

# Notice of Completion & Environmental Document Transmittal

**SCH# 2019089041**

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

Project Title: Valley's Edge Specific Plan  
 Lead Agency: City of Chico Community Development Department – Planning Division Contact Person: Mike Sawley  
 Mailing Address: 411 Main Street, P.O. Box 3420 Phone: (530) 879-6812  
 City: Chico Zip: 95927 County: Butte County

**Project Location:** County: Butte County City/Nearest Community: Chico  
 Cross Streets: 20<sup>th</sup> Street and Skyway Zip Code: 95928  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 1,448  
 Assessor's Parcel No.: 018-390-005, 018-390-007, 017-210-005, 017-210-006, 017-240-023, and 017-260-119. Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy#: 99 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Core Butte Charter School, Core Butte High School, Marsh Junior High School, Little Chico Creek Elementary

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

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

**Development Type:**

Residential: Units 2,777 Acres 668  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq. ft. 447,155 Acres 56.3 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD  Other Special Purpose (Public, Open Space): 675.3 acres  
 : Project Roadways: 40.4 acres

**Project Issues Discussed in Document:**

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

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

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**Present Land Use/Zoning/General Plan Designation:**

Undeveloped grazing/Agriculture (Butte County General Plan Land Use Designation)/Very Low Density Residential (Butte County Zoning Designation)

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

The proposed project is a 1,448-acre specific plan that will include a mix of residential, commercial, parks, and open space on an unincorporated site that will be annexed to the City of Chico. The Specific Plan will be the blueprint for a mixed-use community and includes goals and policies for development along with Design Guidelines that establish architectural, streetscape, landscaping, firewise, and lighting standards.

## Reviewing Agencies Checklist

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

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

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

Starting Date October 29, 2021 Ending Date December 13, 2021

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Chico Land Investment, LLC</u>
Address: <u>1102 R Street</u>	Address: <u>2550 Lakewest Drive, Suite 50</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Chico, CA 95928</u>
Contact: <u>Christine Kronenberg</u>	Phone: <u>(530) 879-4420</u>
Phone: <u>(916) 438-5314</u>	

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Signature of Lead Agency Representative: Mike Sawley Date: 10/28/2021

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