

**Bidwell Ranch Compiled Site Literature**

**Environmental Impact Report for the Bidwell Ranch Specific Plan**

**Abstract:**

This draft environmental impact report (EIR) was prepared to assess the impacts of Bidwell Ranch Specific Plan (June 1, 1994) project, pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 2100 et seq.), the State CEQA Guidelines (14 CCR 15000 et seq.), and the City of Chico (City) environmental review guidelines. The staff determined that the following issues were of concern and should be addressed in the EIR: earth, water, plant life, animal life, noise, land use, population, housing, transportation and circulation, public services, utilities, aesthetics, recreation, and cultural resources.

**Reference:**

Chico, City of. Community Development Department, Planning Division. October 1994.  
 Draft environmental impact report for the Bidwell Ranch Specific Plan. Chico, Ca.  
 Prepared by Jones & Stokes Associates, Inc. (JSA 94-075.) Sacramento, Ca.

**Amended Rancho Arroyo Specific Plan**

**Abstract:**

The City of Chico adopted a Specific Plan for the Rancho Arroyo Community which established land use designations and permitted densities, plus detailed design and development standards. The approved Specific Plan included statements and policies pertaining to existing conditions, planning policies, development standards, capital improvements, and other regulatory schemes.

**Reference:**

Chico, City of. Community Development Department, Planning Division. October 1985.  
 Amended rancho arroyo specific plan. Chico, Ca.  
 Prepared by Crocker Development Company.

**Administrative Draft Bidwell Ranch Specific Plan**

**Abstract:**

The purpose of the Bidwell Ranch Specific Plan is to designate land uses, a circulation pattern, public facilities, development policies and standards for the Plan Area and establish the methods of implementing the specific programs. Bidwell Ranch is envisioned as a distinct village within the Chico community. The site is surrounded on three sides by substantial permanent open space, including Bidwell Park and is separated from existing and future residential areas by the Sycamore Creek Diversion Channel. Within this distinct setting Bidwell Ranch will provide a residential neighborhood with a variety of dwelling unit types and sizes.

**Reference:**

Chico, City of. Community Development Department, Planning Division. October 1991.  
 Administrative draft bidwell ranch specific plan. Chico, Ca.  
 Prepared by Wade Associates, Urban Planning and Design. Roseville, Ca.

**Draft Bidwell Ranch Specific Plan**

**Abstract:**

Compiled City of Chico Memorandum (1996), Staff Reports, Minutes, and Resolutions (Planning Commission), Staff Reports, Minutes, Resolutions/Ordinances (City Council), and Correspondence.

**Reference:**

Chico, City of. Community Development Department, Planning Division. 1996.  
 Bidwell plan specific plan draft. Chico, Ca.

**Bidwell Ranch, Chico, Ca**

**Abstract:**

Comments:

	Plans	Biological Surveys	Property Acquisition	Regulatory	BCM	Burrowing Owls	Shrimp	Swainson's F.	VELB	F
<b><u>Environmental Impact Report for the Bidwell Ranch Specific Plan</u></b>	X	X		X	X		X			
<b><u>Amended Rancho Arroyo Specific Plan</u></b>	X									
<b><u>Administrative Draft Bidwell Ranch Specific Plan</u></b>	X									
<b><u>Draft Bidwell Ranch Specific Plan</u></b>	X	X		X		X				X
<b><u>Bidwell Ranch, Chico, Ca</u></b>	X			X		X				

**Bidwell Ranch Compiled Site Literature**

The DEIR states on page 13-23 that a "loss of opportunity" to create a Butte County Meadowfoam preserve will occur as a result of project development. As drafted, the mitigation measure appears to assume that federal listing of fairy shrimp pursuant to the Endangered Species Act will occur.

**Draft Environmental Impact Report for the Bidwell Ranch Specific Plan:**

This draft environmental report (EIR) has been prepared to assess the impacts of Bidwell Ranch Specific Plan project, pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 et seq.), the State CEQA Guidelines and the City of Chico environmental review guidelines. The purpose of the Bidwell Ranch Specific Plan is to designate land uses, a circulation pattern, public facilities, development policies and standards for the Plan Area and establish the methods of implementing the specific programs.

**Reference:**

Chico, City of. Community Development Department, Planning Division. December 1991.  
 Draft environmental impact report for the Bidwell Ranch specific plan. Chico, Ca.  
 Prepared by Jones & Stokes Associates, Inc. Sacramento, Ca.

**Bidwell Ranch Administrative Draft, Specific Plan:**

The purpose of the Bidwell Ranch Specific Plan is to designate land uses, a circulation pattern, public facilities, development policies and standards for the Plan Area and establish the methods of implementing the specific programs. Bidwell Ranch is envisioned as a distinct village within the Chico community. The site is surrounded on three sides by substantial permanent open space, including Bidwell Park and is separated from existing and future residential areas by the Sycamore Creek Diversion Channel. Within this distinct setting Bidwell Ranch will provide a residential neighborhood with a variety of dwelling unit types and sizes.

**Conceptual Wetland Mitigation Plan for the Bidwell Ranch Specific Plan Area:**

This wetland mitigation plan describes goals and related objectives, construction techniques, monitoring requirements, performance standards, and an implementation schedule for creating vernal pool, clay flat, and ephemeral drainage wetland habitat as mitigation for impacts associated with implementation of the Bidwell Ranch Specific Plan.

**Reference:**

Chico, City of. Community Services Department. October 1991.  
 Conceptual wetland mitigation plan for the Bidwell Ranch specific plan area. Chico, Ca.  
 Prepared by Jones & Stokes Associates, Inc. Sacramento, Ca.

**Constraints Analysis for the Rancho Arroyo Specific Plan Project:**

The purpose of this constraints analysis is to identify locations within the northeastern and northwestern portions of the proposed specific plan area where noticeable development constraints or opportunities exist. This information will be used by the city and the project applicant as a tool to locate and design the proposed single-family residential, junior high school, elementary school, neighborhood park, and community park uses in areas where development would be the least environmentally damaging. In addition, this constraints analysis will be used to locate and designate the exact location of the city's Butte County meadowfoam core preserve.

**Reference:**

Chico, City of. Community Services Department, Planning Office. December, 1990.  
 Constraints analysis for the Rancho Arroyo specific plan project. Chico, Ca.  
 Prepared by Jones & Stokes Associates, Inc. Sacramento Ca.

Plans  
 Biological Surveys  
 Property Acquisition  
 Regulatory  
 BCM  
 Burrowing Owls  
 Shrimp  
 Swainson's F.  
 V.E.L.B.  
 F.

**Bidwell Ranch Specific Plan Amendment File # 3**

X

X

X

X

**Abstract:**

Compiled correspondence letters, minutes, and compiled work plans, budgets, and development agreements. The work plan consists of six tasks including: Initiate project, preparing administrative final EIR, preparing final EIR, preparing mitigation monitoring programs, attending coordination meetings and attending two public meetings.

Placing 4,159 people and a junior high next to the potential Ranch Arroyo Butte County Meadowfoam Core Preserve, can not be reduced to a level of insignificance. The placement of this development next to a state listed (and proposed federally listed) endangered plant preserve would be counter-productive to the goals the city set forth in their selection and adoption of the Rancho Arroyo core population conservation

**Bidwell Ranch Compiled Site Literature**

plan.

Plans  
Biological Surveys  
Property Acquisition  
Regulatory  
BCM  
Burrowing Owls  
Shrimp  
Swainson's F.  
VELB  
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**Reference:**  
Chico, City of. Community Development Department, Planning Divison. April 1997.  
Bidwell Ranch Specific Plan Amendment File # 3. Chico, Ca.

**Bidwell Ranch Specific Plan Amendment File # 2** X X X X X X X X X

**Abstract:**  
Compiled information regarding the traffic and circulation chapter, settlement agreements, tentative maps, guidelines for interpreting noise levels, assorted contracts, a completion schedule, and assorted memorandum. "During our July 8 meeting, we discussed how to develop estimates of future year traffic volumes for use in the Rancho Arroyo traffic analysis."  
**Reference:**  
Chico, City of. Community Development Department, Planning Division. 1991.  
Bidwell Ranch Specific Plan Amendment File # 2. Chico, Ca.

**G.P. Amendment # 90-2 and Rez. # 413 (Hackart) - Rancho Arroyo** X X X X X X X X X

**Abstract:**  
Agreement to prepare a wetland mitigaition plan for the Rancho Arroyo property and Butte County Air Pollution Control District Comments. "The Fish and Wildlife Service has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Rancho Arroyo Specific Plan. The proposal includes residential and limited commercial development on approximately 749 acres northeast of the City of Chico. The following general comments are provided to assist the City in preparing the Draft Report." This includes Affected environment, description of the proposed project, wetlands and other wildlife habitats, mitigation planning, mitigation monitoring, and endangered species. "The 1986 specific plan EIR did not adequately discuss the endangered Limnanthes. Surveys for limnanthes in that EIR incorrectly identified BCM as another Limnanthes floccosa subspecies."  
**Reference:**  
Chico, City Of. Community Development Department, Planning Division. 1991.  
G.P. amendment # 90-2 and rez. #413 (Hackart) - Rancho Arroyo. Chico, Ca.

**Bidwell Ranch - Final EIR Preparation.** X X X X X X X X X

**Abstract:**  
Letters and contracts between jones and stokes and Clif Sellers. US Environmental Protection Agency, "The proposed activities have been reviewed for compliance with the requirements of Federal Guidelines, promulgated pursuant to Section 404 (b) (1) of the Clean water act. The Environmental Protection Agency (EPA) believes that the proposed project fails to comply with the guidelines for discharge of dredged or fill material at 40 CFR 230.10 (a-d)."  
US ARmy Corps of Engineers: "Subject: Application for a department of the Army permit under authority of Section 404 of the Clean Water Act to discharge fill material into vernal pools and swales during construction of Bidwell Ranch development in Chico, California, as shown in the attached drawings. Purpose: To Provide residential development with support facilities to meet the City of Chico's demand for housing."  
**Reference:**  
Chico, City of. Community Development Department, Planning Division. 1994.  
Bidwell ranch - final EIR preparation. Chico, Ca.

**Rancho Arroyo Draft Specific Plan** X X X X X X X X X

**Abstract:**  
The Specific Plan was developed by identifying environmental constraints to development of the property - arroyos, wetlands, rare and endangered plant species, slope and vegetation - and then establishing a specific plan which, to the extent feasible, avoids developemtn on environmentally sensitive lands. The location and configuration of development, particularly the multi-family, reflects avoidance of development in wetlands and along arroyos. In 1989, the city of Chico enacted an ordinance which adopted a



**Bidwell Ranch Compiled Site Literature**

Blueprints and Maps of the proposed project.

**Reference:**

Chico, City of. Community Development Department, Planning Division. 1991-1992.  
 Bidwell ranch vesting tentative sub. Map (Crocker Development). Chico, Ca.

**Draft Environmental Impact Report for the Bidwell Ranch Specific Plan**

Plans	Biological Surveys	Property Acquisition	Regulatory	BCM	Burrowing Owls	Shrimp	Swainson's F.	VEI B
X	X		X	X	X			

**Abstract:**

This draft environmental impact report (EIR) was prepared to assess the impacts of Bidwell Ranch Specific Plan (June 1, 1994) project, pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code. Section 2100 et seq.), the State CEQA Guidelines (14 CCR 15000 et seq.), and the City of Chico (City environmental review guidelines). The staff determined that the following issues were of concern and should be addressed in the EIR: earth, water, plant life, animal life, noise, land use, population, housing, transportation and circulation, public services, utilities, aesthetics, recreation, and cultural resources.

**Reference:**

Chico, City of. Community Development Department, Planning Division. October 1994.  
 Draft environmental impact report for the Bidwell Ranch Specific Plan. Chico, Ca.  
 Prepared by Jones & Stokes Associates, Inc. (JSA 94-075.) Sacramento, Ca.

**Draft Bidwell Ranch Specific Plan**

**Abstract:**

Bidwell Ranch is envisioned as a distinct community with strong visual and circulation connections to the existing Chico community. The site is surrounded on three sides by substantial, permanent open space. Over 60 percent of the plan area will be left in natural open space to form a greenway around the urban portions of the plan to provide a continuous open space corridor from Bidwell Park to the city edge. The open space will protect and preserve sensitive environments and establish a buffer from Bidwell Park which will be nearly one half mile wide from the Wildwood Avenue Bridge to the nearest planned dwelling units.

**Reference:**

Chico, City of. Community Development Department, Planning Division. June, 1994.  
 Draft bidwell ranch specific plan. Chico, Ca.  
 Prepared by Wade Associates. Roseville, Ca.

**Foothill Park East and Bidwell Ranch Aircraft Operation Impact and Conflicts Study**

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**Abstract:**

This study was contracted by the City of Chico to determine the compatibility between the proposed development of Foothill Park East and departure of laden fire-fighting aircraft from Chico Muni. The study assessed the crash hazard potential and noise impacts from laden fire-fighting aircraft departure operations on proposed communities beneath the departure flight tracks. If land use incompatibilities were found to exist, the study then identified appropriate mitigation measures.

**Reference:**

Chico, City of. Community Development Department. November 1996.  
 Foothill park east and bidwell ranch aircraft operation impact and conflicts study. Chico, Ca.

**Bidwell Ranch Compiled Site Literature**

Prepared by John C. Freytag, PE. Director.

	Plans	Biological Surveys	Property Acquisition	Regulatory	BCM	Burrowing Owls	Shrimp	Swainson's F.	VELB	F
<p><b><u>Draft Environmental Impact Report for the Bidwell Ranch Specific Plan</u></b></p> <p><b>Abstract:</b></p> <p>This draft environmental impact report (EIR) was prepared to assess the impacts of Bidwell Ranch Specific Plan (June 1, 1994) project, pursuant to the California Environmental Quality Act (CEQA) (Pub. Res. Code. Section 2100 et seq.), the State CEQA Guidelines (14 CCR 15000 et seq.), and the City of Chico (City environmental review guidelines. The staff determined that the following issues were of concern and should be addressed in the EIR: earth, water, plant life, animal life, noise, land use, population, housing , transportaiton and circulation, public services, utilities, aesthetics, recreation, and cultural resources.</p> <p><b>Reference:</b></p> <p>Chico, City of. Community Development Department, Planning Division. December 1991. Draft environmental impact report for the Bidwell Ranch Specific Plan. Chico, Ca. Prepared by Jones &amp; Stokes Associates, Inc. (JSA 94-075.) Sacramento, Ca.</p>	X									
<p><b><u>Draft Bidwell Ranch Specific Plan</u></b></p> <p>EIR's/ Specific Plan/ Agreements and Special Studies</p> <p><b>Abstract:</b></p> <p>Includes EIR, Specific plan, settlement agreement, development agreement, subdivision report, and a traffic analysis.</p>	X									
<p><b><u>Rancho Arroyo Environmental Review Specific Plan Parcel Map Rezone</u></b></p> <p><b>Abstract:</b></p> <p>Includes a rancho arroyo specific plan, 1986 draft EIR, 1982 EIR, staff reports and tentative maps.</p> <p><b>Reference:</b></p> <p>Chico, City of. Community Development Department. July 1987. Rancho arroyo specific plan. Chico, Ca.</p> <p>Chico, City of. Community Services Department. February 1987. Final subsequent environmental impact report rancho arroyo specific plan. Chico, Ca. Prepared by Jones &amp; Stokes Associates, Inc.</p> <p>Chico, City of. Community Services Department. October 1986. Draft subsequent environmental impact report rancho arroyo specific plan. Chico, Ca. Prepared by Jones &amp; Stokes Associates, Inc.</p>	X									
<p><b><u>Bidwell Ranch Butte County Meadowfoam Survey</u></b></p> <p><b>Abstract:</b></p> <p>Winter rainfall and inundation had been sufficient to allow for successful BCM seed germination. Butte County meadowfoam seedlings are known to tolerate brief periods of submergence. Therefore, the amount of the flowering heads was not expected to diminish severely due to the unseasonably long rainy period. However, the reduced photoperiod was expected to affect the amount of completely open flowers compared to the 2005 bloom.</p> <p><b>Reference:</b></p> <p>Chico, City of. Community Services Department. May 2006. Bidwell ranch butte county meadowfoam survey. Prepared by Gallaway Consulting, Inc.</p>	X		X							



**Bidwell Ranch Compiled Site Literature**

Preliminary Report. October, 31 2006.

Prepared by Mid Valley Title & Escrow Company, Affiliated with First American Title Insurance Company.

**Archaeological Inventory Survey**

**CONFIDENTIAL**

**Abstract:**

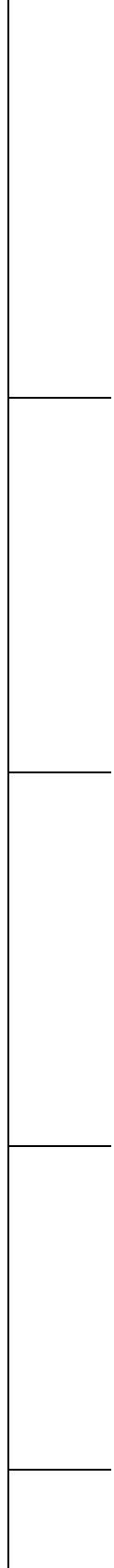
This report details the results of an archaeological inventory survey of the proposed Bidwell Ranch Subdivision project area which encompasses approximately 750 acres of land located in northeast Chico, Butte County, California. The property is situated adjacent to the north side of Wildwood Avenue and Bidwell Park, is bordered along the east by the Cottonwood-Elverta #3 electrical transmission line, and is bounded along the west by the Sycamore Creek Division Channel and the Foothill Ranch residential subdivision. Pg 5- "consists of a scatter of basalt waste flakes and tools and three shallow bedrock mortars. The site is located in an area of large, exposed basalt boulders adjacent to an ephemeral drainage channel. Previous disturbance to the site has resulted from the construction of a gravel road along the southern site boundary and the construction of a metal power line tower in the eastern portion of the site."

**Reference:**

Bidwell Ranch, Inc. Archaeological inventory survey. November 1994.  
Prepared by Jensen & Associates- Chico, California.

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