the Approved Project could be developed for housing under the Modified Project. These are described in Table 3-1 and shown on Figures 3-4 and 3-5 in Chapter 3.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

The Unique Agriculture Overlay expansion is shown in Figure 3-6 in Chapter 3. Agricultural support and specialty agriculture uses would be allowed in these areas east of Oroville, which are currently either vacant or containing single-family residential uses. The other changes are not expected to significantly affect biological resources.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Several aspects of the proposed Zoning Ordinance would affect Biological Resources.

- Article 4 defines uses allowed in agricultural zones.
- Article 5 describes natural resource zones, including Timber Mountain, Timber Production, and Resource Conservation, as well as their respective permitted uses.
- Article 16 defines riparian areas, their width, the protection given to biological resources within them, and their maintenance.
- Article 17 describes the uses allowed in agricultural buffers in order to prevent conflicts between agriculture and adjacent land uses.

b. Scenic Highway, Watershed Protection, and Deer Herd Migration Overlay Zones

The Scenic Highway Overlay Zone provides no specific regulations regarding biological resources. However, to the extent that the provisions of this overlay zone restrict development, they would be expected to slightly reduce the potential for biological resource impacts.

The Watershed Protection Overlay Zone is described in Article 10, Section 24-46 of the proposed Zoning Ordinance. It is intended to maintain and improve water quality by establishing additional development standards within sensitive watershed areas. Areas subject to the Watershed Protection Overlay Zone include the Firhaven Creek watershed and the Paradise and Magalia Reservoirs watershed. The Watershed Protection Overlay Zone is shown in Figure 3-9 of Chapter 3.

The Deer Herd Migration Overlay Zone is described in Article 10, Section 24-37 of the proposed Zoning Ordinance. This overlay zone implements and is consistent with the Deer Herd Migration Area Overlay in General Plan 2030 that is described in Section A. It is intended to protect sensitive habitat

areas for migratory deer herds while continuing to allow development and the reasonable use of land within these areas.

D. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant biological resources impact if they would:

- Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive, or special-status species.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community type.
- Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act, through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, their wildlife corridors or nursery sites.
- Conflict with any local ordinances or policies protecting biological resources.
- Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

E. Impact Discussion

The following discussion provides an analysis of potential project and cumulative biological resource impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive, or special-status species.

Butte County has a wealth of candidate, sensitive, and special status plant and animal species, particularly in the more remote areas that currently have natural resource designations, although some could also be found on land designated for agriculture. Potential impacts from development allowed by the Modified Project are described in detail on pages 4.4-70 to 4.4-77 of the 2010 Draft EIR for the Approved Project.

Similar to the special status species described in the 2010 Draft EIR for the Approved Project, the new special status species that have been identified since that publication could be impacted by development:

- Plants. There are 13 additional special status plant species that have been identified as occurring in Butte County, but none are federally- or State-listed, and none are proposed as covered species in the Butte Regional Conservation Plan. However, losses of these special status plants would cause potentially significant impacts under CEQA, as described in more detail on page 4.4-70 of the 2010 Draft EIR for the Approved Project.
- Antioch Dunes Anthicid Beetle and Sacramento Anthicid Beetle. These beetle species are California species of special concern, and known to occur in Butte County. Suitable habitat for these species, including sand dunes and sand bars along rivers, is present in Butte County. There are CNDDB records for these species along the Sacramento River in the western portion of Butte County.[4] Construction near these habitats could result in significant impacts to these species.
- California Linderiella. This species would fall under the category of vernal pool branchiopods, potential impacts to which are described on page 4.4-71 of the 2010 Draft EIR for the Approved Project. Because this species is not federally-listed, there is no designated critical habitat.

[4] California Natural Diversity Database, March 6, 2012. Sacramento, CA: California Department of Fish and Game. Records search of Butte County.

- **Great Egret, Great Blue Heron, Willow Flycatcher, Merlin, and Osprey.** These five species would fall under the category of special status birds, potential impacts to which are described on pages 4.4-74 to 4.4-75 of the 2010 Draft EIR for the Approved Project. As noted in Section B.2, the willow flycatcher is a State-listed endangered species.
- **Silver-Haired Bat, Hoary Bat, Long-Eared Myotis, Finged Myotis, and Yuma Myotis.** These five species would fall under the category of special status bats, potential impacts to which are described on pages 4.4-75 to 4.4-76 of the 2010 Draft EIR for the Approved Project.

As described in detail on pages 4.4-77 to 4.4-79 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that would mitigate potential impacts on special-status species. In addition to those programmatic measures, protection for special-status species would be implemented on a project-specific basis and through compliance with existing regulations under the Endangered Species Acts (federal and State), Migratory Bird Treaty Act, California Fish and Game Code, Clean Water Act, and the California Native Plant Protection Act, which are all described on pages 4.4-1 to 4.4-5 of the 2010 Draft EIR for the Approved Project.

The land with natural resource designations of Timber Mountain and Resource Conservation that would be redesignated under the Modified Project to allow limited residential development accounts for 4,670 acres of land, which is a loss of 0.8 and 4.8 percent of the land designated for Timber Mountain and Resource Conservation, respectively, under the Approved Project. This would slightly increase the severity of the impact on special-status species compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws protecting special-status species, the impact would remain *less than significant*.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community type.

Butte County has several sensitive natural communities including riparian woodland, oak woodland, streams, and wetlands. Construction activities for development allowed by the Modified Project could have potential direct and indirect impacts on sensitive natural communities. Construction projects in the county would also have the potential to affect sensitive natural communities by spreading or introducing invasive plant species to currently uninfected areas. Invasive species spread aggressively and crowd out native species, potentially altering the species composition of natural communities. A predominance of invasive species reduces the overall habitat quality for native plants and wildlife.

As described in pages 4.4-80 to 4.4-81 of the 2010 Draft EIR for the Approved Project, General Plan 2030 goals, policies, and actions would mitigate potential impacts on sensitive natural communities, and federal and State permits are required to work in wetland and streambed areas. Notably, a streambed alteration agreement under Section 1602 of the California Fish and Game Code would be required from the California Department of Fish and Game for any development that would divert, obstruct, or change the natural flow of a river, stream, or lake, or that would use material from a streambed. Non-jurisdictional wetlands would be regulated according to waste discharge requirements of the Regional Water Quality Control Board. Alternations to jurisdictional wetlands would require permits from US the Army Corps of Engineers. In addition, project-specific CEQA analysis would require study of all areas, including the additional ones in the Modified Project, to determine if there are any sensitive natural communities.

The proposed Zoning Ordinance also contains regulations that would protect sensitive natural communities. Riparian areas are defined in the Zoning Ordinance as areas between the banks and 50 feet in width measured from the top bank of any intermittent or perennial stream or river landward. The Zoning Ordinance affords special protection to these areas. It is most applicable in developed areas with riparian corridors that are important to biologi-

cal resources. Construction is prohibited in riparian areas unless the necessary permits have been obtained from other responsible governmental agencies and plans have been approved by the Director of Public Works and the Zoning Administrator. Grading, alteration of the natural contours of the land, or cutting or alteration of natural vegetation that protects a riparian habitat is prohibited within riparian areas except when such action is: necessary to protect public health and safety; associated with an approved creek restoration and enhancement project; or associated with certain use or mining permits.

In addition, the Watershed Protection Overlay Zone proposed in the Zoning Ordinance would further protect sensitive natural communities in the Firhaven Creek watershed and the Paradise and Magalia Reservoirs watershed. This overlay prohibits the division of lots or parcels in the Firhaven Creek watershed, and prohibits rezoning to a smaller minimum parcel size in the Paradise and Magalia Reservoirs watershed. Discretionary development in this overlay zone must demonstrate that the use will not result in any adverse impacts on the water quality of the watershed, and impervious surfaces may not exceed 50 percent of the total site area. This overlay zone also requires a 200-foot vegetative buffer for development adjacent to lakes and reservoirs, and a 100-foot buffer adjacent to perennial and intermittent rivers and streams. In addition, it includes specific erosion control requirements.

While the Modified Project would redesignate land with natural resource designations to allow limited residential development, it also includes additional development restrictions for riparian and watershed areas through the proposed Zoning Ordinance. Overall, the Modified Project impact on sensitive natural communities would be about the same as the impact from the Approved Project, or *less than significant*.

c. Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act, through direct removal, filling, hydrological interruption, or other means.

Butte County contains waters of the United States, which include jurisdictional wetlands and other waters. Construction activities from development allowed by the Modified Project could potentially have direct and indirect impacts on waters of the United States. In particular, some of the areas that would be redesignated for a use that allows development under the Modified Project are adjacent to rivers and creeks, notably in the Forest Ranch and Cohasset areas. However, as described on pages 4.4-80 to 4.4-81 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes a number of goals, policies, and actions that protect sensitive natural communities such as wetlands. In particular, Policy COS-P7.5 prohibits development in wetlands, except within the Butte Regional Conservation Plan Planning Area where such development is consistent with the conditions of the Butte Regional Conservation Plan.

In addition, as described in more detail on page 4.4-82 of the 2010 Draft EIR for the Approved Project, a wetland delineation would be required to define the areas of federally-protected wetlands as part of project-specific CEQA review. Permit conditions would ensure some protection for these areas.

Because the Modified Project would redesignate land from a conservation-oriented designation to one that allows development, it could slightly increase the severity of the impact on federally-protected wetlands compared to the Approved Project. However, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws protecting wetlands, the impact would remain *less than significant*.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, their wildlife corridors, or nursery sites.

Butte County contains essential movement corridors for native resident and migratory fish and wildlife species, and development allowed by the Modified Project could potentially have adverse impacts on such species. In particular, Butte County's resident and migratory deer herds may be adversely impacted by such development.

As described in Section A, General Plan 2030 includes a Deer Herd Migration Area Overlay, which restricts development within the Winter and Critical Winter Deer Herd Migration Areas to 20- and 40-acre lot sizes, respectively. A similar overlay zone is also proposed in the Zoning Ordinance, and it includes additional regulations to protect deer herds, including fence standards. In addition, the proposed zoning regulations pertaining to riparian and watershed areas described in Section E.1.b would further protect the movement of migratory fish and wildlife species.

While the Modified Project would redesignate land with natural resource designations to allow limited residential development, it also includes additional development restrictions in deer herd migration areas and riparian areas through the proposed Zoning Ordinance. Overall, the Modified Project impact on migratory species would be about the same as the impact from the Approved Project, or *less than significant*.

e. Conflict with any local ordinances or policies protecting biological resources.

The 2010 Draft EIR for the Approved Project reported no conflicts with local ordinances or policies protecting biological resources. The Modified Project would introduce no conflicts. Therefore, there would continue to be *no impact*.

f. Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

As described in Section A, the Butte Regional Conservation Plan has not yet been completed. There would therefore be no conflict from the Modified Project and *no impact*.

2. Cumulative Impacts

As described on page 4.4-85 of the 2010 Draft EIR for the Approved Project, development allowed by the Approved Project would contribute towards the on-going loss of undeveloped lands that support sensitive biological resources

in the California Coast Ranges and Butte County, resulting in a significant and unavoidable impact. The Modified Project would allow slightly more land to develop than the Approved Project. Therefore, the Modified Project would slightly increase the severity of the cumulative impact compared to the Approved Project, and it would remain *significant and unavoidable*.

F. Maximum Theoretical Buildout

Under the maximum theoretical buildout of the Modified Project, there would be significantly more development than under the projected 2030 buildout analyzed in Section E, in terms of both the amount and the extent of development. As a result, impacts on biological resources would be more significant. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

G. Impacts and Mitigation Measures

Since there are no additional significant impacts related to biological resources as a result of the Modified Project, no additional mitigation measures are required.

4.5 CULTURAL RESOURCES

This chapter evaluates the potential cultural resource impacts associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses historical, archaeological, and paleontological resources, as well as potential impacts associated with the disturbance of human remains. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here.

A. Changes in the Modified Project Relevant to Cultural Resources

1. General Plan Amendment

a. Land Use Designation Changes

Several land use designation changes proposed by the Modified Project could bring development to currently undeveloped areas. Changes from Timber Mountain and Resource Conservation designations to a designation that allows development, or changes to allow a higher residential density, could result in construction on areas with buried archaeological or paleontological remains, including human remains. Changes from Agriculture designations would have less impact in this regard because agricultural areas have often already been substantially disturbed.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect cultural resources.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Article 18 of the proposed Zoning Ordinance pertains to clustered development. When clustering development, Section 24-90 requires that sensitive archaeological sites be reserved as permanent open space; historic areas may be required to be reserved as permanent open space, subject to the review authority.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway and Watershed Protection Overlay Zones provide no specific protection to cultural resources within the zones. However, to the extent that the provisions of these overlay zones restrict development, they would be expected to slightly reduce the potential for impacts to undiscovered cultural resources.

B. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant cultural resource impact if they would:

- Cause a substantial adverse change in the significance of a historical resource.
- Cause a substantial adverse change in the significance of an archaeological resource.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those interred outside of formal cemeteries.

C. Impact Discussion

The following discussion provides an analysis of potential project and cumulative cultural resource impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Cause a substantial adverse change in the significance of a historical resource.

Section 15064.5 (b)(1) of the CEQA Guidelines defines a substantial adverse change in the significance of a historic resource to be the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."

Development allowed by the Modified Project could cause a substantial adverse change in the significance of a historical resource. Specifically, direct impacts could occur if buildings determined to be historic were demolished or significantly altered as a result of development allowed by the Modified Project.

However, as described in detail on pages 4.5-13 to 4.5-14 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that would address potential historic resource impacts and propose mitigation, if applicable, as well as preserve important historic resources. In addition, federal and State laws, which are described in detail on pages 4.5-1 to 4.5-2 of the 2010 Draft EIR for the Approved Project, would protect historic resources.

Because the Modified Project would redesignate land from a conservation-oriented designation to one that allows development, it could slightly increase the severity of the impact on historic resources compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws protecting historic resources, the impact would remain *less than significant*.

b. Cause a substantial adverse change in the significance of an archaeological resource.

The overall prehistoric archaeological sensitivity of Butte County is generally considered high, especially in areas near water sources or on terraces along water courses. In particular, the margins of the Sacramento and Feather Rivers and around Oroville where the Feather River tributaries converge, there are many recorded archaeological sites.

Development allowed by the Modified Project could result in direct or indirect impacts to archaeological resources. Construction activities, such as grading and excavation, may result in the accidental destruction or disturbance of archaeological sites. However, as described in detail on page 4.5-15 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that would mitigate potential archaeological resource impacts and preserve important archaeological resources.

Because the Modified Project would redesignate land from a conservation-oriented designation to one that allows development, it could slightly increase the severity of the impact on archaeological resources compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws protecting archaeological resources, the impact would remain *less than significant*.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Most sedimentary rocks contain fossils, although the larger vertebrate fossils are more commonly found in more recent sediments in the plains of the Central Valley. Future development allowed by the Modified Project may result in impacts to paleontological resources or unique geological features. Ground-disturbing activities in sensitive areas may cause damage to or destruction of paleontological resources. Additionally, development of previously undeveloped areas may attract people and result in illicit collection of

fossils, prospecting, or damage to unique geological features. If these resources were significant, this would be considered a significant impact.

However, as described in detail on page 4.5-16 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that would mitigate potential paleontological resource impacts and preserve important cultural resources.

Because the Modified Project would redesignate land from a conservation-oriented designation to one that allows development, it could slightly increase the severity of the impact on unique paleontological resources and geologic features compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with local, State, and federal laws protecting paleontological resources, the impact would remain *less than significant*.

d. Disturb any human remains, including those interred outside of formal cemeteries.

Additional development allowed by the Modified Project would not affect any formal cemeteries of known burials outside of formal cemeteries. However, there is always the possibility that human remains will be disturbed by ground disturbing activities from future development. However, as described in detail on pages 4.5-16 to 4.5-17 of the 2010 Draft EIR for the Approved Project, State and federal laws to protect Native American and other human remains are reinforced through General Plan 2030 policies.

Because the Modified Project would redesignate land from a conservation-oriented designation to one that allows development, it could slightly increase the severity of the impact on human remains compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws protecting human remains, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative impacts to cultural resources. Changes proposed in the Modified Project that affect cultural resources are relatively minor, and the analysis provided on page 4.5-17 of the Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project slightly increases the area within which development would be allowed, it could increase potential cultural resource impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, cumulative impacts to cultural resources would remain *less than significant.*

D. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section C in terms of both the amount and the extent of development. Therefore, the potential for impacts to cultural resources would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

E. Impacts and Mitigation Measures

Since there are no additional significant impacts related to cultural resources as a result of the Modified Project, no additional mitigation measures are required.

4.6 GEOLOGY, SOILS, AND MINERAL RESOURCES

This chapter evaluates potential impacts related to geologic hazards and mineral resources associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses potential hazards and resources, including liquefaction, ground shaking, ground rupture, and landslides. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Sections A and B below.

A. Regulatory Framework

1. California Building Code, 2010

Since the 2010 Draft EIR for the Approved Project was published, the State of California released an updated version of the California Building Code (CBC) in 2010. The CBC is included in Title 24 of the California Code of Regulations. The CBC incorporates the International Building Code, a model building code that has been adopted across the United States. The CBC is updated every three years, and the current 2010 CBC took effect January 1, 2011. Butte County adopted the 2010 CBC through Ordinance 4026. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control.[1]

2. Butte County Surface Mining and Reclamation Ordinance

Since the 2010 Draft EIR for the Approved Project was published, Butte County adopted an updated version of its Surface Mining and Reclamation Ordinance (Article 2 of Chapter 13 of the Butte County Municipal Code) on October 11, 2011. This update included changes to ensure compliance with the California Surface Mining and Reclamation Act, which is described on pages 4.6-3 to 4.6-4 of the Draft EIR for the Approved Project. This Ordi-

[1] California Building Standards Commission, 2011. *2010 California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2.*

nance establishes standards and requirements for mining permits and reclamation plans in Butte County.

B. Existing Conditions

Since the 2010 Draft EIR for the Approved Project was published, the State Geologist classified an additional site as a Mineral Resource Zone (MRZ)-2 in December 2010, indicating that significant mineral deposits are present or likely to exist. This site is shown in Figure 4.6-1, and is located south of Oroville along Highway 70 and the Feather River. This classification was made in response to a Petition for Mineral Classification by the Granite Construction Company for the site. The 460-acre Power House Aggregate Project site has been classified MRZ-2 for construction aggregate.[2]

C. Changes in the Modified Project Relevant to Geology, Soils, and Mineral Resources

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would allow development in new areas, including areas on or near inactive and potentially active faults, valley sites on areas subject to liquefaction, sites with landslide potential, areas with expansive soils, and sites with high erosion hazard potential.

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[2] California Geological Survey, 2010, *Special Report 218, Mineral Land Classification of the Power House Aggregate Project Site, Butte County, California – For Construction Aggregate*. Available at: http://www.conservation.ca.gov/CGS/information/publications/sr/Documents/SR_218.pdf.

Mineral Resource Zone 2 Site
Airports
Highways
Railroad
Major Roads
Sphere of Influence
City/Town Limits
County Boundary

Source: The Planning Center | DC&E GIS, 2012.

FIGURE 4.6-1
MINERAL RESOURCE ZONE 2 SITE

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to impact geology, soils, and mineral resources.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

The proposed Zoning Ordinance defers to standards of the California Building Code (CBC).

Mining is permitted with a conditional use permit in the Timber Mountain and Resource Conservation zones (as is already the case according to Chapter 13 of the Butte County Code). It is also allowed with a permit in some Agriculture zones.

In addition, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion and runoff.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway and Watershed Protection Overlay Zones provide no specific requirements regarding geology, soils, or mineral resources within the zones. However, to the extent that the provisions of these overlay zones restrict development, they would be expected to slightly reduce the potential for impacts related to development in areas with geological risks.

D. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant geology, soils, or mineral resource impact if they would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- 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.
- Strong seismic ground shaking.
- Seismic-related ground failure, including liquefaction.
- Landslides, mudslides or other similar hazards.

- Result in substantial soil erosion or the loss of topsoil.
- 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.
- Be located on expansive soil, creating substantial risks to life or property.
- 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 wastewater.
- Result in the loss of availability of a known mineral resource that would be of value to the region or the state, or of a locally-important mineral resource recovery site delineated on a mineral resource plan, local general plan, specific plan, or other land use plan.

E. Impact Discussion

The following discussion provides an analysis of potential project and cumulative geology, soils, or mineral resource impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

The Cleveland Hills Fault is the only fault considered active in Butte County by the California Geological Survey and subject to the Alquist-Priolo Earthquake Fault Zoning Act. The proposed GPA would change the designation of two parcels within ½ mile of this fault, both located east of Oroville: a 3-acre site on Kelly Ridge Road would change from Medium Density Residential to Retail and Office, and a 5-acre site on Mt. Ida Road would change from Mixed Use to Rural Residential. However, since the Approved Project already allows development on these sites, there would be no change from the surface fault impact of the Approved Project, and it would remain *less than significant*.

b. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

Butte County is considered a seismically active area. New development allowed by the proposed GPA would expose people and structures to risks from moderate to strong ground shaking associated with seismic activity, which could cause damage to structures and injury or death to inhabitants.

However, as described in detail on page 4.6-20 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address potential ground shaking hazards. In addition, risks to new construction in seismically active regions are reduced through implementation of the California Building Code, of which the 2010 edition, with updated and overall more stringent requirements, is now applicable.

Because the Modified Project would increase the extent of land designated for development in Butte County, a seismically-active region, it could slightly increase the severity of the impact related to seismic ground shaking risks compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with

numerous local, State, and federal laws that protect new construction from seismic hazards, the impact would remain *less than significant*.

c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.

Areas of Butte County may be subject to the effects of liquefaction due to underlying sandy and silty sediments and shallow groundwater. These areas are generally found along the Sacramento and Feather Rivers and within smaller drainages. These saturated, cohesionless soils could lose strength and behave like a viscous liquid in the event of strong ground shaking. This loss of strength could result in the sudden collapse or overturning of structures and collapse of pavement.

As described in more detail on page 4.6-21 of the 2010 Draft EIR for the Approved Project, standard geotechnical engineering procedures can identify and mitigate for liquefiable soils during site development, and General Plan 2030 policies requiring seismic investigations for certain types of development would reduce the risk. In addition, standards in the 2010 CBC would further reduce the risks from this construction.

Because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws that protect new construction from seismic hazards, the impact would remain *less than significant*.

d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, mudslides, or other similar hazards.

As shown in Figure 4.6-2, the proposed GPA would redesignate approximately 600 acres located in areas considered to be of “high” landslide potential:

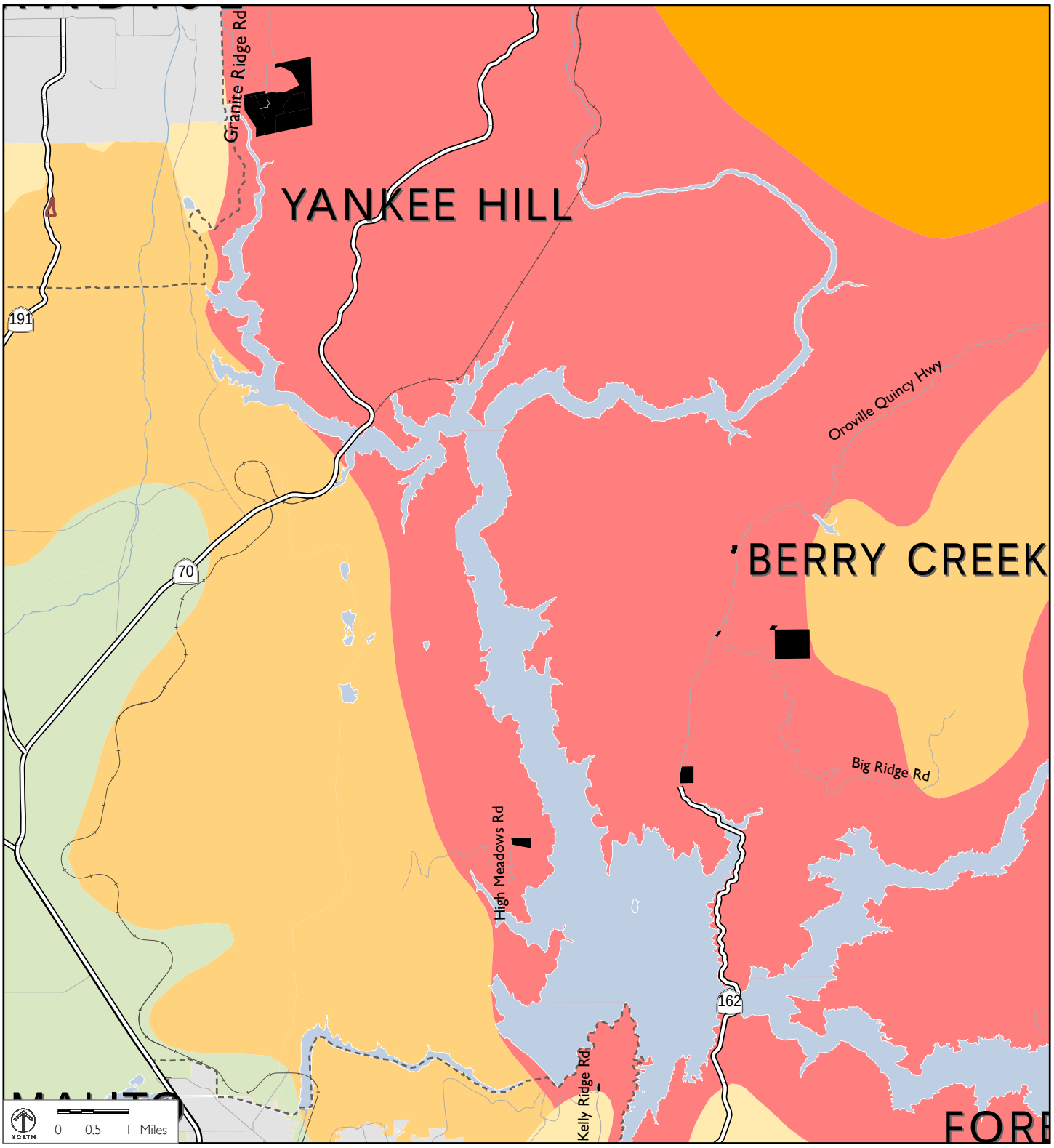
- In the Yankee Hill area on Granite Ridge Road, five parcels totaling 405 acres would change from Agriculture to Foothill Residential.

- In the Berry Creek area on the Oroville Quincy Highway, two parcels (6 acres and 2 acres) would change from Timber Mountain to Public, and a 28-acre parcel would change from Timber Mountain to Foothill Residential.
- In the Berry Creek area east of Big Ridge Road, a 134-acre parcel would change from Timber Mountain to Foothill Residential.
- In the Berry Creek area on High Meadows Road, a 20-acre parcel would change from Agriculture to Foothill Residential.
- East of Oroville on Kelly Ridge Road, a 3-acre parcel would change from Medium Density Residential to Retail and Office.

The remainder of the parcels that are subject to the proposed GPA are located in areas with low to moderate landslide potential.

General Plan 2030 Policy HS-P7.1 requires site-specific geotechnical investigations to assess landslide potential for private development and public facilities projects in these areas with high landslide potential. In addition, new construction in Butte County is required to comply with the updated 2010 CBC, which contains specifications to reduce landslide risks. Furthermore, the Butte County Grading and Erosion Control Ordinance and other State and local requirements would reduce potential impacts.

Because the Modified Project would allow more development in areas with high landslide potential, it could slightly increase the severity of the impact related to landslide hazards compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that protect new construction from landslide hazards, the impact would remain *less than significant.*



Landslide Potential
- Low to None
- Low to Moderate
- Moderate
- Moderate to High
- High

- GPA Parcels Subject to High Landslide Potential
- Railroad
- Highways
- Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: Butte County GIS, 2009; The Planning Center | DC&E GIS, 2012.

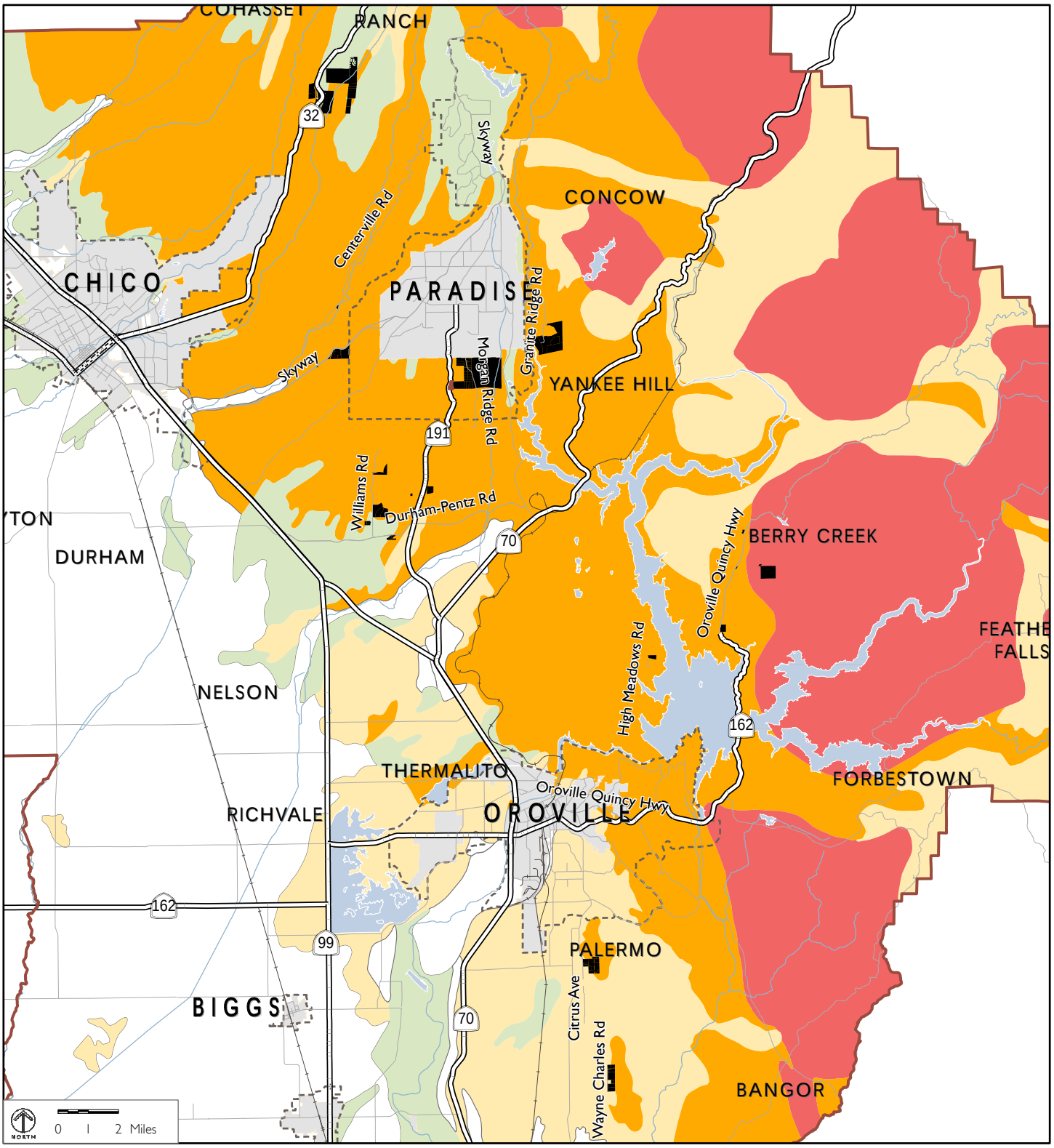
FIGURE 4.6-2
LANDSLIDE ANALYSIS

e. Result in substantial soil erosion or the loss of topsoil.

Erosion concerns are greatest in the hilly and mountainous areas in the eastern and northern portions of the county. As shown in Figure 4.6-3, the proposed GPA would designate one parcel for new development in an area classified as having very high erosion potential. This 134-acre parcel, which is located east of Big Ridge Road in the Berry Creek area, would change from Timber Mountain to Foothill Residential.

In addition, all or portions of parcels totaling approximately 2,820 acres located throughout the foothill areas of Butte County in areas classified as having high erosion potential would change to a designation that allows development:

- In the areas south of Forest Ranch along and east of Highway 32, all or portions of 15 parcels totaling 797 acres would change from Agriculture and Timber Mountain to Foothill Residential and Planned Unit Development.
- West of Paradise, a 4-acre parcel on Centerville Road and eleven parcels totaling 128 acres on the Skyway would change from Agriculture to Foothill Residential.
- South of Paradise on Morgan Ridge Road, 36 parcels totaling 909 acres would change from Resource Conservation to Foothill Residential.
- In the Yankee Hill area on Granite Ridge Road, five parcels totaling 405 acres would change from Agriculture to Foothill Residential.
- In the area north of Oroville and south of Paradise along Williams Road, Durham-Pentz Road, and Highway 191, 14 parcels totaling 246 acres would change from Agriculture to Foothill Residential, Rural Residential, and Very Low Density Residential.
- In the Berry Creek area along the Oroville Quincy Highway and High Meadows Road, four parcels totaling 56 acres would change from Agriculture and Timber Mountain to Foothill Residential and Public.
- In Palermo east of Citrus Avenue, all or portions of 30 parcels totaling 149 acres would change from Agriculture to Rural Residential.



Erosion Hazard Potential

- Little or None
- Slight
- Moderate
- High
- Very High

- GPA Parcels Subject to High or Very High Erosion Potential
- Railroad
- Highways
- Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: Butte County GIS, 2009;
The Planning Center | DC&E GIS, 2012.

FIGURE 4.6-3
EROSION ANALYSIS

- In the area south of Palermo along Wayne Charles Road, all or portions of ten parcels totaling 130 acres would change from Agriculture to Rural Residential.

The remainder of the parcels that would allow new development under the proposed GPA are considered to have no to moderate erosion potential.

However, as described in detail on page 4.6-23 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address potential soil erosion impacts. In addition, all development would be required to follow the Butte County Grading Ordinance, which includes requirements for control of erosion due to construction activities for certain project types and locations. Furthermore, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion and runoff.

Because the Modified Project would allow more development in areas with high and very high erosion potential, it could slightly increase the severity of the erosion impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that address erosion, and because the Modified Project includes additional provisions in the Zoning Ordinance that enhance erosion control requirements, the impact would remain *less than significant*.

f. 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.

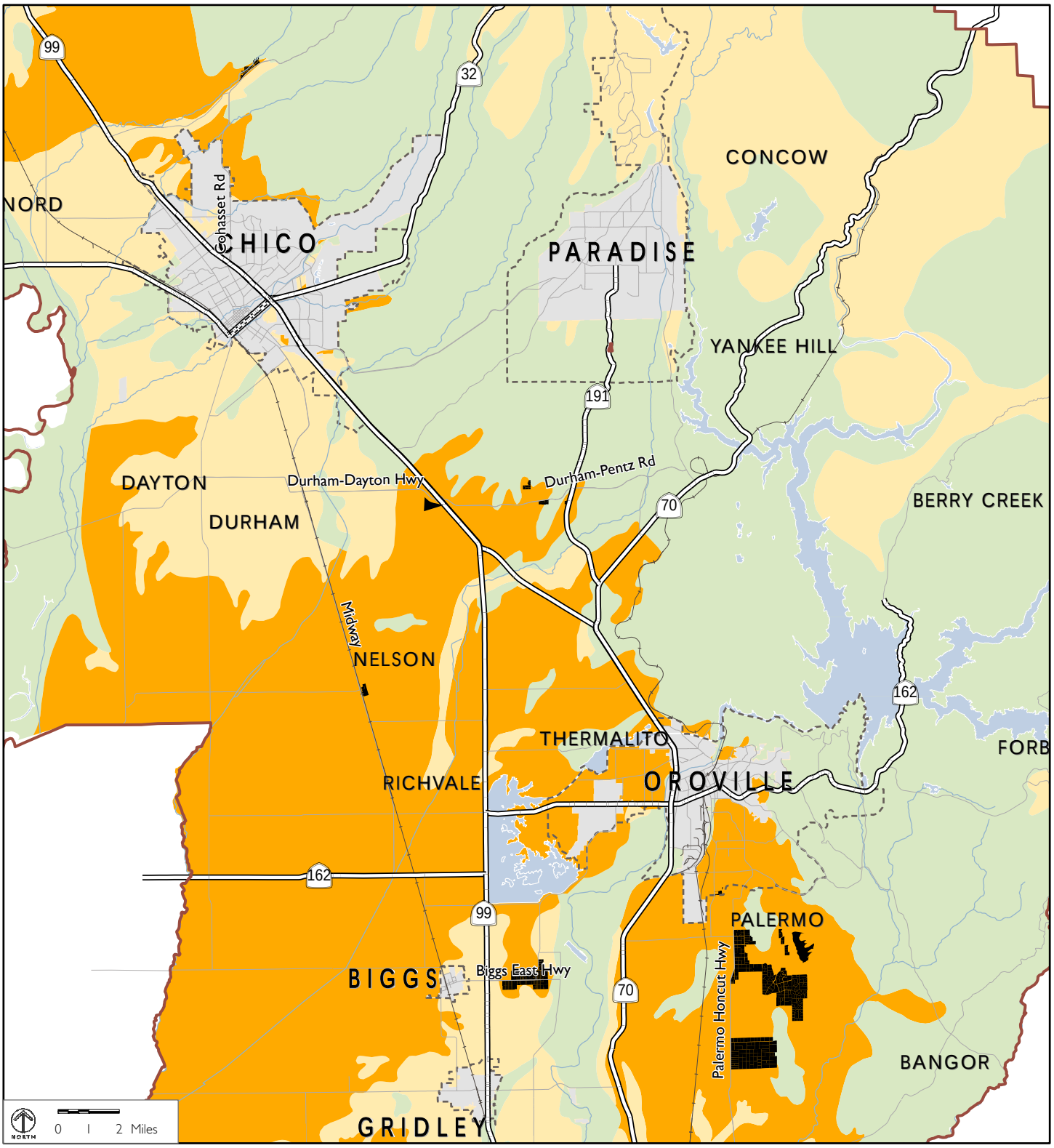
Several areas that are part of the proposed GPA could be subject to landslides that are seismically induced, as discussed above in Section E.1.d, and liquefaction, as discussed in Section E.1.c. Subsidence is possible in valley areas as a consequence of groundwater withdrawal and this could affect redesignated sites south of Palermo and east of Biggs, among others.

As described in more detail on page 4.6-24 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address potential unstable soil impacts. In addition, compliance with the updated 2010 CBC would ensure construction standards mitigate geological hazards.

Because the Modified Project would allow more development in areas with geologically unstable soils, it could slightly increase the severity of the impact related to soil instability compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that address geologic soil instability, the impact would remain *less than significant*.

g. Be located on expansive soil, creating substantial risks to life or property. Expansive soils are found in basin deposits in the low-lying areas of the county near the Sacramento and Feather Rivers. Under the proposed GPA, approximately 3,490 acres located in areas with "high" expansive soil potential would be changed to a designation that allows development; as shown in Figure 4.6-4, these areas are mainly in and around Palermo in the vicinity of the Palermo Honcut Highway and east of Biggs along the Biggs East Highway, as well as some scattered parcels between Oroville and Chico along the Durham-Dayton Highway, Durham-Pentz Road, and the Midway, and north of Chico along Cohasset Road. Newly constructed buildings, pavements, and utilities in these areas could be damaged by differential settlement due to soil expansion and contraction. These variations in ground settlement may ultimately lead to structural failure and damage to infrastructure.

As described in more detail on pages 4.6-24 to 4.6-25 of the 2010 Draft EIR for the Approved Project, the adverse effects of expansive soils can be avoided through proper subsoil preparation, drainage, and foundation design, and procedures to test for expansive soils are found in the CBC. The improvements to the CBC standards found in the 2010 version, coupled with the General Plan 2030 policies, would address potential hazards from expansive soils. In particular, Health and Safety Policy HS-P9.1 requires a site-specific



Expansive Soil Potential

- Low
- Moderate
- High
- GPA Parcels Subject to High Expansive Soil Potential

- Railroad
- Highways
- Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: Butte County GIS, 2009; Questa, 2007; The Planning Center | DC&E GIS, 2012.

FIGURE 4.6-4
EXPANSIVE SOILS ANALYSIS

geotechnical investigation to assess risks to construction in areas with high expansive soil hazards.

Because the Modified Project would allow more development in areas with expansive soils, it could slightly increase the severity of the expansive soil impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that address expansive soils, the impact would remain *less than significant*.

h. 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 wastewater.

New development in remote areas that would be allowed under the Modified Project would likely necessitate the construction of new septic systems. There are some areas in unincorporated Butte County that have soils that are unsuitable for wastewater disposal through septic systems. These include areas of shallow groundwater, impermeable clay soils, and/or steep slopes. However, as described in more detail on page 4.6-26 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies to ensure the safety of future septic systems.

Because the Modified Project would allow more development in areas with steep slopes, such as the foothills around Cohasset, Forest Ranch and Paradise, which may be unsuitable for wastewater disposal through septic systems, it could slightly increase the severity of the impact related to septic systems compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws that address septic systems, the impact would remain *less than significant*.

i. Result in the loss of availability of a known mineral resource that would be of value to the region or the state, or of a locally-important mineral re-

source recovery site delineated on a mineral resource plan, local general plan, specific plan, or other land use plan.

Butte County has not yet been mapped by the State Geologist to locate all mineral resources. There are two designated MRZ-2 sites that were evaluated in the 2010 Draft EIR for the Approved Project, and as explained in Section B, one new site has been designated since publication of that Draft EIR. None of these sites would be affected by the proposed GPA. All three sites would maintain their designation of Agriculture, so their mineral reserves would not be lost. Therefore, there would be no change to the mineral resource impact that was found for the Approved Project, and it would remain *less than significant.*

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative impacts related to seismic hazards, adverse soil conditions, or mineral resources. Changes proposed in the Modified Project that affect geologic and soil hazards and mineral resources are relatively minor, and the analysis provided on page 4.6-28 of the Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project would allow more development in areas that are subject to geologic and soil hazards, it could increase potential geologic and soil impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, impacts to geology, soils, and mineral resources from the Modified Project can all be mitigated to less-than-significant levels through standard construction practices and State and County policies, so cumulative impacts would remain *less than significant.*

F. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section E in terms of both the amount and the extent of development. Therefore, the potential for impacts related to geology, soils, and mineral resources would increase. However, as discussed in Chapter 3 of

the Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

G. Impacts and Mitigation Measures

Since there are no additional significant impacts related to geology, soils, and mineral resources as a result of the Modified Project, no additional mitigation measures are required.

4.7 HAZARDS AND SAFETY

This chapter evaluates the potential hazard and safety impacts associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses hazardous materials, airport hazards, emergency response and evacuation plans, and fire hazards. Flooding hazards are discussed in Chapter 4.8, Hydrology and Water Quality, and seismic hazards are discussed in Chapter 4.6, Geology, Soils, and Mineral Resources, of this Supplemental EIR. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Section A below.

A. Regulatory Setting

1. California Fire Code

Since the 2010 Draft EIR for the Approved Project was published, the State of California released an updated version of the California Fire Code in 2010. The information about the 2007 California Fire Code described in the 2010 Draft EIR for the Approved Project is still accurate for the 2010 Code, and is not repeated here.

2. Butte County 2010 Fire Plan

Since the 2010 Draft EIR for the Approved Project was published, Butte County prepared the 2010 Fire Plan. In response to destructive wildfires in 2008, the 2010 Fire Plan establishes mitigation measures specific to individual planning areas based on the conditions in those planning areas.

B. Changes in the Modified Project Relevant to Hazards and Safety

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would allow development in areas that are subject to wildfire hazards. In addition, the increased extent of development allowed by the GPA could impact emergency planning.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

The proposed GPA would add a Military Airspace Overlay to areas that are located within the Military Operations Areas (MOAs), as shown in Figure 3-8 of Chapter 3. This overlay would help to avoid safety hazards resulting from incompatible land uses within the MOAs.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Article 24, Section 24-152, Liquid, Solid, and Hazardous Wastes, establishes restrictions regarding hazardous wastes, including prohibitions on discharges into the ground, streams, lakes, rivers, and public sewer systems.

b. Scenic Highway and Watershed Protection Overlay Zones

These overlay zones are not expected to affect hazards and safety.

C. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant hazards or safety impact if they 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 through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Emit hazardous emissions or handle hazardous materials, substances or waste within ¼-mile of an existing or proposed school.
- 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, create a significant hazard to the public or the environment.

- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.
- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

D. Impact Discussion

The following discussion provides an analysis of potential project and cumulative hazards or safety impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

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

In total, the proposed GPA would increase the acreage of land designated Industrial, which is the designation that is most likely to utilize hazardous materials, by 240 acres. In addition, other land uses allowed by the proposed GPA could require the routine use, transport, and disposal of hazardous materials and waste, since hazardous materials are used in all land use designations that would allow manufacturing, agriculture, and household chores, among other activities.

As described in more detail on pages 4.7-22 to 4.7-23 of the 2010 Draft EIR for the Approved Project, General Plan 2030 contains policies that address

the routine use, transportation, and disposal of hazardous materials, and federal and State regulations would further reduce potential impacts.

Because the Modified Project would increase the acreage designated Industrial, and hazardous materials could routinely be used in many of the land use designations found in both the Approved and Modified Projects, it could increase the severity of the hazardous materials impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal regulations that address hazardous materials, the impact would remain *less than significant*.

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

As described in Section D.1.a, similar to the Approved Project, implementation of the proposed GPA would allow land uses that would require the routine use, transportation, and storage of hazardous materials in unincorporated Butte County, and it would increase the acreage designated Industrial, which is the designation that is the most likely to utilize hazardous materials. Personal injury, property damage, environmental degradation, or death could result from the release of hazardous materials caused by upset or accident conditions. As described in more detail on pages 4.7-23 to 4.7-24 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address upset and accident conditions involving the release of hazardous materials into the environment. In addition, businesses using hazardous materials in Butte County would be required to register and comply with various programs that help to avoid the release of hazardous materials into the environment. Furthermore, as described in Section B.2.a, the proposed Zoning Ordinance establishes hazardous waste restrictions, particularly related to discharges.

Because the Modified Project would increase the acreage designated Industrial, and hazardous materials could routinely be used in many of the land use des-

ignations found in both the Approved and Modified Projects, it could increase the potential for the release of hazardous materials into the environment compared to the Approved Project. However, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal regulations that address hazardous materials, the impact would remain *less than significant*.

c. Emit hazardous emissions or handle hazardous materials, substances, or waste within ¼-mile of an existing or proposed school.

Similar to the Approved Project, implementation of the proposed GPA would allow land uses that could reasonably be expected to handle hazardous materials or generate hazardous emissions. It is possible that such uses could occur near existing or proposed schools. However, exposure to hazardous materials would be limited as all users of hazardous materials are subject to federal, State, and local laws that ensure that hazardous material use, emission and transportation are controlled to a safe level. The combination of federal, State, and local regulations described in previous sections and on page 4.7-25 of the 2010 Draft EIR for the Approved Project would ensure that the Modified Project's risk to schools from hazardous materials or emissions would be *less than significant*, equivalent to the Approved Project.

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, create a significant hazard to the public or the environment.

As described on pages 4.7-14 to 4.7-16 of the 2010 Draft EIR for the Approved Project, there are hazardous materials sites in Butte County. All of the sites on which the California Department of Toxic Substances Control (DTSC) has placed land use restrictions are located within the incorporated municipalities. However, development on unincorporated hazardous materials sites that are not subject to DTSC land use restrictions could still expose the public or the environment to hazards from site contaminants. As described in more detail on page 4.7-25 of the 2010 Draft EIR for the Approved Project, General Plan 2030 policies, in combination with State and federal regulations, would reduce the Modified Project's hazard to the public and the

environment to a *less-than-significant* level, equivalent to the Approved Project.

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, result in a safety hazard for people residing or working in the project area.

As discussed on page 4.7-10 of the 2010 Draft EIR for the Approved Project, the Butte County Airport Land Use Commission has adopted the Airport Land Use Compatibility Plan (ALUCP) for Butte County, which establishes land use restrictions for the areas around the four principal airports in Butte County. As discussed further in Chapter 4.9, Land Use, the Modified Project does not conflict with the ALUCP.

Because the proposed GPA is consistent with the ALUCP, there would be no change to the airport-related safety impact from the Approved Project. Therefore, the impact would remain *less than significant*.

f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

As described on page 4.7-18 of the 2010 Draft EIR for the Approved Project, there are two private airstrips in Butte County: the Richvale and Jones Ag-Viation private airstrips. The Richvale airstrip is approximately 1 mile west of Richvale, while Jones Ag-Viation is located just west of the Thermalito Afterbay. The proposed GPA would not change the designation on any parcels located within the vicinity of these private airstrips. Therefore, there would be no change to the airstrip-related impact from the Approved Project, and it would remain *less than significant*.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

For a discussion of potential impacts associated with inadequate emergency access, see Section D.1.d of Chapter 4.13. The proposed GPA would extend the areas where new development and population growth could occur com-

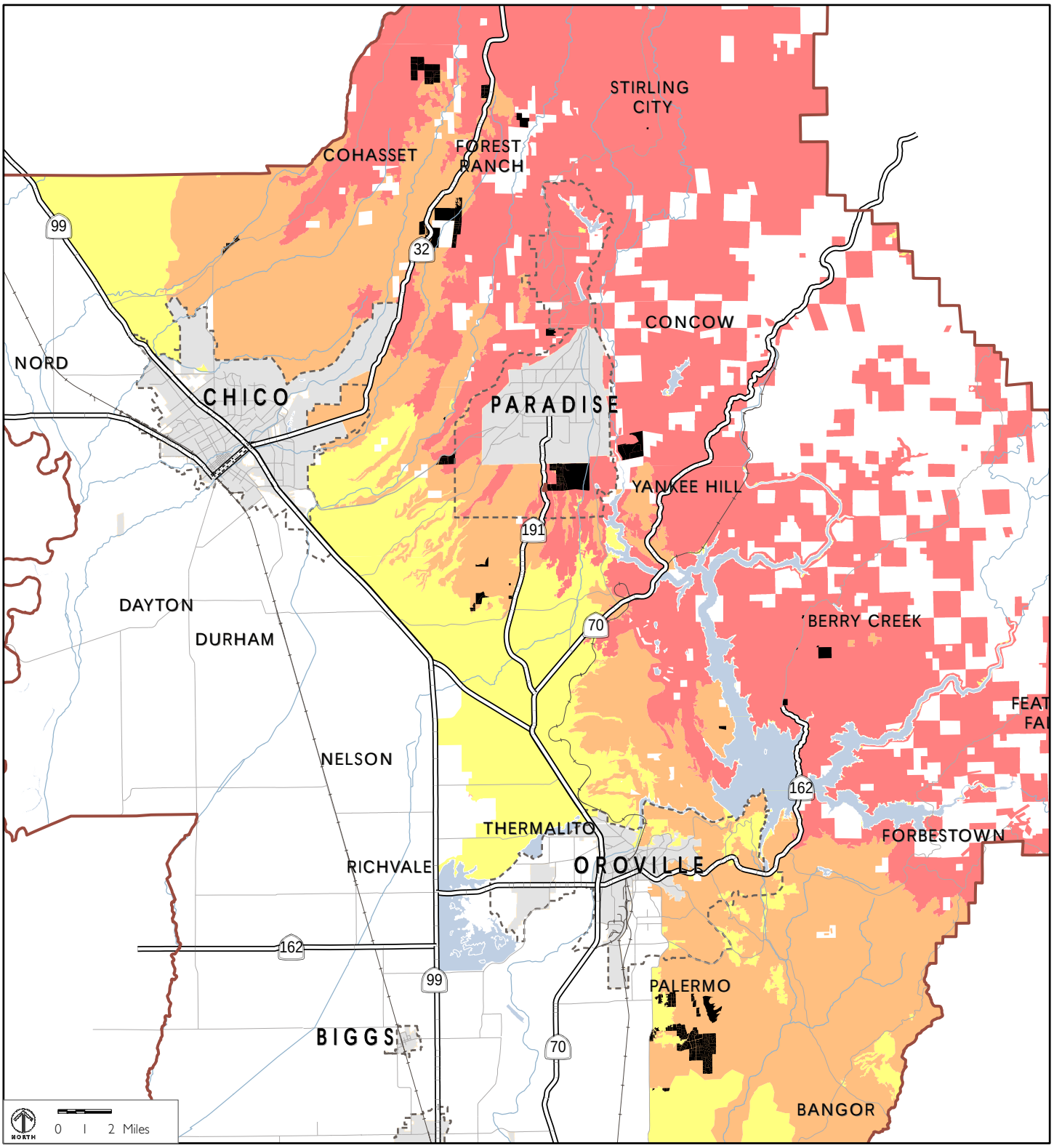
pared to the Approved Project, resulting in an increase in the area that could require emergency services during disasters, which could affect the implementation of emergency response and evacuation plans. However, as described in detail on page 4.7-30 of the 2010 Draft EIR for the Approved Project, numerous polices in General Plan 2030 address the County's emergency preparedness in the event of natural or man-made disasters.

Because the Modified Project would extend development and population growth over more remote areas of the county, it could slightly increase the severity of the impact related to emergency planning compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws that address emergency preparedness, the impact would remain *less than significant*.

h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Much of Butte County faces threats from wildland fires, particularly in the foothill and mountain areas. As shown in Figure 4.7-1, under the proposed GPA, approximately 2,750 acres located in areas classified by the State as a High Fire Hazard Severity Zones would be changed to a designation that allows development; these areas are mainly around Cohasset, Forest Ranch, Paradise, Berry Creek, and Palermo. In addition, there would be an approximately 2,100-acre increase in lands that are classified as Very High Fire Hazard Severity Zones with a new designation that allows development; these areas are mainly around Cohasset, Forest Ranch, Paradise, and Berry Creek. Development in these areas could expose new populations to loss, injury, or death due to wildfires.

However, as described on pages 4.7-31 to 4.7-33 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that will protect people and property from wildland fires, including policies that require adequate water systems for fire protection and safe access and egress routes for new



Fire Hazard Severity Zones

- Moderate
- High
- Very High
- GPA Parcels Subject to High and Very High Fire Hazard

- Railroad
- Highways
- Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: Butte County GIS, 2009; California Department of Forestry and Fire Protection, 2007; The Planning Center | DC&E GIS, 2012.

FIGURE 4.7-1

FIRE HAZARD ANALYSIS

development in High and Very High Fire Hazard Severity Zones. In addition, other State and local policies and regulations would mitigate wildfire risk impacts, including the State Fire Safety Regulations, the County's Wildfire Mitigation Action Plan, and the County's Wildfire Protection Plan. Furthermore, the Butte County Municipal Code requires efficient emergency evacuation plans and property maintenance that reduces wildfire risks.

Because the Modified Project would allow more development in areas with wildfire hazards, it could increase the severity of the wildfire impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that address wildland fire protection, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative impacts related to hazards and safety. Changes proposed in the Modified Project that affect hazardous materials, airports, and wildland fire hazards are relatively minor, and the analysis provided on page 4.7-33 of the Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project would allow a greater extent of development that could affect emergency planning, as well as more development in areas that are subject to wildfire hazards, it could increase potential hazards and safety impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, cumulative impacts to hazards and safety would remain *less than significant*.

E. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section D in terms of both the amount and the extent of development. Therefore, the potential for impacts related to safety and hazards would increase. However, as discussed in Chapter 3 of the Draft EIR for

the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigation Measures

Since there are no additional significant impacts related to hazards and safety as a result of the Modified Project, no additional mitigation measures are required.

4.8 HYDROLOGY AND WATER QUALITY

This chapter evaluates the potential impacts resulting from the spatial location of development associated with the changes to the Approved Project that are reflected in the Modified Project. Water quality, groundwater, drainage, stormwater, and flood hazards are assessed. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Sections A and B below.

A. Regulatory Setting

Since the 2010 Draft EIR for the Approved Project was published, there have been minor changes to the Basin Management Objective Ordinance (Chapter 33A of the Butte County Municipal Code). The changes mainly concern responsibilities for groundwater monitoring and administrative procedures for review of technical data and reporting. There would be no additional environmental impacts from the Approved or Modified Project as a consequence of these amended regulations.

B. Existing Conditions

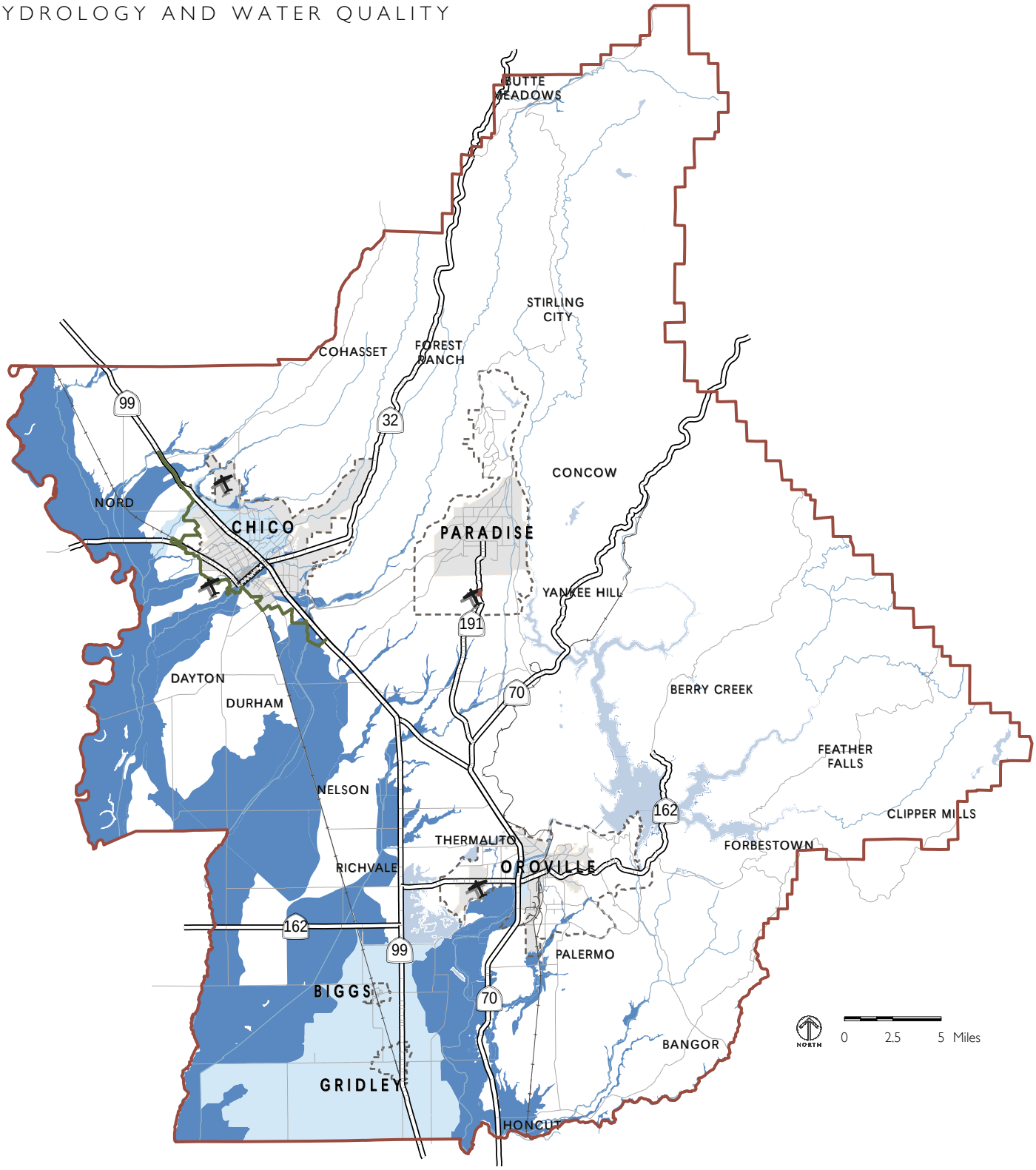
Since the 2010 Draft EIR for the Approved Project was published, the Federal Emergency Management Agency (FEMA) released new flood maps for Butte County on July 6, 2010, and they became effective on January 6, 2011. The current FEMA flood zone map for Butte County is shown in Figure 4.8-1.

C. Changes in the Modified Project Relevant to Hydrology and Water Quality

1. General Plan Amendment

a. Land Use Designation Changes

Several land use designation changes affect areas that are close to rivers and creeks where there are flooding hazards and in mountainous areas with high



Source: FEMA, January 6, 2011.

FEMA Flood Zones

- 100 Year Floodplain
- 500 Year Floodplain
- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.8-1

CURRENT FEMA FLOOD ZONES

erosion potential. In addition, the proposed GPA would allow increased development in parts of Butte County served by groundwater.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect hydrology and water quality.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Article 16 of the proposed Zoning Ordinance includes development standards for riparian areas that are intended to:

- Reduce risks to property owners and the public from erosion and flooding;
- Protect and enhance the chemical, physical, and biological integrity of water resources in the county;
- Minimize pollutants entering water bodies from urban stormwater runoff; and
- Preserve riparian vegetation and protect wildlife habitat and wildlife corridors along natural drainage ways.

Riparian areas are defined as areas between the banks and 50 feet in width measured from the top bank of any intermittent or perennial stream or river landward.

In addition, Article 21 of the proposed Zoning Ordinance establishes landscaping requirements that address water conservation and stormwater runoff. Specifically:

- Plants must be selected from a County-approved list of drought-tolerant species.

- Where irrigation is proposed, plants must be grouped in separate hydrozones (i.e. plants within each irrigation valve area shall have the same watering requirements).
- Water-efficient irrigation systems are required.
- Landscape irrigation must not be scheduled at times of high wind, high temperature, and high water usage.
- In residential zones, no more than half of the required front and side setbacks may be covered with paving or other impervious surfaces.

Finally, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion and runoff.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway Overlay Zone provides no specific regulations regarding hydrology and water quality. However, to the extent that the provisions of this overlay zone restrict development, they would be expected to slightly reduce the potential for hydrology and water quality impacts.

The Watershed Protection Overlay Zone is described in Article 10, Section 24-46, of the proposed Zoning Ordinance. It is intended to maintain and improve water quality by establishing additional development standards within sensitive watershed areas. Areas subject to this overlay zone include the Firhaven Creek watershed and the Paradise and Magalia Reservoirs watershed.

D. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant hydrology or water quality impact if they would:

- Violate any water quality standards or waste discharge requirements.
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level.

- Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or flooding on- or off-site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.
- Provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality.
- Place occupied development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
- Potentially be inundated by seiche, tsunami, or mudflow.

E. Impact Discussion

The following discussion provides an analysis of potential project and cumulative hydrology or water quality impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Violate any water quality standards or waste discharge requirements.

The proposed GPA would extend the amount of land on which development is allowed. This additional development could degrade water quality in Butte County through increases in non-point source pollution from new impervious surfaces, construction activity that increases erosion and sediment loads in downstream receiving waters, increased pollutants from additional traffic, and

increased use of chemicals and other pollutants from various land uses allowed by the GPA.

However, as described in more detail on pages 4.8-22 to 4.8-23 of the 2010 Draft EIR for the Approved Project, General Plan 2030 contains policies that protect water quality. In addition, the Butte County Stormwater Management Program and Discharge Control Ordinance and other State and federal regulations, which are described in detail on pages 4.8-1 to 4.8-9 of the 2010 Draft EIR for the Approved Project, would further reduce water quality impacts.

Furthermore, the Watershed Protection Overlay Zone in the proposed Zoning Ordinance would add regulations for development in certain sensitive watershed areas, including the Firhaven Creek watershed and Paradise and Magalia Reservoirs watershed, that were not included in the Approved Project. All structures within the overlay zone require an Administrative Permit. Second residential dwelling units require a Conditional Use Permit. Applicants for discretionary permits and rezoning must demonstrate that the cumulative effects of additional sewage disposal and surface water runoff resulting from the proposed action will not result in any adverse impacts on the water quality of the watershed. This overlay zone also requires a 200-foot vegetative buffer for development adjacent to lakes and reservoirs, and a 100-foot buffer adjacent to perennial and intermittent rivers and streams. It also includes specific erosion control requirements.

In addition, Article 16 of the proposed Zoning Ordinance establishes requirements for riparian areas that will further protect water quality. Specifically:

- Construction is prohibited unless the necessary permits have been obtained from other responsible governmental agencies and plans have been approved by the County.
- Grading, alteration of the natural contours of the land, or cutting or alteration of natural vegetation that protects a riparian habitat is prohibited, with certain exceptions.

- Filling, grading, excavating, or obstructing streambeds is prohibited, with certain exceptions.

Finally, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion.

While the Modified Project would increase the amount of development allowed on undeveloped land, thereby increasing the potential for water quality impacts, it also includes additional development restrictions in certain watersheds and riparian areas and erosion control requirements through the proposed Zoning Ordinance. Overall, the Modified Project impact on water quality would be about the same as the impact from the Approved Project, or *less than significant*.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level.

Some urban development and agricultural uses allowed by the GPA would use groundwater, and new construction on undeveloped land would decrease the available land area for rainfall to infiltrate into the ground and recharge the underlying water table.

However, as described in more detail on pages 4.8-23 to 4.8-24 of the 2010 Draft EIR for the Approved Project, General Plan 2030 contains policies and actions designed to maintain groundwater supplies, sustain groundwater resources, promote groundwater recharge, and minimize impervious land cover. In particular, Policy W-P2.9 requires that applicants for new major development projects demonstrate adequate water supply to meet the needs of the project, including an evaluation of potential cumulative impacts to surrounding groundwater users and the environment.

Furthermore, the Watershed Protection Overlay Zone proposed in the Zoning Ordinance would further protect groundwater resources in the Firhaven Creek watershed and the Paradise and Magalia Reservoirs watershed. This

overlay prohibits the division of lots or parcels in the Firhaven Creek watershed, and prohibits rezoning to a smaller minimum parcel size in the Paradise and Magalia Reservoirs watershed. Impervious surfaces may not exceed 50 percent of the total site area. This overlay zone also requires a 200-foot vegetative buffer for development adjacent to lakes and reservoirs, and a 100-foot buffer adjacent to perennial and intermittent rivers and streams.

In addition, as described in Section E.1.a, Article 16 of the proposed Zoning Ordinance establishes restrictions for riparian areas, which will help to ensure that important recharge areas adjacent to streams are protected. As described in Section C.2.a, Article 21 of the proposed Zoning Ordinance establishes landscaping requirements that promote water conservation, which will minimize impacts on groundwater supplies.

While the Modified Project allows a greater extent of development that would reduce areas available for groundwater recharge and increase areas dependent on groundwater supply, it also includes additional development restrictions in certain watersheds and riparian areas and establishes landscaping water conservation requirements through the proposed Zoning Ordinance. Overall, the Modified Project impact on groundwater supplies and recharge would be about the same as the impact from the Approved Project, or *less than significant*.

c. Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or flooding on- or off-site.

Alterations to drainage patterns during and following construction following development allowed by the proposed GPA have the potential to result in construction-related increased runoff and erosion problems. However, as described in more detail on pages 4.8-25 to 4.8-26 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies designed to minimize the impact of erosion, siltation, and flooding as a result of site drainage alteration. In addition, the Butte County Stormwater Management Program, Butte County Stormwater Management and Discharge Control Ordinance,

and other State and federal regulations, which are described in detail on pages 4.8-1 to 4.8-9 of the 2010 Draft EIR for the Approved Project, would further reduce drainage impacts.

Furthermore, the Watershed Protection Overlay Zone in the proposed Zoning Ordinance would add regulations for development in certain sensitive watershed areas, including the Firhaven Creek watershed and Paradise and Magalia Reservoirs watershed. This overlay zone requires a 200-foot vegetative buffer for development adjacent to lakes and reservoirs, and a 100-foot buffer adjacent to perennial and intermittent rivers and streams. It also includes specific erosion control requirements.

In addition, as described in Section E.1.a, Article 16 of the proposed Zoning Ordinance establishes restrictions that will protect the drainage patterns of riparian areas. As described in Section C.2.a, Article 21 of the proposed Zoning Ordinance establishes landscaping requirements that minimize impervious surfaces. Finally, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion and runoff. In particular, Section 24-145(G) requires that provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development.

While the Modified Project would increase the amount of land that could be developed, thereby increasing potential impacts to drainage patterns, it also includes additional development restrictions in certain watersheds and riparian areas, limits impervious surfaces, and establishes erosion control requirements through the proposed Zoning Ordinance. Overall, the Modified Project impact on drainage patterns would be about the same as the impact from the Approved Project, or *less than significant*.

d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

Development allowed by the proposed GPA would increase the amount of land that could be developed with impervious surfaces, thereby increasing stormwater runoff.

However, as described in detail on pages 4.8-26 to 4.8-27 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies to address stormwater runoff capacity. In addition, the Butte County Stormwater Management Program, Butte County Stormwater Management and Discharge Control Ordinance, and other State and federal regulations, which are described in detail on pages 4.8-1 to 4.8-9 of the 2010 Draft EIR for the Approved Project, would further reduce stormwater impacts.

Furthermore, as described in Section E.1.c, the proposed Zoning Ordinance would minimize water runoff through the Watershed Protection Overlay Zone, restrictions in riparian areas, requirements to minimize impervious surfaces, and requirements to minimize erosion and runoff.

While the Modified Project would increase the extent of development and potentially increase runoff, it also includes additional development restrictions in certain watersheds and riparian areas, limits impervious surfaces, and establishes erosion control and runoff requirements through the proposed Zoning Ordinance. Overall, the Modified Project impact on stormwater drainage would be about the same as the impact from the Approved Project, or *less than significant*.

e. Provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality.

As discussed in Section E.1.a, development and land uses allowed by the proposed GPA could degrade water quality in Butte County. However, General Plan 2030, the Butte County Stormwater Management Program, the Butte County Discharge Control Ordinance, and other State and federal regulations would protect water quality. In addition, the proposed Zoning Ordinance

would further protect water quality through the Watershed Protection Overlay Zone, riparian area requirements, and erosion control requirements.

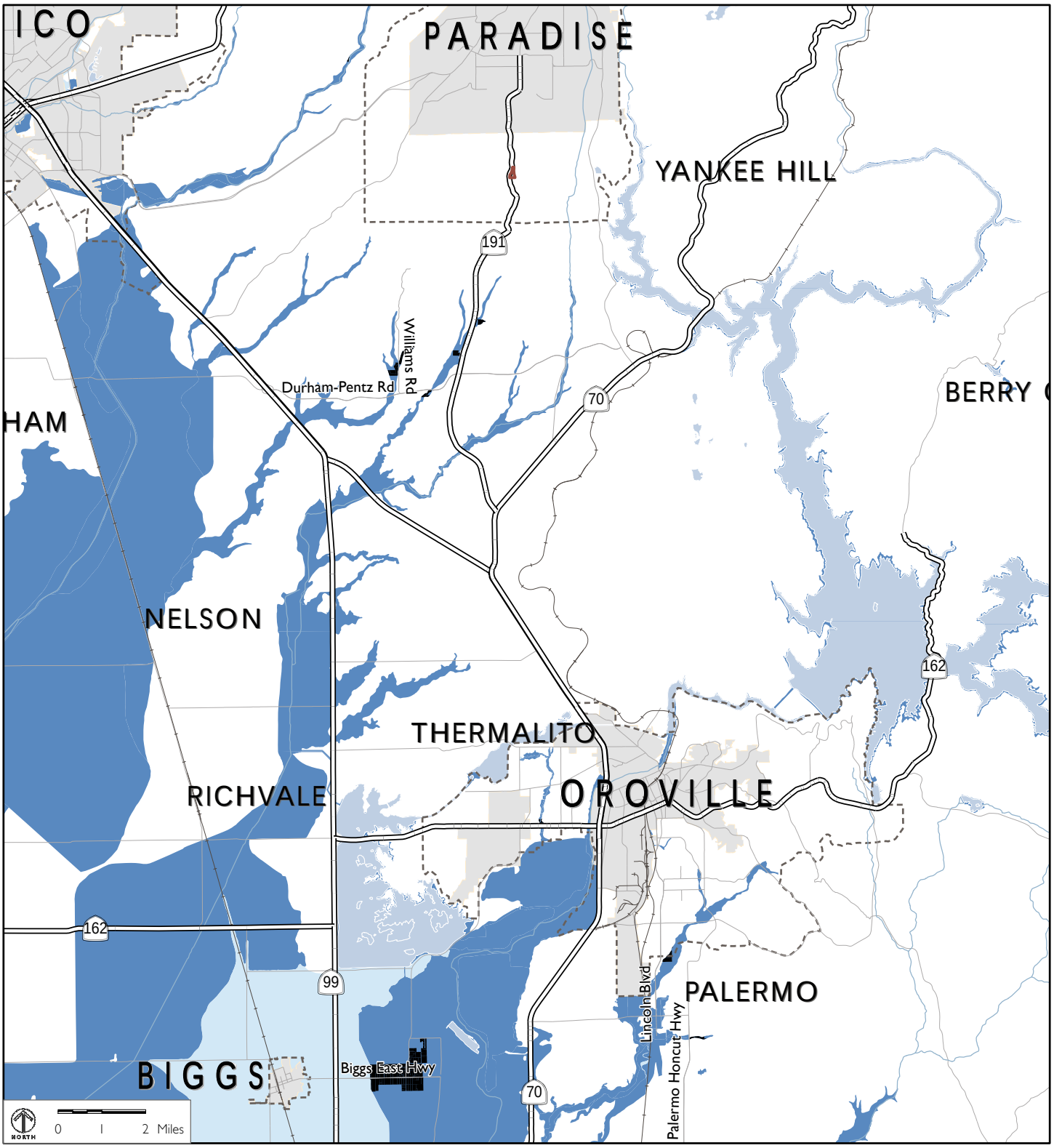
While the Modified Project would allow more development that could increase the water quality impact, it also includes additional development restrictions in certain watersheds and riparian areas and erosion control requirements through the proposed Zoning Ordinance. Overall, the Modified Project impact on water quality would be about the same as the impact from the Approved Project, or *less than significant*.

f. Place occupied development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Butte County contains areas currently designated as 100-year flood zones and the proposed GPA includes land uses that allow occupied development within these 100-year flood hazard areas. As shown in Figure 4.8-2, the proposed GPA would designate approximately 610 acres within the 100-year flood zone for occupied development, including:

- Between Oroville and Paradise along Williams Road, Durham-Pentz Road, and Highway 191, approximately 74 acres would change from Agriculture to Rural Residential, Foothill Residential, and Very Low Density Residential.
- East of Biggs along the Biggs East Highway, approximately 498 acres would change from Agriculture to Rural Residential.
- In Thermalito along Highway 162, approximately 6 acres would change from Retail and Office to Medium High Density Residential.
- In the Palermo area along Lincoln Boulevard and the Palermo-Honcut Highway, approximately 29 acres would change from Agriculture, Resource Conservation, and Industrial to Rural Residential and Medium High Density Residential.

However, as described on pages 4.8-28 to 4.8-29 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies designed to prevent



FEMA Special Flood Hazard Areas

- 100 Year Floodplain
- 500 Year Floodplain
- GPA Occupied Development in 100 Year Floodplain
- Railroad
- Highways
- Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

Source: Butte County GIS, 2009; FEMA, January 6, 2011; The Planning Center | DC&E GIS, 2012.

FIGURE 4.8-2

FLOOD ANALYSIS FOR OCCUPIED DEVELOPMENT

flooding of occupied developments. In particular, Policy HS-P2.4 prohibits development on lands within the 100-year flood zone, unless it will not create a danger to life and property, and Policy HS-P2.5 requires that the lowest floor of any new construction or substantial improvement be elevated 1 foot or more above the 100-year flood elevation. In addition, the Butte County Flood Hazard Prevention Ordinance and other State and federal regulations, which are described on pages 4.-8-1, 4.8-5, and 4.8-9 to 4.8-10 of the 2010 Draft EIR for the Approved Project, would further reduce the flood hazard impact.

Because the Modified Project would allow more occupied development in the 100-year flood zone, it could increase the severity of the flood hazard impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal flood protection laws, the impact would remain *less than significant*.

g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

As described in Section E.1.f, Butte County contains areas currently designated as 100-year flood zones and the proposed GPA includes land uses that allow development within these 100-year flood hazard areas. In addition to the residential land uses described in Section E.1.f, approximately 5 acres would change to a designation that allows non-residential structures, including 1 acre west of Chico along River Road that would change from Agriculture to Retail and Office, and 4 acres southwest of Oroville between Highway 70 and the Feather River that would change from Resource Conservation to Industrial.

However, as described on pages 4.8-29 to 4.8-30 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that would mitigate flood flow impacts. In particular, Policy HS-P2.4 prohibits development on lands within the 100-year flood zone, unless it will not interfere with the existing water conveyance capacity of the floodway or contribute to the deteri-

oration of the watercourse. In addition, the Butte County Flood Hazard Prevention Ordinance and other State and federal regulations, which are described on pages 4.-8-1, 4.8-5, and 4.8-9 to 4.8-10 of the 2010 Draft EIR for the Approved Project, would further reduce the flood flow impact.

Because the Modified Project allow more development in the 100-year flood zone, it could increase the severity of the flood flow impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local, State, and federal laws regarding development in flood hazard areas, the impact would remain *less than significant*.

h. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

As described in detail on pages 4.8-30 to 4.8-31 of the 2010 Draft EIR for the Approved Project, there are a number of levees constructed by both private individuals and public agencies in Butte County. Many are in need of repair, and recent changes to FEMA criteria for determining flood protection have resulted in FEMA deeming many levees uncertified for purposes of the 2011 Flood Insurance Rate Maps (FIRM). This change in criteria led to significant areas of the county being designated as being in some form of flood zone that were not before the change. During intense storms, water could flow over the top or otherwise breach these levees and break out of the channel, not returning to the main channel for several thousand feet downstream, if at all. Additional development allowed by the proposed GPA could expose people or structures to risks from flooding as a result of the failure of these levees.

In addition, Butte County has several dams, which if they failed, such as from a large earthquake, could flood large areas, as shown in Figure 4.8-4 of the 2010 Draft EIR for the Approved Project. The proposed GPA would allow additional development in these dam inundation areas, which would expose people and structure to risks from flooding as a result of dam failure.

As described in detail on pages 4.8-31 to 4.8-32 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that protect people and property from flooding, including flooding related to levee or dam failure. However, these General Plan policies do not eliminate the risks to people and property from flooding as a result of levee or dam failure. The 2010 Draft EIR found that the Approved Project would have significant and unavoidable impacts related to flood risks from levee and dam failure. The Modified Project would allow more development in areas that are subject to flooding from levee and dam failure. Therefore, the Modified Project would increase the severity of the impact compared to the Approved Project, but it would remain *significant and unavoidable*.

i. Potentially be inundated by seiche, tsunami, or mudflow.

As described on page 4.8-33 of the 2010 Draft EIR for the Approved Project, seiches could potentially occur on Lake Oroville. The proposed GPA would not allow additional development on the margins of Lake Oroville. Therefore, the Modified Project would not change the seiche impact from the Approved Project, and it would remain *less than significant*.

As described on page 4.8-33 of the 2010 Draft EIR for the Approved Project, Butte County has no coastline that could be subject to inundation due to tsunami. Therefore, there is *no impact* associated with tsunamis.

Mountainous areas of Butte County are subject to soil erosion as shown on Figure 4.6-2 of the 2010 Draft EIR for the Approved Project. As described in Chapter 4.6 of this Supplemental EIR, the proposed GPA would allow more development in these areas, which increases risks from soil erosion and could cause mudflows under heavy rain conditions. However, as described on page 4.8-33 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that reduce the impacts of mudflows, and new construction must comply with the California Building Code, which includes building criteria and standards to reduce landslide risks. In addition, the Butte County Grading and Erosion Control Ordinance and other State and local requirements would reduce potential impacts.

Because the Modified Project would allow more development in areas with mudflow risks, it could increase the severity of the mudflow hazard impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with numerous local and State laws that protect new construction from mudflow hazards, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative water quality impact. While the Modified Project would increase the amount of undeveloped land designated for development, potentially increasing water quality impacts, it also includes additional development restrictions in the proposed Zoning Ordinance that would protect water quality. Therefore, the Modified Project would not change the cumulative water quality impact from the Approved Project.

As described on page 4.8-34 of the 2010 Draft EIR for the Approved Project, development allowed by the Approved Project would contribute to cumulative flooding impacts resulting from levee or dam failure, resulting in a significant and unavoidable impact. The Modified Project would allow more development in areas subject to such risks. Therefore, the Modified Project would increase the severity of the cumulative impact compared to the Approved Project, and it would remain *significant and unavoidable*.

F. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section E in terms of both the amount and the extent of development. Therefore, the potential for impacts to hydrology and water quality would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

G. Impacts and Mitigation Measures

Since there are no additional significant impacts related to hydrology and water quality as a result of the Modified Project, no additional mitigation measures are required.

4.9 LAND USE

This chapter evaluates the potential land use impacts associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses physical divisions of communities, conflicts with land use plans, and conflicting land uses resulting from the spatial location of development that would be allowed by the Modified Project. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Section A below.

A. Regulatory Framework

1. Butte County Regional Habitat Conservation Plan and Natural Community Conservation Plan

Since the 2010 Draft EIR for the Approved Project was published, the Butte County Association of Governments (BCAG) has progressed on the development of the Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan (Butte Regional Conservation Plan). Phase four of the five-phase project is currently underway, including the preparation of the second administrative draft of the Plan, preparation of the Administrative Draft Environmental Impact Assessment (EIS)/EIR, public workshops, and development of public drafts of the Plan and EIS/EIR documents.

2. Butte County General Plan 2030

Butte County adopted General Plan 2030 on October 26, 2010. General Plan 2030 provides direction on how the County will fulfill its community vision and manage its future growth, and includes land use, development, and conservation policy that will govern Butte County through 2030. More information about General Plan 2030 is available in Chapter 3 of the 2010 Draft EIR for the Approved Project.

3. City of Chico General Plan

Since the 2010 Draft EIR for the Approved Project was published, the City of Chico adopted an updated General Plan in April 2011. The Chico General Plan will guide public decision-making and provides a comprehensive, long-range policy framework for the growth and preservation of Chico. An over-arching goal of the Chico General Plan is to achieve sustainability by maintaining a culture of stewardship to enhance the natural environment, economic strength, and quality of life for present and future generations. The General Plan recognizes that sustainability is an organizing principle, and that the City must consider the interdependent interests of protecting the environment, promoting social equity, and achieving a healthy economy in its actions and programs.

B. Changes in the Modified Project Relevant to Land Use

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would change land use designations in various locations throughout Butte County. A summary of these changes is provided in Chapter 3, Project Description, of this Supplemental EIR.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

As described in more detail in Chapter 3 of this Supplemental EIR, the proposed GPA would add policies and a new overlay to address consistency with military operations areas, and add a new overlay to support the continued operation of existing public housing facilities. The GPA would also amend the Chico Area Greenline policies to allow Very Low Density Residential designations on the agricultural side of the Greenline, in addition to the Rural Residential designation on the approved General Plan Land Use Map. In addition, the GPA would expand the Unique Agriculture Overlay and Retail Overlay, allowing more agricultural support and specialty agriculture uses and retail uses in these overlays, respectively.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

The proposed Zoning Ordinance would implement General Plan 2030 and the proposed GPA with more specific land use regulations. In particular:

- Part 2 includes land use regulations and development standards for each zoning district.
- Part 3 includes standards for all development and land uses, as well as general regulations regarding parking, signs, landscaping, density bonuses, and nonconforming uses, structures, and parcels.
- Part 3 establishes countywide standards for unique land uses that require more specific regulation.
- Part 4 establishes procedures and requirements for permit applications, permit applicability and approval procedures, permit implementation procedures and timelines, and reasonable accommodations for persons with disabilities.
- Part 5 describes the responsibilities in the administration of the Zoning Ordinance and provides procedures for public noticing and conduct of public hearings, appeals, amendments, and enforcement.

b. Scenic Highway and Watershed Protection Overlay Zones

The proposed Zoning Ordinance includes two overlay zones that are not part of the General Plan 2030 land use map:

- The Scenic Highway Overlay Zone establishes standards to preserve the natural aesthetic qualities of areas visible from roadways designated as scenic highways by the State of California or the Butte County Board of Supervisors.
- The Watershed Protection Overlay Zone is intended to maintain and improve water quality by establishing additional development standards within sensitive watershed areas.

C. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant land use impact if they would:

- Physically divide an established community.
- Conflict with any applicable plan, policy, or regulation of a government agency with jurisdiction over land in unincorporated Butte County that has been adopted for the purpose of avoiding or mitigating an environmental effect.
- Create or exacerbate a conflict between land uses.

D. Impact Discussion

The following discussion provides an analysis of potential project and cumulative land use impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Physically divide an established community.

As described in more detail on pages 4.9-30 to 4.9-31 of the 2010 Draft EIR for the Approved Project, the General Plan is a programmatic document, and directs future growth on a countywide level. General Plan 2030 includes policies and actions to direct overall countywide development to already urbanized areas, provide for cohesion and connectivity of established communities, provide for community involvement in development projects, encourage cooperative planning with municipalities, and promote cooperate planning between the County and the residents of unincorporated communities. These policies and actions would ensure that new development would be sensitive to the existing built environment and would unify rather than divide existing communities.

The Modified Project would not change any land use designations or regulations in a way that would divide established communities, and would maintain these General Plan 2030 policies that unify existing communities. Therefore, the Modified Project would result in the same impact related to dividing communities as the Approved Project, and it would remain *less than significant*.

b. Conflict with any applicable plan, policy, or regulation of a government agency with jurisdiction over land in unincorporated Butte County that has been adopted for the purpose of avoiding or mitigating an environmental effect.

This discussion reviews potential conflicts with federal, State, County, and municipal plans with jurisdiction in Butte County, and is organized by each type of plan.

i. Federal Plans

The US Forest Service and Bureau of Land Management (BLM) own significant amounts of land in Butte County. Butte County does not have direct regulatory authority over land owned by the federal government. The proposed GPA would change the designation on one 85-acre parcel located within Lassen National Forest from Timber Mountain to Agriculture, a designation that is compatible with the range of uses allowed in the National Forests. As described in detail on page 4.9-32 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes Policy COS-P6.1, which calls for the County to work with federal agencies on planning for areas with habitat and other natural resources, as well as policies under Goal COS-11 that are designed to protect timber and the production of timber in the county.

The proposed GPA would not change the designations of land owned by BLM.

The Modified Project would not create any inconsistencies with federal plans. Therefore, the Modified Project would result in the same impact related to

consistency with federal plans as the Approved Project, and it would remain *less than significant.*

ii. State Plans

The State owns and manages land throughout Butte County. Butte County does not have direct authority over these lands. The proposed GPA would not change the designations of land owned by the State. Therefore, the Modified Project would result in the same impact related to consistency with State plans as the Approved Project, and it would remain *less than significant.*

iii. Butte County Plans, Policies, and Regulations

Per State law, the General Plan is the primary planning document for the unincorporated county. Once adopted, the proposed GPA would amend Butte County General Plan 2030. The proposed GPA ensures that General Plan 2030 will continue to be internally consistent. In addition, once adopted, the proposed Zoning Ordinance would replace the existing Butte County Zoning Ordinance, which currently is not consistent with the adopted General Plan 2030.

The proposed GPA would change one parcel within the C Airport Land Use Compatibility Zone for the Paradise Skypark to a Foothill Residential designation, which can be implemented by one of six Foothill Residential zoning designations allowing 1- to 40-acre parcel sizes. The Butte County Airport Land Use Compatibility Plan (ALUCP) requires *either* a minimum 5-acre lot size *or* four dwelling units per acre density within the C Airport Land Use Compatibility zone. Therefore, the proposed Zoning Ordinance designates this parcel for FR-40, which requires a 40-acre minimum parcel size. The FR-40 minimum parcel size is above the 5-acre minimum parcel size required in Airport Land Use Compatibility zone C by the ALUCP and is therefore consistent with the ALUCP. The remainder of the parcels that are subject to the proposed GPA are also consistent with the ALUCP.

The Modified Project would not create any new inconsistencies with County plans, policies, and regulations. Therefore, the impact from the Approved Project would not change, remaining *less than significant*.

iv. Municipal General Plans

The General Plan for the City of Biggs is currently in the process of being updated, while the General Plans for the Cities of Chico, Gridley, and Oroville were recently updated. Some of the land use designations proposed by the GPA within the municipal Spheres of Influence (SOIs) are not consistent with those of the municipalities. For example, the proposed GPA would change some parcels within the Oroville SOI from Resource Conservation, a designation that is consistent with the Oroville 2030 General Plan designation of Environmental Conservation and Safety, to a designation that allows residential development.

However, as described in detail on page 4.9-41 of the 2010 Draft EIR for the Approved Project, land outside the city limits but inside the SOI is in the unincorporated county and is subject only to County land use regulations. Since only one set of land use policies apply at any given time, there cannot be a conflict between the County and municipal General Plans. As a result, the proposed GPA and Zoning Ordinance would not result in a conflict with municipal land use plans and policies. In addition, General Plan 2030 policies and actions promote consistency in planning efforts between the County and the municipalities. Therefore, the impact would remain *less than significant*.

c. Create or exacerbate a conflict between land uses.

As with the Approved Project, the land use designations proposed by the GPA and Zoning Ordinance include some areas in which traditionally incompatible land use designations are positioned immediately adjacent to each other, such as industrial and residential uses. In addition, a portion of one parcel along Custer Lane in the Oroville area that would change from Industrial to Rural Residential under the proposed GPA in order to be consistent with existing land uses is located adjacent to a parcel that is designated for Industrial use by the Oroville General Plan, which could create a conflict

between land uses. However, the Oroville General Plan addresses this potential conflict area with Policy LU-P5.3 addressing this specific area east of the mainline Union Pacific Railroad and directing the City to allow only those industries that are compatible with nearby residential areas.

In addition, as described in detail on pages 4.9-43 to 4.9-44 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address potential land use conflicts and serve to mitigate potential impacts. Goal LU-11 and its associated policies and actions promote consistency between municipal and County plans. Moreover, the Zoning Ordinance includes detailed development standards for industrial uses, including requirements for landscaped buffer setbacks adjacent to residential uses. These standards would ameliorate potential land use conflicts.

Because the Modified Project could create one small new area of conflict between land uses in the Oroville area, it could slightly increase the severity of the impact related to land use conflicts. However, because the Oroville General Plan includes a policy that addresses this industrial and residential conflict, the Modified Project is subject to General Plan 2030 policies that promote land use compatibility, and the additional development standards included in the Modified Project, the impact would remain *less than significant*.

2. Cumulative Impacts

The 2010 EIR for the Approved Project found no significant cumulative land use impacts. The Modified Project would not create any new land use conflicts or planning inconsistencies. Therefore, the analysis provided on pages 3-38 to 3-39 of the 2010 Final EIR for the Approved Project is still relevant to the Modified Project, and the impact would remain *less than significant.*

E. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section D in terms of both the amount and the extent of

development. Therefore, the potential for land use impacts would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigation Measures

Since there are no additional significant impacts related to land use as a result of the Modified Project, no additional mitigation measures are required.

4.10 NOISE

This chapter evaluates the potential impacts to noise associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses human exposure to unacceptable noise levels, generation of unacceptable noise levels, groundborne vibration, and noise from airports. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here.

A. Changes in the Modified Project Relevant to Noise

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would extend the amount of land on which development is allowed, which could increase the potential for increased traffic noise. However, as described in Chapter 3 of this Supplemental EIR, changes to the Approved Project made after publication of the 2010 Draft EIR, but before adoption, along with the location of the new development allowed by the proposed GPA, lead to a projected 2030 buildout that is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect noise.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Section 24-153 of the proposed Zoning Ordinance establishes maximum sound emissions for any use for specific times in the day. In addition, Section 24-171 establishes requirements for the operation of residential generators to reduce noise levels in residential areas.

b. Scenic Highway and Watershed Protection Overlay Zones

These overlay zones are not expected to affect noise.

B. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant noise impact if they would:

- Expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards.
- Expose people to or generate excessive groundborne vibration or groundborne noise levels.
- Create a substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Expose people living or working in the project area to excessive noise from a public or private airport.

C. Impact Discussion

The following discussion provides an analysis of potential project and cumulative noise impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards.

As with the Approved Project, the proposed GPA and Zoning Ordinance would allow development of residential land uses and other potentially noise sensitive uses, such schools, parks, and churches, in areas adjacent to noise sources, such as roadways, industrial facilities, airports, or railroad tracks.

Traffic noise levels predicted in the buildout year of 2030 for the Approved Project are shown on pages 4.10-27 to 4.10-33 and in Appendix D of the 2010 Draft EIR. As explained in Section A.1.a, changes to the Approved Project made after publication of the 2010 Draft EIR, but before adoption, along with the location of the new development allowed by the proposed GPA, lead to a projected 2030 buildout that is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. Therefore, it is anticipated that the traffic noise levels predicted for 2030 in the 2010 Draft EIR for the Approved Project would be slightly reduced by the Modified Project.

Rail operations are not anticipated to substantially increase in the future. Aircraft operations at the county's four airports are anticipated to increase in the future. Aircraft noise contours for each airport are presented in Appendix E of the 2010 Draft EIR for the Approved Project.

The traffic noise modeling results from the 2010 Draft EIR for the Approved Project indicate that traffic noise levels within several hundred feet of major roadways, including Highways 32, 70, and 99, will exceed 60 L_{dn} in the future. Train noise levels and aircraft noise levels will also exceed 60 L_{dn} at many areas throughout the county.

As with the Approved Project, the Modified Project would allow new noise sensitive uses in areas where noise exceeds County noise compatibility standards. However, as described in detail on pages 4.10-24 to 4.10-26 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes standards for maximum allowable exposure to both transportation and non-transportation noise sources. The proposed Zoning Ordinance also includes regulations that implement these standards. In addition, as described on pages 4.10-26 and 4.10-34, General Plan 2030 policies and actions directly address the exposure of new noise sensitive land uses to noise exceeding General Plan noise standards.

Although the Modified Project would allow new noise sensitive uses in areas that would exceed County noise standards, the anticipated noise conditions in

2030 would be slightly less than the Approved Project due to a reduction in traffic. Therefore, the Modified Project would not change the noise impact from the Approved Project, and it would remain *less than significant*.

b. Expose people to or generate excessive groundborne vibration or groundborne noise levels.

The proposed GPA would allow Very Low Density Residential land uses, which are sensitive receptors, in limited areas along the Union Pacific Railroad (UPRR) tracks west of Chico. In addition, as with the Approved Project, high-impact construction activity could also occur near existing residences.

However, as described in detail on page 4.10-35 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that address the exposure of noise sensitive land uses to vibration.

Because the Modified Project would allow land uses that would expose sensitive receptors to groundborne vibration, it could slightly increase the severity of the groundborne vibration impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to General Plan 2030 policies that would mitigate the impact, it would remain *less than significant*.

c. Create a substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

This section separates the impact discussions for temporary and permanent increases in ambient noise.

i. Temporary Increase in Ambient Noise

As with the Approved Project, the Modified Project would allow development that would cause construction and demolition activities. As discussed in detail on pages 4.10-36 and 4.10-37 of the 2010 Draft EIR for the Approved Project, such activities could create temporary increases in ambient noise.

Although the Modified Project would extend the amount of land on which development is allowed compared to the Approved Project, it is not anticipated that such development would occur at a faster rate. Therefore, temporary increases in ambient noise would be the same as the Approved Project.

As discussed in detail on page 4.10-36 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies to limit construction hours and noise-generating activity.

Because the Modified Project would not increase temporary ambient noise levels from the Approved Project, the impact would not change, remaining *less than significant*.

ii. Permanent Increase in Ambient Noise

As described in Section A.1.a, the Modified Project would have a projected 2030 buildout that is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. Therefore, it is anticipated that the traffic noise levels predicted for 2030 in the 2010 Draft EIR for the Approved Project would be slightly reduced by the Modified Project.

As described on page 4.10-37 of the 2010 Draft EIR for the Approved Project, it is not anticipated that either General Plan 2030 or the Modified Project will result in increased train operations on the UPRR track. As described on Pages 4.10-37 and 4.10-45 of the 2010 Draft EIR for the approved project, aircraft operations at the county's four airports are anticipated to increase, causing potentially significant impacts for land uses that are located near the airports. However, as described in Chapter 4.9, Land Use, of this Supplemental EIR, the Modified Project would not conflict with the County Airport Land Use Compatibility Plan (ALUCP), which establishes Airport Land Use Compatibility Zones, based, in part, on the compatibility of land uses with the noise generated by airport operations.

The 2010 Draft EIR found that the Approved Project would have a significant and unavoidable impact caused by a permanent increase in ambient

noise. The Modified Project would not result in an increase in traffic noise, and would be consistent with the ALUCP. Therefore, the impact from the Approved Project would not change, remaining *significant and unavoidable*.

d. Expose people living or working in the project area to excessive noise from a public or private airport.

As described in Section C.1.c.ii, the Modified Project would not place land uses that are sensitive to noise within areas that generate excessive noise from aircraft operations. Therefore, the Modified Project would not change the impact from the Approved Project, and it would remain *less than significant*.

2. Cumulative Impacts

As described on pages 4.10-46 to 4.10-47 of the 2010 Draft EIR for the Approved Project, predicted traffic noise levels in 2030 for the Approved Project would contribute to cumulative noise impacts, resulting in a significant and unavoidable impact. The Modified Project would not increase the projected 2030 traffic noise; therefore, the cumulative impact from the Approved Project would not change, remaining *significant and unavoidable.*

D. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section C in terms of both the amount and the extent of development. Therefore, the potential for noise impacts would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

E. Impacts and Mitigation Measures

Since there are no additional significant impacts related to noise as a result of the Modified Project, no additional mitigation measures are required.

4.11 POPULATION AND HOUSING

This chapter evaluates the potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project. The following evaluation assesses population growth and the displacement of housing and people that would necessitate the construction of housing elsewhere. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Section A below.

A. Existing Conditions

Since the 2010 Draft EIR for the Approved Project was published, the California Department of Finance (DOF) released updated demographic data for Butte County. In January 2011, the population of Butte County, including the incorporated municipalities, was approximately 221,400 people.[1] The majority of these residents, approximately 137,100 people, live in the incorporated municipalities. The balance of these residents, approximately 84,200 people, lives in the county's unincorporated areas.[2]

DOF has also released updating housing data. As of January 2011, there were approximately 36,700 housing units in unincorporated Butte County, with an overall 11 percent vacancy rate.

In 2010, DOF released the current persons per household (PPH) rates. The PPH rate for unincorporated Butte County remained at 2.47, the same rate that had been reported in 2009 and was used in the 2010 Draft EIR for the Approved Project.

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[1] State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*.

[2] State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*.

B. Changes in the Modified Project Relevant to Population and Housing

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would change some parcels to a designation that allows housing, while other parcels would no longer allow housing. In addition, several areas with a residential designation would change to one that allows a higher density of housing.

As shown in Table 4.11-1, the proposed GPA would slightly reduce the projected 2030 buildout compared to the Approved Project.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

The Public Housing Overlay applies to a 46-acre area near the Feather River east of Gridley that currently includes an affordable housing project operated by the Butte County Housing Authority. The Public Housing Overlay is shown in Figure 3-3 in Chapter 3 of this Supplemental EIR, and is intended to support the continued operation of existing public housing facilities, implementation of the County's Housing Element, and the County's agricultural labor, special needs, and low- and moderate-income housing communities.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Part 2 of the proposed Zoning Ordinance includes development standards that control the size of dwellings and affect the number of people per household.

b. Scenic Highway, Watershed Protection, and Public Housing Overlay Zones

The Scenic Highway and Watershed Protection Overlay Zones are not expected to affect population and housing. Article 10, Section 24-39, of the proposed Zoning Ordinance establishes use regulations to implement the

TABLE 4.11-1 **PROJECTED GROWTH FOR UNINCORPORATED BUTTE COUNTY**

		Projected 2030 Net New Growth		Percentage Change 2011 to 2030	
	Existing 2011[a]	Approved Project	Modified Project	Approved Project	Modified Project
Dwelling units	36,700	13,700	13,600	37.3%	37.1%
Residents	84,200	33,850[b]	33,600[b]	40.2%	39.9%
Retail/Office square feet	-	1.8 million	1.7 million	-	-
Industrial square feet	-	1.1 million	1 million	-	-

Note: - = data not available.

[a] State of California, Department of Finance, May 2011, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark.*

[b] Using a persons per household estimate of 2.47, as reported by the following: State of California, Department of Finance, May 2010, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark*.

Public Housing Overlay Zone consistent with the corresponding General Plan overlay. This section encourages and accommodates the development of a variety of land uses in addition to housing, focused on serving the needs of on-site residents and local community populations with health care, education, recreation, and support services.

C. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant population and housing impact if they would:

- Induce substantial unexpected population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

- Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

D. Impact Discussion

The following discussion provides an analysis of potential project and cumulative population and housing impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Induce substantial unexpected population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

As shown in Table 4.11-1, the Modified Project would not significantly change the population growth anticipated by the Approved Project. The population of the unincorporated county would be projected to change by 39.9 percent by 2030 under the Modified Project, compared to 40.2 percent under the Approved Project, which is a 0.3 percent reduction. There are projected to be approximately 100 fewer residential units under the Modified Project compared to the Approved Project. A slight reduction in square feet of new retail/office and of new industrial space is also predicted.

Therefore, the Modified Project would not change the impact of the Approved Project on population growth, and it would remain *less than significant*.

b. Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.

As with the Approved Project, the Modified Project would not result in the displacement of substantial amounts of housing. Both the Approved and Modified Projects would allow an increase in the total number of housing units in unincorporated Butte County from existing conditions. The majority of development proposed by the Approved and Modified Projects would occur as residential and non-residential uses are developed on vacant or underutilized parcels. Any new construction on parcels that have existing buildings would be voluntary in nature, and no housing units would be displaced without permission of the property owners.

In addition, as described in detail on page 4.11-8 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies and actions that reduce impacts of development on existing housing units, and the County's adopted and certified Housing Element includes additional goals and policies that would help to prevent impacts related to the displacement of housing.

The Modified Project would not change the impact of the Approved Project with regard to the displacement of housing, and it would remain *less than significant*.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

As per the discussion in Section D.1.b, neither the Approved or Modified Project is expected to displace substantial numbers of housing units; both projects would allow an overall increase in the amount of housing in Butte County, indicating that people will not be displaced. The Modified Project would not change the impact of the Approved Project with regard to the displacement of people, and it would remain *less than significant*.

2. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts to population and housing. Changes proposed in the Modified

Project would not affect population and housing, and the analysis provided on page 4.11-9 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative population and housing impact would not change, remaining *less than significant.*

E. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in Section D in terms of both the amount and the extent of development. Therefore, the potential for impacts to population and housing would increase. In particular, maximum theoretical buildout would result in substantial population growth. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is extremely unlikely that maximum theoretical buildout would ever occur under the Modified Project. Therefore, an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigation Measures

Since there are no additional significant impacts related to population and housing as a result of the Modified Project, no additional mitigation measures are required.

4.12 PUBLIC SERVICES AND RECREATION

This chapter evaluates the impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to police, fire, schools, libraries, and parks and recreation. This section considers anticipated population growth and the spatial distribution of population growth across public service and recreation districts. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here.

Analysis of impacts related to public safety, including impacts from exposure to fire hazards, is included in Chapter 4.7, Hazards and Safety, of this Supplemental EIR.

A. *Changes in the Modified Project Relevant to Public Services and Recreation*

1. General Plan Amendment

a. Land Use Designation Changes

As described in Chapter 3, Project Description, the proposed GPA would slightly reduce the projected 2030 buildout compared to the Approved Project. This would likely reduce demands for public services.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect public services and recreation.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

The proposed Zoning Ordinance development standards are not expected to affect public services and recreation.

b. Scenic Highway and Watershed Protection Overlay Zones

These overlay zones are not expected to affect public services and recreation.

B. Police

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to police services in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant police impact if they would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, or result in the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative police impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities, or result in the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to police facilities compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to police facilities. Changes proposed in the Modified Project would not affect the need for police facilities, and the analysis provided on page 4.12-6 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative police facilities impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to police facilities as a result of the Modified Project, no additional mitigation measures are required.

C. Fire Protection

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to fire protection services in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant fire protection impact if they would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative fire protection impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to fire protection facilities compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to fire protection facilities. Changes proposed in the Modified Project would not affect the need for fire protection facilities, and the analysis provided on page 4.12-15 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative fire protection facilities impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to fire protection facilities as a result of the Modified Project, no additional mitigation measures are required.

D. Schools

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to schools in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant impact with regard to schools if they would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative school impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. This reduction generally occurs throughout the county, although there are a few geographic areas where projected 2030 development would increase, as described below.

- In the Forest Ranch area, which is located in the Chico Unified School District, the projected 2030 buildout would increase by five dwelling units. The Chico Unified School District has reported that the projected 2030 buildout for the Approved Project cannot be accommodated by the existing facilities. Therefore, the Modified Project would slightly increase this impact.
- In the Thermalito area, which is located in the Thermalito Union Elementary and Oroville Union High School Districts, the projected 2030

buildout would increase by 50 dwelling units. This would increase enrollment within the Thermalito Union Elementary School District (TUESD) by about 17 students. TUESD has the capacity of 184 additional students. The Approved Project would generate 150 new students. Therefore, the projected new students from the Approved and Modified Projects would total 167, which is within the capacity of TUESD. The Oroville Union High School District has reported that the projected 2030 buildout for the Approved Project cannot be accommodated by the existing facilities. Therefore, the Modified Project would slightly increase this impact.

- In the area east of Biggs, which is located in the Biggs Unified School District (BUSD), the projected 2030 buildout would increase by four dwelling units. Capacity information is unavailable for BUSD. The 2010 Draft EIR for the Approved Project therefore assumed that the new students generated by General Plan 2030 could not be accommodated by this district in order to provide a conservative analysis. The Modified Project would slightly increase this impact.
- In the area south of Palermo, which is located in the Palermo Union, Oroville City Elementary, and Oroville Union High School Districts, the projected 2030 buildout would increase by 19 dwelling units. Since the majority of the new elementary students would be located within the Palermo Union School District, the Modified Project would only increase enrollment within the Oroville City Elementary School District (OCESD) by 1 student. This student, along with the students generated by the Approved Project, can be accommodated with the district's existing capacity. The Palermo Union and Oroville Union High School District have reported that the projected 2030 buildout for the Approved Project cannot be accommodated by the existing facilities. Therefore, the Modified Project would slightly increase this impact.

As described in detail on page 4.12-37 of the 2010 Draft EIR for the Approved Project, California Government Code Sections 65995(h) and 65996(b) provide mitigation for impacts to school facilities through fees, charges, or requirements levied against construction, pursuant to Section 17620 of the Education

Code. In addition, General Plan 2030 includes a number of policies that provide for adequate public school facilities to meet future demand.

Because the Modified Project allows more development in certain school districts that cannot accommodate projected enrollment from the Approved and Modified Projects, it could increase the severity of the school facilities impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to State and local laws regarding school facilities, the impact would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to school facilities. Changes proposed in the Modified Project that affect school facilities are relatively minor, and the analysis provided on page 4.12-38 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project slightly increases projected student enrollments in districts without adequate capacity, it could increase potential school facility impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, cumulative impacts to school facilities would remain *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to school facilities as a result of the Modified Project, no additional mitigation measures are required.

E. Library

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to library services in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant library service impact if they would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative library service impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or result in the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to library facilities compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to library facilities. Changes proposed in the Modified Project would not affect the need for library facilities, and the analysis provided on page 4.12-41 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative library facilities impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to library facilities as a result of the Modified Project, no additional mitigation measures are required.

F. Parks and Recreation

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to parks and recreation in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant parks and recreation impact if they would:

- 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; or
- Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or result in the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative parks and recreation impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. 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.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to park use compared to the Approved Project, and it would remain *less than significant*.

ii. Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or result in the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to park facilities compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to parks and recreation. Changes proposed in the Modified Project would not affect the use of or need for park facilities, and the analysis provided on page 4.12-56 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative parks and recreation impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to parks and recreation as a result of the Modified Project, no additional mitigation measures are required.

G. Maximum Theoretical Buildout

The maximum theoretical buildout that could result under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in the impact discussion sections in terms of both the amount and the extent of development. Therefore, the potential for impacts to public services and recreation would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

4.13 TRANSPORTATION AND CIRCULATION

This chapter evaluates the potential impacts to transportation and circulation associated with the changes to the Approved Project that are reflected in the Modified Project. In addition to roadway operations, this analysis considers how changes to the Approved Project would impact traffic hazards, emergency access, parking supply, alternative transportation modes, and air traffic. Sections in the 2010 Draft EIR for the Approved Project on Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Section A below.

A. Regulatory Framework

1. Butte County General Plan 2030 Level of Service Policy

Since the 2010 Draft EIR for the Approved Project was published, Butte County adopted General Plan 2030 on October 26, 2010, which established a new level of service policy for Butte County. Specifically, the policy requires a level of service (LOS) C or better during the PM peak hours in unincorporated areas outside of the municipalities' spheres of influence (SOI). Within the municipalities' SOIs, the level of service must meet the municipality's level of service policy. The 2010 Draft EIR for the Approved Project used this new level of service policy to assess County roadway segment impacts.

2. Butte County Bicycle Plan

Since the 2010 Draft EIR for the Approved Project was published, Butte County adopted its Bicycle Plan on June 14, 2011, which aims to encourage the use of bicycling as a mode of transportation and recreation in Butte County. The Plan emphasizes regional connectivity with municipal bicycle facilities and those in unincorporated and recreation areas of the county. The Plan identifies practical bicycle improvement projects to improve the county's network and recommends programs to support bicycling.

B. Changes in the Modified Project Relevant to Transportation

1. General Plan Amendment

a. Land Use Designation Changes

As described in Chapter 3 of this Supplemental EIR, changes to the Approved Project made after publication of the 2010 Draft EIR, but before adoption, along with the location of the new development allowed by the proposed GPA, lead to a projected 2030 buildout that is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. However, the proposed GPA would include land use designation changes that would extend the amount of land designated for residential development above that allowed under the Approved Project and would locate this additional allowed development farther from already developed areas. This could increase vehicle miles traveled and traffic-related impacts.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect transportation and circulation.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Article 19 of the proposed Zoning Ordinance establishes standards for vehicle parking facilities, freight loading areas, and related transportation infrastructure.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway Overlay Zone establishes standards to preserve the natural aesthetic qualities of areas visible from roadways designated as scenic highways by the State of California or the Butte County Board of Supervisors. These standards include provisions for undergrounding utility facilities and restricting signs, which could improve visibility and safety along these roadways.

The Watershed Protection Overlay Zone does not specifically address transportation and circulation. However, to the extent that the provisions of this overlay zone restrict development, they would be expected to slightly reduce the generation of traffic in that area.

C. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant transportation and circulation impact if they would:

- Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- Result in inadequate emergency access.
- Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.
- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

D. Impact Discussion

The following discussion provides an analysis of potential project and cumulative transportation and circulation impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

The 2010 Draft EIR found that the Approved Project would cause 26 roadway segments to perform unacceptably, resulting in a significant impact.

As described in Section B.1.a, the Modified Project would slightly decrease the projected 2030 buildout, but would also allow development farther from already-developed areas. In order to conduct the most conservative analysis possible, this evaluation of potential traffic impacts from the Modified Project considers only the addition of new homes that would be allowed through the increase in land designated for residential development under the GPA. It does not assume any decrease in amount of development anticipated by 2030. Moreover, this analysis assumes that trips generated by increased residential development could occur on any of the roadway facilities analyzed as a part of the Transportation and Circulation chapter of the 2010 Draft EIR (Chapter 4.13).

The Modified Project would be expected to allow about 23 more households to be built by the year 2030 than would the Approved Project. These households would be expected to generate about 25 additional PM peak hour trips above what was analyzed in the 2010 Draft EIR for the Approved Project. The potential additional PM peak hour trips generated by the Modified Pro-

ject could impact two roadway segments that were on the verge of their LOS threshold:

- State Route 99 between East Biggs Highway and State Route 162 – LOS F
- Honey Run Road between Skyway and Centerville Road – LOS D

Because the Modified Project, in combination with the Approved Project, would cause operations on these roadway segments to conflict with the County's LOS policy establishing performance measures for County roads, and because the Modified Project would not reduce any of the other roadway impacts of the Approved Project, the Modified Project would not change the impacts of the Approved Project, and they would remain *significant and unavoidable*.

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

BCAG is not a designated Transportation Management Agency (TMA) under federal regulations, so the congestion management process is not applicable to Butte County and there is no applicable congestion management program.[1] Therefore there would be *no impact*.

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

The proposed GPA would redesignate land in existing agricultural areas for rural residential development, which could increase the potential for hazards related to farm equipment. However, as described in detail on page 4.13-48 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that minimize traffic hazards.

[1] Personal communication with Chris Devine, BCAG, and Joanna Jansen, The Planning Center | DC&E, April 17, 2012.

Because the Modified Project would allow more development in agricultural areas, which could increase hazards related to farm equipment, the traffic hazards impact would be slightly greater than the Approved Project; however, because any development allowed by the Modified Project would also be required to be consistent with local policies addressing traffic hazards, the impact would remain *less than significant*.

d. Result in inadequate emergency access.

For a discussion of potential impacts related to interfering with an emergency evacuation plan, see Section D.1.g in Chapter 4.7. The Modified Project would extend the amount of land designated for residential development in remote areas of the county such as those surrounding Cohasset, Forest Ranch, and Paradise, which could impact emergency access. However, as described in detail on pages 4.13-48 to 4.13-49 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that would maintain and improve emergency access. Because any development allowed by the Modified Project would also be required to be consistent with local policies addressing emergency access, the impact would remain *less than significant*.

e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The Modified Project would allow development in parts of the county that are not adjacent to already-developed areas and that are difficult or impossible to access via transit, bicycles, or pedestrian facilities. However, as described in detail on pages 4.13-50 to 4.13-52 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that support the provision of alternative transportation modes and adopted policies, plans, and programs for alternative modes, promote a balanced and integrated public transit system, and provide a safe, continuous, integrated, and accessible bicycle system.

In addition, the proposed Zoning Ordinance includes standards for bicycle parking facilities in new development, including requirements for the amount of bicycle parking to be provided. In addition, the Zoning Ordinance would

require employee shower facilities and dressing areas in new buildings that meet certain floor area requirements.

While the Modified Project would allow more development that could increase demands on alternative transportation modes, it also includes additional bicycle amenities that support bicycling as a commute option through the proposed Zoning Ordinance. Overall, the Modified Project impact on alternative transportation modes would be about the same as the impact from the Approved Project, or *less than significant*.

f. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

The Modified Project would add Military Operations policies and a Military Operations Area overlay to ensure that future development does not affect air traffic patterns of military flights. These policies would augment the already adopted General Plan 2030 policies described in detail on page 4.13-52 of the 2010 Draft EIR for the Approved Project, aimed at ensuring that future increases in air travel levels do not result in substantial safety risks to air facilities. The impact to air traffic under the Modified Project would remain *less than significant*.

2. Cumulative Impacts

As described on pages 4.13-52 to 4.13-53 of the 2010 Draft EIR for the Approved Project, increased traffic from the Approved Project would exacerbate existing deficiencies along State Routes 65, 70, and 99, resulting in a significant and unavoidable impact. Because the Modified Project would slightly decrease the countywide projected 2030 buildout, it would not change the cumulative transportation impact compared to the Approved Project, and it would remain *significant and unavoidable*.

E. Maximum Theoretical Buildout

Under the maximum theoretical buildout of the Modified Project, there would be significantly more development than under the projected 2030

buildout analyzed in Section D, in terms of both the amount and the extent of development. As a result, transportation-related impacts would be more significant. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigations

Impact TRAF-15: Implementation of the Modified Project would lead to unacceptable LOS F operations on State Route 99 between East Biggs Highway and the southern intersection of State Route 99 and State Route 162.

> Mitigation Measure TRAF-15: Incorporate passing lanes into the section of State Route 99 between East Biggs Highway and the southern intersection of State Route 99 and State Route 162 as described in the State Route 99 Transportation Concept Report published by Caltrans in August 2010.
>
> Secondary Effects: Mitigation Measure TRAF-15 could cause significant secondary environmental impacts. These secondary environmental impacts would be reviewed under CEQA as further planning occurs and before individual projects are implemented.
>
> Significance After Mitigation: Construction of this improvement would mitigate the impact on this segment. However, because this is a State facility, the County cannot guarantee its implementation, and the impact remains *significant and unavoidable.*

Impact TRAF-16: Implementation of the Modified Project would lead to unacceptable LOS D operations on Honey Run Road between Skyway and Centerville Road.

Mitigation Measure TRAF-16: Upgrade the section of Honey Run Road between Skyway and Centerville Road to the County's arterial roadway standards.

Secondary Effects: Mitigation Measure TRAF-16 could cause significant secondary environmental impacts. These secondary environmental impacts would be reviewed under CEQA as further planning occurs and before individual projects are implemented.

Significance After Mitigation: Construction of this improvement would mitigate the impact on this segment. However, given the environmental constraints that exist at this location, including steep canyons, erosion hazards, and riparian resources, this impact remains *significant and unavoidable.*

4.14 UTILITIES AND INFRASTRUCTURE

This chapter discusses potential impacts to water, wastewater, stormwater, solid waste, and energy service associated with the changes to the Approved Project that are reflected in the Modified Project. This section considers the spatial distribution of anticipated population growth across utilities districts. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here.

Storm drainage systems and groundwater are addressed below as well as in Chapter 4.8, Hydrology and Water Quality.

A. Changes in the Modified Project Relevant to Utilities

1. General Plan Amendment

a. Land Use Designation Changes

As discussed in Chapter 3, Project Description, the proposed GPA would slightly reduce the projected 2030 buildout compared to the Approved Project. This would likely reduce demands for utilities.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect water, wastewater, stormwater, solid waste, and energy service.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Article 21 of the proposed Zoning Ordinance establishes landscaping requirements that address water conservation and stormwater runoff. Specifically:

- Plants must be selected from a County-approved list of drought-tolerant species.

- Where irrigation is proposed, plants must be grouped in separate hydrozones (i.e. plants within each irrigation valve area shall have the same watering requirements).
- Water-efficient irrigation systems are required.
- Landscape irrigation must not be scheduled at times of high wind, high temperature, and high water usage.
- In residential zones, no more than half of the required front and side setbacks may be covered with paving or other impervious surfaces.

In addition, Section 24-145 of the proposed Zoning Ordinance establishes erosion control requirements to minimize erosion and runoff.

Finally, Section 24-152 of the proposed Zoning Ordinance establishes requirements for liquid and solid wastes, including prohibitions on discharges of wastes into the ground, streams, lakes, or rivers, and standards regarding wastes discharged into a public sewer system or sewage treatment plant.

b. Scenic Highway, Watershed Protection, and Neal Road Recycling, Energy, and Waste Facility Overlay Zones

The Scenic Highway Overlay Zone is not expected to impact utilities.

The Watershed Protection Overlay Zone is described in Article 10, Section 24-46, of the proposed Zoning Ordinance. It is intended to maintain and improve water quality in the Paradise and Magalia Reservoirs watershed, an important water supply for Butte County, by establishing additional development standards within these watershed areas.

The Neal Road Recycling, Energy, and Waste Facility Overlay Zone implements the Solid Waste Management Facility Overlay in General Plan 2030. The proposed Zoning Ordinance establishes detailed land use regulations and development standards for this overlay zone.

B. Water

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to the provision of water service in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant water service impact if they would:

- Have insufficient water supplies available to serve the project from existing and identified entitlements and resources.
- Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative water service impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Have insufficient water supplies available to serve the project from existing and identified entitlements and resources.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. This reduction generally occurs throughout the county, although there are a few geographic areas where projected 2030 development would increase, as described below. In the following analysis, water demand is estimated using the following factors: 0.33 acre-feet per year (AFY) per connection,[1] 0.2 gallons per day (gpd)

[1] California Public Utilities Commission, Decision 24924-01, http://docs.cpus.ca.gov, accessed September 21, 2009.

per square foot for retail/office uses,[2] and 0.1 gpd per square foot for industrial uses.[3]

- In the Forest Ranch area, the projected 2030 buildout would increase by five dwelling units. However, this area is not served by a water district and instead relies on groundwater. Groundwater impacts are assessed in Chapter 4.8, Hydrology and Water Quality.
- In the Durham Dayton/Highway 99 area, the projected 2030 buildout would increase by 49,000 square feet of industrial development. However, this area is not served by a water district and instead relies on groundwater. Groundwater impacts are assessed in Chapter 4.8, Hydrology and Water Quality.
- In the Thermalito area, which is served by Thermalito Water and Sewer District (TWSD), the projected 2030 buildout would increase by 50 dwelling units. This would increase the 2030 water demand by 16.5 AFY. TWSD has water rights for the diversion of 8,200 AFY, compared with existing water demands of approximately 2,800 AFY. Development allowed by the Approved Project is projected to increase the water demand by approximately 296 AFY. With the additional development allowed by the Modified Project, the water demand would increase to 313 AFY, which is within the available water supply entitlement of the TWSD.
- In the areas east of Biggs and south of Palermo, the projected 2030 buildout would increase by 25 dwelling units. This includes 12 dwelling

[2] Retail/Office use of 0.2 gpd/ft^2 estimated based on 30 gpd per employee and one employee per 150 ft^2 of developed space. 30 gpd per employee is equal to twice the unit wastewater flow factor per employee as contained in Butte County sewage disposal regulations. As a general industry guideline, average sewage generation is approximately 50 percent of water demand. Lacking any details on projected landscaping plans and other water uses activities associated with retail uses, wastewater generation related to employee estimates provides the best means of estimating potential water demand.

[3] Industrial use of 0.1 gpd/ft^2 estimated based on 30 gpd per employee and one employee per 300 ft^2 of developed space. See also the previous footnote.

units within the South Feather Water and Power Agency and two dwelling units within the Butte Water District. As described in the bullet above, the South Feather River Water and Power Agency has water rights for 51,000 AFY. The existing demand, combined with the demands from the Approved and Modified Projects, would not exceed that capacity. Since the Butte Water District only provides irrigation water for agricultural uses, the water demands from the additional two dwelling units in this district would be served by groundwater. Groundwater impacts are assessed in Chapter 4.8, Hydrology and Water Quality.

As described in detail on pages 4.14-20 to 4.14-21 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes goals, policies, and actions that address water supply, help to preserve and extend the availability of water resources in the county, and ensure the appropriate planning and timely implementation of new and expanded water supply capacity to serve future anticipated growth in the county. Furthermore, as described in Section A.2.a, Article 21 of the proposed Zoning Ordinance establishes landscaping requirements that promote water conservation, which will minimize impacts on water supplies.

Because development allowed by the Modified Project is within the capacity of the water districts, and any development allowed by the Modified Project would also be subject to General Plan 2030 policies regarding water supply planning, the impact would remain *less than signific*ant, equivalent to the Approved Project.

ii. Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

As described in Section B.2.a.i, the Modified Project would allow more development in certain water districts. Although all of this development would occur in areas with adequate water capacity, it could require the construction of water distribution facilities. As described in detail on pages 4.14-21 to

4.14-24 of the 2010 Draft EIR for the Approved Project, such facilities could cause environmental effects.

However, as described in detail on pages 4.14-21 and 4.14-24 of the 2010 Draft EIR for the Approved Project, any new or expanded water facilities projects would require permitting and review in accordance with CEQA, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. In addition, General Plan 2030 includes policies and actions that either directly address the mitigation of potential environmental impacts of new and expanded water facilities, or would facilitate the timely identification, review, and avoidance of potential adverse impacts.

Because the Modified Project could result in the construction of water distribution facilities, it could increase the severity of the water facilities impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to numerous State and local regulations that address facility construction, the impact would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to water service. Changes proposed in the Modified Project that affect water service are relatively minor, and the analysis provided on page 4.14-25 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project allows more development in certain water districts, where water distribution facilities may need to be expanded to serve future development, it could increase potential water supply impacts from the Approved Project, and the cumulative impact would be slightly greater than the Approved Project. However, cumulative impacts to water supply would remain *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to water supply as a result of the Modified Project, no additional mitigation measures are required.

C. Wastewater

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to the provision of wastewater service in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant wastewater service impact if they would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Have insufficient wastewater treatment capacity available to serve the project's projected demand in addition to existing demand.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative wastewater service impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Development allowed by the Modified Project would generate sewage wastes and would require an acceptable method of wastewater treatment and disposal. Depending on the location and type of construction, wastewater treatment and disposal may be provided by either: an existing, new, or expanded municipal or community wastewater facility; or construction of a private on-site wastewater treatment and disposal facility.

As described in detail on pages 4.14-40 to 4.14-41 of the 2010 Draft EIR for the Approved Project, municipal and community wastewater facilities come under the direct regulatory authority of the Central Valley Regional Water Quality Control Board (RWQCB), and all such facilities are required to comply with wastewater treatment requirements of the RWQCB. In addition, private on-site wastewater treatment and disposal systems, and some very small community systems, are regulated in accordance with County regulations administered by the Butte County Public Health Department, Environmental Health Division. The County regulations are subject to RWQCB review and acceptance.

In addition, as described in detail on page 4.14-41 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies and actions that address the need for adequate wastewater treatment and disposal facilities for new development to assure continued compliance with applicable requirements of the RWQCB.

Because the Modified Project would extend the amount of land on which development is allowed, additional development could generate wastewater, which could increase the severity of the wastewater treatment impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to numerous federal, State, and local laws regarding wastewater treatment, the impact would remain *less than significant*.

ii. Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

There are two existing municipal wastewater treatment facilities serving unincorporated areas of the county: the Richvale Sanitary District and the Sewerage Commission Oroville Region (SCOR). The Modified Project would not add any new development within the Richvale Sanitary District, but it would slightly increase the projected 2030 buildout within SCOR, which operates under a Joint Powers Agreement with its member entities, including the City

of Oroville, Thermalito Water and Sewer District (TWSD), and Lake Oroville Area Public Utility District (LOAPUD).

As described in detail on pages 4.14-42 to 4.14-43 of the 2010 Draft EIR for the Approved Project, the projected demand for sewage treatment generated by the Approved Project, in conjunction with demand anticipated within the City of Oroville, could exceed the available treatment capacity. Moreover, additional improvements are already needed to both SCOR's interceptor lines and treatment plant in order to address the existing lack of capacity for peak wet weather flow, as discussed further in Section C.2.a.iii.

However, as described in detail on pages 4.14-43 to 4.14-44 of the 2010 Draft EIR for the Approved Project, General Plan 2030 Policy PUB-P13.2 requires that new development demonstrate the availability of a safe, sanitary, and environmentally sound wastewater system. In addition, any new or expanded municipal or community wastewater facilities would be considered a project-specific development and would come under the direct regulatory authority of the RWQCB, would require a Report of Waste Discharge to be filed, and would require issuance of new or modified Waste Discharge Requirements (WDR) by the RWQCB. The WDR process requires environmental review in accordance with CEQA. In addition, new on-site wastewater facilities would be required to comply with the County regulations, including applicable mitigation measures adopted as a result of the environmental review.

Because the Modified Project allows more development in the SCOR district, where wastewater treatment facilities may need to be expanded to serve future development, it could increase the severity of the wastewater treatment facility impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to numerous federal, State, and local regulations that address wastewater treatment and facility construction, the impact would remain *less than significant*.

iii. Have insufficient wastewater treatment capacity available to serve the project's projected demand in addition to existing demand.

As discussed in Section C.2.a.ii, projected 2030 buildout of the Modified Project, in combination with the Approved Project and anticipated development in the City of Oroville, could exceed SCOR's wastewater plant capacity before 2030. Wastewater collection system capacity is also an issue in the Oroville area. While the TWSD and LOAPUD collection systems currently have adequate capacity for current and projected demand, the City of Oroville collection system experiences excessive wet weather sewer flows that create sewer overflow for the SCOR interceptor sewers and additional operational challenges for the treatment plant.

As described in detail on page 4.14-45 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies that ensure proper planning of wastewater facilities.

Because the Modified Project allows more development in the SCOR district where there are constraints with existing wastewater facilities, it could increase the severity of the wastewater treatment capacity impact compared to the Approved Project; however, because any development allowed by the Modified Project would also be subject to numerous federal, State, and local regulations that address wastewater treatment, the impact would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to wastewater. Changes proposed in the Modified Project that affect wastewater are relatively minor, and the analysis provided on pages 4.14-45 to 4.14-46 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Because the Modified Project allows more development in the SCOR district, where there are constraints with existing wastewater facilities, it could increase potential wastewater impacts from the Approved Project, and the cumulative impact would be slightly greater than

the Approved Project. However, cumulative impacts to water supply would remain *less than significant.*

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to wastewater as a result of the Modified Project, no additional mitigation measures are required.

D. Stormwater

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to stormwater management and treatment in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant stormwater impact if they would:

- Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative stormwater facility impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to stormwater drainage

facilities compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to storm drainage facilities. Changes proposed in the Modified Project would not affect the need for storm drainage facilities, and the analysis provided on pages 4.14-51 to 4.14-52 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative storm drainage facilities impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to storm drainage facilities as a result of the Modified Project, no additional mitigation measures are required.

E. Solid Waste

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to the provision of solid waste facilities in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant solid waste impact if they would:

- Not be served by a landfill with sufficient permitted capacity to accommodate the buildout of the project's solid waste disposal needs.
- Not comply with federal, State, and local statutes and regulations related to solid waste and recycling.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative solid waste impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Not be served by a landfill with sufficient permitted capacity to accommodate the buildout of the project's solid waste disposal needs.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to landfill capacity compared to the Approved Project, and it would remain *less than significant*.

ii. Not comply with federal, State, and local statutes and regulations related to solid waste and recycling.

As described in detail on pages 4.14-56 to 4.14-57 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies and actions that help the County to meet the State-mandated 50 percent recycling goal and to encourage recycling to minimize the amount of solid waste generated by residents and businesses. The Modified Project would not change these policies. Therefore, the Modified Project would not change the impact related to solid waste regulations compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to solid waste. Changes proposed in the Modified Project would not affect landfill capacity or compliance with solid waste regulations, and the analysis provided on page 4.14-57 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative solid waste impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to solid waste as a result of the Modified Project, no additional mitigation measures are required.

F. Energy

This section describes potential impacts associated with the changes to the Approved Project that are reflected in the Modified Project with regard to energy consumption in Butte County.

1. Standards of Significance

The changes between the Approved Project and the Modified Project would have a significant energy consumption impact if they would:

- Result in the wasteful, inefficient, and unnecessary consumption of energy during construction or operation.

2. Impact Discussion

The following discussion provides an analysis of potential project and cumulative energy consumption impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

a. Project Impacts

i. Result in the wasteful, inefficient, and unnecessary consumption of energy during construction or operation.

The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as shown in Section A.1.a. Therefore, the Modified Project would not change the impact related to energy consumption compared to the Approved Project, and it would remain *less than significant*.

b. Cumulative Impacts

The 2010 Draft EIR for the Approved Project found no significant cumulative impacts related to energy consumption. Changes proposed in the Modi-

fied Project would not increase energy consumption, and the analysis provided on page 4.14-60 of the 2010 Draft EIR for the Approved Project is still relevant to the Modified Project. Therefore, the cumulative energy consumption impact would not change, remaining *less than significant*.

3. Impacts and Mitigation Measures

Since there are no additional significant impacts related to energy consumption as a result of the Modified Project, no additional mitigation measures are required.

G. Maximum Theoretical Buildout

The maximum theoretical buildout allowed under the Modified Project would include significantly more development than the projected 2030 buildout analyzed in the impact discussion sections in terms of both the amount and the extent of development. Therefore, the potential for impacts to utilities would increase. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

4.15 GREENHOUSE GAS EMISSIONS

This chapter discusses and evaluates the potential greenhouse gas (GHG) emission impacts associated with the changes to the Approved Project that are reflected in the Modified Project. This chapter is based on both a quantitative and spatial analysis. Sections in the 2010 Draft EIR for the Approved Project on the Regulatory Framework and Existing Conditions are the same and not repeated here, with the exceptions shown in Section A below.

A. Regulatory Framework

1. Senate Bill 97 Chapter 185, Statutes of 2007 and Office of Planning and Research Guidelines

Since the 2010 Draft EIR for the Approved Project was published, the Governor's Office of Planning and Research (OPR) released updates to the CEQA Guidelines pertaining to the analysis and mitigation of GHG emissions, consistent with SB 97. Through these Guidelines, OPR recommends that each public agency develop an approach to address GHG emissions that is based on best available information. The approach includes three basic steps: (1) identify and quantify emissions; (2) assess the significance of the emissions; and (3) if emissions are significant, identify mitigation measures or alternatives that will reduce the impact to a less-than-significant level. The Guidelines encourage agencies to consider a number of factors in evaluating GHG emissions, including the impact of the project on attaining the State's goal of reducing GHG emissions to 1990 levels by 2020, as directed in AB 32, and the extent of potential reductions in GHG emissions from the proposed project in comparison to the existing setting.

2. Senate Bill 375

In 2008, Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act, was adopted to connect the GHG emissions reductions targets established in the Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excludes emissions associated with goods movement) by aligning regional long-range transportation plans, in-vestments, and housing allocations to local land use planning to reduce

VMT and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 17 regions in California managed by a metropolitan planning organization (MPO), and for each MPO to develop a plan, called a Sustainable Communities Strategy, to meet those emissions reductions targets from passenger vehicles. BCAG is the federally-designated MPO for Butte County and is currently in the process of preparing a SCS as part of the 2012 Regional Transportation Plan (RTP). The final RTP and SCS are expected to be completed and adopted by the BCAG Board in December 2012.

B. Changes in the Modified Project Relevant to Greenhouse Gas Emissions

1. General Plan Amendment

a. Land Use Designation Changes

The proposed GPA would include land use designation changes that would allow more development overall than the Approved Project. However, as described in Chapter 3, Project Description, of this Supplemental EIR, changes to the Approved Project made after publication of the 2010 Draft EIR, but before adoption, along with the location of the new development allowed by the proposed GPA, lead to a projected 2030 buildout that is slightly less than that which was evaluated in the 2010 Draft EIR for the Approved Project. The projected 2030 buildout of the Modified Project compared to the Approved Project is shown in Chapter 3 of this Supplemental EIR.

b. Other Changes (Including Military Operations, New Public Housing Overlay, Minor Policy Changes, and Unique Agriculture and Retail Overlay Expansions)

These changes are not expected to affect GHG emissions.

2. Zoning Ordinance

a. Zoning Ordinance Development Standards

Section 24-157 of the proposed Zoning Ordinance establishes development standards for solar and wind energy systems.

b. Scenic Highway and Watershed Protection Overlay Zones

The Scenic Highway and Watershed Protection Overlay Zones do not specifically address GHG emissions. However, to the extent that the provisions of these overlay zones restrict development, they would be expected to slightly reduce the generation of GHG emissions in Butte County.

C. Standards of Significance

The Modified Project would have a significant impact with respect to GHG emissions if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

For the purposes of a programmatic, plan-level analysis, these two standards of significance are essentially the same. A plan that generates GHG emissions that conflict with an adopted GHG emissions reductions plan would be considered to have a significant impact on the environment.

D. Impact Discussion

The following discussion provides an analysis of the cumulative contribution to GHG emission and climate change impacts that could occur as a result of implementation of the Modified Project that were not already disclosed in the 2010 EIR for the Approved Project.

1. Project Impacts

a. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

The 2010 Draft EIR for the Approved Project identified that Butte County generated 601,266 metric tons of carbon dioxide-equivalent ($MTCO_2e$) emissions in 2006. As identified in Table 4.15-5 of the 2010 Draft EIR, buildout of the Approved Project in 2020 would generate 714,440 $MTCO_2e$ and buildout of the Approved Project in 2030 would generate 803,582 $MTCO_2e$. Consequently, the Approved Project would not achieve the County's GHG reduction target of a 15 percent reduction from 2006 levels (85 percent of 2006 levels) by 2020. The Modified Project would result in slightly less development in 2030 compared to the Approved Project, as explained in detail in Chapter 3 of this Supplemental EIR. However, because the Modified Project would allow more development in rural areas, it would result in a slight increase in vehicle miles traveled (VMT). Specifically, the Modified Project would result in an increase of 1,511 VMT per day compared to the Approved Project presented in the 2010 Draft EIR. This represents an increase of less than $1/10^{th}$ of 1 percent in the overall countywide VMT reported in the Draft EIR for the Approved Project.

The Modified Project also includes proposed Zoning Ordinance regulations pertaining to solar and wind energy systems, establishing clear procedures for the development of future alternative energy systems in Butte County, which could facilitate their development, thereby contributing to future potential reductions in GHG emissions.

Because the Modified Project would allow slightly less development in 2030 compared to the Approved Project and the VMT increase would be minimal, GHG emissions impacts would be similar to the Approved Project. As described in detail on page 4.15-65 of the 2010 Draft EIR for the Approved Project, General Plan 2030 directs the County to prepare a Climate Action Plan that includes a Climate Change Preparedness Plan that will prepare for the

impacts of climate change on the county's economic and natural ecosystems and promote a climate-resilient community. General Plan 2030 also includes other policies that protect agriculture, promote public health and safety, reduce wildfire risk, reduce risks from flooding, promote a sustainable water supply, and protect natural ecosystems. Because such a plan is not currently in place, and it is therefore not known whether the plan will succeed in achieving AB 32 targets, GHG impacts would remain *significant and unavoidable*.

2. Cumulative Impacts

As discussed in detail on page 4.15-65 of the 2010 Draft EIR for the Approved Project, the analysis in Section D.1 addresses cumulative projects.

E. Maximum Theoretical Buildout

Under the maximum theoretical buildout of the Modified Project, there would be significantly more development than under the projected 2030 buildout analyzed in Section D, in terms of both the amount and the extent of development. As a result, GHG emission-related impacts would be more significant than described in Section D. However, as discussed in Chapter 3 of the 2010 Draft EIR for the Approved Project, it is unlikely that maximum theoretical buildout would ever occur under the Modified Project, and an analysis of maximum theoretical buildout is not required by CEQA.

F. Impacts and Mitigation Measures

Since there are no additional significant impacts related to GHGs and climate change as a result of the Modified Project, no additional mitigation measures are required.

5 ALTERNATIVES TO THE PROPOSED PROJECT

The proposed GPA and Zoning Ordinance have been described and analyzed in the previous sections with an emphasis on potentially significant impacts and recommended mitigation measures to avoid those impacts to the extent feasible. The State CEQA Guidelines §15126.6 also require the description and comparative analysis of a reasonable range of alternatives to the proposed project that could feasibly attain the objectives of the project while avoiding or lessening the project's impacts. While the EIR is not required to consider every conceivable alternative to a project, it must consider a reasonable range of feasible alternatives that will foster informed decision making and public participation.

The following discussion is intended to inform the public and decision-makers of project alternatives that have been developed, including the positive and negative aspects of those alternatives. In accordance with the CEQA Guidelines and procedures, three project alternatives, including the No Project Alternative, are discussed below. CEQA Guidelines also require that the environmentally superior alternative be identified. This information is included at the end of this chapter.

As described in Chapter 1, Introduction, in accordance with CEQA Guidelines §15163, this Supplemental EIR only contains the information necessary to make the 2010 EIR for the Approved Project adequate for the project as revised. Therefore, this chapter focuses on alternatives to the Modified Project that would avoid or lessen its impacts.

A. Alternatives Considered but Rejected for Further Analysis

The 2010 EIR for the Approved Project considered two alternatives in addition to the No Project Alternative: the Concentrated Growth Alternative, which directed development toward existing urban areas, and the Rural Extension Alternative, which distributed development more widely throughout the county with less emphasis on the existing urban areas. These alternatives and others that would fundamentally change the General Plan land use map were considered for this Supplemental EIR, but rejected because they would

replace the extensive, four-year process that led to the adoption of General Plan 2030. In addition, the two alternatives to General Plan 2030 were already evaluated in the 2010 EIR for the Approved Project. This Supplemental EIR focuses on alternatives that would avoid or lessen the Modified Project's impacts.

B. Alternatives Considered in this Supplemental EIR

Aside from the No Project Alternative, two alternatives were developed to attempt to reduce the environmental impacts of the proposed project.

The three alternatives are as follows:

- **No Project Alternative.** The proposed GPA and Zoning Ordinance would not be adopted; the existing Butte County General Plan 2030 would remain unchanged and the existing Zoning Ordinance would remain in effect.
- **Updated Zoning Ordinance Alternative.** The proposed General Plan Amendments to the land use map would not be adopted, but the Zoning Ordinance would be updated to be consistent with General Plan 2030 as adopted in October 2010.
- **Minimized Zoning Densities Alternative.** The proposed GPA would be adopted, but the Zoning Ordinance map would be changed so that it only includes the least dense option allowed by the corresponding General Plan land use designation. For example, all parcels designated for Agriculture by the General Plan would be zoned AG-160.

Table 5-1 summarizes the result of analyzing each alternative against the impact factors considered for the Modified Project, according to whether it would have a mitigating or adverse effect. This analysis is presented in greater detail in the following sections.

TABLE 5-1 **COMPARISON OF PROJECT ALTERNATIVES**

Impact Factors	No Project Alternative	Updated Zoning Ordinance Alternative	Minimized Zoning Densities Alternative
Aesthetics	=	+	=
Agriculture and Forestry Resources	=	+ +	+
Air Quality	=	=	-
Biological Resources	=	+ +	-
Cultural Resources	+	+	-
Geology, Soils and Mineral Resources	=	+	-
Hazards and Safety	=	+	-
Hydrology and Water Quality	=	+	-
Land Use	- -	+	=
Noise	=	=	-
Population and Housing	- -	-	=
Public Services and Recreation	- -	+	-
Transportation and Circulation	-	+	-
Utilities and Infrastructure	- -	=	=
Greenhouse Gas Emissions	-	=	-

+ + Substantial improvement compared to the proposed project.
+ Insubstantial improvement compared to the proposed project.
= Same impact as proposed project.
- Insubstantial deterioration compared to the proposed project.
- - Substantial deterioration compared to the proposed project.

Note: Competing aspects within some factors would create both improvement and deterioration simultaneously for a single alternative. These trade-offs are discussed in the text.

C. The No Project Alternative

This section analyzes the No Project Alternative against the Modified Project.

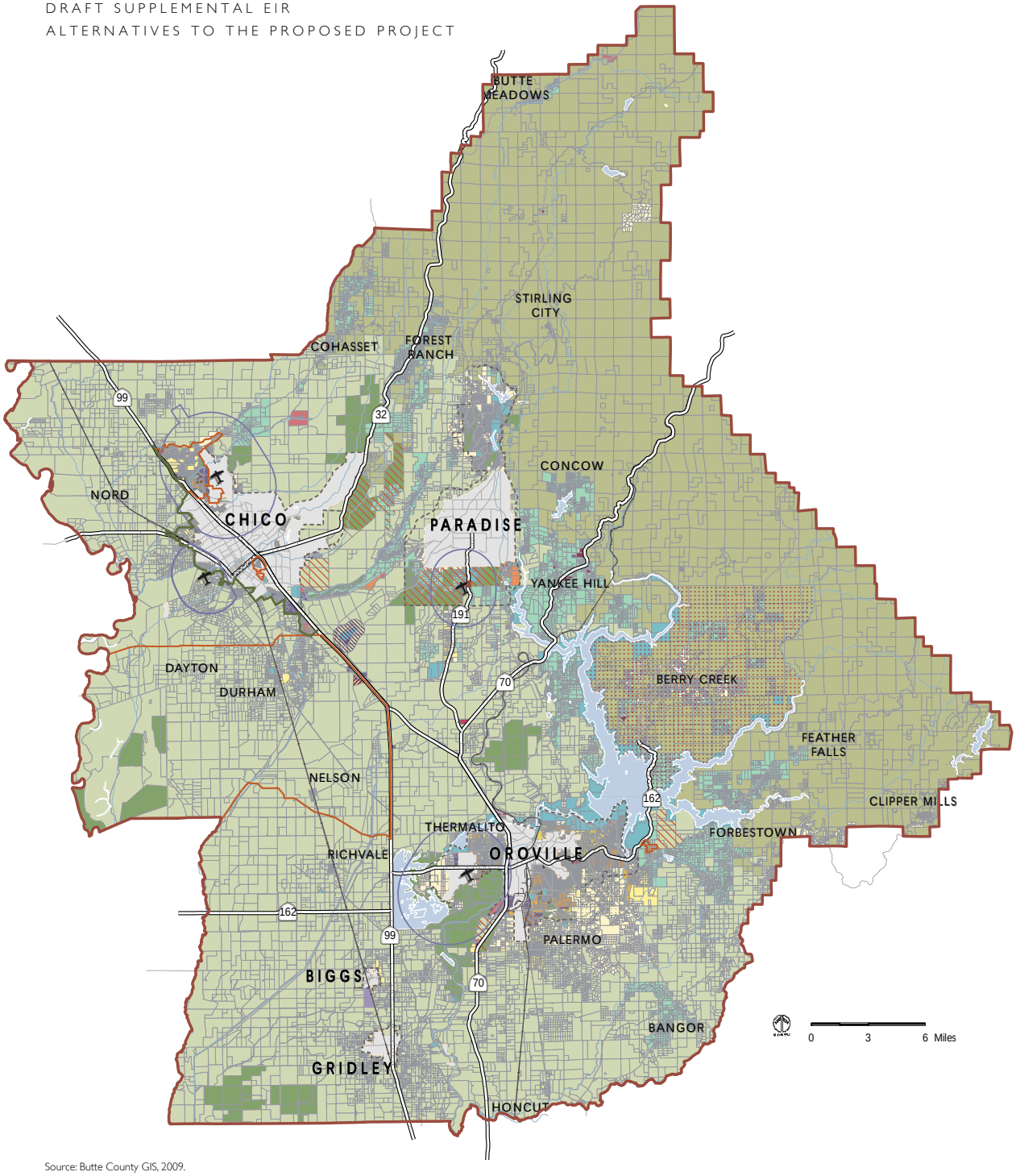
1. Principal Characteristics

Under this alternative, the proposed GPA and Zoning Ordinance would not be adopted; the existing Butte County General Plan 2030 would remain unchanged and the existing Zoning Ordinance would remain in effect. Thus, new development would occur according to the existing General Plan 2030 land use designations and existing Zoning Ordinance. The existing General Plan 2030 land use designations and existing zoning map are shown in Figures 5-1 and 5-2. This alternative is not feasible, because State statutes require that the Zoning Ordinance be consistent with the adopted General Plan. However, it is analyzed because CEQA requires that an EIR consider the impacts of not adopting the Modified Project.

The No Project Alternative differs from the Modified Project in terms of the amount of residential and non-residential growth proposed. The No Project Alternative would allow slightly more development of all types by 2030 than the Modified Project. The projected 2030 buildout of the No Project Alternative, which is based on General Plan 2030, is equivalent to that of the Approved Project, which is approximately:

- 13,700 new dwelling units
- 33,850 new residents
- 1.8 million square feet new retail/office space
- 1.1 million square feet new industrial space

The existing Zoning Ordinance, which is not consistent with General Plan 2030, would allow a substantial amount of parcelization that is not allowed by General Plan 2030, mainly because it includes sub-zones for the Agriculture and Timber Mountain zones that allow parcelization down to 5-acre and 1-acre lots, respectively, while General Plan 2030 and the Modified Project require a minimum lot size of 20 acres for the Agriculture designation and 160 acres for the Timber Mountain designation.



Source: Butte County GIS, 2009.
Note: The Deer Herd Migration Area Overlay and the Airport Land Use Compatibility Zones within the Airport Overlay are provided as separate maps.

Agriculture/Timber/Conservation Designations
- Agriculture (20-ac to 320-ac minimum)
- Agriculture Services (0.8 maximum FAR)
- Timber Mountain (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Designations
- Foothill Residential (1 to 40 ac/du)
- Rural Residential (5 to 10 ac/du)
- Very Low Density Residential (1 du/5 ac to 1 du/ac)
- Low Density Residential (1 to 3 du/ac)
- Medium Density Residential (3 to 6 du/ac)
- Medium High Density Residential (6 to 14 du/ac)
- High Density Residential (14 to 20 du/ac)

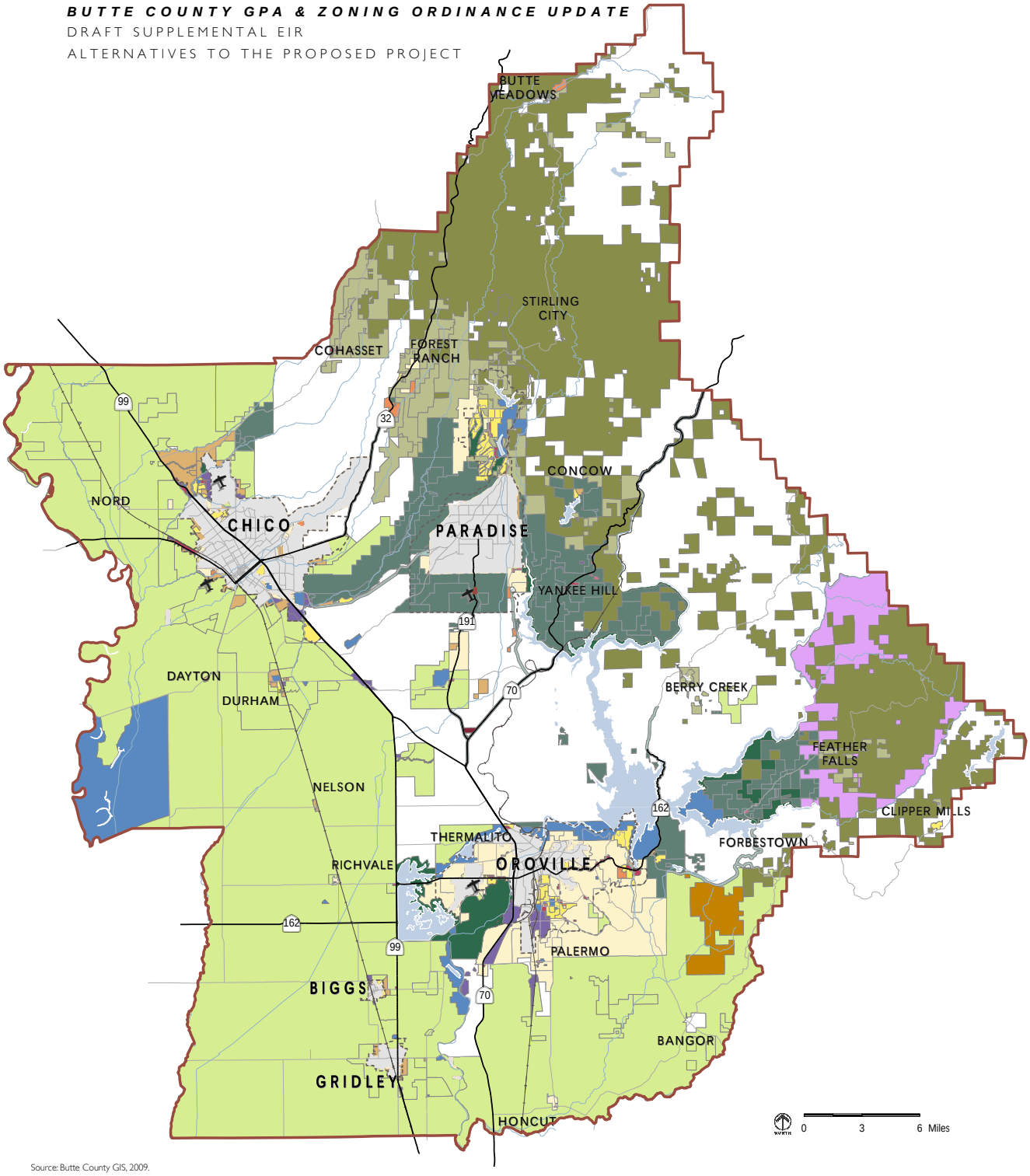
Commercial/Industrial Designations
- Mixed Use (4 to 20 du/ac and 0.5 maximum FAR)
- Retail and Office (0.4 maximum FAR)
- Recreation Commercial (0.4 maximum FAR)
- Sports and Entertainment (0.4 maximum FAR)
- Industrial (0.4 maximum FAR)
- Research and Business Park (0.5 maximum FAR)

Other Designations
- Public
- Planned Unit Development

Overlays
- Existing Area, Neighborhood or Specific Plan
- Berry Creek Area Plan
- Specific Plans to be Developed
- Unique Agriculture Overlay
- Retail Overlay
- Solid Waste Management Facility Overlay
- Airport Overlay

- Airports
- Greenline
- Railroad
- Highways
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 5-1
EXISTING GENERAL PLAN 2030 LAND USE DESIGNATIONS



Source: Butte County GIS, 2009.

Natural Resource Zones
- Agricultural (A-5, A-10, A-15, A-20, A-40, A-160)
- Timber Mountain (TM-1, TM-2, TM-2½, TM-3, TM-5, TM-10, TM-20, TM-40, TM-160)
- Timber Preserve
- Resource Conservation
- Scenic Highway

Residential Zones
- Residential (R-1, R-2, R-3, R-4, R-N, RT-1, R-½, RT-1-A, R-P, M-R)
- Agricultural Residential (AR, AR-½, AR-1, AR-2½, AR-5, AR-10, AR-MH, A-SR)
- Suburban Residential (S-R, SR-½, SR-1, SR-3, SR-5)
- Foothill Recreational (FR-1, FR-2, FR-3, FR-5, FR-10, FR-20, FR-40, FR-160)
- Mountain or Recreation Subdivision Residential
- Mobile Home Park

Commercial and Industrial Zones
- Commercial (C-1, C-2, C-C, N-C)
- Highway Commercial
- Commercial Forestry
- Sports & Entertainment
- Industrial (L-I, M-1, M-2)

Other Zones
- Public, Quasi-Public
- Planned Unit Development
- Airport Zone
- Unclassified

- Airports
- Highways
- Railroad
- Major Streams
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 5-2
EXISTING ZONING MAP

2. Impact Analysis

The No Project Alternative would have the following impacts relative to the Modified Project. Note that although the projected 2030 buildout for the No Project Alternative is slightly greater than that of the Modified Project, the Modified Project would allow overall more development in the county, as discussed further in Chapter 3 of this Supplemental EIR. Therefore, quantitative-based analyses, such as vehicle miles traveled, would generally result in a greater impact under the No Project Alternative, while spatial-based analyses, which are more concerned with where development could possibly occur, would generally result in a reduced impact because the No Project Alternative allows less extent of development.

a. Aesthetics

Based on the General Plan land use map, the No Project Alternative would result in less conversion of undeveloped land, which would reduce the impact on scenic vistas, the visual character of Butte County, and light and glare. However, the existing Zoning Ordinance would allow significantly more parcelization throughout the county, which could change the county's visual character, and in particular the large-scale agricultural and open space uses that exist today. Although the No Project Alternative would lack the Scenic Highway Overlay Zone proposed in the Zoning Ordinance, it would include the Scenic Highway Zone that is included in the existing Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding aesthetics, which would help to mitigate visual impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

b. Agriculture and Forestry Resources

Based on the General Plan land use map, the No Project Alternative would avoid the conversion of 500 acres of farmland of concern under CEQA that the Modified Project would allow. The No Project Alternative would also avoid extending additional rural residential uses into existing agricultural are-

as, thus avoiding the placement of incompatible urban uses next to farms or ranches, which could eventually lead farmers to take their land out of production. In addition, the No Project Alternative would convert less forest land than the Modified Project. However, the No Project Alternative would maintain the existing Agricultural Residential zoning, which leads to inherent conflicts between agricultural and residential uses, and could cause conversion of agricultural land to residential uses. In addition, the No Project Alternative would allow significantly more parcelization of agricultural and forestry areas because it would maintain the Agriculture and Timber Mountain subzones that allow small parcel sizes, which could make these uses less viable and lead to their conversion to non-agriculture and non-forestry uses. Furthermore, the No Project Alternative does not include the expansion of the Unique Agriculture Overlay, which supports small-scale agriculture, or the additional regulations regarding the agricultural buffer that are proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding agriculture and forestry resources, which would help to mitigate resource impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

c. Air Quality

The No Project Alternative is anticipated to generate slightly more development by 2030 compared to the Modified Project, which would slightly increase vehicle-based air quality impacts. In addition, the No Project Alternative would not include the change to Policy COS-P5.5, which addresses impacts of mobile source emissions on sensitive receptors. However, a spatial analysis of the General Plan land use map under the No Project Alternative reveals that it would not extend development into areas that may be subject to pollutants from certain land uses and diesel exhaust, as well as odors.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local

regulations regarding air quality, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

d. Biological Resources

The No Project Alternative would avoid the redesignation of approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows residential development. Therefore, the No Project Alternative would have a slightly reduced impact on special-status species, riparian habitat, wetlands, and migratory species. However, the Zoning Ordinance under the No Project Alternative would allow more parcelization of Agricultural and Timber Mountain areas, which could impact biological resources, particularly if new parcels add fencing that inhibits migration patterns of large wildlife, like deer. In addition, the No Project Alternative does not include the additional protections for riparian areas, sensitive watersheds, and deer herd migration areas that are proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding biological resources, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

e. Cultural Resources

The No Project Alternative would avoid the redesignation of approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows residential development. Therefore, the No Project Alternative would have a slightly reduced impact on archaeological and paleontological resources and human remains.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding cultural resources, which would help to mitigate im-

pacts. Overall, the No Project Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

f. Geology, Soils, and Mineral Resources

Based on the General Plan land use map, the No Project Alternative would not extend the amount of land on which development is allowed in the seismically-active area of Butte County compared to the Modified Project, which would expose fewer people and structures to risks from ground shaking. In addition, the No Project Alternative would allow less development in areas that may be subject to liquefaction, landslides, erosion, subsidence, and expansive soils, reducing exposure to these geologic risks. Finally, the No Project Alternative would allow less development in remote areas where soils may not be capable of supporting septic tanks. However, the No Project Alternative would not include the erosion control requirements proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding geology and soils, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

g. Hazards and Safety

Based on the General Plan land use map, the No Project Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would reduce the use and potential for accidental release of hazardous materials and would reduce demands on emergency services. In addition, the No Project Alternative would allow less development in areas of high wildfire risk. However, the existing zoning map under the No Project Alternative would allow more parcelization through the Timber Mountain sub-zones, which could place more structures and people at risk in wildfire hazard areas. In addition, the No Project Alternative would not include the additional requirements for hazardous wastes that are proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hazards and safety, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

h. Hydrology and Water Quality

Based on the General Plan land use map, the No Project Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would reduce potential impacts on water quality, groundwater resources, drainage patterns, and stormwater runoff. In addition, the No Project Alternative would avoid the placement of additional structures within 100-year flood hazard areas, areas subject to inundation from dam or levee failure, and areas subject to mudflow risks. However, the No Project Alternative would not include the additional protections for riparian areas and sensitive watersheds or additional regulations for water conservation and stormwater runoff that are proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hydrology and water quality, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

i. Land Use

Based on the General Plan land use map, the No Project Alternative would avoid some minor land use incompatibilities. However, the No Project Alternative would also create a new conflict because it would maintain the existing Zoning Ordinance, which contains many conflicts with General Plan 2030. In addition, the No Project Alternative would maintain the existing Unclassified Zone, which is an interim zone intended for areas that have not been specifically zoned, permitting one single-family dwelling per parcel, ag-

ricultural uses and buildings, and conditionally permitting multiple-family dwellings and commercial uses. This existing zoning district covers a large portion of Butte County, and because it has not been studied for permanent zoning, could allow incompatible land uses.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies regarding land use compatibility, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be a substantial deterioration in relation to the Modified Project.

j. Noise

Based on the General Plan land use map, the No Project Alternative would allow less development that would expose sensitive receptors to groundborne vibration along the railroad and from construction. However, it would slightly increase the amount of permanent ambient noise from traffic by 2030, and it would not include the additional noise standards proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding noise, which would help to mitigate impacts. Overall, the No Project Alternative would have essentially the same impact as the Modified Project.

k. Population and Housing

The No Project Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the population growth impact. In addition, the No Project Alternative would lack the Public Housing Overlay that is proposed in the Modified Project and that supports the continued operation of existing public housing facilities; implementation of the County's Housing Element; and the County's agricultural labor, special needs, and low- and moderate-income housing communities. Furthermore, the zoning map under the No Project Alterna-

tive would allow more parcelization of agricultural and open space areas, which could lead to unplanned population growth in these areas.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding population and housing, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be a substantial deterioration in relation to the Modified Project.

l. Public Services and Recreation

The No Project Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the impacts related to police facilities, fire protection facilities, library facilities, and parks and recreation. In addition, the zoning map under the No Project Alternative would allow more parcelization of agricultural and open space areas, which could put additional strain on public services.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding public services, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be a substantial deterioration in relation to the Modified Project.

m. Transportation and Circulation

The No Project Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the impacts related to traffic. Although, based on the General Plan land use map, the No Project Alternative would allow less development overall, which could reduce potential emergency access, alternative transportation, and air travel impacts, it allows more parcelization in agricultural and open space areas through the existing zoning map, would could negate those benefits.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding transportation and circulation, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

n. Utilities and Infrastructure

Based on the General Plan land use map, the No Project Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would generate less wastewater that would require treatment. However, the zoning map under the No Project Alternative would allow more parcelization to occur in agricultural and open space areas, which could result in the use of more septic systems. In addition, the No Project Alternative would allow slightly more development by 2030, which could increase impacts related to storm drainage facilities, solid waste, and energy consumption. Furthermore, the No Project Alternative would lack the additional landscaping requirements that address water conservation and stormwater runoff, erosion control requirements, and requirements for liquid and solid wastes that are proposed in the Modified Project through the Zoning Ordinance.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding utilities and infrastructure, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be a substantial deterioration in relation to the Modified Project.

o. Greenhouse Gas Emissions

The No Project Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the GHG emissions impact. In addition, the No Project Alternative would lack the development standards for solar and wind energy systems proposed in the Modified Project through the Zoning Ordinance; such standards would promote alternative energy development in the county.

Both the No Project Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding GHG emissions, which would help to mitigate impacts. Overall, the No Project Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

D. The Updated Zoning Ordinance Alternative

This section analyzes the Updated Zoning Ordinance Alternative against the Modified Project.

1. Principal Characteristics

Under this alternative, the proposed General Plan Amendments to the land use map would not be adopted, but the Zoning Ordinance would be updated to be consistent with General Plan 2030. New development would occur according to the existing General Plan 2030 land use designations and an updated Zoning Ordinance. The Updated Zoning Ordinance Alternative differs from the No Project Alternative in that it would include implementation of an updated Zoning Ordinance that is consistent with General Plan 2030. The zoning map and zoning districts would be consistent with the land use map and land use designations of General Plan 2030. Other standards and regulations in the proposed Zoning Ordinance, such as the Watershed Protection Overlay, would also be implemented.

The existing General Plan 2030 land use map is shown in Figure 5-1. The zoning map under this alternative would be consistent with General Plan 2030.

Similar to the No Project Alternative, the Updated Zoning Ordinance Alternative would allow slightly more development of all types than the Modified

Project, with a projected 2030 buildout[1] that is equivalent to that of the Approved Project, which is approximately:

- 13,700 new dwelling units
- 33,850 new residents
- 1.8 million square feet new retail/office space
- 1.1 million square feet new industrial space

2. Impact Analysis

The Updated Zoning Ordinance Alternative would have the following impacts relative to the Modified Project.

a. Aesthetics

The Updated Zoning Ordinance Alternative would result in less conversion of undeveloped land throughout Butte County, which would reduce the impact on scenic vistas, the visual character of Butte County, and light and glare.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding aesthetics, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would be an insubstantial improvement with regard to aesthetics compared to the Modified Project.

b. Agriculture and Forestry Resources

The Updated Zoning Ordinance Alternative would avoid the conversion of 500 acres of farmland of concern under CEQA that the Modified Project would allow. The Updated Zoning Ordinance Alternative would also avoid extending additional rural residential uses into existing agricultural areas, thus avoiding the placement of incompatible urban uses next to farms or ranches, which could eventually lead farmers to take their land out of production. In

[1] The projected 2030 buildout was only quantified for the General Plan and General Plan Amendment, but not for the Zoning Ordinance. The Zoning Ordinance would further refine these projected 2030 buildout estimates.

addition, the Updated Zoning Ordinance Alternative would convert less forest land than the Modified Project.

Similar to the Modified Project, the Updated Zoning Ordinance Alternative would include the additional regulations regarding the agriculture buffer proposed in the Zoning Ordinance. However, the Updated Zoning Ordinance Alternative would not include the expansion of the Unique Agriculture Overlay, which supports small-scale agriculture.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding agriculture and forestry resources, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would cause a substantial improvement compared to the Modified Project.

c. Air Quality

The Updated Zoning Ordinance Alternative is anticipated to generate slightly more development by 2030 compared to the Modified Project, which would slightly increase vehicle-based air quality impacts. However, a spatial analysis of the Updated Zoning Ordinance Alternative reveals that it would not extend development into areas that may be subject to pollutants from certain land uses and diesel exhaust, as well as odors.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding air quality, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would have essentially the same impact as the Modified Project.

d. Biological Resources

The Updated Zoning Ordinance Alternative would avoid the redesignation of approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows residential develop-

ment. Therefore, the Updated Zoning Ordinance Alternative would have a reduced impact on special-status species, riparian habitat, wetlands, and migratory species.

Both the Updated Zoning Ordinance Alternative and the Modified Project would include the additional protections for riparian areas, sensitive watersheds, and deer herd migration areas that are proposed in the Zoning Ordinance and be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding biological resources, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be a substantial improvement in relation to the Modified Project.

e. Cultural Resources

The Updated Zoning Ordinance Alternative would avoid the redesignation of approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows residential development. Therefore, the Updated Zoning Ordinance Alternative would have a slightly reduced potential for impacts on archaeological and paleontological resources and human remains.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding cultural resources, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

f. Geology, Soils, and Mineral Resources

The Updated Zoning Ordinance Alternative would not extend the amount of land on which development is allowed in the seismically-active area of Butte County compared to the Modified Project, which would expose fewer people and structures to risks from ground shaking. In addition, the Updated Zoning Ordinance Alternative would allow less development in areas that may be

subject to liquefaction, landslides, erosion, subsidence, and expansive soils, reducing exposure to these geologic risks. Finally, the Updated Zoning Ordinance Alternative would allow less development in remote areas where soils may not be capable of supporting septic tanks.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding geology and soils, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

g. Hazards and Safety

The Updated Zoning Ordinance Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would reduce the use and potential for accidental release of hazardous materials and would reduce demands on emergency services. In addition, the Updated Zoning Ordinance Alternative would allow less development in areas of high wildfire risk.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hazards and safety, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

h. Hydrology and Water Quality

The Updated Zoning Ordinance Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would reduce potential impacts on water quality, groundwater resources, drainage patterns, and stormwater runoff. In addition, the Updated Zoning Ordinance Alternative would avoid the placement of additional structures within 100-year flood hazard areas, areas subject to inundation from dam or levee failure, and areas subject to mudflow risks.

The Updated Zoning Ordinance Alternative would include the same additional protections for riparian areas and sensitive watersheds and additional regulations for water conservation and stormwater runoff that are proposed in the Zoning Ordinance for both the Modified Project and this alternative. Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hydrology and water quality, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

i. Land Use

The Updated Zoning Ordinance Alternative would avoid the minor land use incompatibility in the Oroville area caused by designating a parcel as Rural Residential adjacent to a parcel designated Industrial by the Oroville General Plan, as described in Chapter 4.9.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies regarding land use compatibility, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

j. Noise

The Updated Zoning Ordinance Alternative would allow less development that would expose sensitive receptors to groundborne vibration along the railroad and from construction. However, it would slightly increase the amount of permanent ambient noise from traffic by 2030.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding noise, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would have essentially the same impact as the Modified Project.

k. Population and Housing

The Updated Zoning Ordinance Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the population growth impact. In addition, the Updated Zoning Ordinance would lack the Public Housing Overlay that is proposed in the Modified Project and that supports the continued operation of existing public housing facilities; implementation of the County's Housing Element; and the County's agricultural labor, special needs, and low- and moderate-income housing communities.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding population and housing, which would help to mitigate impacts. Therefore, the Updated Zoning Ordinance Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

l. Public Services and Recreation

The Updated Zoning Ordinance Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the impacts related to police facilities, fire protection facilities, library facilities, and parks and recreation. However, the Updated Zoning Ordinance Alternative would avoid allowing additional development farther from existing services, as well as additional development in a few school districts that do not have capacity for development anticipated by the Approved and Modified Projects.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding public services, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

m. Transportation and Circulation

The Updated Zoning Ordinance Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the impacts related to traffic. However, the Updated Zoning Ordinance Alternative would avoid the new traffic impacts related to the placement of residential uses in rural agricultural areas, causing VMT increases. In addition, the Updated Zoning Ordinance Alternative would allow less extent of development, which would reduce potential emergency access, alternative transportation, and air travel impacts.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding transportation and circulation, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative is considered to be an insubstantial improvement in relation to the Modified Project.

n. Utilities and Infrastructure

The Updated Zoning Ordinance Alternative would avoid allowing additional development in certain water and wastewater districts where there is inadequate water capacity. In addition, the Updated Zoning Ordinance Alternative would not extend the amount of land on which development is allowed compared to the Modified Project, which would generate less wastewater that would require treatment. However, the Updated Zoning Ordinance Alternative would allow slightly more development by 2030, which could increase impacts related to storm drainage facilities, solid waste, and energy consumption.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding utilities and infrastructure, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would have essentially the same impact as the Modified Project.

o. Greenhouse Gas Emissions

The Updated Zoning Ordinance Alternative would result in a 2030 buildout projection that is slightly greater than that of the Modified Project, which could slightly increase the GHG emissions impact. However, it would not contribute to increases in VMT from allowing development in remote areas.

Both the Updated Zoning Ordinance Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding GHG emissions, which would help to mitigate impacts. Overall, the Updated Zoning Ordinance Alternative would have essentially the same impact as the Modified Project.

E. The Minimized Zoning Densities Alternative

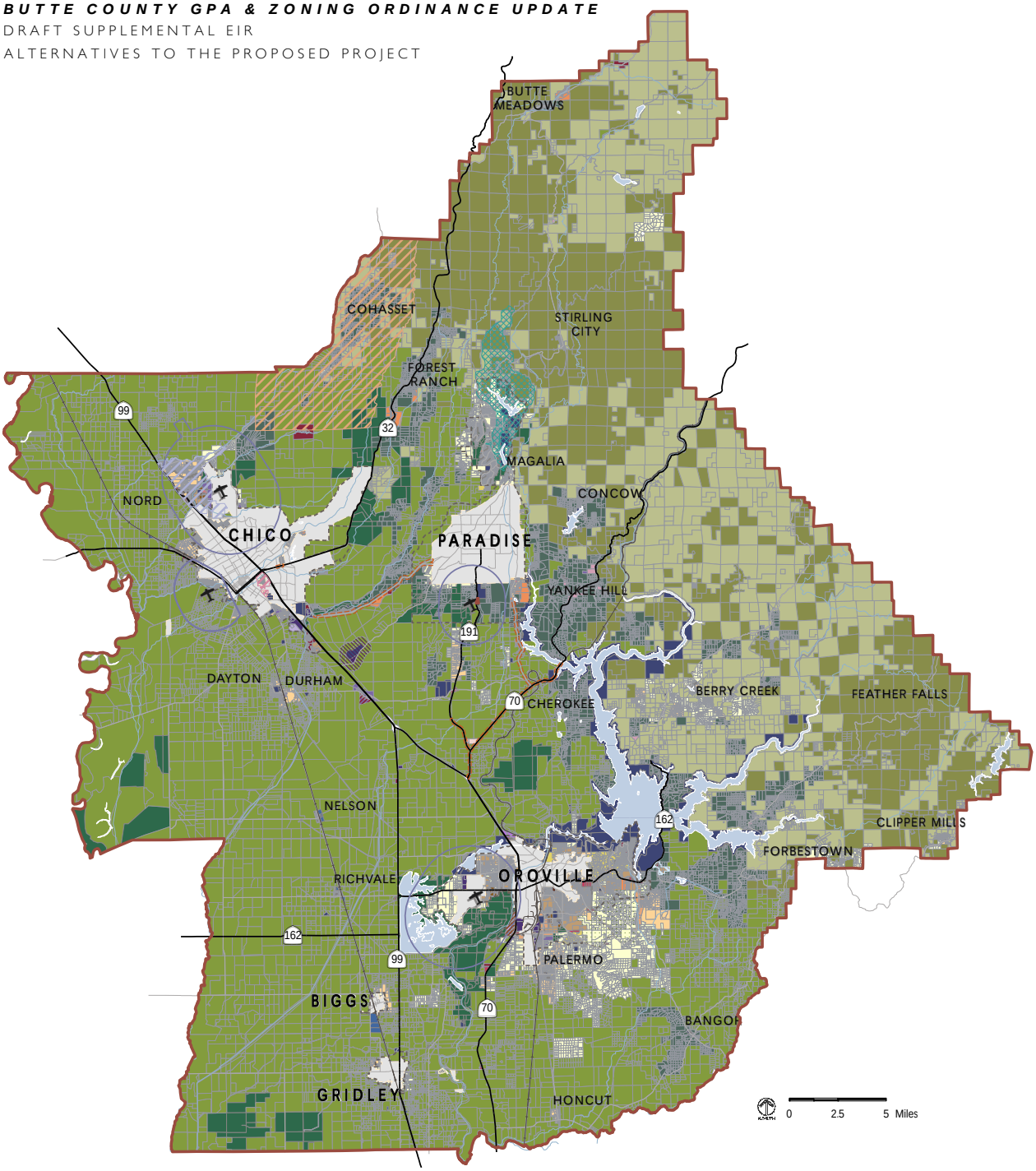
This section analyzes the Minimized Zoning Densities Alternative against the Modified Project.

1. Principal Characteristics

Under this alternative, the proposed GPA and Zoning Ordinance would be adopted, but the zoning map would be modified to only use the least dense zoning district available to implement each General Plan land use designation that allows a range of densities. Specifically:

- All Agriculture areas would be zoned AG-160.
- All Foothill Residential areas would be zoned FR-40.
- All Rural Residential areas would be zoned RR-10.
- All Very Low Density Residential areas would be zoned VLDR-2.5.
- All Mixed Use areas would be zoned MU-1.

New development would occur according to the proposed GPA and the updated Zoning Ordinance with the modified zoning map. The proposed GPA is shown in Figure 3-3 in Chapter 3, and the modified zoning map is shown in Figure 5-3.



Source: The Planning Center | DC&E GIS, 2012.

Agricultural Zones
- Agriculture - 160
- Agriculture Services

Natural Resource Zones
- Timber Mountain (160-ac minimum)
- Timber Production (160-ac minimum)
- Resource Conservation (40-ac minimum)

Residential Zones
- Rural Residential - 10 (up to 1 du/10 ac)
- Very Low Density Residential - 2.5 (up to 1 du/2.5 ac)
- Low Density Residential (up to 3 du/ac)
- Medium Density Residential (up to 6 du/ac)
- Medium High Density Residential (up to 14 du/ac)
- High Density Residential (14 to 20 du/ac)
- Foothill Residential - 40 (up to 1 du/40 ac)

Commercial and Mixed Use Zones
- General Commercial
- Neighborhood Commercial
- Community Commercial
- Mixed Use - 1
- Recreation Commercial
- Sports and Entertainment

Industrial Zones
- Light Industrial
- General Industrial
- Heavy Industrial

Special Purpose Zones
- Public
- Airport
- Research and Business Park
- PUD

Overlay Zones
- Airport Compatibility Overlay
- Chapman/Mulberry Overlay
- Cohasset Overlay
- North Chico Specific Plan Overlay
- Public Housing Overlay
- Retail Overlay
- Recreation Commercial Overlay
- Scenic Highway Overlay
- Stringtown Mountain Specific Plan Overlay
- Recycling and Waste Facility Overlay
- Unique Agriculture Overlay
- Watershed Protection Overlay

- Airports
- Highways
- Railroad
- Major Streams
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 5-3
MINIMIZED ZONING DENSITIES ZONING MAP

Although the Minimized Zoning Densities Alternative would reduce the development potential in the county by restricting the zoning districts to only allow the least dense zone, it is anticipated to result in about the same amount of development by 2030 as the Modified Project. The main difference between the Modified Project and the Minimized Zoning Densities Alternative is that the 2030 development would be dispersed over a larger area. As described in Chapter 3, Project Description, the projected 2030 buildout for the Modified Project assumed that development would occur in anticipated development projects and "2030 development areas," which are areas that are anticipated to develop by 2030. Because the same demand for increased housing and commercial and industrial space would occur under the Minimized Zoning Densities Alternative, it is anticipated that a similar amount of development would occur, but it would expand beyond the 2030 development areas because there would be less development potential within those areas.

2. Impact Analysis

The Minimized Zoning Densities Alternative would have the following impacts relative to the Modified Project.

a. Aesthetics

The Minimized Zoning Densities Alternative would result in less parcelization of agricultural land, which could reduce the impact on scenic vistas and the visual character of Butte County. However, in the Foothill Residential, Rural Residential, and Very Low Density Residential areas, it is anticipated that development in 2030 would be dispersed over a larger area than the Modified Project, which could also have adverse impacts on visual resources and character.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding aesthetics, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative would have essentially the same impact as with regard to aesthetics compared to the Modified Project.

b. Agriculture and Forestry Resources

The Minimized Zoning Densities Alternative would allow the same amount of farmland and forest land to convert to non-agricultural and non-forest uses as the Modified Project. However, because the agricultural lands would all be zoned as AG-160, less farmland would be parcelized, helping it to stay viable for production.

Both the Minimized Zoning Densities Alternative and the Modified Project would include additional regulations regarding the agriculture buffer proposed in the Zoning Ordinance and would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding agriculture and forestry resources, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative would cause an insubstantial improvement compared to the Modified Project.

c. Air Quality

Because development in 2030 would be dispersed over a larger area, VMT would likely increase under the Minimized Zoning Densities Alternative, which would increase vehicle-based air quality impacts. Similar to the Modified Project, the Minimized Zoning Densities Alternative would extend development into areas that may be subject to pollutants from certain land uses and diesel exhaust, as well as odors.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding air quality, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

d. Biological Resources

Similar to the Modified Project, the Minimized Zoning Densities Alternative would redesignate approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows

residential development. Because the Minimized Zoning Densities Alternative would disperse 2030 development over a larger area, it would likely increase impacts on special-status species, riparian habitat, wetlands, and migratory species. However, because the Minimized Zoning Densities Alternative would result in less parcelization of agricultural land, it could reduce impacts on migratory deer caused by agricultural fencing.

Both the Minimized Zoning Densities Alternative and the Modified Project would include the same protections for riparian areas, sensitive watersheds, and deer herd migration areas that are proposed in the Zoning Ordinance and be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding biological resources, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

e. Cultural Resources

Similar to the Modified Project, the Minimized Zoning Densities Alternative would redesignate approximately 4,670 acres from a natural resources designation of Timber Mountain or Resource Conservation to one that allows residential development. Because the Minimized Zoning Densities Alternative would disperse 2030 development over a larger area, it would likely increase impacts on archaeological and paleontological resources and human remains.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding cultural resources, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

f. Geology, Soils, and Mineral Resources

Because development in 2030 would be dispersed over a larger area under the Minimized Zoning Densities Alternative, more development would likely occur in areas with risks from ground shaking, liquefaction, landslides, erosion, subsidence, and expansive soils, increasing exposure to these geologic risks.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding geology and soils, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

g. Hazards and Safety

Because development in 2030 would be dispersed over a larger area, the Minimized Zoning Densities Alternative would likely increase demands on emergency services and place more development in areas of high wildfire risk.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hazards and safety, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

h. Hydrology and Water Quality

Because development in 2030 would be dispersed over a larger area, the Minimized Zoning Densities Alternative would likely cause greater impacts on water quality, groundwater resources, drainage patterns, and stormwater runoff, and it would place additional structures within 100-year flood hazard areas, areas subject to inundation from dam or levee failure, and areas subject to mudflow risks.

Both the Minimized Zoning Densities Alternative and the Modified Project would include the additional protections for riparian areas and sensitive watersheds and additional regulations for water conservation and stormwater runoff that are proposed in the Zoning Ordinance and both would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding hydrology and water quality, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

i. Land Use

Similar to the Modified Project, the Minimized Zoning Densities Alternative would cause a minor land use incompatibility in the Oroville area caused by designating a parcel as Rural Residential adjacent to a parcel designated Industrial by the Oroville General Plan, as described in Chapter 4.9.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies regarding land use compatibility, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to have similar land use impacts to the Modified Project.

j. Noise

Similar to the Modified Project, the Minimized Zoning Densities Alternative would allow development that would expose sensitive receptors to groundborne vibration along the railroad and from construction. Because development in 2030 would be dispersed over a larger area, VMT would likely increase under the Minimized Zoning Densities Alternative, which would increase vehicle-based noise impacts.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding noise, which would help to mitigate impacts.

Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

k. Population and Housing

The Minimized Zoning Densities Alternative is anticipated to result in a similar amount of development and associated population growth in 2030 compared to the Modified Project. Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding population and housing, which would help to mitigate impacts. Therefore, the Minimized Zoning Densities Alternative would have essentially the same impact as the Modified Project.

l. Public Services and Recreation

Because development in 2030 would be dispersed over a larger area under the Minimized Zoning Densities Alternative, it would be more difficult for this development to be served by police, fire protection, library, and parks and recreation services. Similar to the Modified Project, the Minimized Zoning Densities Alternative would allow additional development in a few school districts that do not have capacity for development anticipated by this alternative in conjunction with the development allowed by the Approved Project.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding public services, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

m. Transportation and Circulation

Because development in 2030 would be dispersed over a larger area, VMT would likely increase under the Minimized Zoning Densities Alternative, which would increase impacts related to traffic, emergency access, alternative transportation, and air travel.

Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other State and local regulations regarding transportation and circulation, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

n. Utilities and Infrastructure

Because development in 2030 would be dispersed over a larger area under the Minimized Zoning Densities Alternative, it would likely rely more on wells and septic systems than the Modified Project. Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding utilities and infrastructure, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative would have essentially the same impact as the Modified Project.

o. Greenhouse Gas Emissions

Because development in 2030 would be dispersed over a larger area, VMT would likely increase under the Minimized Zoning Densities Alternative, which would increase GHG emissions. Both the Minimized Zoning Densities Alternative and the Modified Project would be subject to the same set of General Plan 2030 policies and other federal, State, and local regulations regarding GHG emissions, which would help to mitigate impacts. Overall, the Minimized Zoning Densities Alternative is considered to be an insubstantial deterioration in relation to the Modified Project.

F. Environmentally Superior Alternative

CEQA requires the identification of an environmentally superior alternative in an EIR. Based on the above analysis, which is summarized in Table 5-1, the Updated Zoning Ordinance Alternative is the Environmentally Superior Alternative. By maintaining the Agriculture, Timber Mountain, and Resource Conservation areas as approved under General Plan 2030, while also

adding regulations proposed in the Zoning Ordinance, this alternative would be an improvement over the proposed project with respect to potential negative impacts associated with aesthetics; agriculture and forestry resources; biological resources; cultural resources; geology, soils, and mineral resources; hazards and safety; hydrology and water quality; land use; public services and recreation; and transportation and circulation.

6 CEQA REQUIRED ASSESSMENT CONCLUSIONS

As required by CEQA, this chapter provides an overview of the impacts of the Modified Project based on the technical analyses presented in this Supplemental EIR. The topics covered in this chapter include growth inducement, unavoidable significant impacts, expected significant irreversible environmental changes, and cumulative impacts. A more detailed analysis of the project-level and cumulative effects of the proposed project on the environment is provided in Chapter 4 of this report.

A. Growth Inducement

A project is typically considered to be growth-inducing if it fosters economic or population growth. Typical growth inducements might be the extension of urban services or transportation infrastructure to a previously unserved or under-served area, or removal of major barriers to development. Not all growth inducement is necessarily negative. Negative impacts associated with growth inducement occur only where the projected growth would cause adverse environmental impacts.

Growth-inducing impacts fall into two general categories: direct and indirect. Direct growth-inducing impacts generally result from the extension of urban services to an undeveloped area, which can serve to induce landowners in the vicinity to convert their properties to urban uses. Indirect, or secondary, growth-inducing impacts, refer to growth induced by additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

1. Direct Impacts

The proposed GPA would slightly increase the development potential in rural areas of the county, which could increase the potential for direct population, employment, and economic growth. However, as described in detail on pages 6-2 to 6-3 of the 2010 Draft EIR for the Approved Project, General Plan 2030 includes policies to control how growth occurs within Butte County, encourage infill development, maintain the rural character of Butte County, and minimize the environmental impacts of anticipated growth.

Because the Modified Project would increase the development potential in rural areas of the county, it could slightly increase the direct growth-inducing impact compared to the Approved Project; however, because the Modified Project is also subject to General Plan 2030 policies regarding growth patterns and growth management, the impact would remain *less than significant*.

2. Indirect Impacts

As described above, indirect growth-inducing impacts would be growth induced in the region by additional demands for housing, goods, and services associated with the population increase caused by a new project. Although the Modified Project would increase the development potential overall in Butte County, it would decrease the population growth anticipated to occur by 2030, as described in Chapter 3 of this Supplemental EIR. Therefore, the Modified Project would not place additional demands for housing, goods, and services associated with population increase compared to the Approved Project, and the impact would remain *less than significant*.

B. Unavoidable Significant Impacts

As explained in Chapter 4, the Modified Project would add some new significant and unavoidable impacts. In addition, a few significant and unavoidable impacts resulting from the Approved Project would be more severe under the Modified Project. Such impacts are discussed below.

1. Agriculture and Forestry Resources

The designation of farmlands of concern under CEQA for non-agricultural uses in the proposed GPA could lead to the conversion of such farmland to non-agricultural uses. Specifically, the Modified Project would allow 500 additional acres of farmland of concern under CEQA to convert to a non-agricultural use. In addition, the Modified Project would allow 4,460 acres of forest land to be redesignated to a non-forest designation, which would result in the loss of forest through conversion to non-forest uses. Furthermore, as growth occurs elsewhere in Butte County and surrounding counties, additional agricultural and forest lands will be converted to non-agricultural and

non-forest uses, resulting in significant cumulative impacts. Therefore, the Modified Project would increase the severity of the *significant and unavoidable* project and cumulative agricultural impacts compared to the Approved Project. Because the forest land standard was not evaluated in the 2010 Draft EIR for the Approved Project, it would also add new *significant and unavoidable* project and cumulative forest land impacts.

2. Biological Resources

Development allowed by the Approved Project would contribute towards the on-going loss of undeveloped lands that support sensitive biological resources in the California Coast Ranges and Butte County, resulting in a significant and unavoidable cumulative impact. The Modified Project would allow slightly more land to develop than the Approved Project. Therefore, the Modified Project would slightly increase the severity of the *significant and unavoidable* cumulative impact compared to the Approved Project.

3. Hydrology and Water Quality

The Approved Project would have significant and unavoidable project impacts related to flood risks from levee and dam failure. These flood risk impacts would contribute to a wider regional trend in which development is occurring within or close to hazard areas, resulting in a significant and unavoidable cumulative impact. The Modified Project would allow more development in areas that are subject to flooding from levee and dam failure. Therefore, the Modified Project would increase the severity of the project and cumulative *significant and unavoidable* impacts related to flood risks from dam or levee failure compared to the Approved Project.

4. Transportation and Circulation

As discussed in Chapter 4.13, Transportation and Circulation, two roadway improvements would be required to accommodate increased trips under the Modified Project, and to ensure acceptable traffic operations consistent with Policies CIR-P6.1 and CIR-P6.2. Although mitigation measures are identified that could reduce impacts to a less-than-significant level, one of the facilities targeted for an improvement by the mitigation measures is a State facility, so

implementation cannot be guaranteed, and the other improvement is located in an area with environmental constraints. As a result, the Modified Project would create two new *significant and unavoidable* impacts related to traffic and transportation at the project level.

C. Significant Irreversible Changes

Section 15126.2(c) of the CEQA Guidelines requires a discussion of the extent to which a proposed project will commit nonrenewable resources to uses that future generations will probably be unable to reverse. An example of such an irreversible commitment is the construction of highway improvements that would provide public access to previously inaccessible areas.

A project would generally result in a significant irreversible impact if:

- Primary and secondary impacts would commit future generations to similar uses.
- The project would involve a large commitment of nonrenewable resources.
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.

1. Changes in Land Use that Commit Future Generations

Development allowed by the Modified Project would result in the conversion of vacant land to residential, commercial, and industrial uses, and the intensification of underutilized areas. This development would constitute a long-term commitment to residential, commercial, industrial, parking, and other urban uses.

2. Commitment of Resources

Development allowed by the Modified Project would irretrievably commit nonrenewable resources, both from within and outside Butte County, to the construction and maintenance of buildings, infrastructure, and roadways.

These non-renewable resources include mined materials such as sand, gravel, steel, lead, copper, and other metals. Buildout of the Modified Project also represents a long-term commitment to the consumption of fossil fuels, natural gas, and gasoline. Increased energy demands would be used for construction, lighting, heating, and cooling of residences, and transportation of people within, to, and from the planning area. The Modified Project would be subject to General Plan 2030 Goals COS-3 and COS-4 and their associated policies and actions, which would promote energy conservation and minimize or incrementally reduce the consumption of these resources.

Implementation of the Modified Project would also result in an irreversible commitment of limited, renewable resources such as lumber and water. The Modified Project would be subject to General Plan 2030 Goals COS-3 and COS-4 and their associated policies and actions, which would also result in some savings of renewable resources.

3. Irreversible Damage from Environmental Accidents

Irreversible changes to the physical environment could occur from accidental release of hazardous materials associated with development activities. However, compliance with State and federal hazardous materials regulations and the countywide response plan, as discussed in Chapter 4.7, Hazards and Safety, would reduce this potential impact to a *less-than-significant* level. No other irreversible changes are expected to result from the Modified Project.

D. Cumulative Impacts

CEQA Guidelines require consideration of the potential cumulative impacts that could result from a proposed project in conjunction with other projects in the vicinity. Such impacts can occur when two or more individual effects create a considerable environmental impact or compound other environmental consequences. In the case of a countywide planning document such as the Modified Project, cumulative effects are effects that combine impacts from implementation of the project in the unincorporated county with effects of

development in other portions of the region, including the incorporated municipalities and the surrounding counties.

In addition to development within unincorporated Butte County as evaluated in this Supplemental EIR, the cumulative analyses evaluate aggregated impacts from projected development in the incorporated municipalities of Butte County and adjacent counties. The cumulative analyses consider anticipated levels of growth and development within the following jurisdictions:

- Municipalities in Butte County:
  - City of Biggs
  - City of Chico
  - City of Gridley
  - City of Oroville
  - Town of Paradise
- Adjacent Counties:
  - Colusa County
  - Glenn County
  - Plumas County
  - Sutter County
  - Tehama County
  - Yuba County
- Adjacent Municipalities:
  - City of Colusa
  - City of Corning
  - City of Live Oak
  - City of Marysville
  - City of Orland
  - City of Portola
  - City of Red Bluff
  - City of Tehama
  - City of Wheatland
  - City of Williams

- City of Willows
- City of Yuba City

While each jurisdiction projects a continued trend of population growth and urbanization into the foreseeable future, most of the jurisdictions expect growth to be moderate and do not expect a substantial increase in their overall level of development in relation to existing conditions. An exception to this trend is southern Yuba County, where a comparatively higher level of growth is occurring and expected to continue in the future.

The potential cumulative effects of the proposed project are discussed at the regional level within each section of Chapter 4, Environmental Evaluation.

7 LIST OF PREPARERS

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APPENDIX A

PROPOSED GENERAL PLAN AMENDMENT LAND USE CHANGES

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
Braunagel	Berry Creek	071-410-018-000	TM	FR	28.18
Clay, Katherine	Berry Creek	071-450-019-000	TM	FR	133.75
Foster	Butte Valley	060-070-018-000	TM	AG	84.87
Foster	Butte Valley	060-070-018-000	TM	AG	12.22
Foster	Butte Valley	041-090-004-000	RC	AG	593.15
Staff	Chico	047-630-001-000	AG	VLDR	2.00
Staff	Chico	047-620-021-000	AG	VLDR	0.36
Staff	Chico	047-620-015-000	AG	VLDR	0.88
Staff	Chico	047-620-015-000	AG	VLDR	0.44
Staff	Chico	047-620-016-000	AG	VLDR	1.09
Staff	Chico	047-620-016-000	AG	VLDR	0.43
Staff	Chico	047-620-017-000	AG	VLDR	0.96
Staff	Chico	047-620-017-000	AG	VLDR	0.59
Staff	Chico	047-620-014-000	AG	VLDR	0.64
Staff	Chico	047-620-014-000	AG	VLDR	0.51
Staff	Chico	047-620-013-000	AG	VLDR	0.89
Staff	Chico	047-620-013-000	AG	VLDR	0.36
Staff	Chico	047-510-015-000	AG	VLDR	1.36
Staff	Chico	047-510-017-000	AG	VLDR	0.00
Staff	Chico	047-510-010-000	AG	VLDR	1.01
Staff	Chico	047-510-016-000	AG	VLDR	0.00
Staff	Chico	047-510-008-000	AG	VLDR	2.01
Staff	Chico	047-510-007-000	AG	VLDR	1.95
Staff	Chico	047-510-003-000	AG	VLDR	1.63
Staff	Chico	047-510-002-000	AG	VLDR	1.58
Staff	Chico	047-510-019-000	AG	VLDR	1.21
Staff	Chico	047-630-017-000	AG	VLDR	4.14
Staff	Chico	047-630-017-000	AG	VLDR	0.56
Staff	Chico	047-630-012-000	AG	VLDR	0.57
Staff	Chico	047-630-002-000	AG	VLDR	2.02
Staff	Chico	047-630-015-000	AG	VLDR	0.04
Staff	Chico	047-630-014-000	AG	VLDR	0.08
Staff	Chico	047-630-003-000	AG	VLDR	2.34
Staff	Chico	047-620-019-000	AG	VLDR	0.65
Staff	Chico	047-620-019-000	AG	VLDR	0.62
Staff	Chico	047-620-018-000	AG	VLDR	0.77
Staff	Chico	047-620-018-000	AG	VLDR	0.57
Staff	Chico	047-510-012-000	AG	VLDR	1.09
Staff	Chico	047-510-014-000	AG	VLDR	0.93
Staff	Chico	042-050-054-000	AG	VLDR	0.74
Staff	Chico	042-050-036-000	AG	VLDR	0.84
Staff	Chico	042-050-020-000	AG	VLDR	0.50
Staff	Chico	042-050-060-000	AG	VLDR	0.04
Staff	Chico	042-050-049-000	AG	VLDR	0.36
Staff	Chico	042-050-059-000	AG	VLDR	1.22
Staff	Chico	042-050-048-000	AG	VLDR	0.27
Staff	Chico	042-050-081-000	AG	VLDR	0.20
Staff	Chico	042-070-197-000	AG	VLDR	5.17
Staff	Chico	042-740-020-000	AG	VLDR	9.56
Staff	Chico	039-590-019-000	AG	RTL	0.80
Caput	Chico	004-520-012-000	VLDR	MU	0.19
Caput	Chico	004-520-027-000	VLDR	MU	5.02
Staff	Chico	042-050-055-000	AG	VLDR	0.77

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
Staff	Chico	047-510-005-000	AG	VLDR	3.24
Staff	Chico	047-620-020-000	AG	VLDR	3.15
Staff	Chico	047-620-021-000	AG	VLDR	4.59
Staff	Chico	047-620-023-000	AG	VLDR	4.96
Staff	Chico	047-630-014-000	AG	VLDR	1.09
Staff	Chico	047-630-015-000	AG	VLDR	1.01
Staff	Chico	047-630-018-000	AG	VLDR	1.07
Staff	Chico	047-630-019-000	AG	VLDR	1.08
Staff	Chico	047-630-020-000	AG	VLDR	1.39
Staff	Chico	047-630-021-000	AG	VLDR	1.70
Staff	Chico	047-630-022-000	AG	VLDR	1.66
Staff	Chico	042-050-082-000	AG	RTL	0.59
Staff	Chico	042-070-196-000	AG	VLDR	4.70
Leen, Nels	Durham	040-570-023-000	AG	I	75.55
Chandra	Forbestown	073-310-039-000	RR	RTL	1.33
Rath, Gerald	Forest Ranch	056-380-006-000	TM	FR	115.87
Behunin, Otto	Gridley	024-055-009-000	AG	RR	9.22
Behunin, Otto	Gridley	024-270-025-000	AG	RR	12.21
State of CA.	Gridley	024-270-026-000	AG	RR	0.57
Behunin, Otto	Gridley	024-090-008-000	AG	RR	2.36
Staff	Magalia	064-090-013-000	RR	ROW	0.21
Staff	Magalia	064-350-029-000	RC	RR	0.27
Staff	Magalia	064-420-001-000	RR	RC	0.56
O'Shea	Nelson	038-270-031-000	AG	AS	5.31
Gore	Nelson	038-270-030-000	AG	AS	0.45
Gore	Nelson	038-270-029-000	AG	AS	0.42
Gore	Nelson	038-270-028-000	AG	AS	0.83
Runge, Ted	Oroville	030-230-062-000	P	RR	15.43
Staff	Oroville South	035-096-003-000	P	MDR	0.26
Staff	Oroville South	035-114-026-000	P	MDR	0.44
Staff	Oroville South	035-071-004-000	RTL	MDR	0.22
Staff	Oroville South	035-071-028-000	RTL	MDR	0.11
Staff	Oroville South	035-071-029-000	RTL	MDR	0.22
Staff	Oroville South	035-071-030-000	RTL	MDR	0.11
Staff	Oroville South	035-071-021-000	RTL	MDR	0.10
Staff	Oroville South	035-071-024-000	RTL	MDR	0.11
Staff	Oroville South	035-071-009-000	RTL	MDR	0.11
Staff	Oroville South	035-071-003-000	RTL	MDR	0.22
Staff	Oroville South	035-071-025-000	RTL	MDR	0.11
Staff	Oroville South	035-071-023-000	RTL	MDR	0.11
Staff	Oroville South	035-071-020-000	RTL	MDR	0.11
Staff	Oroville South	035-071-008-000	RTL	MDR	0.11
Staff	Oroville South	035-103-001-000	RTL	MDR	0.11
Staff	Oroville South	035-101-013-000	P	MDR	0.46
Staff	Oroville South	035-142-004-000	MDR	RTL	0.16
Staff	Oroville South	035-142-005-000	MDR	RTL	0.11
Staff	Oroville South	035-101-007-000	MDR	RTL	0.12
Staff	Oroville South	035-103-010-000	MDR	RTL	0.12
Staff	Oroville South	035-101-006-000	MDR	RTL	0.12
Staff	Oroville South	035-102-010-000	RTL	MDR	0.12
Staff	Oroville South	035-103-008-000	MDR	RTL	0.05
Staff	Oroville South	035-103-012-000	MDR	RTL	0.12
Staff	Oroville South	035-144-007-000	MDR	RTL	0.17

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
Staff	Oroville South	035-144-025-000	MDR	RTL	0.12
Staff	Oroville South	035-144-022-000	MDR	RTL	0.12
Staff	Oroville South	035-144-013-000	P	MDR	0.21
Staff	Oroville South	035-102-005-000	MDR	RTL	0.11
Staff	Oroville South	035-102-006-000	P	MDR	0.16
Staff	Oroville South	035-072-005-000	P	MDR	0.41
Staff	Oroville South	035-181-018-000	RTL	MDR	0.32
Staff	Palermo	027-120-007-000	AG	RR	207.05
Staff	Paradise S.	055-500-012-000	RC	FR	3.20
Staff	Paradise S.	055-500-015-000	RC	FR	3.15
Staff	Paradise S.	055-500-013-000	RC	FR	3.26
Staff	Paradise S.	055-500-025-000	RC	FR	4.93
Staff	Paradise S.	055-500-011-000	RC	FR	5.05
Staff	Paradise S.	055-500-019-000	RC	FR	10.07
Staff	Paradise S.	055-500-018-000	RC	FR	2.48
Staff	Paradise S.	055-500-017-000	RC	FR	2.51
Staff	Paradise S.	055-500-022-000	RC	FR	10.04
Staff	Paradise S.	055-500-020-000	RC	FR	10.21
Staff	Paradise S.	055-500-027-000	RC	FR	4.67
Staff	Paradise S.	055-500-026-000	RC	FR	4.97
Staff	Paradise S.	055-500-021-000	RC	FR	9.73
Staff	Paradise S.	055-500-029-000	RC	FR	4.85
Staff	Paradise S.	055-500-028-000	RC	FR	4.77
Staff	Paradise S.	055-510-023-000	RC	FR	5.47
Staff	Paradise S.	055-510-022-000	RC	FR	5.62
Staff	Paradise S.	055-510-019-000	RC	FR	10.06
Staff	Paradise S.	055-510-017-000	RC	FR	9.82
Staff	Paradise S.	055-510-018-000	RC	FR	10.73
Staff	Paradise S.	055-510-016-000	RC	FR	62.82
Staff	Paradise S.	055-500-030-000	RC	FR	4.94
Staff	Paradise S.	055-510-027-000	RC	FR	5.54
Staff	Paradise S.	055-510-026-000	RC	FR	5.54
Staff	Paradise S.	055-500-010-000	RC	FR	7.20
Staff	Paradise S.	055-500-014-000	RC	FR	2.85
Staff	Paradise S.	055-500-024-000	RC	FR	4.65
Staff	Paradise S.	055-500-016-000	RC	FR	4.58
Staff	Paradise S.	055-500-023-000	RC	FR	9.42
Staff	Paradise S.	055-510-024-000	RC	FR	5.65
Staff	Paradise S.	055-510-021-000	RC	FR	5.85
Staff	Paradise S.	055-510-020-000	RC	FR	11.01
Staff	Paradise S.	055-500-031-000	RC	FR	4.83
Staff	Paradise S.	055-510-028-000	RC	FR	5.52
Staff	Paradise S.	055-510-025-000	RC	FR	5.63
Staff	Paradise S.	055-250-009-000	RC	FR	637.27
Staff	Richvale	029-120-002-000	MDR	ROW	0.00
Staff	Thermalito	030-020-104-000	VLDR	MDR	1.78
Staff	Thermalito	030-071-004-000	RR	MDR	1.49
Staff	Thermalito	031-224-007-000	VLDR	MDR	0.30
Staff	Thermalito	031-190-034-000	VLDR	MDR	9.71
Staff	Thermalito	031-180-016-000	VLDR	MDR	2.22
Staff	Thermalito	030-350-102-000	RR	MDR	1.91
Staff	Thermalito	030-350-095-000	RR	MDR	5.34
Staff	Thermalito	030-072-069-000	RR	MDR	4.18

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
Staff	Thermalito	030-132-009-000	RR	MDR	7.55
Staff	Thermalito	030-132-017-000	RR	MHDR	8.63
Staff	Thermalito	030-132-006-000	RR	MDR	2.42
Staff	Thermalito	030-132-005-000	RR	MDR	3.24
Staff	Thermalito	030-160-005-000	VLDR	MDR	4.70
		063-240-005-000	TM	FR	26.02
		063-240-010-000	TM	FR	23.98
		063-240-003-000	TM	FR	13.56
		063-240-001-000	TM	FR	14.98
		063-240-004-000	TM	FR	43.50
		063-240-002-000	TM	FR	13.47
		063-210-021-000	FR	P	14.58
		063-040-039-000	TM	FR	42.24
		056-130-011-000	TM	AG	284.02
		063-150-008-000	MDR	P	0.38
		063-360-999-000	AG	PUD	17.80
		056-440-062-000	TM	FR	20.31
		056-440-063-000	TM	FR	39.35
		056-440-057-000	TM	FR	20.53
		056-440-058-000	TM	FR	20.45
		056-440-055-000	TM	FR	20.50
		056-210-009-000	TM	FR	30.03
		056-410-030-000	TM	FR	15.09
		056-410-002-000	TM	FR	30.77
		056-410-004-000	TM	FR	11.67
		056-410-031-000	TM	FR	30.83
		056-410-029-000	TM	FR	14.86
		056-410-032-000	TM	FR	5.20
		056-210-066-000	TM	FR	20.02
		056-210-047-000	TM	FR	20.02
		056-210-003-000	TM	FR	0.85
		056-130-008-000	TM	AG	18.63
		056-130-008-000	TM	AG	4.07
		025-340-069-000	RC	AG	9.29
		025-240-066-000	RC	AG	35.00
		025-240-068-000	RC	AG	41.90
		025-240-067-000	RC	AG	38.79
		025-360-016-000	RC	AG	37.43
		025-240-065-000	RC	AG	35.06
		059-060-051-000	TM	P	3.00
		056-210-008-000	TM	FR	19.99
		056-440-065-000	TM	FR	42.40
		056-210-005-000	TM	FR	12.45
		056-440-066-000	TM	FR	41.25
		056-210-002-000	TM	FR	53.40
		056-210-004-000	TM	FR	0.61
		056-210-007-000	TM	FR	32.80
		072-190-003-000	VLDR	MDR	2.71
		056-040-021-000	AG	PUD	2.84
		041-110-085-000	FR	AG	27.25
		041-110-086-000	FR	AG	30.13
		041-680-005-000	AG	RR	5.09
		041-680-001-000	AG	RR	5.68

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		041-680-004-000	AG	RR	5.66
		041-680-003-000	AG	RR	5.07
		041-680-002-000	AG	RR	5.01
		041-600-022-000	AG	FR	34.10
		041-600-008-000	AG	FR	36.80
		041-600-021-000	AG	FR	49.94
		041-130-056-000	AG	RR	4.25
		056-240-003-000	TM	AG	1.28
		041-130-009-000	AG	RR	2.47
		041-130-008-000	AG	RR	3.25
		041-130-060-000	AG	RR	2.46
		041-130-064-000	AG	RR	5.77
		041-130-062-000	AG	RR	5.19
		041-130-059-000	AG	RR	2.74
		041-130-063-000	AG	RR	4.97
		041-130-005-000	AG	RR	2.41
		040-520-102-000	AG	FR	2.13
		056-240-016-000	TM	AG	156.98
		066-400-016-000	RTL	P	0.17
		066-400-014-000	RTL	P	0.38
		066-400-015-000	RTL	P	0.32
		066-340-004-000	RTL	P	1.27
		041-680-006-000	AG	RR	5.47
		041-130-055-000	AG	RR	9.20
		041-130-057-000	AG	RR	4.70
		024-230-062-000	AG	RTL	5.32
		042-770-037-000	RR	VLDR	5.80
		042-010-088-000	RR	VLDR	5.87
		042-770-036-000	RR	VLDR	6.53
		042-010-078-000	RR	VLDR	4.81
		042-770-035-000	RR	VLDR	5.41
		042-010-084-000	RR	VLDR	4.75
		042-010-085-000	RR	VLDR	6.10
		042-010-083-000	RR	VLDR	4.92
		042-010-080-000	RR	VLDR	4.87
		042-010-079-000	RR	VLDR	3.59
		042-010-089-000	RR	VLDR	5.30
		042-010-086-000	RR	VLDR	4.52
		042-060-010-000	RR	VLDR	0.72
		042-060-080-000	RR	VLDR	1.95
		042-010-068-000	RR	VLDR	4.75
		042-010-067-000	RR	VLDR	4.87
		042-010-087-000	RR	VLDR	2.95
		042-060-002-000	RR	VLDR	2.37
		042-060-005-000	RR	VLDR	1.50
		042-060-081-000	RR	VLDR	0.36
		042-060-042-000	RR	VLDR	1.99
		042-060-012-000	RR	VLDR	0.71
		042-060-006-000	RR	VLDR	1.16
		042-060-007-000	RR	VLDR	2.48
		042-060-060-000	RR	VLDR	0.36
		042-060-008-000	RR	VLDR	2.19
		042-060-059-000	RR	VLDR	0.36

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		042-060-043-000	RR	VLDR	0.22
		058-190-005-000	AG	FR	79.33
		027-320-016-000	AG	RR	5.06
		027-320-014-000	AG	RR	6.66
		027-320-013-000	AG	RR	5.17
		027-360-123-000	AG	RR	9.88
		027-360-120-000	AG	RR	9.46
		027-360-166-000	AG	RR	10.06
		027-360-094-000	AG	RR	9.13
		027-360-098-000	AG	RR	10.06
		027-350-177-000	AG	RR	8.97
		027-350-176-000	AG	RR	9.63
		027-350-185-000	AG	RR	9.67
		027-350-184-000	AG	RR	8.79
		027-230-101-000	AG	RR	8.89
		027-230-101-000	AG	RR	0.75
		027-350-182-000	AG	RR	10.17
		027-350-201-000	AG	RR	9.91
		027-350-192-000	AG	RR	9.90
		027-230-027-000	AG	RR	41.24
		027-350-183-000	AG	RR	10.25
		027-350-188-000	AG	RR	10.32
		027-350-198-000	AG	RR	10.23
		027-350-189-000	AG	RR	9.12
		027-360-165-000	AG	RR	10.39
		027-360-091-000	AG	RR	9.43
		027-360-099-000	AG	RR	9.82
		027-230-091-000	AG	RR	5.28
		027-230-045-000	AG	RR	10.18
		027-230-090-000	AG	RR	5.01
		027-230-100-000	AG	RR	9.76
		027-350-170-000	AG	RR	14.38
		027-350-168-000	AG	RR	9.76
		027-350-169-000	AG	RR	9.74
		027-350-172-000	AG	RR	9.71
		027-350-195-000	AG	RR	9.62
		027-350-194-000	AG	RR	9.22
		027-350-193-000	AG	RR	9.56
		027-230-029-000	AG	RR	16.92
		027-230-029-000	AG	RR	0.98
		027-360-142-000	AG	RR	10.29
		027-360-145-000	AG	RR	9.75
		027-360-115-000	AG	RR	10.52
		027-360-111-000	AG	RR	10.46
		027-360-119-000	AG	RR	10.95
		027-350-199-000	AG	RR	14.75
		027-350-179-000	AG	RR	10.28
		027-350-150-000	AG	RR	30.42
		027-350-196-000	AG	RR	10.00
		027-350-197-000	AG	RR	9.35
		027-360-144-000	AG	RR	9.73
		027-360-114-000	AG	RR	20.74
		027-360-110-000	AG	RR	19.57

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-360-148-000	AG	RR	7.54
		027-360-156-000	AG	RR	5.47
		027-230-032-000	AG	RR	20.47
		027-230-034-000	AG	RR	20.46
		027-360-143-000	AG	RR	10.13
		027-360-149-000	AG	RR	8.06
		027-360-105-000	AG	RR	9.25
		027-350-200-000	AG	RR	14.45
		027-350-202-000	AG	RR	9.94
		027-350-174-000	AG	RR	10.09
		027-350-190-000	AG	RR	10.03
		027-230-061-000	AG	RR	10.41
		027-360-125-000	AG	RR	10.09
		027-360-096-000	AG	RR	9.85
		027-230-062-000	AG	RR	9.94
		027-360-097-000	AG	RR	9.82
		027-230-089-000	AG	RR	5.01
		027-230-088-000	AG	RR	5.01
		027-360-124-000	AG	RR	10.49
		027-360-122-000	AG	RR	10.26
		027-360-121-000	AG	RR	9.81
		027-360-093-000	AG	RR	10.09
		027-360-100-000	AG	RR	10.62
		027-230-030-000	AG	RR	20.33
		027-230-044-000	AG	RR	10.42
		027-230-037-000	AG	RR	20.61
		027-360-146-000	AG	RR	7.52
		027-360-141-000	AG	RR	20.36
		027-360-108-000	AG	RR	9.92
		027-360-118-000	AG	RR	10.56
		027-360-147-000	AG	RR	7.95
		027-230-031-000	AG	RR	20.38
		027-230-038-000	AG	RR	5.02
		027-230-039-000	AG	RR	15.45
		027-360-107-000	AG	RR	18.84
		027-360-104-000	AG	RR	9.69
		027-360-155-000	AG	RR	5.15
		027-360-103-000	AG	RR	10.96
		027-340-011-000	AG	RR	4.74
		027-340-010-000	AG	RR	4.79
		027-320-029-000	AG	RR	5.06
		027-340-009-000	AG	RR	4.69
		027-340-012-000	AG	RR	4.67
		027-320-028-000	AG	RR	5.20
		027-320-026-000	AG	RR	5.16
		027-320-020-000	AG	RR	8.22
		027-320-025-000	AG	RR	5.14
		027-320-024-000	AG	RR	5.16
		027-320-027-000	AG	RR	5.10
		027-320-021-000	AG	RR	5.10
		027-320-022-000	AG	RR	5.11
		027-320-023-000	AG	RR	5.01
		027-320-018-000	AG	RR	5.28

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-320-017-000	AG	RR	5.07
		027-320-015-000	AG	RR	5.10
		027-320-010-000	AG	RR	5.15
		027-320-011-000	AG	RR	5.22
		027-320-008-000	AG	RR	5.18
		027-320-007-000	AG	RR	5.14
		027-320-006-000	AG	RR	5.19
		027-320-009-000	AG	RR	5.14
		027-320-012-000	AG	RR	5.14
		027-320-005-000	AG	RR	5.22
		027-320-001-000	AG	RR	5.26
		027-320-002-000	AG	RR	5.17
		027-320-003-000	AG	RR	5.11
		027-320-004-000	AG	RR	5.07
		027-340-007-000	AG	RR	4.75
		027-340-006-000	AG	RR	4.78
		027-340-008-000	AG	RR	4.80
		027-084-038-000	AG	RR	7.27
		027-084-037-000	AG	RR	0.92
		027-084-009-000	AG	RR	0.97
		027-084-024-000	AG	RR	1.60
		027-084-025-000	AG	RR	1.81
		027-084-011-000	AG	RR	0.31
		027-084-010-000	AG	RR	0.48
		027-084-036-000	AG	RR	0.12
		027-084-028-000	AG	RR	1.35
		027-084-013-000	AG	RR	0.69
		027-084-030-000	AG	RR	2.04
		027-084-029-000	AG	RR	0.47
		027-110-048-000	AG	RR	8.28
		027-110-045-000	AG	RR	5.37
		027-110-044-000	AG	RR	5.42
		027-050-041-000	AG	RR	0.00
		027-280-033-000	AG	RR	5.04
		027-280-034-000	AG	RR	5.42
		027-290-030-000	AG	RR	4.80
		027-290-028-000	AG	RR	4.88
		027-290-031-000	AG	RR	4.78
		027-290-016-000	AG	RR	9.69
		027-290-021-000	AG	RR	5.10
		027-290-022-000	AG	RR	5.20
		027-290-035-000	AG	RR	4.60
		027-290-041-000	AG	RR	4.69
		027-290-040-000	AG	RR	5.21
		027-290-044-000	AG	RR	6.24
		027-290-032-000	AG	RR	5.14
		027-260-011-000	AG	RR	4.18
		027-270-006-000	AG	RR	9.42
		027-280-008-000	AG	RR	4.99
		027-270-011-000	AG	RR	2.03
		027-270-016-000	AG	RR	7.01
		027-270-003-000	AG	RR	6.92
		027-270-029-000	AG	RR	6.13

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-270-009-000	AG	RR	8.83
		027-270-010-000	AG	RR	8.97
		027-270-020-000	AG	RR	6.66
		027-270-027-000	AG	RR	8.13
		027-270-015-000	AG	RR	5.40
		027-270-019-000	AG	RR	11.33
		027-270-026-000	AG	RR	8.84
		027-280-005-000	AG	RR	6.10
		027-280-029-000	AG	RR	9.05
		027-280-020-000	AG	RR	7.91
		027-280-019-000	AG	RR	9.18
		027-280-009-000	AG	RR	25.26
		027-280-035-000	AG	RR	6.33
		027-280-016-000	AG	RR	4.77
		027-280-015-000	AG	RR	3.33
		027-280-028-000	AG	RR	6.99
		027-280-017-000	AG	RR	8.94
		027-290-043-000	AG	RR	6.13
		027-260-010-000	AG	RR	4.27
		027-110-052-000	AG	RR	6.97
		027-180-059-000	AG	RR	5.12
		027-180-058-000	AG	RR	5.05
		027-330-010-000	AG	RR	5.43
		027-330-012-000	AG	RR	4.52
		027-330-003-000	AG	RR	4.43
		027-330-002-000	AG	RR	4.80
		027-330-004-000	AG	RR	4.37
		027-330-008-000	AG	RR	5.05
		027-330-005-000	AG	RR	3.92
		027-330-001-000	AG	RR	5.07
		027-330-006-000	AG	RR	5.05
		027-330-007-000	AG	RR	4.89
		027-330-009-000	AG	RR	4.98
		027-180-054-000	AG	RR	5.02
		027-330-016-000	AG	RR	5.08
		027-330-011-000	AG	RR	5.05
		027-180-055-000	AG	RR	5.17
		027-330-015-000	AG	RR	4.99
		027-330-013-000	AG	RR	4.89
		027-110-053-000	AG	RR	4.75
		027-110-054-000	AG	RR	4.35
		027-340-003-000	AG	RR	4.72
		027-330-014-000	AG	RR	5.35
		027-340-001-000	AG	RR	6.33
		027-100-039-000	AG	RR	5.01
		027-100-038-000	AG	RR	5.01
		027-100-037-000	AG	RR	5.02
		027-100-044-000	AG	RR	5.02
		027-100-043-000	AG	RR	5.01
		027-083-013-000	AG	RR	5.44
		027-083-015-000	AG	RR	5.57
		027-083-007-000	AG	RR	14.08
		027-081-027-000	AG	RR	6.72

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-081-003-000	AG	RR	7.06
		027-083-024-000	AG	RR	3.10
		027-083-010-000	AG	RR	7.16
		027-083-009-000	AG	RR	6.92
		027-083-014-000	AG	RR	6.80
		027-083-017-000	AG	RR	4.41
		027-083-016-000	AG	RR	4.46
		027-083-021-000	AG	RR	7.99
		027-090-031-000	AG	RR	1.47
		027-081-025-000	AG	RR	5.05
		027-081-007-000	AG	RR	1.00
		027-081-024-000	AG	RR	2.32
		027-081-028-000	AG	RR	5.01
		027-082-011-000	AG	RR	5.35
		027-082-010-000	AG	RR	4.77
		027-082-017-000	AG	RR	9.32
		027-082-016-000	AG	RR	10.13
		027-090-040-000	AG	RR	1.22
		027-090-039-000	AG	RR	3.18
		027-090-018-000	AG	RR	0.97
		027-090-043-000	AG	RR	6.06
		027-090-041-000	AG	RR	6.21
		027-090-045-000	AG	RR	6.20
		027-090-048-000	AG	RR	5.34
		027-090-047-000	AG	RR	6.04
		027-270-044-000	AG	RR	4.86
		027-240-051-000	AG	RR	5.04
		027-270-045-000	AG	RR	4.95
		027-270-033-000	AG	RR	9.42
		027-270-034-000	AG	RR	9.72
		027-280-040-000	AG	RR	9.47
		027-270-025-000	AG	RR	8.69
		027-240-011-000	AG	RR	9.90
		027-240-049-000	AG	RR	9.39
		027-270-043-000	AG	RR	4.82
		027-270-042-000	AG	RR	4.60
		027-240-052-000	AG	RR	23.56
		027-240-050-000	AG	RR	4.87
		027-240-026-000	AG	RR	4.87
		027-240-027-000	AG	RR	4.95
		027-090-024-000	AG	RR	6.01
		027-090-026-000	AG	RR	5.57
		027-090-035-000	AG	RR	5.09
		027-090-013-000	AG	RR	7.41
		027-090-027-000	AG	RR	4.72
		027-240-058-000	AG	RR	7.20
		027-240-057-000	AG	RR	9.49
		027-240-013-000	AG	RR	1.21
		027-240-035-000	AG	RR	9.35
		027-240-054-000	AG	RR	9.35
		027-240-066-000	AG	RR	4.37
		027-250-022-000	AG	RR	1.00
		027-240-029-000	AG	RR	9.82

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-240-045-000	AG	RR	8.88
		027-240-034-000	AG	RR	9.27
		027-240-028-000	AG	RR	9.90
		068-410-003-000	MDR	RR	11.02
		068-410-002-000	MDR	RR	10.57
		027-290-037-000	AG	RR	19.71
		027-290-036-000	AG	RR	19.92
		027-083-018-000	AG	RR	14.68
		027-083-025-000	AG	RR	10.75
		027-083-022-000	AG	RR	7.99
		027-280-041-000	AG	RR	6.79
		027-083-004-000	AG	RR	12.91
		027-084-006-000	AG	RR	0.78
		027-084-026-000	AG	RR	0.89
		027-240-024-000	AG	RR	4.93
		027-240-008-000	AG	RR	9.73
		027-240-025-000	AG	RR	4.97
		027-090-049-000	AG	RR	8.67
		027-090-006-000	AG	RR	7.29
		027-090-051-000	AG	RR	7.95
		027-090-050-000	AG	RR	8.34
		027-090-036-000	AG	RR	5.09
		027-090-034-000	AG	RR	5.08
		027-240-016-000	AG	RR	5.29
		027-240-017-000	AG	RR	2.07
		027-240-022-000	AG	RR	4.77
		027-240-021-000	AG	RR	3.33
		027-250-001-000	AG	RR	4.01
		027-270-036-000	AG	RR	5.10
		027-270-022-000	AG	RR	6.43
		027-270-030-000	AG	RR	4.44
		027-270-041-000	AG	RR	3.88
		027-340-013-000	AG	RR	4.68
		027-340-014-000	AG	RR	6.13
		027-320-031-000	AG	RR	5.09
		027-320-019-000	AG	RR	5.13
		027-320-030-000	AG	RR	5.66
		027-180-061-000	AG	RR	5.17
		027-180-057-000	AG	RR	5.40
		027-180-056-000	AG	RR	5.24
		027-180-023-000	AG	RR	19.34
		027-340-005-000	AG	RR	4.73
		027-340-004-000	AG	RR	4.70
		027-340-016-000	AG	RR	4.70
		027-340-002-000	AG	RR	5.36
		027-340-015-000	AG	RR	7.68
		042-770-033-000	RR	VLDR	5.00
		042-770-032-000	RR	VLDR	13.01
		042-010-091-000	RR	VLDR	7.20
		042-010-090-000	RR	VLDR	6.01
		042-770-034-000	RR	VLDR	5.01
		068-410-001-000	MDR	RR	6.67
		068-410-006-000	MDR	RR	5.38

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		068-410-004-000	MDR	RR	5.00
		068-410-005-000	MDR	RR	5.01
		040-520-095-000	AG	FR	56.74
		041-420-058-000	AG	FR	32.15
		041-120-086-000	AG	VLDR	9.74
		039-260-006-000	VLDR	P	2.90
		017-190-081-000	AG	FR	3.35
		040-520-082-000	AG	FR	1.71
		040-520-093-000	AG	FR	10.58
		040-520-096-000	AG	FR	2.72
		040-520-092-000	AG	FR	28.68
		040-520-091-000	AG	FR	11.41
		040-520-045-000	AG	FR	10.42
		069-010-036-000	MDR	RTL	2.74
		068-360-068-000	MDR	RTL	0.80
		068-360-003-000	MDR	RTL	1.58
		041-090-021-000	RC	AG	158.53
		041-090-033-000	RC	AG	23.73
		041-090-022-000	RC	AG	39.75
		041-430-018-000	RR	AG	41.45
		030-170-068-000	RTL	RC	0.42
		025-090-028-000	AG	RR	3.20
		025-110-002-000	AG	RR	4.63
		025-060-032-000	AG	RR	1.00
		025-060-031-000	AG	RR	0.88
		025-060-017-000	AG	RR	0.41
		025-110-043-000	AG	RR	0.78
		025-110-047-000	AG	RR	4.91
		025-110-046-000	AG	RR	5.15
		025-110-038-000	AG	RR	0.54
		025-100-025-000	AG	RR	1.03
		025-110-044-000	AG	RR	4.32
		025-070-009-000	AG	RR	0.31
		025-070-023-000	AG	RR	0.63
		025-070-015-000	AG	RR	1.86
		025-100-033-000	AG	RR	1.47
		025-100-031-000	AG	RR	3.94
		025-100-040-000	AG	RR	4.77
		025-090-051-000	AG	RR	3.41
		025-100-048-000	AG	RR	1.35
		025-100-039-000	AG	RR	4.15
		025-090-074-000	AG	RR	9.15
		025-110-022-000	AG	RR	0.40
		025-110-023-000	AG	RR	0.24
		072-112-040-000	MU	RR	4.79
		025-380-999-000	REC	I	0.10
		078-040-003-000	I	VLDR	2.98
		078-040-006-000	I	VLDR	2.00
		078-030-015-000	I	VLDR	3.05
		078-040-010-000	I	VLDR	2.20
		078-030-014-000	I	VLDR	2.56
		078-040-013-000	I	VLDR	2.20
		078-030-011-000	I	VLDR	0.52

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		078-030-010-000	I	VLDR	0.53
		078-030-009-000	I	VLDR	0.52
		078-040-008-000	I	VLDR	2.00
		078-040-014-000	I	VLDR	2.20
		078-040-018-000	I	VLDR	3.79
		078-040-019-000	I	VLDR	2.65
		078-040-028-000	I	VLDR	0.96
		078-030-006-000	I	VLDR	0.99
		078-040-032-000	I	VLDR	14.16
		078-030-005-000	I	VLDR	0.98
		078-030-004-000	I	VLDR	4.11
		078-030-008-000	I	VLDR	0.99
		078-040-026-000	I	VLDR	1.09
		078-040-029-000	I	VLDR	1.91
		078-040-025-000	I	VLDR	1.01
		078-030-007-000	I	VLDR	0.99
		078-040-027-000	I	VLDR	1.03
		078-040-030-000	I	VLDR	0.95
		035-480-055-000	REC	I	12.03
		035-480-028-000	REC	I	6.26
		035-480-030-000	REC	I	20.08
		035-480-022-000	REC	I	3.87
		035-480-005-000	RC	I	3.83
		035-480-006-000	REC	I	4.77
		035-480-007-000	REC	I	5.33
		035-480-024-000	REC	I	5.84
		035-480-049-000	REC	I	4.64
		035-480-042-000	REC	I	3.56
		035-480-048-000	REC	I	9.25
		035-480-041-000	REC	I	3.56
		035-480-051-000	REC	I	13.78
		035-480-013-000	REC	I	7.10
		035-480-052-000	REC	I	1.27
		035-480-053-000	REC	I	1.31
		035-480-062-000	REC	I	1.64
		035-480-061-000	REC	I	0.84
		035-480-014-000	REC	I	3.92
		035-480-054-000	REC	I	3.26
		035-480-038-000	REC	I	3.09
		035-480-015-000	REC	I	3.89
		035-480-016-000	REC	I	4.12
		035-490-003-000	REC	I	6.33
		035-490-004-000	REC	I	6.33
		035-490-009-000	REC	I	2.10
		035-480-025-000	REC	I	2.89
		035-490-005-000	REC	I	5.72
		035-480-020-000	REC	I	1.94
		035-480-044-000	REC	I	1.74
		030-220-004-000	RTL	MDR	0.29
		030-220-005-000	RTL	MDR	0.29
		030-220-009-000	RTL	MHDR	1.22
		030-200-027-000	RTL	MHDR	0.33
		030-196-004-000	RTL	MDR	0.22

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		030-196-009-000	RTL	MDR	0.19
		030-196-007-000	RTL	MDR	0.17
		030-196-008-000	RTL	MDR	0.15
		030-170-010-000	RTL	VLDR	0.59
		030-170-009-000	RTL	VLDR	0.74
		030-170-086-000	RTL	VLDR	1.27
		030-170-007-000	RTL	VLDR	0.36
		030-170-082-000	RTL	VLDR	1.84
		030-170-008-000	RTL	VLDR	1.02
		030-170-088-000	RTL	VLDR	0.74
		078-050-018-000	RC	RR	1.00
		078-050-019-000	RC	RR	0.11
		078-050-027-000	RC	MHDR	3.75
		078-050-030-000	RC	MHDR	0.21
		078-050-028-000	RC	MHDR	0.79
		078-050-029-000	I	MDR	0.15
		078-060-005-000	RC	RR	0.95
		078-050-020-000	RC	RR	6.21
		078-050-031-000	I	MHDR	6.61
		078-050-032-000	I	RR	6.60
		035-174-001-000	MU	I	1.12
		035-200-034-000	RTL	I	1.92
		035-200-035-000	RTL	I	1.92
		035-200-024-000	MU	I	0.09
		025-240-097-000	VLDR	AG	24.82
		025-240-095-000	VLDR	AG	59.79
		078-050-033-000	I	RR	7.82
		035-480-050-000	REC	I	47.25
		035-490-002-000	REC	I	6.33
		035-490-008-000	REC	I	1.95
		035-490-010-000	REC	I	2.26
		035-490-011-000	REC	I	1.08
		035-490-001-000	REC	I	14.34
		025-110-051-000	AG	RR	4.96
		025-110-049-000	AG	RR	4.96
		025-090-009-000	AG	RR	18.84
		025-090-076-000	AG	RR	9.48
		025-090-075-000	AG	RR	9.81
		025-090-072-000	AG	RR	21.04
		025-100-001-000	AG	RR	4.84
		025-100-024-000	AG	RR	10.23
		025-090-055-000	AG	RR	9.99
		025-090-025-000	AG	RR	4.38
		025-090-052-000	AG	RR	4.76
		025-090-022-000	AG	RR	9.52
		025-090-016-000	AG	RR	1.90
		025-110-040-000	AG	RR	3.70
		025-110-039-000	AG	RR	1.07
		025-110-024-000	AG	RR	4.30
		025-110-027-000	AG	RR	4.86
		025-100-011-000	AG	RR	4.79
		025-100-041-000	AG	RR	4.88
		025-090-053-000	AG	RR	4.76

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		025-110-006-000	AG	RR	4.48
		025-110-028-000	AG	RR	4.42
		025-110-050-000	AG	RR	4.66
		025-090-054-000	AG	RR	4.76
		025-090-006-000	AG	RR	3.00
		025-090-007-000	AG	RR	9.54
		025-100-062-000	AG	RR	3.59
		025-110-018-000	AG	RR	4.93
		025-110-005-000	AG	RR	2.46
		025-110-035-000	AG	RR	4.13
		025-110-007-000	AG	RR	2.50
		025-110-052-000	AG	RR	3.83
		025-090-050-000	AG	RR	4.76
		025-090-011-000	AG	RR	4.02
		025-090-073-000	AG	RR	4.74
		025-090-023-000	AG	RR	4.76
		025-090-021-000	AG	RR	4.76
		025-090-020-000	AG	RR	14.28
		025-090-018-000	AG	RR	4.76
		025-100-042-000	AG	RR	4.88
		025-100-047-000	AG	RR	11.12
		025-090-048-000	AG	RR	1.35
		025-100-043-000	AG	RR	4.77
		025-100-037-000	AG	RR	4.15
		039-260-060-000	AG	VLDR	2.10
		025-110-003-000	AG	RR	1.23
		025-110-004-000	AG	RR	1.19
		025-110-048-000	AG	RR	3.37
		025-070-008-000	AG	RR	0.79
		025-070-003-000	AG	RR	0.32
		025-070-004-000	AG	RR	0.33
		025-070-022-000	AG	RR	0.81
		025-070-024-000	AG	RR	0.92
		025-070-026-000	AG	RR	0.67
		025-070-020-000	AG	RR	1.68
		025-070-002-000	AG	RR	2.01
		025-070-027-000	AG	RR	0.67
		025-070-017-000	AG	RR	0.84
		025-070-028-000	AG	RR	0.59
		025-060-039-000	AG	RR	4.02
		025-060-057-000	AG	RR	5.96
		025-060-043-000	AG	RR	4.67
		025-060-047-000	AG	RR	1.25
		025-060-049-000	AG	RR	9.26
		025-060-040-000	AG	RR	2.16
		025-060-042-000	AG	RR	4.73
		025-060-024-000	AG	RR	0.25
		025-060-056-000	AG	RR	5.65
		025-060-052-000	AG	RR	5.32
		025-060-045-000	AG	RR	2.56
		025-060-054-000	AG	RR	5.03
		025-060-053-000	AG	RR	3.97
		025-060-050-000	AG	RR	3.01

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		025-060-027-000	AG	RR	0.44
		025-060-044-000	AG	RR	11.83
		025-060-055-000	AG	RR	4.48
		025-060-051-000	AG	RR	0.53
		025-300-013-000	AG	RR	1.12
		025-060-005-000	AG	RR	1.05
		025-060-015-000	AG	RR	0.31
		025-110-014-000	AG	RR	0.37
		025-090-012-000	AG	RR	4.40
		025-100-013-000	AG	RR	6.23
		025-110-045-000	AG	RR	0.69
		025-100-063-000	AG	RR	1.07
		025-110-010-000	AG	RR	0.41
		025-090-010-000	AG	RR	0.74
		025-110-036-000	AG	RR	0.13
		025-110-029-000	AG	RR	0.40
		025-110-013-000	AG	RR	0.37
		025-110-026-000	AG	RR	0.39
		025-110-015-000	AG	RR	0.80
		025-110-031-000	AG	RR	0.41
		025-100-049-000	AG	RR	1.24
		025-090-034-000	AG	RR	1.90
		025-090-035-000	AG	RR	2.35
		025-100-046-000	AG	RR	15.11
		025-100-045-000	AG	RR	7.78
		025-090-036-000	AG	RR	2.35
		025-100-020-000	AG	RR	0.97
		025-090-046-000	AG	RR	1.36
		025-090-042-000	AG	RR	0.50
		025-090-045-000	AG	RR	0.50
		038-270-045-000	AG	AS	32.17
		025-090-028-000	AG	RR	3.17
		025-090-061-000	AG	RR	4.76
		025-090-057-000	AG	RR	4.17
		025-090-064-000	AG	RR	4.00
		025-090-070-000	AG	RR	4.75
		025-090-071-000	AG	RR	4.77
		025-090-067-000	AG	RR	4.76
		025-090-063-000	AG	RR	4.76
		025-090-068-000	AG	RR	4.76
		025-090-065-000	AG	RR	4.76
		025-090-059-000	AG	RR	4.76
		025-090-060-000	AG	RR	4.76
		025-090-062-000	AG	RR	4.76
		041-610-001-000	AG	FR	38.89
		030-462-022-000	RR	MDR	1.53
		030-194-002-000	RTL	MDR	0.23
		030-194-014-000	RTL	MDR	0.27
		030-194-006-000	RTL	MDR	0.11
		030-194-007-000	RTL	MDR	0.11
		030-194-008-000	RTL	MDR	0.11
		030-194-011-000	RTL	MDR	0.23
		030-194-016-000	RTL	MDR	0.17

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		030-194-004-000	RTL	MDR	0.35
		030-194-013-000	RTL	MDR	0.33
		030-194-003-000	RTL	MDR	0.23
		030-194-005-000	RTL	MDR	0.12
		030-194-009-000	RTL	MDR	0.11
		030-194-015-000	RTL	MDR	0.20
		030-194-010-000	RTL	MDR	0.23
		030-090-042-000	RR	MDR	1.29
		061-460-046-000	TM	P	5.61
		025-090-014-000	AG	RR	15.87
		025-090-015-000	AG	RR	13.62
		027-060-036-000	AG	RR	5.50
		027-090-014-000	AG	RR	6.21
		027-090-033-000	AG	RR	7.51
		027-180-052-000	AG	RR	12.02
		027-180-053-000	AG	RR	10.25
		027-180-060-000	AG	RR	5.10
		027-240-070-000	AG	RR	5.67
		027-240-071-000	AG	RR	6.03
		027-270-014-000	AG	RR	16.48
		027-270-035-000	AG	RR	9.44
		027-270-037-000	AG	RR	9.34
		027-280-039-000	AG	RR	9.58
		027-280-042-000	AG	RR	8.69
		028-180-026-000	ROW	AG	15.40
		035-490-006-000	REC	RC	28.51
		056-240-017-000	TM	AG	426.53
		063-010-003-000	TM	AG	197.52
		063-130-001-000	TM	FR	232.90
		063-220-021-000	TM	PUD	80.77
		063-320-099-000	AG	PUD	172.04
		063-330-017-000	AG	PUD	22.61
		041-030-143-000	FR	P	24.51
		030-270-015-000	RTL	RC	2.74
		041-420-038-000	AG	VLDR	3.61
		041-430-015-000	AG	VLDR	4.18
		056-130-008-000	TM	AG	99.23
		063-360-998-000	AG	PUD	51.00
		063-360-999-000	AG	PUD	39.27
		017-190-069-000	AG	FR	0.17
		056-440-061-000	TM	FR	20.75
		056-210-003-000	TM	FR	40.08
		056-240-003-000	TM	AG	140.83
		058-190-082-000	AG	FR	8.38
		058-190-202-000	AG	FR	64.37
		058-190-203-000	AG	FR	41.39
		058-190-204-000	AG	FR	211.44
		041-280-201-000	AG	FR	20.21
		027-060-039-000	AG	RR	5.15
		027-084-032-000	AG	RR	6.82
		027-084-033-000	AG	RR	12.97
		027-084-034-000	AG	RR	6.51
		027-084-035-000	AG	RR	6.51

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		027-270-018-000	AG	RR	15.29
		027-280-014-000	AG	RR	5.72
		027-280-031-000	AG	RR	15.39
		027-280-032-000	AG	RR	5.01
		027-280-036-000	AG	RR	5.79
		027-280-037-000	AG	RR	5.78
		027-290-019-000	AG	RR	6.72
		027-290-020-000	AG	RR	6.72
		027-290-027-000	AG	RR	4.46
		027-290-033-000	AG	RR	5.07
		027-290-034-000	AG	RR	5.11
		027-290-038-000	AG	RR	5.06
		027-290-039-000	AG	RR	5.09
		027-290-042-000	AG	RR	6.26
		035-490-007-000	REC	RC	40.60
		027-081-006-000	AG	RR	1.00
		027-081-026-000	AG	RR	6.52
		027-081-029-000	AG	RR	8.53
		027-082-002-000	AG	RR	9.32
		027-082-003-000	AG	RR	4.42
		027-082-004-000	AG	RR	4.42
		027-082-006-000	AG	RR	3.83
		027-082-014-000	AG	RR	2.82
		027-082-015-000	AG	RR	2.17
		027-270-038-000	AG	RR	9.40
		027-270-040-000	AG	RR	4.74
		027-280-038-000	AG	RR	9.50
		027-280-003-000	AG	RR	5.05
		027-280-004-000	AG	RR	4.82
		027-280-024-000	AG	RR	5.03
		027-280-025-000	AG	RR	4.94
		027-280-026-000	AG	RR	4.90
		027-240-059-000	AG	RR	9.90
		027-240-060-000	AG	RR	9.99
		027-240-067-000	AG	RR	5.17
		027-250-004-000	AG	RR	3.11
		027-250-020-000	AG	RR	1.14
		027-250-021-000	AG	RR	0.81
		027-250-023-000	AG	RR	1.00
		030-220-006-000	RTL	MDR	0.29
		030-220-008-000	RTL	MHDR	6.86
		030-220-035-000	RTL	MHDR	3.45
		030-200-016-000	RTL	MHDR	1.53
		030-200-017-000	RTL	MHDR	2.38
		030-200-092-000	RTL	MHDR	15.39
		030-200-099-000	RTL	MHDR	8.14
		068-360-069-000	MDR	RTL	3.97
		051-030-041-000	AG	LDR	55.09
		078-040-004-000	I	VLDR	3.41
		078-040-005-000	I	VLDR	1.65
		078-040-007-000	I	VLDR	1.65
		078-040-022-000	I	VLDR	0.70
		071-450-001-000	TM	P	2.07

Name	Community	APN	Approved Project GPLU	Modified Project GPLU	Acres
		017-190-089-000	AG	FR	0.35
		078-040-002-000	I	VLDR	0.68
		078-040-009-000	I	VLDR	0.16
		078-040-011-000	I	VLDR	0.52
		025-240-054-000	AG	RC	10.37
		017-110-052-000	AG	FR	4.08
		056-210-004-000	TM	FR	38.97
		035-490-006-000	REC	I	10.11
		035-490-007-000	REC	I	10.80