

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: 20th 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 600
 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): 751 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.

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)

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 | |

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

Starting Date _____ Ending Date _____

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>	

Signature of Lead Agency Representative: Mike Sawley **Date:** 10/17/2022

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