

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Bell-Muir SPA Dissolution (GPA/RZ 24-02) and Autumn Leaf Estates Subdivision (ANX 24-01, SUB 24-01)

Lead Agency: City of Chico

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Project Location: Chico, County of Butte

City

County

Project Description (Proposed actions, location, and/or consequences).

The project includes two main components:

1. A General Plan Amendment and Rezone (GPA/RZ 24-02) to remove the Bell-Muir Special Planning Area (SPA) designation and requirements identified in the 2030 Chico General Plan. The GPA/RZ would change the City's Land Use Designation of "Special Planning Area" to "Low Density Residential," change the City's pre-zoning of "SPA" to "R1" (Low Density Residential), and amend General Plan text that refers to the Bell-Muir SPA. The existing commercial Designation and zoning for APN 042-050-082 would not change.
2. A Vesting Tentative Subdivision Map (SUB 24-01) and Annexation (ANX 24-01) of APNs: 042-020-009 and 042-020-105, located at 1124 Henshaw Avenue and 2870 Nord Avenue, within the Bell-Muir SPA, just outside of the city limits of Chico in unincorporated Butte County, California. The proposed subdivision would divide 20 acres into 68 individual single-family residential lots and a parcel dedicated to stormwater retention. The annexation is a request that the City Council adopt a resolution directing staff to initiate annexation proceedings for the subdivision area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Potential nesting bird disturbance - mitigate through timing of tree removal or conduct nesting surveys.
- Potential sensitive bat species disturbance - mitigate through pre-construction surveys/avoidance.
- Potential discovery of cultural resources - mitigate by stopping work if found, bringing in experts.
- Potential spill of hazardous substances - mitigate through worker education and having spill containment kits on site.
- Potential discovery of Tribal Cultural Resources - mitigate by allowing tribal monitors during grading operations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No significant areas of known controversy. There is a diversity of opinion among owners within the Special Planning Area regarding the favorability of urban development in the area.

Provide a list of the responsible or trustee agencies for the project.

Butte LAFCo (Local Agency Formation Commission)