

FINAL

**Initial Study/Mitigated Negative Declaration
College Park Demolition Project**

Prepared for:

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ACOE	U.S. Army Corps of Engineers
ACUPCC	American College and University Presidents' Climate Commitment
ASF	assignable square feet
BAAQMD	Bay Area Air Quality Management District
BCAG	Butte County Association of Governments
BCAQMD	Butte County Air Quality Management District
CAAQS	California Ambient Air Quality Standards
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CFWC	California Fish and Wildlife Commission
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
City	City of Chico
CMP	congestion management program
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSC	Species of Special Concern
DPR	Department of Parks and Recreation
DSA	Division of the State Architect
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
FESA	federal Endangered Species Act
FTES	full-time equivalent students
GHG	greenhouse gas
GSF	gross square feet
GWP	global warming potential
HRTR	Historical Resources Technical Report
IPCC	Intergovernmental Panel on Climate Change
LEED	Leadership in Energy and Environmental Design
MBTA	Migratory Bird Treaty Act
MMT	million metric ton
NAAQS	National Ambient Air Quality Standards

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Acronym/Abbreviation	Definition
NAHC	Native American Heritage Commission
NHTSA	National Highway Traffic Safety Administration
NPDES	National Pollutant Discharge Elimination System Permit
NRHP	National Register of Historic Places
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Governor's Office of Planning and Research
PCAPCD	Placer County Air Pollution Control District
RCA	Resource Conservation Area
RFS	Renewable Fuel Standard
ROG	reactive organic gas
RPS	Renewable Portfolio Standard
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SCS	Sustainable Communities Strategy
SMAQMD	Sacramento Air Quality Management District
SVAB	Sacramento Valley Air Basin
SWPPP	Storm Water Pollution Prevention Plan
University	California State University, Chico
USFWS	U.S. Fish and Wildlife Service
ZNE	zero net energy

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1 INTRODUCTION

1.1 Project Overview

California State University, Chico (University), proposes to demolish ten detached single-family residences on land owned by the University. The residences are located on ten separate parcels in the College Park neighborhood near the University. Demolition of all residential units and accessory structures would include the following actions: removal of all recyclable materials such as copper pipes and copper wiring; abatement of materials containing regulatory levels of lead, asbestos, and universal wastes (e.g., fluorescent light tubes) that contain such materials; breaking up the buildings and foundations; and then removal of the crumbled buildings. Asbestos abatement and demolition notification shall be consistent with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP). Dust control shall be maintained consistent with the Butte County Air Quality Management District (BCAQMD) Rule 205. The University may also make the buildings available (through auction or other mechanism) for relocation to qualified persons.

All existing on-site utilities including water, sanitary sewer, gas, electricity, and communication services would be removed. Utility removal would include, but not be limited to, removal of existing underground pipe, conduit, wire, structures, vaults, poles, footings, boxes, transformers, etc. Capping and removal of proprietary utility lines would be coordinated with the utility owner.

Existing landscaping would be removed and green waste will be diverted to an appropriate facility.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA), which serves as the main framework of environmental law and policy in California, emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project is deemed categorically exempt, CEQA is applicable to any discretionary project that must be approved by a public agency in order to be processed and established. This project does not fall under any of the statutory or categorical exemptions listed in the 2013 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 California Code of Regulations (CCR) 15000 et seq.), and, therefore, must meet CEQA requirements.

The Board of Trustees of the California State University (Trustees of the California State University) certified the CSU Chico 2005 Master Plan Environmental Impact Report (2005 Master Plan EIR) (SCH No. 2004092071) in 2005. The project conforms to the Master Plan building program and, therefore, the CEQA analysis for the project will be tiered to the 2005 Master Plan EIR. Tiering refers to using the analysis of general matters contained in a broader

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EIR, such as the CMP EIR, with later EIRs or Negative Declarations on narrower projects, incorporating by reference the general discussions from the broader EIR, and concentrating the later EIR or Negative Declaration solely on the issues specific to the project (14 CCR 15152(a)). A later EIR is required when the Initial Study (IS) or other analysis finds that the later project may cause a significant effect on the environment that was not adequately addressed in the prior EIR (14 CCR 15152(f)). As indicated in Section 3, a tiered Initial Study/Mitigated Negative Declaration will be prepared for the project, based on the results of this tiered Initial Study.

The 2005 Master Plan EIR is hereby incorporated by reference and referred to throughout this tiered Initial Study. The 2005 Master Plan EIR and related documents (e.g., Trustees of the California State University Approval, Mitigation Monitoring and Reporting Program, Findings of Fact, Notice of Determination) are available to the general public at <http://www.csuchico.edu/pdc/masterplan.shtml>.

1.3 Public and Agency Review

This Initial Study ~~is being~~ was circulated for public and agency review from November 1 to November 30, 2017. Copies of this document, the 2005 Master Plan, and the 2005 Master Plan EIR are available for review online at <http://www.csuchico.edu/pdc/masterplan.shtml> and at the following locations:

Planning, Design, and Construction
Kendall Hall Room 109
California State University, Chico
400 West First Street, Chico, California 95929

Meriam Library
Room 305 Special Collections
California State University, Chico
400 West First Street, Chico, California 95929

Comments on this Initial Study and proposed Mitigated Negative Declaration ~~must be~~ were received by November 30, 2017. Comments ~~should be~~ were mailed or emailed to the lead agency:

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1.4 Organization of the Initial Study

This Initial Study is organized into the following sections:

Section 1 – Introduction: Summarizes the Initial Study's relationship to the 2005 Master Plan EIR, the tiering process, the scope of the document, the project's review and approval processes, and the document's organization.

Section 2 – Project Description: Includes a description of the project, including the need for the project, the project's objectives, and the elements included in the project.

Section 3 – Findings and Environmental Determination: Indicates whether impacts associated with the project are significant, and what, if any, additional environmental documentation is required.

Section 4 – Initial Study Checklist: Contains the Environmental Checklist form for each resource area. The checklist is used to assist in evaluating the potential environmental impacts of the project with respect to the 2005 Master Plan EIR.

Section 5 – References and Preparers: Lists references used in the preparation of this document. Includes the names of individuals contacted in preparation of this document.

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2 PROJECT DESCRIPTION

2.1 Project Location and Setting

2.1.1 University Campus

The project is on the existing campus located in the City of Chico, California (see **Figure 1**, Regional Map). The University's main campus is 119 acres and is generally bounded by the Union Pacific Railroad right-of-way on the west; by West Sacramento, Legion, and Mansion Avenues on the north; by the Esplanade, Children's Park, Salem, and Normal Streets on the east; and by West Second and West Third Streets on the south (see **Figure 2**, Vicinity Map). The campus is northwest of downtown Chico and north of Chico's Historic District. To the north, west, and south, residential land uses surround the campus.

The University campus is located on state land under the jurisdiction of the Trustees of the California State University. Streets and private property surrounding the campus in all directions are under the jurisdiction of the City of Chico (City).

2.1.2 Project Site

The project site consists of ten (10) non-contiguous parcels in the College Park neighborhood north of the campus (see Figure 2, Vicinity Map). The project site is bordered by the University campus on the west side (Esken and Konkow Halls) and south (University Stadium), West Sacramento Avenue to the north, and Chico High School to the east. The parcels are located on Stadium Way, Warner Street, La Vista Way, and Brice Avenue (see **Figure 3**, Site Map). Each parcel has a single-family residence located on it. **Table 1** identifies the location and size of each parcel and the date each house was built. The total area of the ten parcels is approximately 1.86 acres.

Table 1
Parcel Data

Street Address	Parcel Number	Built Date (per County Assessor)	Area (acres)
602 Brice Avenue	003-130-006-000	1946	0.31
615 Brice Avenue	003-130-010-000	1951	0.21
616 Brice Avenue	003-130-005-000	1946	0.16
628 Brice Avenue	003-130-003-000	1948	0.18
608 La Vista Way	003-120-013-000	1940	0.16 0.12
615 La Vista Way	003-120-016-000	1947	0.12
629 La Vista Way	003-120-015-000	1947	0.12

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**Table 1
Parcel Data**

Street Address	Parcel Number	Built Date (per County Assessor)	Area (acres)
630 Stadium Way	003-120-009-000	1947	0.17
725 Warner Street	003-130-011-000	1950	0.27
899 Warner Street	003-120-011-000	1939	0.16

Source: Butte County Assessor's Office

2.2 Project Background

2.2.1 Master Plan Building Program and Master Plan Map

The University Master Plan, adopted by the Trustees of the California State University in 2005, addresses all aspects of future physical development and land use on the campus to accommodate the enrollment ceiling of 15,800 full time equivalent students (FTES) (CSU Chico 2005a). The Master Plan provides a comprehensive framework for the physical development of the University campus. It addresses the acquisition of property, older facilities, changing student demographics, and the need for additional academic building space and other support space to accommodate the anticipated growth in enrollment. To accommodate the projected growth in enrollment and academic activities, the adopted Master Plan accommodates a building program that envisions development of 588,701 gross square feet (GSF) of new and replacement non-residential building space on campus, and development or conversion of up to 1,298 additional beds (Table 2-2, CSU Chico 2005a).

The existing adopted Master Plan includes a land use map that locates major uses and buildings to guide the siting of future campus facilities. The land use map maintains the current general configuration of land uses on the campus, which consist of a concentrated campus core surrounded by student and campus support, student housing, and recreational/physical education uses. Most of the growth in facilities would occur through demolition and replacement of substandard buildings, and minor reassignments of existing space. The 2005 Master Plan identifies the project site for acquisition and for future housing development and parking. Although the project site is not included in the Master Plan land use diagram, the number of potential student housing “beds” and parking spaces are described in the Master Plan and included in the Master Plan Environmental Impact Report (EIR) project description.

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2.2.2 Master Plan Population Growth

As indicated above, the 2005 Master Plan accommodates an enrollment ceiling of 15,800, which translates to an academic year capacity of 17,900 FTES students. There are currently 16,343 FTES enrolled at the University, based on the 2016-2017 academic year, and therefore the campus is still under its projected enrollment growth of 17,900 with the approved 2005 Master Plan. For master planning and academic planning purposes, the California State University System uses the FTES unit of measure to calculate enrollment. One FTES is defined as one student taking 15 course units, which represents a full course load. Students taking fewer course units are considered to constitute a fraction of a FTES. Whereas headcount is the total number of students enrolled. Headcount is the unit used for conducting various types of analysis in this Initial Study/Mitigated Negative Declaration. For this reason, Table 2 shows the change in total campus population since the 2005 Master Plan EIR base year using headcount rather than FTES. Table 2 shows the total headcount increase since the 2005–2006 academic year (the Master Plan base year).

**Table 2
Population (Headcount) Since Master Plan EIR Base Year**

Year ¹	Students	Faculty	Staff	Total Campus Population	% Master Plan Projection
2005–2006	15,919	913	1,085	17,917	81.44
2006–2007	16,250	965	1,136	18,351	83.41
2007–2008	17,034	1,009	1,173	19,216	87.35
2008–2009	17,132	971	1,182	19,285	87.66
2009–2010	16,934	888	1,195	19,017	86.44
2010–2011	15,989	857	972	17,818	80.99
2011–2012	15,920	872	971	17,763	80.74
2012–2013	16,470	862	936	18,268	83.04
2013–2014	16,332	901	951	18,184	82.65
2014–2015	17,268	945	993	19,206	87.30
2015–2016	17,200	966	995	19,161	87.10
2016–2017	17,556	977	1,012	19,545	88.84
Master Plan EIR 2025²	20,000	1,500–2,000		21,500–22,000	100.00

Source: CSU Chico 2017.

Note:

¹ Data reported is for the fall semester of the academic year shown.

² 2025 projections are from the 2005 Master Plan EIR (CSU Chico 2005b).

The interim use would provide additional parking for the student population, until such time as the project site is developed per the Master Plan.

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2.3 Project Objectives

The primary objective of the Master Plan is to accommodate the anticipated growth in student enrollment. Replacement of aging and inefficient academic facilities is critical to supporting students and providing a high quality education. The project objectives that are drawn from the Master Plan are based on the physical planning principles derived from the long-term vision for the University. The Master Plan and project-specific objectives are provided below.

Campus Master Plan Objectives

Campus Environment

- Use open space as an organizational element
- Promote a strong expression of landscape including a range of sizes and appropriate species of trees
- Promote a walkable campus that provides a logical progression of spaces linking destinations
- Preserve the natural characteristics of Big Chico Creek while permitting visual enjoyment of them as viewed from the campus
- Emphasize a scale of facilities that is compatible with human activities and perceptions
- Promote facilities that are part of a recognizable “family” of related structures, hardscape, and other environmental elements identified with CSU Chico.
- Discourage the presence of the automobile and other motorized vehicles while encouraging pedestrian and bicycle modes of movement
- Promote built systems that respect, maintain and work with the natural environment

Relationship with the Community

- Promote facilities that minimize aesthetic and functional conflicts with neighboring uses and facilities
- Permit a free flow of pedestrian activity between the University and downtown Chico

Student Life

- Provide facilities that enrich the total student experience at CSU Chico at levels commensurate with other universities competing with CSU Chico.

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- Promote facilities that retain students on campus that reduce their need to leave the campus for various daily activities
- Provide a sufficient number and variety of spaces on campus that promote human interaction
- Dynamic leadership in advancing agriculture, natural resource management and environmental sciences, and related areas

2.3.1 Project-Specific Objectives

- Acquire land for future student housing and parking near existing campus residential areas consistent with the Master Plan.
- Implement an appropriate interim use that eliminates unsafe conditions and minimizes costs.

2.4 Project Components

2.4.1 Demolition

The University proposes to demolish ten detached single-family residences on land owned by the University. The residences are located on ten separate parcels in the College Park neighborhood near the University. Demolition of all residential units and accessory structures would include the following actions: removal of all recyclable materials such as copper pipes and copper wiring; abatement of materials containing regulatory levels of lead, asbestos, and universal wastes (e.g., fluorescent light tubes) that contain such materials; breaking up the buildings and foundations; and then removal of the crumbled buildings. Asbestos abatement and demolition notification shall be consistent with the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP). Dust control shall be maintained consistent with the Butte County Air Quality Management District (BCAQMD) Rule 205. The University may also make the buildings available (through auction or other mechanism) for relocation to qualified persons.

All existing on-site utilities including water, sanitary sewer, gas, electricity, and communication services would be removed. Utility removal would include, but not be limited to, removal of existing underground pipe, conduit, wire, structures, vaults, poles, footings, boxes, transformers, etc. Capping and removal of proprietary utility lines would be coordinated with the utility owner.

Existing landscaping will be removed and green waste will be diverted to an appropriate facility.

2.4.2 Interim Parking Use

The site will be graded and a layer of gravel installed as the vehicle parking surface. It is anticipated that approximately 250 parking spaces will be created on the ten (10) parcels. The

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University currently has access to 140 parking spaces on land near the project site owned by Chico Unified School District. The University will no longer have access to these spaces after the end of 2017. The College Park parcels will provide replacement parking spaces. The parking spaces will be used by a mix of staff, faculty, and students.

Lighting and Landscaping

Lighting will be installed in the interim parking areas as needed for student safety. Reconstruction of some sidewalk may be required for driveway access. The interim parking surface will be gravel.

2.4.3 Utilities and Energy Use

Water

The parcels are served by existing waterlines, and served by the California Water Service Company. The parking lots would not need a regular domestic water supply. Hose bibs may be provided in some areas for maintenance purposes.

Wastewater

The parcels are served by the existing City of Chico sewer lines. No wastewater would be generated by the parking lots, and no service laterals are required.

Stormwater

The parcels are served by the existing stormwater infrastructure. The project site is part of the Lindo Channel stormwater drainage basin.

Energy, Steam, and Chilled Water

The parcels are currently served by PG&E. Electrical service would be required for the proposed parking lot lighting. Gas service is available but will be disconnected prior to demolition and is not required for the interim use. The parcels would not be served by the campus central plant for steam, chilled water, or electrical service.

Solid Waste

If trash and recycling receptacles are provided at the interim parking lots, they would be collected as part of the campus solid waste service.

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2.4.6 Master Plan EIR Mitigation Monitoring & Reporting Program

As part of the 2005 Master Plan approval, the Trustees of the California State University adopted a Mitigation Monitoring and Reporting Program. The mitigation measures included in this program are already being implemented as part of the Master Plan, the certified Master Plan EIR, and the project and, therefore, are considered to be part of the project and do not need to be readopted. The applicable mitigation measures from the Mitigation Monitoring and Reporting Program and any adopted project-specific measures will be included in the Final MND.

2.5 Project Approvals

This section describes actions required for project approval by state, regional, and local agencies. Discretionary approvals include adoption of the MND under CEQA and schematic plans and other approvals as summarized in Table 3. Additional approvals could also be necessary by the Responsible Agencies noted below.

**Table 3
Project Approvals**

Authorizing Jurisdiction or Agency	Action
<i>California State University (Campus Building Official)</i>	
Final MND	Adoption
Project Plans/Schematic Plans and others as necessary	Approval
<i>Division of the State Architect</i>	
Accessibility Compliance	Approval
<i>Regional Water Quality Control Board</i>	
National Pollutant Discharge Elimination System Permit (NPDES) – Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent to Comply with NPDES Construction General Permit	Enforce Construction General Permit Requirements
<i>Butte County Air Quality Management District</i>	
Demolition	Rule Compliance
<i>City of Chico (Public Works Department)</i>	
Water Connections; Right-of-Way Encroachment (sidewalk)	Approval

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3 FINDINGS AND ENVIRONMENTAL DETERMINATION

The Trustees of the California State University find that the project could have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but the effects (1) were adequately analyzed in the 2005 Master Plan EIR pursuant to applicable legal standards, and (2) were addressed by mitigation measures based on that earlier analysis, as described on Section 4, Initial Study Checklist. The project would not result in a potentially significant new or increased impact over and above those identified in the 2005 Master Plan, with the implementation of additional project-level mitigation measures identified in this Initial Study. The Trustees of the California State University have decided to prepare a tiered Mitigated Negative Declaration.

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4 INITIAL STUDY CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The evaluation of potential environmental impacts provided in Section 4 of this Initial Study determined that the project would not result in new or increased environmental impacts over and above those identified in the 2005 Master Plan EIR for the topics that are not checked below. Topics with a check mark below are potentially significant but would be reduced to a level that is clearly less than significant with implementation of mitigation measures identified in this Initial Study.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

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DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

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EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in No. 5, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated

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or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The analysis below reflects the aesthetics analysis provided in Section 3.1 of the 2005 Master Plan EIR and the site visit conducted by Dudek staff.

a) Would the project have a substantial adverse effect on a scenic vista?

No New or Increased Impact. The 2005 Master Plan EIR determined that the 2005 Master Plan buildout would have a less-than-significant impact on scenic vistas. There are no designated scenic vistas in the vicinity of the University campus or project site. The project site is flat and developed with single-family houses. The project site is surrounded by roadways, walkways, and the University campus athletic fields, buildings, and parking facilities to the west and south. As the project site is located in a developed area and is not near a designated scenic vista, the project would not have a substantial adverse effect on a scenic vista, and no new or increased impact would occur.

b) Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No New or Increased Impact. The project site is not visible from a state scenic highway. In addition, no unusual natural resources are present on the project site, and the existing buildings have been determined not to be eligible historic resources. No impact would occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No New or Increased Impact. The 2005 Master Plan EIR concluded that full buildout of the 2005 Master Plan would have a less-than-significant impact on scenic resources and visual character with mitigation measures incorporated.

The project site is bordered by the University campus on the west (Esken and Konkow Halls) and south (University Stadium), West Sacramento Avenue to the north, and Chico High School to the east. The parcels that comprise the project site are located on Stadium Way, Warner Street, La Vista Way, and Brice Avenue (see Figure 3, Project Setting). The project site is designated as Medium-High Density Residential by the City of Chico, consistent with proposed uses on the project site (Chico 2013).

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The project site is located on land that is relatively flat, and developed with ten single-family residences on ten non-contiguous parcels adjacent to the University campus. The existing houses on the project site date from between 1939-1951, and have neutral, light-colored exteriors with dark brown or gray roofs. All residences contain yards with grass lawns interspersed with medium to large trees (See **Figure 4A** and **4B**, Site Photos).

The proposed project would demolish buildings and remove onsite utilities and landscaping on ten parcels located in the College Park neighborhood north of the University campus. During the interim period after demolition and prior to construction of student housing and surface parking, the site would be graded and a layer of gravel installed as a vehicle parking surface. Lighting would be installed in these interim parking areas, as needed, for safety.

The 2005 Master Plan identifies the project site for acquisition and for future housing development and parking. Although the project site is not include in the Master Plan land use diagram, the number of student housing beds and parking spaces are described in the Master Plan, and the use of the project site would be consistent with planned uses described in the Master Plan and Master Plan EIR.

As the proposed project involves demolition of existing buildings, impacts to the visual character and quality of the project site could result. During demolition, materials from demolished structures would be visible on the project site. Once these materials are removed, the site would be graded and a layer of gravel would be installed for the interim vehicle parking surface.. There are existing parking lots on all sides of the project site, including two University student housing lots to the west, Chico High School parking to the east, and a parking lot at College Drive and Warner Street. Therefore, parking is not a new visual feature in the project area. Furthermore, Furthermore, the number of sensitive viewers is limited (consisting of a few houses interspersed with the University owned parcels, and homes north of West Sacramento Avenue with limited views. Therefore, the proposed project would not result in new or increased impacts to the visual character or quality of the site and its surroundings.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

No New or Increased Impact. The 2005 Master Plan EIR determined that the Master Plan buildout would have a less-than-significant impact related to light and glare with the implementation of Master Plan EIR Mitigation Measures 3.1-3a and 3.1.3b.

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The proposed project would demolish buildings and remove onsite utilities and landscaping on ten to-be-acquired parcels located in the College Park neighborhood and install interim surface vehicle parking on these parcels. The proposed project would include lighting in the interim parking areas for student safety.

The CSU Chico 2005 Master Plan includes guidelines for lighting fixtures on the campus. The plan identifies different lighting level zones and calls for illuminating all primary and critical pedestrian routes between buildings, parking, campus edges, and outdoor activity areas. The lighting levels correspond to minimal standards. The proposed project would be required to implement mitigation measures identified in Section 3.1 of the 2005 Master Plan EIR related to light and glare impacts. These include Measures 3.1-3a and 3.1-3b. As the proposed project would follow the 2005 Master Plan lighting and design guidelines and mitigation measures for lighting and glare impacts in the 2005 Master Plan EIR, lighting and glare impacts would be minimized. Therefore, no new or increased light and glare impacts would occur.

Master Plan Mitigation Measures

Mitigation Measure 3.1-3a: New lighting proposed for future projects as a result of implementation of the 2005 Master Plan shall be directed downward and shall not shine onto adjacent properties. Additionally, all new lighting shall adhere to the guidelines in the 2005 Master Plan, including:

1. The off-site visibility and potential glare of the lighting will be restricted by specification of non-glare fixtures, and placement of lights to direct illumination into only those areas where it is needed.
2. Appropriate fixture selection and light placement shall minimize light pollution and enhance natural color rendition. All lighting shall utilize refractive lenses and be shielded to reduce glare into buildings and neighboring areas.
3. Walkway lighting fixtures shall not be mounted higher than twenty feet unless necessary for security reasons.

Mitigation Measure 3.1-3b: Individual developments associated with the 2005 Master Plan shall minimize lighting to areas required for safety, security, or normal operations on the main campus and at the ATRC [Agricultural Teaching and Research Center] and shield lighting from public view to the greatest extent possible. The direction and shielding of lighting shall be regulated to reduce light spillage, light pollution, and glare. Highly directional light fixtures shall be used

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with non-glare lighting fixtures. All lighting and light shields shall be installed and operated consistent with manufacturer’s specifications.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The 2005 Master Plan EIR (Section 5.1) found agricultural issues to be “less than significant” and did not include a detailed analysis of agricultural resources.

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The analysis reflects the Master Plan EIR analysis and a review of California Resources Agency Farmland Mapping and Monitoring Program maps for Butte County.

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No New or Increased Impact. The 2005 Master Plan EIR found all agricultural impacts to be less than significant. The FMMP designates the project site as Urban and Built-Up Land (FMMP 2014). The project would not convert any Important Farmland to non-agricultural use. No impact would occur.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No New or Increased Impact. The project site is designated as Urban and Built-Up Land by the FMMP and is not subject to a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No New or Increased Impact. The project site is not located on or adjacent to land zoned for forest land or timberland, including timberland zoned Timberland Production. No impact would occur.

- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No New or Increased Impact. The project site is not located on or in the vicinity of land zoned for forest land, and, therefore, would not have impacts related to loss or conversion of forest lands.

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- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No New or Increased Impact. The project site is not located on or adjacent to any agricultural or forest land. For this reason, the project would not involve changes to the existing environment that could cause conversion of Farmland or forest land to non-agricultural use. No impact would occur.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and the project site. The evaluation below reflects the air quality analysis provided in Section 3.2 of the 2005 Master Plan EIR. The 2005 Master Plan EIR based the air quality analysis on thresholds of significance recommended by the Butte County Air Quality Management District (BCAQMD). The following discussion summarizes and updates relevant information presented in the ‘Setting’ subsection of Section 3.2 of the 2005 Master Plan EIR.

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Climate and Topography

The project is located within the Sacramento Valley Air Basin (SVAB), which includes Sacramento, Shasta, Tehama, Butte, Glenn, Colusa, Sutter, Yuba, Yolo, and portions of Solano and Placer Counties. The SVAB extends from south of Sacramento to north of Redding and is bounded on the west by the Coast Ranges and on the north and east by the Cascade Range and Sierra Nevada. The project is located within the City, which is located in Butte County. Chico is located in the northern Sacramento Valley, a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east.

The climate of the project area is characterized by hot, dry summers and cool, wet winters. During the summer months from mid-April to mid-October, significant precipitation is unlikely and temperatures range from daily maximums approaching 100°F to evening lows in high 50s and low 60s. During the winter, highs are typically in the 60s with lows in the 30s.

Wind direction is primarily up- and down-valley due to the channeling effect of the mountains to either side of the valley. During the summer months, surface air movement is from the south, particularly during the afternoon hours. During the winter months, wind direction is more variable.

The mountains surrounding the valley can also contribute to elevated pollutant concentrations during periods of surface or elevated surface inversions. These inversions are most common in late summer and fall. Surface inversions are formed when the air close to the surface cools more rapidly than the warm layer of air above it. Elevated inversions occur when a layer of cool air is suspended between warm air layers above and below it. Both situations result in air stagnation. Air pollutants accumulate under and within inversions, subjecting people in the region to elevated pollution levels and associated health concerns. The surface concentrations of pollutants are highest when these conditions are combined with smoke from agricultural burning or when temperature inversions trap cool air, fog, and pollutants near the ground.

Criteria Air Pollutants

The federal Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to identify National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. National standards have been established for ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter equal to or less than 10 microns in aerodynamic diameter (PM₁₀), particulate matter equal to or less than 2.5 microns in aerodynamic diameter (PM_{2.5}), and lead (Pb). In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. These air pollutants are termed “criteria air pollutants” because they are regulated by developing specific public health- and welfare-based

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criteria as the basis for setting permissible levels. Pursuant to the 1990 Federal Clean Air Act Amendments, the EPA classifies air basins (or portions thereof) as attainment, nonattainment, or unclassified for each criteria air pollutants, based on whether or not the NAAQS had been achieved. California has adopted ambient standards that are more stringent than the federal standards for the criteria air pollutants. Under the California Clean Air Act, the California Air Resources Board (CARB) has designated areas as attainment, nonattainment, or unclassified with respect to the California Ambient Air Quality Standards (CAAQS). The EPA and the CARB use air quality monitoring data to determine if each air basin or county is in compliance with the applicable standards. If the concentration of a criteria air pollutant is lower than the standard or not monitored in an area, the area is classified as attainment or unclassified (and unclassified areas are treated as attainment areas). If an area exceeds the standard, the area is classified as nonattainment for that pollutant. An area is designated nonattainment–transitional to signify that the area is close to attaining the standard for that pollutant.

Butte County is designated as a nonattainment area for both federal and state O₃ standards. The EPA has classified Butte County as a “marginal” nonattainment area for the 8-hour O₃ standard. In addition, Butte County is designated as a nonattainment area for the state PM₁₀ standard and nonattainment for the state and federal PM_{2.5} standards. The EPA has classified the Chico urban area as “maintenance” for the CO standard (i.e., redesignated from nonattainment). Butte County is in attainment or unclassified for all other criteria air pollutants (CARB 2016a, EPA 2017).

Toxic Air Contaminants

Toxic air contaminants (TACs) are toxic substances released into the air, which have the potential to cause adverse health effects in humans. TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources such as automobiles; and area sources such as landfills. Adverse health effects associated with exposure to TACs may include carcinogenic (i.e., cancer-causing) and non-carcinogenic effects. Non-carcinogenic effects typically affect one or more target organ systems and may be experienced either on short-term (acute) or long-term (chronic) exposure to a given TAC. Examples include certain aromatic and chlorinated hydrocarbons, certain metals, and asbestos.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No New or Increased Impact. Air quality plans describe air pollution control strategies to be implemented by a city, county, or region. The primary purpose of an air quality plan is to maintain attainment of CAAQS or NAAQS, or to bring an area that does not attain a CAAQS or an NAAQS into compliance with the requirements of the federal and state Clean

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Air Acts. The project area is designated nonattainment for the NAAQS and CAAQS for O₃ and PM_{2.5} standards, as well as the CAAQS for PM₁₀. The BCAQMD is responsible for formulating and implementing air quality plans to address state and federal planning requirements within their respective jurisdictions. The air quality attainment plans and reports present comprehensive strategies to reduce emissions of O₃ precursors (ROG and NO_x) and PM₁₀ from stationary, area, mobile, and indirect sources. Such strategies include the adoption of rules and regulations; enhancement of CEQA participation; adoption of local air quality plans; and implementation of control measures for stationary, mobile, and indirect sources.

The 2005 Master Plan EIR determined that the impacts of 2005 Master Plan buildout related to potential conflicts with applicable air quality plans would be less than significant with mitigation incorporated (applicable mitigation measures are discussed in section (b), below). The proposed uses on the project site are consistent with those considered for the site in the 2005 Master Plan. Since demolition and construction of interim surface parking associated with the project would not substantially increase air pollutant emissions within the SVAB, as explained in further detail under criterion (b), the project would not interfere with the BCAQMD plans to achieve or maintain attainment for the criteria air pollutants. The project would not conflict with or obstruct implementation of applicable air quality plans, and this impact would be less than significant. No new or increased impact would occur compared to the Master Plan EIR.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

No New or Increased Impact. The 2005 Master Plan EIR determined that the impacts of 2005 Master Plan buildout related to the violation of air quality standards would be less than significant with mitigation incorporated. The proposed project would demolish buildings and remove onsite utilities and landscaping on ten to-be-acquired parcels located in the College Park neighborhood north of the University campus. The project site would be graded and a layer of gravel installed as a vehicle parking surface during the interim period after demolition and prior to construction of student housing and surface parking.

Demolition.

Demolition of buildings and structures on the project site would result in the temporary addition of pollutants to the local air shed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site demolition equipment, as well as from off-site trucks hauling debris from demolition and from workers travelling to and from the

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site. Demolition emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. Therefore, an increment of day-to-day variability exists.

The 2005 Master Plan EIR notes that construction and demolition impacts would be localized and would not be concentrated at one location or period of time, occurring instead at several locations for a period of several months at any one location. Construction and demolition dust impacts are considered to be potentially significant on a localized basis, requiring implementation of Master Plan EIR Mitigation Measure 3.2-1, implementation of standard BCAQMD dust control measures.

Implementation of the proposed mitigation measures would reduce impacts regarding dust emissions. Butte County has been designated attainment or unclassified for all national ambient air quality standards except the 1-hour/8-hour ozone standards and PM_{2.5}, and nonattainment for the California standards for ozone, PM_{2.5} and PM₁₀. Emissions of these air pollutants would be reduced with the above mitigation measure. Therefore, demolition-related emissions of criteria air pollutant would be less than significant and no additional mitigation measures are required. No new or increased impacts would occur compared to the Master Plan EIR.

Operation.

The project does not include stationary sources that would emit air pollutants. Additionally, on-road vehicle emissions associated with the proposed interim surface parking area and the nominal increase in FTE under the project are captured in the 2005 Master Plan EIR analysis, which identified that the project site would be used for parking. Furthermore, as existing single-family residences on the project site would be demolished, air quality impacts from previous uses would be eliminated and air pollutant emissions resulting from the proposed project would be similar or less than prior. Therefore, operational criteria air pollutant impacts of the project would be less than significant, and no additional mitigation measures are required. No new or increased impacts would occur compared to the Master Plan EIR.

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- c) *Would the project 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)?*

No New or Increased Impact. The 2005 Master Plan EIR determined that the impacts of 2005 Master Plan buildout related to the emission of non-attainment criteria pollutants would be less than significant with mitigation measures incorporated. As discussed for criterion (b), the project's regional air emissions would be less than significant during demolition and interim parking area construction and operation. The applicable BCAQMD thresholds are designed to assist the region in attaining the applicable CAAQS and NAAQS by reducing potential criteria air pollutant emissions that would otherwise occur. Therefore, the criteria air pollutant emissions associated with the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment. This impact would be less than significant. No new or increased impacts would occur compared to the Master Plan EIR.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

No New or Increased Impact. The 2005 Master Plan EIR determined that the impacts of 2005 Master Plan buildout related to the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant. Although the BCAQMD has not adopted risk thresholds, the BCAQMD have recommendations for three risk-related air quality indicators for sensitive receptors: cancer risks, noncancer health effects, and increases in ambient air concentrations of PM_{2.5} (BCAQMD 2014). These impacts are addressed on a localized rather than regional basis and are specific to the sensitive receptors identified for the project. Sensitive receptors are groups of individuals, including children, the elderly, the acutely ill, and the chronically ill, that may be more susceptible to health risks due to chemical exposure, and sensitive-receptor population groups are likely to be located at hospitals, nursing homes, schools, parks and playgrounds, childcare centers, and residences (BCAQMD 2014). The project site is located immediately adjacent to single-family residences.

“Incremental cancer risk” is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period would contract cancer based on the use of standard Office of Environmental Health Hazard Assessment (OEHHA) risk-assessment methodology (OEHHA 2015). In addition, some TACs have non-carcinogenic effects. TACs that would potentially be emitted during demolition activities would be diesel particulate

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matter, emitted from heavy-duty construction equipment and heavy-duty trucks. Additionally, existing single-family houses that would be demolished may contain asbestos based on the age of original construction. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Thus, the duration of proposed demolition activities would only constitute a small percentage of the total 30-year exposure period. Additionally, construction contractors would be required to comply with applicable CARB air toxic control measures (ATCMs), including ATCMs to reduce diesel particulate matter emissions from heavy-duty construction equipment and diesel trucks. The National Emission Standards for Hazardous Air Pollutants (NESHAPs) for asbestos would apply as well, as they pertain to demolition of buildings that may include asbestos in order to minimize exposure. Based on the short-term duration of demolition and compliance with applicable regulations to minimize TAC exposure (such as materials containing asbestos), the project would not result the exposure of sensitive receptors to substantial air pollutant concentrations.

Regarding operation of the proposed interim vehicle surface parking, the proposed project would not result in non-permitted stationary sources that would emit substantial air pollutants or TACs. Dust control would be maintained consistent with the BCAQMD Rule 205.

In summary, the project would not expose sensitive receptors to substantial pollutant concentrations or health risk during construction or operations, and this impact would be less than significant on a project-level and cumulative basis. No new or increased impacts would occur compared to the Master Plan EIR.

e) ***Would the project create objectionable odors affecting a substantial number of people?***

No New or Increased Impact. BCAQMD has identified typical sources of odor, a few examples of which include manufacturing plants, rendering plants, coffee roasters, wastewater treatment plants, sanitary landfills, and solid waste transfer stations (BCAQMD 2014). The project would not include uses that have been identified by BCAQMD as potential sources of objectionable odors. During demolition, the various diesel-powered vehicles and equipment used on site could create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The 2005 Master Plan EIR found odor impacts to be less than significant. No new or increased impacts would occur compared to the Master Plan EIR.

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Master Plan Mitigation Measures

Mitigation Measure 3.2-1. Consistent with BCAQMD Indirect Source Review Guidelines, the following construction dust and equipment exhaust emissions measures should be required in all construction contracts:

- Watering should be used to control dust generation during demolition of structures and break-up of pavement.
- Cover all trucks hauling demolition debris from the site.
- Use dust-proof chutes to load debris into trucks whenever feasible.
- Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil and wind exposure.
- Use chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- On-site vehicles limited to a speed of 15 mph on unpaved areas.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Paved streets adjacent to the development site should be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.
- Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 and 207 (Nuisance and Fugitive Dust Emissions).
- Provide temporary traffic control as appropriate during all phases of construction to improve traffic flow (e.g. flag person).
- Require contractors to minimize exhaust emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for long periods.

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Section 3.3 of the California State University, Chico, Campus Master Plan 2005 EIR addresses the effects of campus growth on biological resources. The biological impact analysis in the 2005 Master Plan EIR was based on a review of the following:

- Campus Master Plan (CSU Chico 2005a)
- City of Chico General Plan (City of Chico 2011)
- Terrestrial Vegetation of California (Barbour and Major 1990)

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- The Jepson Manual, Higher Plants of California (Hickman 1996)
- Inventory of Rare and Endangered Vascular Plants of California (Skinner, Pavlik, and Vorobik 2001)
- CNDDDB (California Department of Fish and Game 2004)

The campus setting is based on the 2005 Master Plan EIR. A site-specific analysis was also prepared. Special-status biological resources present or potentially present on site were identified through an updated online literature search using the following sources: U.S. Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) Trust Resource Report; California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB); and the California Native Plant Society (CNPS) online Inventory of Rare and Endangered Vascular Plants. The database searches for the CNDDDB and CNPS reports included the 7.5' USGS Chico quadrangle. The IPaC search included the project site and one-mile buffer surrounding the site. California Rare Plant Rank (CRPR) 1 and 2 plant species were included in the CNPS search. A site survey was conducted by a qualified biologist on August 15, 2017.

The following discussion summarizes and updates relevant information presented in the 'Setting' subsection of Section 3.3 of the 2005 Master Plan EIR, where needed, and includes the results of the project-level analysis.

Setting

The main portion of the 119-acre campus is primarily urban and almost entirely built-out, containing academic and administration buildings, parking facilities, recreational facilities, and turf fields. Natural habitat is limited to the riparian corridor located along Big Chico Creek, which bisects the campus from east to west and is one of many tributaries to the Sacramento River. Blue elderberry (*Sambucus mexicana*), which is the host plant for the federally listed valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is abundant along the banks of Big Chico Creek and mature trees are interspersed throughout the campus.

The project site consists of ten (10) non-contiguous parcels in the College Park neighborhood north of the campus (see Figure 2, Vicinity Map). The project site is bordered by the University campus on the west side (Esken and Konkow Halls) and south (University Stadium), West Sacramento Avenue to the north, and Chico High School to the east. The project site contains ten single-family homes, along with associated landscaping and paved areas. The site is completely developed and most of the properties are landscaped with ornamental plant species. No natural habitat occurs in the vicinity of any of the homes; however, several mature trees exist throughout the site. Most of the homes are vacant and deteriorating due to age and lack of upkeep.

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Regulatory Setting

The criteria used in the 2005 Master Plan EIR to evaluate impacts were based on the significance criteria contained in Appendix G of the CEQA Guidelines, which states a project may have a significant adverse impact on the environment if it will:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Federal

Federal Endangered Species Act (FESA)

The FESA prohibits the taking, possession, sale or transport of endangered species. Pursuant to the requirements of FESA, a federal agency reviewing a project within its jurisdiction must determine whether any federally listed threatened or endangered species could be present in the project site and determine whether the project will have a potentially significant impact on such species. In addition, federal agencies are required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 U.S.C. 1536[3], [4]). Projects that would result in “take” of any federally listed threatened or endangered species are required to obtain authorization from NMFS and/or USFWS through either Section 7 (interagency consultation) or Section 10(a) (incidental take

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permit) of FESA, depending on whether the federal government is involved in permitting or funding the project.

Migratory Bird Treaty Act (MBTA)

The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations (CFR) Section 10.13. The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. Hunting of specific migratory game birds is permitted under the regulations listed in Title 50 CFR 20. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors).

State

California Endangered Species Act (CESA)

Under the CESA, the California Fish and Wildlife Commission (CFWC) has the responsibility of maintaining a list of threatened species and endangered species. CDFW also maintains lists of species of special concern. A Species of Special Concern (CSC) is a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- Is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role
- Is listed as federally, but not state-, threatened or endangered
- Meets the state definition of threatened or endangered but has not formally been listed
- Is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status
- Has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status

CESA prohibits the take of California listed animals and plants in most cases, but CDFW may issue incidental take permits under special conditions. Pursuant to the requirements of CESA, a State agency reviewing a project within its jurisdiction must determine whether any state-listed endangered or threatened species could be present in the project site and determine whether the project would have a potentially significant impact on such species.

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California Fish and Game Code, Sections 3503, 3511, 3513

California Fish and Game Code, Section 3503, states that it is unlawful to take, possess, or needlessly destroy the nests or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. California Fish and Game Code, Section 3503.5, protects all birds-of-prey (raptors) and their eggs and nests. Section 3511 states fully protected birds or parts thereof may not be taken or possessed at any time. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA.

Local

California State University, Chico Campus Master Plan 2005 EIR

The CSU Chico Master Plan relates in several ways directly and indirectly to the natural environment. In all cases, these relationships involve the conservation of natural resources. The most visible relationship the campus has to the natural environment is represented by the presence of Big Chico Creek, which has been designated by the City as a Resource Conservation Area (RCA). The creek and its related riparian habitat, which flows through the center of the campus, occupy approximately 12 acres of land. The City General Plan calls for 100-foot protective buffer/non-development set-back zones from the top of creek banks to insure space for open space corridors (the City has since reduced this buffer but it remains a mitigation measure in the 2005 Master Plan EIR). These corridors would permit low-impact recreational use activities such as bike and pedestrian pathways in these corridors.

Impacts and Mitigation Measures

- a) ***Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

Less-Than-Significant New or Increased Impact with Mitigation Incorporated.

Twelve special-status wildlife species and one special-status plant species have the potential to occur in the vicinity of the project site, although no occurrences have been recorded on the site (see Appendix A). However, all but one of these species were removed from consideration due to the absence of suitable habitat or soils within or adjacent to the project site, or the site was outside of the species range.

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These were the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), steelhead (*Oncorhynchus mykiss irideus*), Chinook salmon (*Oncorhynchus tshawytscha*), delta smelt (*Spirinchus thaleichthys*), California red-legged frog (*Rana draytonii*), giant gartersnake (*Thamnophis gigas*), vernal pool tadpole shrimp (*Lepidurus packardii*), vernal pool fairy shrimp (*Branchinecta lynchi*), conservancy fairy shrimp (*Branchinecta conservatio*), least Bell's vireo (*Vireo bellii pusillus*), tricolored blackbird (*Agelaius tricolor*), and Butte County meadowfoam (*Limnanthes floccosa ssp. californica*).

The single remaining wildlife species, Swainson's hawk (*Buteo swainsoni*), has a low potential to nest within or adjacent to the project site. Although there is no suitable foraging habitat on site, Swainson's hawk could potentially nest in the mature trees on site and forage in the agricultural habitat to the west. There is one occurrence record for Swainson's hawk approximately 3.5 miles south of the site; however, there are several occurrences approximately 5 miles west of the site along the Sacramento River.

While permanent direct impacts to special-status animals are not expected, indirect impacts to special-status nesting bird species and native migratory bird species protected by the federal MBTA and Section 3503.5 of the California Fish and Game Code, which specifically protects raptors, are possible during construction activities. Specifically, temporary direct and indirect impacts to native nesting birds within and adjacent to the project site could occur due to construction-related noise, lighting, and tree removal. The proposed project involves the removal of several trees that have the potential to support native nesting bird species. Furthermore, although no special-status bat species were revealed in the CNDDDB or IPaC records searches, several bat species protected under California Fish and Game Code could potentially roost in the structures planned for demolition.

The 2005 Master Plan EIR addresses impacts to nesting raptors and special-status species in Mitigation Measure 3.3-1b by requiring wildlife reconnaissance level surveys along the Big Chico Creek or in the vicinity of the ATRC prior to construction to determine the presence or absence of special-status animals, including nesting raptors. However, the measure does not include nesting bird surveys for bird species protected by the MBTA that may be present at the project site or preconstruction roosting bat surveys. Therefore, project-specific Mitigation Measures BIO-1 and BIO-2 shall be implemented prior to and during construction activities to avoid impacts to nesting birds protected by the MBTA and to special-status bat species.

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Project-specific **Mitigation Measures BIO-1** and **BIO-2**, below, would ensure that potential disturbances to special-status wildlife species during construction are minimized and/or avoided.

With the implementation of project Mitigation Measures BIO-1 and BIO-2, the proposed project would have a less-than-significant impact on candidate, sensitive, or special-status plant and wildlife species.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No New or Increased Impact. The 2005 Master Plan EIR found that habitat impacts would be less than significant with implementation of Mitigation Measure 3.3-1a. The project does not include work within the creek channel or riparian area. No natural vegetation communities exist within or adjacent to the site. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No New or Increased Impact. Because of the developed nature of the project site, there are no federally protected wetlands within or adjacent to the site. The 2005 Master Plan EIR found that impacts to waters of the U.S., including wetlands, would be less than significant with implementation of Mitigation Measure 3.3-3. This measure requires a review of proposed projects “along Big Chico Creek” to be reviewed by a qualified biologist to determine if the project would have an impact on the Creek. As the proposed project would be located approximately 0.2 mile from Big Chico Creek, the project would not modify, remove, interrupt or fill Big Chico Creek. Therefore, the proposed project would not have a substantial adverse effect on a federally protected wetland.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No New or Increased Impact. Big Chico Creek provides habitat for chinook salmon and Central Valley steelhead, along with other native resident fish species such as

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rainbow trout (*Oncorhynchus mykiss*) and Sacramento sucker (*Catostomus occidentalis*). The riparian habitat along the corridor of Big Chico Creek likely provides cover and food resources for native resident urban wildlife species including raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and striped skunk (*Mephitis mephitis*). This area is also likely used for local movement of these species on a day-to-day basis to acquire food and cover resources. However, these species are highly adapted to life in an urban environment where regular human disturbance and development is common. The area along Big Chico Creek adjacent to the University is not a known wildlife nursery site for terrestrial wildlife species, although anadromous fish species are known to use the creek for spawning.

The 2005 Master Plan EIR found that impacts to native resident or migratory wildlife species, or with migratory corridors or nursery sites, would be less than significant with implementation of Mitigation Measure 3.3-1b. The proposed project would be located approximately 0.2 mile from Big Chico Creek. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory wildlife species. Therefore, the proposed project would not interfere substantially with any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e) ***Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Less-Than-Significant New or Increased Impact.

The City of Chico requires a permit for removal of any street trees. While the University is not subject to City ordinances on University-owned property, the University will coordinate any street tree removals with the City.

- f) ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No New or Increased Impact. The proposed project site is located in an entirely urbanized area and is not subject to any habitat conservation plans or natural community conservation plans, nor is it adjacent to any properties that have an adopted plan. Therefore, no new or increased impact related to conflicts with an adopted plan would result with implementation of the project.

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Mitigation Measures

The following project level mitigations shall be implemented:

Mitigation Measure BIO-1: To avoid impacts to special-status and native migratory birds protected by the federal Migratory Bird Treaty Act (MBTA), a nesting bird survey will be completed by a qualified biologist no earlier than 2 weeks prior to construction during the nesting season (February 1–August 30) to determine if any special-status or other native migratory birds are nesting on or near the site (including a 250-foot buffer for raptors and a 0.5-mile buffer for Swainson’s hawk). If any active nests are observed during surveys, an avoidance buffer will be determined and flagged by the qualified biologist based on species, location, and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active. Any nesting habitat (i.e., trees and vegetation) will be removed outside of the breeding bird season to avoid impacts to nesting birds. If it is infeasible to remove trees or other vegetation outside of the breeding season, a survey will be performed no earlier than 1 week prior to removal to determine if active nests are present. (Note: This mitigation measure incorporates and supersedes Master Plan EIR Mitigation Measure 3.3-1b.)

Mitigation Measure BIO-2: To avoid impacts to special-status bat species, no sooner than 30 days prior to demolition, a preconstruction roosting bat survey shall be performed by a qualified biologist (i.e. a biologist with several years’ experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains, guano piles, etc.) to determine if roosting bats or maternity colonies exist in any of the ten homes. If any active roosts are observed, consultation with CDFW will be sought to potentially develop an exclusion plan, under the direction of CDFW. If maternity roosts are observed, demolition should be postponed until the maternity colonies have dispersed, usually between late August and the end of September.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction on the University campus including the project site. See Section 3.4 of the 2005 Master Plan EIR for the analysis of cultural impacts associated with the 2005 Master Plan. The Master Plan EIR includes the following mitigation measure:

Mitigation Measure #3.4-2c. Prior to the demolition, or alteration, of any building or structure greater than 45 years in age within the 119 acre CSU Chico campus area or one of the land acquisition areas, a qualified architectural historian and historian should be retained to evaluate the potential significance of these resources.

Although the project site is not part of the 119-acre campus area, it contains structures over 45 years that would become the property of the University. Therefore, a site-specific evaluation was conducted for the proposed project. The Cultural Resources Report for the College Park Demolition Project is attached as **Appendix B** of this Initial Study.

The purpose of the Report is to evaluate the built environment resources located on the project site for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and California Historical Landmarks (CHL) to satisfy requirements of the California Environmental Quality Act and California Public Resources Code, Sections 5024 and 5024.5, for state-owned properties. The study involved completion of a California Historical Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area for built-environment resources, and recordation and evaluation of 10 properties for historical significance.

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Dudek requested a CHRIS records search from the Northeast Information Center, which houses cultural resources records for Butte County. Dudek received the results on July 26, 2017. Thirty-eight previously conducted studies were identified within the record search area. Of these studies, three overlap the current project area: *The Archaeology and Prehistory of Plumas and Butte Counties, California: In Introduction and Interpretive Model* (Kowta 1988, NEIC No. 000839), *Cultural Resource Assessment of the California State University, Chico Master Plan 2004 Area, Butte County, California* (Peak & Associates 2004, NEIC No. 006685), and *Cultural Resources Survey for the CSU, Chico Track Restroom Improvement Project, Butte County, California* (Reid 2008, NEIC No. 009465).

No previously recorded cultural resources or NRHP/CRHR-eligible resources were identified within the direct project area as a result of the studies. However, the *Cultural Resource Assessment of the California State University, Chico Master Plan 2004 Area, Butte County, California* (Peak & Associates 2004) identified the project area as having the potential to encounter historic and prehistoric subsurface deposits, and recommended tribal consultation and archeological monitoring for any ground-disturbing activities. The study also recommended that, prior to the demolition or alteration of any built-environment resources greater than 45 years of age within the CSU Chico campus area, a qualified historian architectural be retained to evaluate the potential significance of these resources (Peak & Associates 2004). *The Cultural Resources Survey for the CSU, Chico Track Restroom Improvement Project, Butte County, California* (Reid 2008) identified a number of prehistoric and historic resources within the 0.5-mile-radius buffer, so monitoring was recommended for the ground-disturbing aspects of the project.

Sixty-five previously recorded resources were identified within one half-mile of the project area. The closest resource to the project area is the Chico Rancheria Indian Cemetery, located approximately 0.2 miles from the project area. This historic-era cemetery for members of the Northwest Maidu Mechoopda tribe includes stone and wooden grave markers and was established in 1869 (Boston 1983).

Dudek contacted the NAHC on August 3, 2017, to request a search of its Sacred Lands File for the proposed project site and surrounding area. The NAHC responded on August 5, 2017, indicating that the search did not identify any Native American resources in the vicinity of the project site or surrounding search area.

Dudek reviewed multiple files pertaining to the history of the City of Chico and the CSU Chico campus on July 5 and July 6, 2017. The collection included City directories, multiple newspaper articles, campus maps, photographs, letters, and campus reports, which were all used in the preparation of the historical context. Dudek contacted Nancy Brower at the Butte County Historical Society and Elizabeth Stewart at the Chico Heritage Association. No additional

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information was identified from the county or city historical societies. Historic aerial photographs of the project area, ranging from 1941 to 2012, were also reviewed.

Dudek Architectural Historian Sarah Corder completed an architectural history survey on July 6, 2017. All buildings on the project site were photographed, researched, and evaluated in consideration of NRHP, CRHR, and CHL designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. None of the properties were found eligible for listing in the NRHP, CRHR, or CHL based on the significance evaluation and national and state eligibility criteria.

a) ***Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?***

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan would result in a less-than-significant impact to historical resources with mitigation incorporated. One of the Mitigation Measures, Mitigation Measure 3.4-2c, states that prior to the demolition, or alteration, of any building or structure greater than 45 years, a qualified architectural historian and historian shall be retained to evaluate the potential significance of these resources. As described above, a Cultural Resources Report has been prepared per the requirements of this mitigation measure and is included as Appendix B.

The project site contains ten residential properties, located at 602 Brice Avenue, 615 Brice Avenue, 616 Brice Avenue, 628 Brice Avenue, 608 La Vista Way, 615 La Vista Way, 629 La Vista Way, 630 Stadium Way, 725 Warner Street, and 899 Warner Street within the City of Chico. These properties were mainly built in Ranch style of residential buildings, which was one of the most popular architectural styles from the 1930s-1970s. These buildings were evaluated for NRHP, CRHR, and CHL designation criteria, and were also assessed for integrity. As a result of the evaluation, none of the 10 properties appear to be eligible for inclusion in the NRHP, CRHR, CHL, or local register (status code 6Z) due to a lack of significant historical associations and compromised integrity. A complete discussion for the residences is provided in the Cultural Resources Report for the project.

One of the properties, 630 Stadium Way, was the residence of William Henry (“Old Hutch”) Hutchinson, a noted western historian and CSU Chico professor, from 1960 to 1976. In 1980, Hutchinson moved to another residence north of CSU Chico, 1611 Spruce Avenue, where he lived until his death in 1990. The courtyard between Trinity Hall and Kendall Hall was dedicated on June 11, 1979, in his honor. The Cultural Resources

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Report evaluated the properties for historical significance through four criterion: Is/Does the subject property

1. Associated with events that have made a significant contribution to the broad patterns of our history
2. Associated with the lives of persons significant in our past
3. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
4. Have yielded, or may be likely to yield, information important in prehistory or history

Firstly, the property was built in a style that was popular for the time and is consistent with the post-WWII housing trend that occurred across the country. Therefore, the property is not considered historically significant under the first criterion. Secondly, as discussed above, the property was the home of William Henry Hutchinson and his wife Esther Ethel Ormsby from 1960 to (at least) 1976. For the subject property to be eligible under this criterion, it must be shown that Hutchinson gained importance while occupying the subject property. Research indicates that his time at the subject property overlaps some of his most important contributions to Chico and CSU Chico. Hutchinson maintained residence at this address during his tenure at CSU Chico and publication of his most-important book, *Oil, Land, and Politics: The California Career of Thomas R. Bard*. However, it is unclear whether or not Hutchinson did some or most of his writing at the residence. Additionally, Hutchinson authored numerous books prior to his residency at Stadium Way, including his 1946 edits to a collection of previously unpublished works by Eugene Manlove Rhodes, *The Little Waddies*. Hutchinson edited other writings of Rhodes, including *The Rhodes Reader* (1957) and *The Line of Least Resistance* (1958). Hutchinson completed his first biography on Rhodes in 1956, titled *A Bar Cross Man*. Furthermore, Hutchinson's local significance is more closely aligned with the recent history of CSU Chico than any broader associations with the City of Chico. Although Hutchinson lived at the subject property during his time as a professor and writer, the property itself does not convey his importance to CSU Chico, nor can it be directly tied to his important publications. An off-campus residence such as the subject property is less closely associated with his important contributions to CSU Chico and his work as a respected local historian and author. Finally, the property has been altered by subsequent owners and building permit research indicates that repairs had to be made to the home after a fire in 1981, although the extent of interior repair/alteration is unclear.

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Therefore, the property is not considered historically significant under the second criterion. Thirdly, the residence is an average and non-unique example of the post-WWII ranch style construction popular in the 1940s. Additionally, since its construction, the residence has had several alterations, including: replacement windows, replacement door, and replacement roofing. Finally, the subject property does not appear eligible as a contributor to a historic district. Therefore, the property is not considered historically significant under the third criterion. Fourth and lastly, there is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is not considered historically significant under the fourth criterion. Based on the discussion above, 630 Stadium Way does not appear eligible as a resource under NRHP or CRHR criteria and removal of the residence would not result in an historical impact. The subject properties are not a historical resource under CEQA, and do not appear to be a historical resource eligible for the Master List of state owned properties (PRC 5024(a)). Therefore, the proposed demolition of the subject properties would result in a less-than-significant impact to historical resources under CEQA. No new or increased impacts would occur compared to the Master Plan EIR.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

No New or Increased Impact. The Cultural Resources Report for the project included an evaluation of archaeological resources. Northeast Information Center records indicate that no archaeological or built environment resources have been previously recorded within the proposed project area. The intensive pedestrian survey failed to identify any archaeological resources. In consideration of the severity of past disturbance to native soils, the topographic setting, and the negative inventory results, the likelihood of encountering unanticipated significant subsurface archaeological deposits or features is considered low. The project would not impact any potentially significant archaeological resources, and no additional archaeological investigation or monitoring is required.

c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan would result in a less-than-significant impact to paleontological resources and unique geologic features. No new or increased impacts would occur compared to the Master Plan EIR.

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- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No New or Increased Impact. The 2005 Master Plan EIR found potential disturbance of human remains to be a less-than-significant impact. As discussed in impact discussion (b), in consideration of the severity of past disturbance to native soils, the topographic setting, and the negative inventory results, the likelihood of encountering human remains is considered low.

California law, including Health and Safety Code, Section 7050.5, and Public Resource Code, Section 5097.98, describes the procedure for accidental discovery of human remains. Compliance with existing law would ensure that potential impacts are less than significant.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
e) 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 waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. See Section 3.5 of the 2005 Master Plan EIR for the analysis of geology and soils impacts.

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *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? Refer to Division of Mines and Geology Special Publication 42.*

No New or Increased Impact. The 2005 Master Plan EIR found this impact to be less than significant. The project site is located in an area of low surface rupture and fault-related surface disturbance. The State has not designated any Alquist-Priolo Special Studies Zones within the area of the University campus, nor are there any known or inferred active faults. Therefore, no impact would occur from rupture of a known Alquist-Priolo earthquake fault zone.

ii) *Strong seismic ground shaking?*

No New or Increased Impact. The 2005 Master Plan EIR found this impact to be less than significant. Review of current Fault-Rupture Hazard Zone mapping indicates that the project site is not within a Fault-Rupture Hazard Zone. The nearest mapped Fault-Rupture Hazard Zones are located approximately 70 miles from the site and are associated with the Dunnigan Hills Fault Zone.

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iii) Seismic-related ground failure, including liquefaction?

No New or Increased Impact. The 2005 Master Plan EIR found this impact to be less than significant. The California Seismic Hazard Mapping Act (1990) requires that the State Geologist delineate various seismic hazards zones on Seismic Hazards Zones Maps. The maps identify areas where soil liquefaction and earthquake-induced landslides are most likely to occur. The project site is not included on any of the Seismic Hazard Zone Maps released to date. The nearest known active fault is the Cleveland Hill fault, 26 miles southeast of the campus. Several other unnamed faults are located in the Chico vicinity. The Chico area does not have a history of major or severe seismic activity.

The policies of the Butte County Seismic Safety Element state that all known seismic information should be taken into account in making land use decisions, and that schools should not be located in known active fault areas. All new proposed projects are required to be built under the seismic requirements of the Uniform Building Code. The University conducts studies and ground motion analysis as part of the design process for new facilities in accordance with State law. Building plans must be approved by the Division of the State Architect for compliance with handicapped law. The plans are also reviewed by the Seismic Peer Review Board and an independent plan checking agency.

Liquefaction is a process whereby water in unconsolidated sand and other granular materials is subjected to pressure usually caused by ground motion. Since fluids are not compressible and granular materials are, especially when shaken, the water seeks release. As water moves out of materials such as sand, it causes the granular material to flow and lose strength. Such materials, in effect, behave as a quicksand. The ground literally flows out from under the buildings. Earthquake shaking is the major cause of liquefaction and has resulted in extensive severe damage in other areas. Potential for damage from liquefaction is low in the City. The University conducts studies and ground motion analysis as part of the design process for new facilities in accordance with State law. All building plans must be approved by the State Fire Marshall and the Division of the State Architect (DSA).

iv) Landslides?

No New or Increased Impact. The 2005 Master Plan EIR considered, but identified no impacts related to landslides. The main campus and the project site are

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located on sites where the topography is generally flat so minimal changes in topography would result and therefore landslides would be unlikely to occur.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

No New or Increased Impact. The 2005 Master Plan EIR found that erosion impacts would be less than significant with mitigation incorporated. The soil types that occur on the project site generally contain deposits of fine-grained sand, silt and clay derived from the same source of modern alluvium, and Vina-Farwell and Honcut soils associations. These soil types have minimal erosion hazard associated with them. The proposed project would be required to implement Best Management Practices (BMPs) as identified in Mitigation Measure 3.5-3 of the 2005 Master Plan EIR. BMPs and erosion control are further discussed under Hydrology and Water Quality, below.

No unusual site-specific or project specific conditions have been identified. Therefore, with implementation of the BMPs, there would be no new or increased impact.

c) *Would the project 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?*

No New or Increased Impact. The 2005 Master Plan EIR considered, but found no impacts related to unstable soils. The potential for damage from liquefaction on the project site and in the City is low. The University conducts studies and ground motion analysis as part of the design process for new facilities in accordance with State law. The plans are also reviewed by the Seismic Peer Review Board and an independent plan-checking agency. Soils tests are normally performed by project architects or engineers as part of the design process for any new University facility. Therefore, because the project would comply with relevant policies and regulations, impacts associated with seismic-related ground failure would be less than significant.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

No New or Increased Impact. The 2005 Master Plan EIR considered, but identified no impacts related to expansive soils. The Vina-Farwell and Honcut soil associations associated with the project site are both well-drained. Campus policy requires compliance with the California Building Code, which includes provisions for construction on expansive soils such as proper fill selection, moisture control, and compaction during

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construction. The project would comply with all relevant laws and regulations, and therefore this impact would be less than significant.

- e) *Would the project 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 waste water?*

No New or Increased Impact. No septic tanks or alternative wastewater disposal systems are included in the project, as no wastewater would be generated on the project site during demolition or operation of interim vehicle parking lots. No impact would occur.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The 2005 Master Plan EIR, certified in 2005, did not analyze potential campus-wide impacts related to greenhouse gas (GHG) emissions, as Appendix G of the CEQA Guidelines at that time did not address GHG emissions and there were no established thresholds. As such, this section presents the environmental and regulatory setting, impacts of the project on the environment, and proposed measures to mitigate any identified significant impacts.

The Greenhouse Effect

Climate change refers to any significant change in measures of climate, such as temperature, precipitation, or wind patterns, lasting for an extended period of time (decades or longer). A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. The greenhouse effect is the trapping and build-up of heat in the atmosphere (troposphere) near the Earth's surface. The greenhouse effect traps heat in the

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troposphere through a threefold process as follows: Short-wave radiation emitted by the Sun is absorbed by the Earth, the Earth emits a portion of this energy in the form of long-wave radiation, and GHGs in the upper atmosphere absorb this long-wave radiation and emit it into space and toward the Earth. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature. Without it, the temperature of the Earth would be about 0°F (-18°C) instead of its present 57°F (14°C). If the atmospheric concentrations of GHGs rise, the average temperature of the lower atmosphere will gradually increase. Global climate change concerns are focused on whether human activities are leading to an enhancement of the greenhouse effect.

Climate Forcing Substances

Climate forcing substances include GHGs and other substances such as black carbon and aerosols. A GHG is any gas that absorbs infrared radiation in the atmosphere; in other words, GHGs trap heat in the atmosphere. GHGs include, but are not limited to, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), O₃, water vapor, hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Some GHGs, such as CO₂, CH₄, and N₂O, occur naturally and are emitted to the atmosphere through natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Manufactured GHGs, which have a much greater heat-absorption potential than CO₂, include fluorinated gases, such as HFCs, HCFCs, PFCs, and SF₆, which are associated with certain industrial products and processes. A summary of the most common GHGs and their sources is included in the following text.¹

Carbon Dioxide. CO₂ is a naturally occurring gas and a by-product of human activities and is the principal anthropogenic GHG that affects the Earth's radiative balance. Natural sources of CO₂ include respiration of bacteria, plants, animals, and fungus; evaporation from oceans, volcanic out-gassing; and decomposition of dead organic matter. Human activities that generate CO₂ are from the combustion of coal, oil, natural gas, and wood.

Methane. CH₄ is a flammable gas and is the main component of natural gas. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, flooded rice fields, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion.

¹ The descriptions of GHGs are summarized from the Intergovernmental Panel on Climate Change (IPCC) Second Assessment Report (1995), IPCC Fourth Assessment Report (2007), CARB's Glossary of Terms Used in GHG Inventories (2015), and EPA's Glossary of Climate Change Terms (2016a).

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Nitrous Oxide. Sources of N₂O include soil cultivation practices (microbial processes in soil and water), especially the use of commercial and organic fertilizers, manure management, industrial processes (such as in nitric acid production, nylon production, and fossil-fuel-fired power plants), vehicle emissions, and the use of N₂O as a propellant (such as in rockets, racecars, aerosol sprays).

Fluorinated Gases. Fluorinated gases are synthetic, powerful GHGs that are emitted from a variety of industrial processes. Several prevalent fluorinated gases include the following:

- **Hydrofluorocarbons:** HFCs are compounds containing only hydrogen, fluorine, and carbon atoms. HFCs are synthetic chemicals that are used as alternatives to O₃ depleting substances in serving many industrial, commercial, and personal needs. HFCs are emitted as by-products of industrial processes and are used in manufacturing.
- **Hydrochlorofluorocarbons:** HCFCs are compounds containing hydrogen, fluorine, chlorine, and carbon atoms. HFCs are synthetic chemicals that are used as alternatives to O₃depleting substances (chlorofluorocarbons).
- **Perfluorocarbons:** PFCs are a group of human-made chemicals composed of carbon and fluorine only. These chemicals were introduced as alternatives, along with HFCs, to the O₃ depleting substances. The two main sources of PFCs are primarily aluminum production and semiconductor manufacturing. Since PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere, these chemicals have long lifetimes, ranging between 10,000 and 50,000 years.
- **Sulfur Hexafluoride:** SF₆ is a colorless gas that is soluble in alcohol and ether and slightly soluble in water. SF₆ is used for insulation in electric power transmission and distribution equipment, semiconductor manufacturing, the magnesium industry, and as a tracer gas for leak detection.
- **Black Carbon:** Black carbon is a component of fine particulate matter, which has been identified as a leading environmental risk factor for premature death. It is produced from the incomplete combustion of fossil fuels and biomass burning, particularly from older diesel engines and forest fires. Black carbon warms the atmosphere by absorbing solar radiation, influences cloud formation, and darkens the surface of snow and ice, which accelerates heat absorption and melting. Black carbon is a short-lived species that varies spatially, which makes it difficult to quantify the global warming potential. Diesel particulate matter emissions are a major source of black carbon and are TACs that have been regulated and controlled in California for several decades to protect public health. In relation to declining diesel particulate matter from CARB's regulations pertaining to diesel engines, diesel fuels, and burning activities, CARB estimates that annual black

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carbon emissions in California have reduced by 70% between 1990 and 2010, with 95% control expected by 2020 (CARB 2014).

- **Water Vapor:** The primary source of water vapor is evaporation from the ocean, with additional vapor generated by sublimation (change from solid to gas) from ice and snow, evaporation from other water bodies, and transpiration from plant leaves. Water vapor is the most important, abundant, and variable GHG in the atmosphere and maintains a climate necessary for life.
- **Ozone:** Tropospheric O₃, which is created by photochemical reactions involving gases from both natural sources and human activities, acts as a GHG. Stratospheric O₃, which is created by the interaction between solar ultraviolet radiation and molecular oxygen (O₂), plays a decisive role in the stratospheric radiative balance. Depletion of stratospheric O₃, due to chemical reactions that may be enhanced by climate change, results in an increased ground-level flux of ultraviolet-B radiation.
- **Aerosols:** Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.

Global Warming Potential

Gases in the atmosphere can contribute to climate change both directly and indirectly. Direct effects occur when the gas itself absorbs radiation. Indirect radiative forcing occurs when chemical transformations of the substance produce other GHGs, when a gas influences the atmospheric lifetimes of other gases, and/or when a gas affects atmospheric processes that alter the radiative balance of the Earth (e.g., affect cloud formation or albedo). The Intergovernmental Panel on Climate Change (IPCC) developed the global warming potential (GWP) concept to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP of a GHG is defined as the ratio of the time-integrated radiative forcing from the instantaneous release of 1 kilogram of a trace substance relative to that of 1 kilogram of a reference gas (IPCC 2014). The reference gas used is CO₂; therefore, GWP-weighted emissions are measured in metric tons of CO₂ equivalent (MT CO₂E).

The current version of CalEEMod, Version 2016.3.1, assumes that the GWP for CH₄ is 25 (so emissions of 1 MT of CH₄ are equivalent to emissions of 25 MT of CO₂), and the GWP for N₂O is 298, based on the IPCC Fourth Assessment Report (IPCC 2007).

Greenhouse Gas Emissions Inventories

Per the EPA's *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990–2014* (2016b), total United States GHG emissions were approximately 6,870.5 million metric tons (MMT) CO₂E in

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2014. The primary GHG emitted by human activities in the United States was CO₂, which represented approximately 80.9% of total GHG emissions (5,556.0 MMT CO₂E). The largest source of CO₂, and of overall GHG emissions, was fossil-fuel combustion, which accounted for approximately 93.7% of CO₂ emissions in 2014 (5,208.2 MMT CO₂E). Total United States GHG emissions have increased by 7.4% from 1990 to 2014, and emissions increased from 2013 to 2014 by 1.0% (70.5 MMT CO₂E). Since 1990, United States GHG emissions have increased at an average annual rate of 0.3%; however, overall, net emissions in 2014 were 8.6% below 2005 levels (EPA 2016b).

According to California’s 2000–2014 GHG emissions inventory (2016 edition), California emitted 441.5 MMT CO₂E in 2014, including emissions resulting from out-of-state electrical generation (CARB 2016b). The sources of GHG emissions in California include transportation, industry, electric power production from both in-state and out-of-state sources, residential and commercial activities, agriculture, high global-warming potential substances, and recycling and waste. The California GHG emission source categories and their relative contributions in 2014 are presented in Table 4.

**Table 4
GHG Emissions Sources in California**

Source Category	Annual GHG Emissions (MMT CO ₂ E)	Percent of Total ^a
Transportation	159.53	36
Industrial uses	93.32	21
Electricity generation ^b	88.24	20
Residential and commercial uses	38.34	9
Agriculture	36.11	8
High global-warming potential substances	17.15	4
Recycling and waste	8.85	2
Totals	441.54	100

Source: CARB 2016b.

Notes: Emissions reflect the 2014 California GHG inventory.

MMT CO₂E = million metric tons of carbon dioxide equivalent per year

^a Percentage of total has been rounded, and total may not sum due to rounding.

^b Includes emissions associated with imported electricity, which account for 36.51 MMT CO₂E annually.

During the 2000 to 2014 period, per capita GHG emissions in California have continued to drop from a peak in 2001 of 13.9 MT per person to 11.4 MT per person in 2014, representing an 18% decrease. In addition, total GHG emissions in 2014 were 2.8 MMT CO₂E less than 2013 emissions. The declining trend in GHG emissions, coupled with programs that will continue to provide additional GHG reductions going forward, demonstrates that California is on track to meet the 2020 target of 431 MMT CO₂E (CARB 2016b).

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Potential Effects of Human Activity on Climate Change

Globally, climate change has the potential to affect numerous environmental resources through uncertain impacts related to future air temperatures and precipitation patterns. The 2014 *Intergovernmental Panel on Climate Change Synthesis Report* (IPCC 2014) indicated that warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. Signs that global climate change has occurred include warming of the atmosphere and ocean, diminished amounts of snow and ice, and rising sea levels (IPCC 2014).

In California, climate change impacts have the potential to affect sea-level rise, agriculture, snowpack and water supply, forestry, wildfire risk, public health, and electricity demand and supply (CCCC 2006). The primary effect of global climate change has been a 0.2°C rise in average global tropospheric temperature per decade, determined from meteorological measurements worldwide between 1990 and 2005. Scientific modeling predicts that continued emissions of GHGs at or above current rates would induce more extreme climate changes during the twenty-first century than were observed during the twentieth century. A warming of about 0.2°C (0.36°F) per decade is projected, and there are identifiable signs that global warming could be taking place.

Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. A scientific consensus confirms that climate change is already affecting California. The average temperatures in California have increased, leading to more extreme hot days and fewer cold nights. Shifts in the water cycle have been observed, with less winter precipitation falling as snow, and both snowmelt and rainwater running off earlier in the year. Sea levels have risen, and wildland fires are becoming more frequent and intense due to dry seasons that start earlier and end later (CAT 2010).

An increase in annual average temperature is a reasonably foreseeable effect of climate change. Observed changes over the last several decades across the western United States reveal clear signals of climate change. Statewide average temperatures increased by about 1.7°F from 1895 to 2011, and warming has been greatest in the Sierra Nevada (CCCC 2012). By 2050, California is projected to warm by approximately 2.7°F above 2000 averages, a threefold increase in the rate of warming over the last century. By 2100, average temperatures could increase by 4.1°F to 8.6°F, depending on emissions levels. Springtime warming—a critical influence on snowmelt—will be particularly pronounced. Summer temperatures will rise more than winter temperatures, and the increases will be greater in inland California, compared to the coast. Heat waves will be more frequent, hotter, and longer. There will be fewer extremely cold nights (CCCC 2012). A decline of

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Sierra Nevada snowpack, which accounts for approximately half of the surface water storage in California, by 30% to as much as 90% is predicted over the next 100 years (CAT 2006).

Model projections for precipitation over California continue to show the Mediterranean pattern of wet winters and dry summers with seasonal, year-to-year, and decade-to-decade variability. For the first time, however, several of the improved climate models shift toward drier conditions by the mid-to-late twenty-first century in central and Southern California. By the late century, all projections show drying, and half of them suggest 30-year average precipitation will decline by more than 10% below the historical average (CCCC 2012).

Wildfire risk in California will increase as a result of climate change. Earlier snowmelt, higher temperatures, and longer dry periods over a longer fire season will directly increase wildfire risk. Indirectly, wildfire risk will also be influenced by potential climate-related changes in vegetation and ignition potential from lightning. However, human activities will continue to be the biggest factor in ignition risk. It is estimated that the long-term increase in fire occurrence associated with a higher emissions scenario is substantial, with increases in the number of large fires statewide ranging from 58% to 128% above historical levels by 2085. Under the same emissions scenario, estimated burned area will increase by 57% to 169%, depending on the location (CCCC 2012).

Reduction in the suitability of agricultural lands for traditional crop types may occur. While effects may occur, adaptation could allow farmers and ranchers to minimize potential negative effects on agricultural outcomes by adjusting timing of plantings or harvesting and changing crop types.

Public health-related effects of increased temperatures and prolonged temperature extremes, including heat stroke, heat exhaustion, and exacerbation of existing medical conditions, could be particular problems for the elderly, infants, and those who lack access to air conditioning or cooled spaces (CNRA 2009a).

Regulatory Setting

Federal

Massachusetts vs. EPA. On April 2, 2007, in *Massachusetts v. EPA*, the Supreme Court directed the EPA Administrator to determine whether GHG emissions from new motor vehicles cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. In making these decisions, the EPA Administrator is required to follow the language of Section 202(a) of the Clean Air Act.

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On December 7, 2009, the EPA Administrator signed a final rule with the following two distinct findings regarding GHGs under Section 202(a) of the Clean Air Act:

- The Administrator found that elevated concentrations of GHGs—CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆—in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the “endangerment finding.”
- The Administrator further found the combined emissions of GHGs—CO₂, CH₄, N₂O, and HFCs—from new motor vehicles and new motor vehicle engines contribute to the GHG air pollution that endangers public health and welfare. This is referred to as the “cause or contribute finding.”

These two findings were necessary to establish the foundation for regulation of GHGs from new motor vehicles as air pollutants under the Clean Air Act.

Energy Independence and Security Act of 2007. On December 19, 2007, President George W. Bush signed the Energy Independence and Security Act of 2007. Among other key measures, the Act would do the following, which would aid in the reduction of national GHG emissions:

1. Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard (RFS) requiring fuel producers to use at least 36 billion gallons of biofuel in 2022.
2. Set a target of 35 miles per gallon for the combined fleet of cars and light trucks by model year 2020 and directs National Highway Traffic Safety Administration (NHTSA) to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks.
3. Prescribe or revise standards affecting regional efficiency for heating and cooling products and procedures for new or amended standards, energy conservation, energy-efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.

EPA and NHTSA Joint Final Rules for Vehicle Standards. On April 1, 2010, the EPA and NHTSA announced a joint final rule to establish a national program consisting of new standards for light-duty vehicles model years 2012 through 2016 that is intended to reduce GHG emissions and improve fuel economy. The EPA approved the first-ever national GHG emissions standards under the Clean Air Act, and NHTSA approved Corporate Average Fuel Economy standards under the Energy Policy and Conservation Act (75 FR 25324–25728), which became effective on July 6, 2010. The EPA’s GHG standards require new passenger cars, light-duty trucks, and medium-duty passenger vehicles to meet an estimated combined average emissions level of 250 grams of CO₂ per mile in model year 2016. The Corporate Average Fuel Economy standards for

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passenger cars and light trucks will be phased in between 2012 and 2016. The rules will simultaneously reduce GHG emissions, improve energy security, increase fuel savings, and provide clarity and predictability for manufacturers. In August 2012, the EPA and NHTSA approved a second round of GHG and Corporate Average Fuel Economy standards for model years 2017 and beyond (77 FR 62624–63200). These standards will reduce motor vehicle GHG emissions for cars and light-duty trucks by model year 2025.

Clean Power Plan and New Source Performance Standards for Electric Generating Units.

On October 23, 2015, EPA published a final rule (effective December 22, 2015) establishing the Carbon Pollution Emission Guidelines for Existing Stationary Sources: Electric Utility Generating Units (80 FR 64510–64660), also known as the Clean Power Plan. These guidelines prescribe how states must develop plans to reduce GHG emissions from existing fossil-fuel-fired electric generating units. The guidelines establish CO₂ emission performance rates representing the best system of emission reduction for two subcategories of existing fossil-fuel-fired electric generating units: (1) fossil-fuel-fired electric utility steam-generating units, and (2) stationary combustion turbines. Concurrently, EPA published a final rule (effective October 23, 2015) establishing Standards of Performance for Greenhouse Gas Emissions from New, Modified, and Reconstructed Stationary Sources: Electric Utility Generating Units (80 FR 64661–65120). The rule prescribes CO₂ emission standards for newly constructed, modified, and reconstructed affected fossil-fuel-fired electric utility generating units. Implementation of the Clean Power Plan has been stayed by the U.S. Supreme Court pending resolution of several lawsuits.

State

The statewide GHG emissions regulatory framework is summarized below by category: state climate change targets, building energy, renewable energy and energy procurement, mobile sources, solid waste, water, and other state regulations and goals. The following text describes executive orders (EO), assembly bills (AB), senate bills (SB), and other regulations and plans that would directly or indirectly reduce GHG emissions.

Climate Change

The state has taken a number of actions to address climate change. These include executive orders, legislation, and CARB plans and requirements. These are summarized below.

EO S-3-05. EO S-3-05 (June 2005) established California’s GHG emissions reduction targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels

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- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

EO S-3-05 directed the California Environmental Protection Agency to report biannually on progress made toward meeting the GHG targets and the impacts to California due to global warming, including impacts to water supply, public health, agriculture, the coastline, and forestry. The Climate Action Team was formed, which subsequently issued reports from 2006 to 2010 (CAT 2016).

EO B-18-12. EO B-18-12 (April 2012) directed state agencies, departments, and other entities under the governor's executive authority to take action to reduce entity-wide GHG emissions by at least 10% by 2015 and 20% by 2020, as measured against a 2010 baseline. EO B-18-12 also established goals for existing state buildings for reducing grid-based energy purchases and water use.

EO B-30-15. EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in S-3-05. To facilitate achieving this goal, EO B-30-15 called for CARB to update the Scoping Plan to express the 2030 target in terms of MMT CO₂E. The EO also called for state agencies to continue to develop and implement GHG emission reduction programs in support of the reduction targets.

AB 32. In furtherance of the goals established in EO S-3-05, the legislature enacted AB 32 (Núñez and Pavley), the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive multiyear program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the state's long-range climate objectives.

SB 32 and AB 197. SB 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, in order to provide ongoing oversight over implementation of the state's climate policies. AB 197 also added two members of the Legislature to the Board as nonvoting members; requires CARB to make available and update (at least annually via its website) emissions data for GHGs, criteria air pollutants, and TACs from

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reporting facilities; and, requires CARB to identify specific information for GHG emissions reduction measures when updating the scoping plan.

CARB's 2007 Statewide Limit. In 2007, in accordance with California Health and Safety Code, Section 38550, CARB approved a statewide limit on the GHG emissions level for year 2020 consistent with the determined 1990 baseline (427 MMT CO₂E).

CARB's Climate Change Scoping Plan. One specific requirement of AB 32 is for CARB to prepare a "scoping plan" for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (Health and Safety Code, Section 38561(a)), and to update the plan at least once every 5 years. In 2008, CARB approved the first scoping plan. The *Climate Change Scoping Plan: A Framework for Change (Scoping Plan)* included a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the state's long-range climate objectives. The key elements of the Scoping Plan include the following (CARB 2008):

1. Expanding and strengthening existing energy efficiency programs as well as building and appliance standards
2. Achieving a statewide renewable energy mix of 33%
3. Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system and caps sources contributing 85% of California's GHG emissions
4. Establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets
5. Adopting and implementing measures pursuant to existing state laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard (LCFS 17 Cal. Code Regs., Section 95480 et seq.)
6. Creating targeted fees, including a public goods charge on water use, fees on high GWP gases, and a fee to fund the administrative costs of the State of California's long-term commitment to AB 32 implementation

The Scoping Plan also identified local governments as essential partners in achieving California's goals to reduce GHG emissions because they have broad influence and, in some cases, exclusive authority over activities that contribute to significant direct and indirect GHG emissions through their planning and permitting processes, local ordinances, outreach and education efforts, and municipal operations. Specifically, the Scoping Plan encouraged local governments to adopt a reduction goal

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for municipal operations and for community emissions to reduce GHGs by approximately 15% from then levels (2008) by 2020. Many local governments developed community-scale local GHG reduction plans based on this Scoping Plan recommendation.

In 2014, CARB approved the first update to the Scoping Plan. The *First Update to the Climate Change Scoping Plan: Building on the Framework (First Update)* defined the state's GHG emission reduction priorities for the next 5 years and laid the groundwork to start the transition to the post-2020 goals set forth in Executive Orders S-3-05 and B-16-2012. The *First Update* concluded that California is on track to meet the 2020 target but recommended a 2030 mid-term GHG reduction target be established to ensure a continuum of action to reduce emissions. The *First Update* recommended a mix of technologies in key economic sectors to reduce emissions through 2050 including energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies. As part of the *First Update*, CARB recalculated the state's 1990 emissions level, using more recent global warming potentials identified by the Intergovernmental Panel on Climate Change, from 427 MMT CO₂e to 431 MMT CO₂E (CARB 2014).

In 2015, as directed by EO B-30-15, CARB began working on an update to the Scoping Plan to incorporate the 2030 target of 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in S-3-05. The Governor called on California to pursue a new and ambitious set of strategies, in line with the five climate change pillars from his inaugural address, to reduce GHG emissions and prepare for the unavoidable impacts of climate change. In the summer of 2016, the Legislature affirmed the importance of addressing climate change through passage of SB 32 (Pavley, Chapter 249, Statutes of 2016).

In August 2017, CARB approved the *2017 Climate Change Scoping Plan Update (2030 Scoping Plan)* (CARB 2017a). The 2030 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies that will serve as the framework to achieve the 2030 GHG target and define the state's climate change priorities to 2030 and beyond. The strategies' "known commitments" include implementing renewable energy and energy efficiency (including the mandates of SB 350), increased stringency of the Low Carbon Fuel Standard, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant Plan, and increased stringency of SB 375 targets. To fill the gap in additional reductions needed to achieve the 2030 target, it recommends continuing the Cap-and-Trade Program and a measure to reduce GHGs from refineries by 20%.

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For local governments, the 2030 Scoping Plan replaced the initial Scoping Plan's 15% reduction goal with a recommendation to aim for a community-wide goal of no more than six MT CO₂E per capita by 2030 and no more than 2 MT CO₂E per capita by 2050, which are consistent with the state's long-term goals. These goals are also consistent with the Under 2 MOU and the Paris Agreement (UNFCCC 2016), which are developed around the scientifically based levels necessary to limit global warming below 2°C. The 2030 Scoping Plan recognized the benefits of local government GHG planning (e.g., through climate action plans (CAPs)) and provide more information regarding tools CARB is working on to support those efforts. It also recognizes the CEQA streamlining provisions for project level review where there is a legally adequate CAP.²

The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32, SB32 and the Executive Orders and establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. A project is considered consistent with the statutes and EOs if it meets the general policies in reducing GHG emissions in order to facilitate the achievement of the state's goals and does not impede attainment of those goals. As discussed in several cases, a given project need not be in perfect conformity with each and every planning policy or goals to be consistent. A project would be consistent, if it will further the objectives and not obstruct their attainment.

CARB's Regulations for the Mandatory Reporting of Greenhouse Gas Emissions. CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (17 CCR 95100–95157) incorporated by reference certain requirements that EPA promulgated in its Final Rule on Mandatory Reporting of Greenhouse Gases (Title 40, Code of Federal Regulations (CFR), Part 98). Specifically, Section 95100(c) of the Mandatory Reporting Regulation incorporated those requirements that EPA promulgated in the Federal Register on October 30, 2009, July 12, 2010, September 22, 2010, October 28, 2010, November 30, 2010, December 17, 2010, and April 25, 2011. In general, entities subject to the Mandatory Reporting Regulation that emit over 10,000 MT CO₂E per year are required to report annual GHGs through the California Electronic GHG Reporting Tool. Certain sectors, such as refineries and cement plants, are required to report regardless of emission levels. Entities that emit more than the 25,000 MT CO₂E per year threshold are required to have their GHG emission report verified by a CARB-accredited third-party verified.

CARB's Short-Lived Climate Pollutant Reduction Strategy — SB 605 and SB 1383. SB 605 (September 2014) required CARB to complete a comprehensive strategy to reduce emissions of

² *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490; *San Francisco Tomorrow et al. v. City and County of San Francisco* (2015) 229 Cal.App.4th 498; *San Franciscans Upholding the Downtown Specific Plan v. City & County of San Francisco* (2002) 102 Cal.App.4th 656; *Sequoyah Hills Homeowners Assn. V. City of Oakland* (1993) 23 Cal.App.4th 704, 719.

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short-lived climate pollutants in the state no later than January 1, 2016. As defined in the statute, short-lived climate pollutant means “an agent that has a relatively short lifetime in the atmosphere, from a few days to a few decades, and a warming influence on the climate that is more potent than that of carbon dioxide” (SB 605). SB 605, however, did not prescribe specific compounds as short-lived climate pollutants or add to the list of GHGs regulated under AB 32. In developing the strategy, CARB was to complete an inventory of sources and emissions of short-lived climate pollutants in the state based on available data, identify research needs to address any data gaps, identify existing and potential new control measures to reduce emissions, and prioritize the development of new measures for short-lived climate pollutants that offer co-benefits by improving water quality or reducing other criteria air pollutants that impact community health and benefit disadvantaged communities. CARB released the *Proposed Short-Lived Climate Pollution Reduction Strategy* (SLCP Strategy) in April 2016 for public review and comment. The SLCP Strategy focused on methane, black carbon, and fluorinated gases, particularly HFCs, as important short-lived climate pollutants.

Governor Brown signed SB 1383 (Lara) in September 2016. This bill requires CARB to approve and implement a strategy to decrease emissions of short-lived climate pollutants to achieve a reduction in methane by 40%, hydrofluorocarbon by 40%, and anthropogenic black carbon by 50% below 2013 levels by 2030. In response to SB 1383, CARB revised the SLCP Strategy and released the *Final Short-Lived Climate Pollutant Reduction Strategy* in March 2017 (CARB 2017b).

Building Energy

Title 24, Part 6. Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California’s building standards. While not initially promulgated to reduce GHG emissions, Part 6 of Title 24 specifically established Building Energy Efficiency Standards that are designed to ensure new and existing buildings in California achieve energy efficiency and preserve outdoor and indoor environmental quality. These energy efficiency standards are reviewed every few years by the Building Standards Commission and the CEC (and revised if necessary) (California Public Resources Code, Section 25402(b)(1)). The regulations receive input from members of industry, as well as the public, with the goal of “reducing of wasteful, uneconomic, inefficient, or unnecessary consumption of energy” (California Public Resources Code, Section 25402). These regulations are carefully scrutinized and analyzed for technological and economic feasibility (California Public Resources Code, Section 25402(d)) and cost effectiveness (California Public Resources Code, Sections 25402(b)(2) and (b)(3)). As a result, these standards save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment.

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The current Title 24 standards are the 2016 standards, which became effective on January 1, 2017.

In general, single-family homes built to the 2016 standards are anticipated to use about 28% less energy for lighting, heating, cooling, ventilation, and water heating than those built to the 2013 standards, and nonresidential buildings built to the 2016 standards will use an estimated 5% less energy than those built to the 2013 standards (CEC 2015).

Title 24, Part 11. In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen, and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential and state-owned buildings and schools and hospitals. The CALGreen 2016 standards became effective January 1, 2017. The mandatory standards require the following (24 CCR Part 11):

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the California Department of Water Resources' Model Water Efficient Landscape Ordinance
- 65% of construction and demolition waste must be diverted from landfills
- Mandatory inspections of energy systems to ensure optimal working efficiency
- Inclusion of electric vehicle charging stations or designated spaces capable of supporting future charging stations
- Low-pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards

The CALGreen standards also include voluntary efficiency measures that are provided at two separate tiers and implemented at the discretion of local agencies and applicants. CALGreen's Tier 1 standards call for a 15% improvement in energy requirements; stricter water conservation, 65% diversion of construction and demolition waste, 10% recycled content in building materials, 20% permeable paving, 20% cement reduction, and cool/solar-reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30% improvement in energy requirements, stricter water conservation, 75% diversion of construction and demolition waste,

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15% recycled content in building materials, 30% permeable paving, 25% cement reduction, and cool/solar-reflective roofs.

The California Public Utilities Commission, CEC, and CARB also have a shared, established goal of achieving zero net energy (ZNE) for new construction in California. The key policy timelines include (1) all new residential construction in California will be ZNE by 2020, and (2) all new commercial construction in California will be ZNE by 2030.³

Title 20. Title 20 of the California Code of Regulations requires manufacturers of appliances to meet state and federal standards for energy and water efficiency. Performance of appliances must be certified through the CEC to demonstrate compliance with standards. New appliances regulated under Title 20 include refrigerators, refrigerator-freezers and freezers; room air conditioners and room air-conditioning heat pumps; central air conditioners; spot air conditioners; vented gas space heaters; gas pool heaters; plumbing fittings and plumbing fixtures; fluorescent lamp ballasts; lamps; emergency lighting; traffic signal modules; dishwashers; clothes washers and dryers; cooking products; electric motors; low voltage dry-type distribution transformers; power supplies; televisions and consumer audio and video equipment; and battery charger systems. Title 20 presents protocols for testing for each type of appliance covered under the regulations and appliances must meet the standards for energy performance, energy design, water performance and water design. Title 20 contains three types of standards for appliances: federal and state standards for federally regulated appliances, state standards for federally regulated appliances, and state standards for non-federally regulated appliances.

Senate Bill 1. SB 1 (Murray) (August 2006) established a \$3 billion rebate program to support the goal of the state to install rooftop solar energy systems with a generation capacity of 3,000 megawatts through 2016. SB 1 added sections to the Public Resources Code, including Chapter 8.8 (California Solar Initiative), that require building projects applying for ratepayer-funded incentives for photovoltaic systems to meet minimum energy efficiency levels and performance requirements. Section 25780 established that it is a goal of the state to establish a self-sufficient solar industry in which solar energy systems are a viable mainstream option for both homes and businesses within 10 years of adoption, and to place solar energy systems on 50% of new homes within 13 years of adoption. SB 1, also termed “Go Solar California,” was previously titled “Million Solar Roofs.”

California AB 1470 (Solar Water Heating). This bill established the Solar Water Heating and Efficiency Act of 2007. The bill makes findings and declarations of the Legislature relating to

³ See, e.g., CPUC, California’s Zero Net Energy Policies and Initiatives, Sept. 18, 2013, accessed at <http://annualmeeting.naseo.org/Data/Sites/2/presentations/Fogel-Getting-to-ZNE-CA-Experience.pdf>. It is expected that achievement of the zero net energy goal will occur via revisions to the Title 24 standards.

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the promotion of solar water heating systems and other technologies that reduce natural gas demand. The bill defines several terms for purposes of the act. The bill requires the commission to evaluate the data available from a specified pilot program, and if it makes a specified determination, to design and implement a program of incentives for the installation of 200,000 solar water heating systems in homes and businesses throughout the state by 2017.

Renewable Energy and Energy Procurement

SB 1078. SB 1078 (Sher) (September 2002) established the Renewable Portfolio Standard (RPS) program, which required an annual increase in renewable generation by the utilities equivalent to at least 1% of sales, with an aggregate goal of 20% by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20% of their power from renewable sources by 2010 (see SB 107, EO S-14-08, and S-21-09).

SB 1368. SB 1368 (September 2006), required the CEC to develop and adopt regulations for GHG emission performance standards for the long-term procurement of electricity by local publicly owned utilities. These standards must be consistent with the standards adopted by the California Public Utilities Commission (CPUC).

AB 1109. Enacted in 2007, AB 1109 required the CEC to adopt minimum energy efficiency standards for general-purpose lighting, to reduce electricity consumption 50% for indoor residential lighting and 25% for indoor commercial lighting.

EO S-14-08. EO S-14-08 (November 2008) focused on the contribution of renewable energy sources to meet the electrical needs of California while reducing the GHG emissions from the electrical sector. This EO required that all retail suppliers of electricity in California serve 33% of their load with renewable energy by 2020. Furthermore, the EO directed state agencies to take appropriate actions to facilitate reaching this target. The CNRA, through collaboration with the CEC and California Department of Fish and Wildlife (formerly the California Department of Fish and Game), was directed to lead this effort.

EO S-21-09 and SBX1-2. EO S-21-09 (September 2009) directed CARB to adopt a regulation consistent with the goal of EO S-14-08 by July 31, 2010. CARB was further directed to work with the CPUC and CEC to ensure that the regulation builds upon the RPS program and was applicable to investor-owned utilities, publicly owned utilities, direct access providers, and community choice providers. Under this order, CARB was to give the highest priority to those renewable resources that provide the greatest environmental benefits with the least environmental costs and impacts on public health and can be developed the most quickly in support of reliable, efficient, cost-effective electricity system operations. On September 23,

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2010, CARB initially approved regulations to implement a Renewable Electricity Standard. However, this regulation was not finalized because of subsequent legislation (SB X1-2, Simitian, statutes of 2011) signed by Governor Brown in April 2011.

SB X1 2 expanded the Renewables Portfolio Standard by establishing a renewable energy target of 20% of the total electricity sold to retail customers in California per year by December 31, 2013, and 33% by December 31, 2020, and in subsequent years. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation (30 megawatts or less), digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location.

SB X1-2 applies to all electricity retailers in the state including publicly owned utilities, investor-owned utilities, electricity service providers, and community choice aggregators. All of these entities must meet the renewable energy goals listed above.

SB 350. SB 350 (October 2015) further expanded the RPS by establishing a goal of 50% of the total electricity sold to retail customers in California per year by December 31, 2030. In addition, SB 350 included the goal to double the energy efficiency savings in electricity and natural gas final end uses (such as heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires the CPUC, in consultation with the CEC, to establish efficiency targets for electrical and gas corporations consistent with this goal.

Mobile Sources

AB 1493. AB 1493 (Pavley) (July 2002) was enacted in a response to the transportation sector accounting for more than half of California's CO₂ emissions. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles that are primarily used for noncommercial personal transportation in the state. The bill required that CARB set GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. When fully phased in, the near-term (2009–2012) standards will result in a reduction of about 22% in GHG emissions compared to the emissions from the 2002 fleet, while the mid-term (2013–2016) standards will result in a reduction of about 30%.

EO S-1-07. EO S-1-07 (January 2007, implementing regulation adopted in April 2009) sets a declining LCFS for GHG emissions measured in CO₂E grams per unit of fuel energy sold in California. The target of the LCFS is to reduce the carbon intensity of California passenger

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vehicle fuels by at least 10% by 2020 (17 CCR 95480 et seq.). The carbon intensity measures the amount of GHG emissions in the lifecycle of a fuel, including extraction/feedstock production, processing, transportation, and final consumption, per unit of energy delivered.

SB 375. SB 375 (Steinberg) (September 2008) addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. SB 375 requires CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035 and to update those targets every 8 years. SB 375 requires the state's 18 regional metropolitan planning organizations (MPOs) to prepare a Sustainable Communities Strategy (SCS) as part of their Regional Transportation Plan (RTP) that will achieve the GHG reduction targets set by CARB. If a MPO is unable to devise an SCS to achieve the GHG reduction target, the MPO must prepare an Alternative Planning Strategy demonstrating how the GHG reduction target would be achieved through alternative development patterns, infrastructure, or additional transportation measures or policies.

Pursuant to Government Code, Section 65080(b)(2)(K), a SCS does not (i) regulate the use of land; (ii) supersede the land use authority of cities and counties; or (iii) require that a city's or county's land use policies and regulations, including those in a general plan, be consistent with it. Nonetheless, SB 375 makes regional and local planning agencies responsible for developing those strategies as part of the federally required metropolitan transportation planning process and the state-mandated housing element process.

Advanced Clean Cars Program and Zero-Emissions Vehicle Program. The Advanced Clean Cars program (January 2012) is a new emissions-control program for model years 2015 through 2025. The program combines the control of smog- and soot-causing pollutants and GHG emissions into a single coordinated package. The package includes elements to reduce smog-forming pollution, reduce GHG emissions, promote clean cars, and provide the fuels for clean cars (CARB 2011). To improve air quality, CARB has implemented new emission standards to reduce smog-forming emissions beginning with 2015 model year vehicles. It is estimated that in 2025 cars will emit 75% less smog-forming pollution than the average new car sold today. To reduce GHG emissions, CARB, in conjunction with the EPA and the NHTSA, adopted new GHG standards for model year 2017 to 2025 vehicles; the new standards are estimated to reduce GHG emissions by 34% in 2025. The ZEV program will act as the focused technology of the Advanced Clean Cars program by requiring manufacturers to produce increasing numbers of ZEVs and plug-in hybrid electric vehicles in the 2018 to 2025 model years.

EO B-16-12. EO B-16-12 (March 2012) required that state entities under the governor's direction and control support and facilitate the rapid commercialization of ZEVs. It ordered CARB, CEC, CPUC, and other relevant agencies to work with the Plug-in Electric Vehicle

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Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve benchmark goals by 2015, 2020, and 2025. On a statewide basis, EO B-16-12 established a target reduction of GHG emissions from the transportation sector equaling 80% less than 1990 levels by 2050. This directive did not apply to vehicles that have special performance requirements necessary for the protection of the public safety and welfare.

AB 1236. AB 1236 (October 2015) (Chiu) required a city, county, or city and county to approve an application for the installation of electric vehicle charging stations, as defined, through the issuance of specified permits unless the city or county makes specified written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The bill provided for appeal of that decision to the planning commission, as specified. The bill provided that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern. The bill required electric vehicle charging stations to meet specified standards. The bill required a city, county, or city and county with a population of 200,000 or more residents to adopt an ordinance, by September 30, 2016, that created an expedited and streamlined permitting process for electric vehicle charging stations, as specified. The bill also required a city, county, or city and county with a population of less than 200,000 residents to adopt this ordinance by September 30, 2017.

Water

EO B-29-15. In response to the ongoing drought in California, EO B-29-15 (April 2015) set a goal of achieving a statewide reduction in potable urban water usage of 25% relative to water use in 2013. The term of the EO extended through February 28, 2016, although many of the directives have become permanent water-efficiency standards and requirements. The EO includes specific directives that set strict limits on water usage in the state. In response to EO B-29-15, the California Department of Water Resources has modified and adopted a revised version of the Model Water Efficient Landscape Ordinance that, among other changes, significantly increases the requirements for landscape water use efficiency and broadens its applicability to include new development projects with smaller landscape areas.

Solid Waste

AB 939 and AB 341. In 1989, AB 939, known as the Integrated Waste Management Act (California Public Resources Code, Sections 40000 et seq.), was passed because of the increase in waste stream and the decrease in landfill capacity. The statute established the California Integrated Waste Management Board, which oversees a disposal reporting system. AB 939

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mandated a reduction of waste being disposed where jurisdictions were required to meet diversion goals of all solid waste through source reduction, recycling, and composting activities of 25% by 1995 and 50% by the year 2000.

AB 341 (Chapter 476, Statutes of 2011 (Chesbro)) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75% of solid waste generated be source-reduced, recycled, or composted by the year 2020, and annually thereafter. In addition, AB 341 required the California Department of Resources Recycling and Recovery (CalRecycle) to develop strategies to achieve the state's policy goal. CalRecycle conducted several general stakeholder workshops and several focused workshops and in August 2015 published a discussion document titled AB 341 Report to the Legislature, which identifies five priority strategies that CalRecycle believes would assist the state in reaching the 75% goal by 2020, legislative and regulatory recommendations and an evaluation of program effectiveness (CalRecycle 2012).

Other State Actions

Senate Bill 97. SB 97 (Dutton) (August 2007) directed the Governor's Office of Planning and Research (OPR) to develop guidelines under CEQA for the mitigation of GHG emissions. In 2008, OPR issued a technical advisory as interim guidance regarding the analysis of GHG emissions in CEQA documents, which indicated that a project's GHG emissions, including those associated with vehicular traffic, energy consumption, water usage, and construction activities, should be identified and estimated (OPR 2008). The advisory further recommended that the lead agency determine significance of the impacts and impose all mitigation measures necessary to reduce GHG emissions to a level that is less than significant. The CNRA adopted the CEQA Guidelines amendments in December 2009, which became effective in March 2010.

Under the amended Guidelines, a lead agency has the discretion to determine whether to use a quantitative or qualitative analysis or apply performance standards to determine the significance of GHG emissions resulting from a particular project (14 CCR 15064.4(a)). The Guidelines require a lead agency to consider the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4(b)). The Guidelines also allow lead agencies to consider feasible means of mitigating the significant effects of GHG emissions, including reductions in emissions through the implementation of project features or off-site measures. The adopted amendments do not establish a GHG emission threshold, instead allowing a lead agency to develop, adopt, and apply its own thresholds of significance or those developed by other agencies or experts. The CNRA also acknowledges that a lead agency may consider compliance

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with regulations or requirements implementing AB 32 in determining the significance of a project's GHG emissions (CNRA 2009a).

With respect to GHG emissions, the CEQA Guidelines state in Section 15064.4(a) that lead agencies should “make a good faith effort, to the extent possible on scientific and factual data, to describe, calculate or estimate” GHG emissions. The CEQA Guidelines note that an agency may identify emissions by either selecting a “model or methodology” to quantify the emissions or by relying on “qualitative analysis or other performance based standards” (14 CCR 15064.4(a)). Section 15064.4(b) states that the lead agency should consider the following when assessing the significance of impacts from GHG emissions on the environment: (1) the extent a project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4(b)).

EO S-13-08. EO S-13-08 (November 2008) was intended to hasten California's response to the impacts of global climate change, particularly sea-level rise. It directed state agencies to take specified actions to assess and plan for such impacts. It directed the CNRA, in cooperation with the California Department of Water Resources, CEC, California's coastal management agencies, and the Ocean Protection Council, to request that the National Academy of Sciences prepare a Sea Level Rise Assessment Report by December 1, 2010. The Ocean Protection Council, California Department of Water Resources, and CEC, in cooperation with other state agencies, were required to conduct a public workshop to gather information relevant to the Sea Level Rise Assessment Report. The Business, Transportation, and Housing Agency was ordered to assess within 90 days of issuance of the EO the vulnerability of the state's transportation systems to sea-level rise. The Governor's Office of Planning and Research and the CNRA are required to provide land use planning guidance related to sea-level rise and other climate change impacts. The EO also required the other state agencies to develop adaptation strategies by June 9, 2009, to respond to the impacts of global climate change that are predicted to occur over the next 50 to 100 years. A discussion draft adaptation strategies report was released in August 2009, and the final *2009 California Climate Adaptation Strategy* report was issued in December 2009 (CNRA 2009a). An update to the 2009 report, *Safeguarding California: Reducing Climate Risk*, was issued in July 2014 (CNRA 2014). To assess the state's vulnerability, the report summarized key climate change impacts to the state for the following areas: agriculture, biodiversity and habitat, emergency management, energy, forestry, ocean and coastal ecosystems and resources, public health, transportation, and water.

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2015 State of the State Address. In January 2015, Governor Brown in his inaugural address and annual report to the Legislature established supplementary goals, which would further reduce GHG emissions over the next 15 years. These goals include an increase in California's renewable energy portfolio from 33% to 50%, a reduction in vehicle petroleum use for cars and trucks by up to 50%, measures to double the efficiency of existing buildings, and decreasing emissions associated with heating fuels.

2016 State of the State Address. In his January 2016 address, Governor Brown established a statewide goal to bring per capita GHG emission down to two tons per person, which reflects the goal of the Global Climate Leadership Memorandum of Understanding (Under 2 MOU) to limit global warming to less than two degrees Celsius by 2050. The Under 2 MOU agreement pursues emission reductions of 80% to 95% below 1990 levels by 2050 and/or reaching a per capita annual emissions goal of less than 2 metric tons by 2050. A total of 135 jurisdictions representing 32 countries and 6 continents, including California, have signed or endorsed the Under 2 MOU.

Local

Butte County Air Quality Management District. The BCAQMD has not adopted thresholds of significance for GHGs. In the *CEQA Air Quality Handbook* (BCAQMD 2014), the BCAQMD recommends projects evaluate GHG impacts based on compliance with a Climate Action Plan (CAP) or the goals and policies regarding GHGs of the applicable General Plan, or if these are not available, to evaluate the project's total GHG emissions according to the goals of AB 32 and the Scoping Plan or to thresholds of other jurisdictions.

California State University Chico. In 2007, the University President signed the American College and University Presidents' Climate Commitment (ACUPCC), which requires signatory campuses to develop a CAP to achieve carbon neutrality by an established date. The CSU Chico CAP, completed in 2011, established the campus GHG reduction goal of climate neutrality by 2030, with an interim target of reaching 1990 levels by 2020 (CSU Chico 2011a).

City of Chico. The City's 2020 Climate Action Plan outlines strategies, organized within a flexible ten-year framework, for a significant reduction of greenhouse gas emissions that are directly and indirectly generated by local activities. The Plan includes actions to reduce energy, water, and fuel consumption and to reduce the amount of waste going into the landfill. The plan implements GHG reduction goal in the Chico 2030 General Plan of 25% below 2005 emission levels by the end of 2020. The CAP lists, and estimates GHG emission reductions for, actions that will directly or indirectly reduce emissions from local activities. The Plan does not apply to

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the activities and operation of California State University, and does not include suggested thresholds of significance for evaluating development projects.

Thresholds of Significance

Neither the University nor the BCAQMD have adopted quantitative GHG thresholds for projects under CEQA. In light of the lack of established GHG emissions thresholds that would apply to the proposed project, Section 15064.7(c) of the CEQA Guidelines specifies that “when adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence.” The CEQA Guidelines do not prescribe specific methodologies for performing an assessment, establish specific thresholds of significance, or mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency’s discretion to determine the appropriate methodologies and thresholds of significance that are consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009b).

Therefore, to establish additional context in which to consider the order of magnitude of the proposed project’s GHG emissions, this analysis accounts for the following considerations by other government agencies and associations about what levels of GHG emissions constitute a cumulatively considerable incremental contribution to climate change:

- Under AB 32, facilities (stationary, continuous sources of GHG emissions) that generate more than 25,000 MT CO₂E per year must report their GHG emissions to CARB.
- The Bay Area Air Quality Management District (BAAQMD) had adopted 1,100 MT CO₂E per year as a project-level “bright line” GHG significance threshold that would apply to operational emissions from mixed land-use development projects and 10,000 MT CO₂e per year as the significance threshold for operational GHG emissions from stationary-source projects (BAAQMD 2010).
- The Sacramento Air Quality Management District (SMAQMD) adopted 1,100 MT CO₂E per year as the threshold for both construction and operational phases for land development projects. SMAQMD also adopted 1,100 MT CO₂E per year as the construction phase threshold and 10,000 MT CO₂E per year as the operational phase threshold for stationary-source projects (SMAQMD 2015).
- Similar to both the BAAQMD and SMAQMD, the Placer County Air Pollution Control District (PCAPCD) adopted 1,100 MT CO₂E per year as the de minimis level for the operational phase of land use projects and 10,000 MT CO₂E per year as the “bright line”

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threshold for the construction and operational phase of land use projects and stationary-source projects (PCAPCD 2016).

The above thresholds have been adopted by other air districts in Northern California based on substantial evidence. Based on these thresholds, the most stringent of 1,100 MT CO₂E per year has been applied to the proposed project for the construction and operational phases of development.

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less-Than-Significant New or Increased Impact.

Demolition. Demolition of existing buildings and structures on the project site would result in GHG emissions, which are primarily associated with use of off-road demolition equipment, on-road hauling and vendor trucks to carry debris from the site, and worker vehicles.

Interim Parking Use. Interim parking use would not result in a substantial increase in GHG emissions. As existing residences on the project site would be demolished and replaced with surface parking areas, GHG emissions would likely reduce, as operation of residences consumes more energy than maintenance of interim parking spaces.

Therefore, the project's demolition and operational GHG emissions would be less than significant.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less-Than-Significant New or Increased Impact.

The CSU Chico CAP, completed in 2011, established the campus GHG reduction goal of climate neutrality by 2030, with an interim target of reaching 1990 levels by 2020 (CSU Chico 2011a). The demolition of existing housing units and the interim use would not be inconsistent with this objective. This impact would be less than significant.

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The analysis below reflects the campus-wide hazards and hazardous materials analysis provided in Section 3.6 of the 2005 Master Plan EIR.

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- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

No New or Increased Impact. The 2005 Master Plan EIR found that the 2005 Master Plan would not directly result in the use or disposal of hazardous materials, and the adoption of the Master Plan would not result in hazardous emissions or hazardous materials or waste. Small amounts of hazardous materials could be used as landscaping chemicals and cleaning agents. As these chemicals are regulated by federal and State agencies, they would be stored and handled according to existing regulations.

Demolition and construction equipment could require the use of petroleum-based fuels, which would be transported to the site occasionally by vehicle and occur on the site for short periods of time. These materials would not be stored on the site, and would be used, stored, and transported according to all applicable federal, state, and local regulations. There are no unusual conditions at the project site, or proposed activities, that would result in a potentially significant impact. Therefore, impacts associated with the transport, use, or disposal of hazardous materials, the release of hazardous materials into the environment, and the possibility of hazardous emissions into the environment near existing or proposed schools would be less than significant.

- b) *Would the project 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?*

No New or Increased Impact. See impact discussion (a).

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less than Significant New or Increased Impact. This potential impact was not analyzed in the 2005 Master Plan EIR. The project site is about 60 feet from the Chico High School property, although the nearest school building is 0.2 miles from the project site. Project operation would not result in the use, transportation, or storage of hazardous materials on the project site. During demolition and construction activities, small amounts of hazardous materials could be used as cleaning agents and petroleum-based fuels. As these chemicals are regulated by federal, State, and local agencies, they would be used, stored, transported, and handled according to existing regulations. The quantities

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and types of materials would not represent a health risk. Therefore, the potential impact is less than significant.

- d) *Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No New or Increased Impact. The 2005 Master Plan EIR found that the project is not included on any federal, state, or local list of hazardous materials sites, and would not create a significant hazard to the public or the environment. (impact would be less than significant).

- 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, would the project result in a safety hazard for people residing or working in the project area?*

No New or Increased Impact. Chico Municipal Airport, the nearest public airport, is located 4 miles north of the project site. The project site is not within the Airport Influence Area. Therefore, no impact would occur resulting in a safety hazard associated with a public airport or a public use airport.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No New or Increased Impact. There is a privately owned airport, Ranchoero Airport, approximately 1 mile to the west of the University campus. This airport is a private airport (AirNav 2017). The airport was previously available for public use, per the 2005 Master Plan EIR. The EIR found the potential impact to be less than significant. In addition, since that time, the airport is no longer accessible to the public. Therefore, no new or increased impact would occur.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No New or Increased Impact. The Master Plan includes the closure of three street segments within the central campus. The 2005 Master Plan EIR found that full buildout of the 2005 Master Plan would result in a less-than-significant impact with mitigation incorporated. Prior to closure of any of the three street segments, a plan should be developed that will ensure that there will be no interference with an emergency response plan or emergency evacuation plan.

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No part of the affected street segments are part of the project site. The proposed project is consistent with the Master Plan and would not create a new or increased impact relative to emergency access.

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

No New or Increased Impact. Wildland fire was not addressed in the 2005 Master Plan EIR. The project site is located in an urban area and is not at high risk from wildland fire (CalFire 2008). Therefore, no impact would occur. Fire protection is further discussed in Section XIV, Public Services.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
g) Place housing 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The discussion below reflects the campus-wide hydrology and water quality analysis provided in Section 3.7 of the 2005 Master Plan EIR.

a) *Would the project violate any water quality standards or waste discharge requirements?*

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan on the main University campus would result in a less-than-significant impact on water quality and would not violate water quality standards. No wastewater would be generated on the project site due to the proposed project, and minimal water would be used on the project site. As the project site is currently occupied by residential units and paved driveways that would be demolished and removed, and would be graded and covered with gravel that would not significantly increase surface runoff, it is not anticipated that a significant change in impervious surface would occur. As described in item (c) below, the project site is served by the City storm drainage system.

Both the City and the University are subject to stormwater regulations. The National Pollution Discharge Elimination System (NPDES) Storm Water Program mandates that owners or operators of small, municipal, separate, storm sewer systems (MS4s) require detention and other pretreatment facilities for all storm drainage runoff prior to discharge (SWRCB 2013). Both the City and the University are considered Small MS4s (a service population of less than 100,000 people) and are covered by the State Water

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Resources Control Board Phase II MS4 permit (WQ Order No. 2003-0005-DWQ). Compliance with local, state, and federal regulations would ensure that impacts to water quality remain less than significant and do not violate water quality standards or waste discharge requirements.

The proposed project would be required to implement Mitigation Measure 3.5-3 of the 2005 Master Plan EIR and would be subject to the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities*. To comply with the Construction General Permit, construction projects disturbing over one acre must implement Storm Water Pollution Prevention Plans (SWPPPs), which specify Best Management Practices (BMPs) to reduce the contribution of sediments, spilled and leaked liquids from construction equipment, and other construction-related pollutants to storm water runoff. Mitigation Measure 3.5-3 also identifies potential BMPs to reduce storm water quality impacts, and the two requirements would be implemented in the SWPPP.

No unusual site-specific or project specific conditions have been identified. Therefore, with implementation of the BMPs, there would be no new or increased impact.

- b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan would result in a less-than-significant impact to groundwater supplies on the main campus. The 2005 Master Plan proposes to provide facilities to serve an increase of 2,900 AY FTES full time equivalent students (from 15,000 to 17,900). California Water Service Company's network of wells provides water supplies to the campus and the City. Full buildout of the 2005 Master Plan would account for a less than 2% increase in campus demand. No water supply issues were identified in the 2005 Master Plan EIR.

The 2005 Master Plan EIR also states that buildout of the 2005 Master Plan would not interfere with groundwater recharge. The proposed project would not substantially increase the impervious surface area at the project site and would require minimal water use. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

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- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan would result in a less-than-significant impact to existing drainage patterns on the University campus. The project site is located in the Lindo Channel drainage basin, as is the University campus north of Big Chico Creek. The project site is served by City of Chico storm drain lines, including 12” and 15” lines in Warner Street, lines in Stadium Way and Brice Way, and inlets at the west end of Brice Avenue and College Drive. The proposed project would not alter street drainage or inlets in the project area (although it may be necessary to replace some sections of sidewalk, curb and gutter). In addition, the project would result in less impervious surface, as structures and driveways would be replaced by gravel parking lots. Therefore, no new or increased impact would occur.

- d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

No New or Increased Impact. See impact discussion (a).

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

No New or Increased Impact. See impact discussion (a).

- f) *Would the project otherwise substantially degrade water quality?*

No New or Increased Impact. See impact discussion (a).

- g) *Would the project place housing 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?*

No New or Increased Impact. The 2005 Master Plan EIR determined that full buildout of the 2005 Master Plan would account for a less-than-significant impact on flood hazards. The proposed project would not include housing or construction of buildings or

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structures. The City controls flood flows under a flood management program. Water is diverted around the City, thereby eliminating flood flows in the vicinity of the campus. The City General Plan states that most of the land subject to flooding hazards is not within the urban development boundary on the General Plan Land Use Diagram. Therefore, there no impact would occur.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No New or Increased Impact. See impact discussion (g).

i) Would the project 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?

No New or Increased Impact. The 2005 Master Plan EIR determined that full buildout of the 2005 Master Plan would result in no impact from dam failure. The main campus and the project site are not located within the inundation area of an upstream dam. Therefore, no impact would occur from failure of a levee or dam due to the proposed project.

j) Inundation by seiche, tsunami, or mudflow?

No New or Increased Impact. There are no significant water bodies in the vicinity of the project site. Therefore, there is no potential for inundation by a seiche or a tsunami. The project site has less than 1% slope, and therefore, a mudflow is not possible. The proposed project would have no impact on inundation by a seiche, tsunami, or mudflow.

Master Plan Mitigation Measures

Mitigation Measure 3.5-3: Future development projects that may occur as a result of implementation of the CSU Chico Campus Master Plan 2004 shall comply with Best Management Practices. Examples of Best Management Practices include, but are not limited to the following:

- Placing fiber rolls around on-site drain inlets to prevent sediment and construction related debris from entering inlets.
- Placing fiber rolls along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site.

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- Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment.
- Specifying that all disturbed soil will be seeded, mulched, or otherwise protected by October 15th.
- Stabilizing construction entrance to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- Applying hydraulic mulch that temporarily protects exposed soil from erosion by raindrop impact or wind.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The analysis below reflects the campus-wide land use and planning analysis provided in Section 3.8 of the 2005 Master Plan EIR.

a) *Would the project physically divide an established community?*

No New or Increased Impact. The 2005 Master Plan EIR determined that the implementation of the Master Plan 2005 would not divide an established community as planned growth and development would occur on existing sites that are already developed and have long been enmeshed in the surrounding area. The proposed project is at the edge of the campus and, although it would affect several parcels, not all of which are contiguous, the overall development pattern would expand adjacent University uses.

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Neither the residential neighborhood to the north nor the high school campus would be physically divided. Therefore, no new or increased impact would occur.

- b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

No New or Increased Impact. The proposed project is identified in the Master Plan and its location and use are consistent with the Master Plan. Therefore, the project does not conflict with the 2005 Master Plan or any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The 2005 Master Plan EIR determined that improvements included in the Master Plan would not conflict with land uses or policies adopted for mitigating environmental effects. In addition, the City General Plan designates the project site as Medium-High Density Residential, which is consistent with the campus Master Plan use (note that University and City plan consistency is not required, but does help demonstrate the low potential for land use conflicts).

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No New or Increased Impact. The proposed project site is located in a developed urban area and is not subject to any habitat conservation plans or natural community conservation plans. Therefore, no impact would occur.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. Mineral resources are listed in Section 5.1, Effects Found Not to Be Significant, of the Master Plan EIR.

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No New or Increased Impact. The project site is currently developed with existing single-family residences and does not serve as a mineral resource recovery site. Per the 2005 Master Plan EIR, no known mineral resources exist on the project site. Therefore, demolition and construction of interim surface parking on the site would not impede extraction or result in the loss of availability of a known mineral resource, and no impact would occur.

- b) *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

No New or Increased Impact. See impact discussion (a).

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
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, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The evaluation below reflects the campus-wide noise analysis provided Section 3.9 of the 2005 Master Plan EIR.

- a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less than Significant New or Increased Impact. The 2005 Master Plan EIR found that project-related noise – both traffic generated noise and on-campus operations – would not exceed the applicable standard. Note that the EIR relied upon the City’s noise standards in effect at the time the EIR was prepared (2004) – while the City’s municipal noise standards do not apply to the California State University, they represented a suitable threshold of significance for the noise impact analysis. For outdoor activity areas, the Master Plan EIR identified 55 dBA L_{eq} (hourly) as the acceptable exterior noise level for sensitive land uses. In instances where the ambient noise level already exceeds the standard (in this case 55 dBA), an increase of more than 3 dBA (the level at which a change in noise levels is audible to the typical person) is typically used as a significance criteria.

The proposed project would involve the demolition of ten single-family residential units and associated structures and installation of interim surface parking. Construction of surface parking would involve grading the site and addition of a layer of gravel. Demolition activities would be temporary, and therefore would not account for substantial long-term exposure of persons to excessive noise levels. Furthermore, noise standards established in

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the City's municipal code would be followed during project demolition activities. Therefore, impacts related to demolition noise would be less than significant.

The project would not involve the construction or operation of buildings or structures. Interim use of the project site for parking could contribute to increased traffic noise in the project vicinity. The 2005 Master Plan EIR found that increased traffic noise would be a less-than-significant impact. Interim parking use would provide additional parking for the current student population, and would not induce population growth on the campus or in the campus vicinity. As the proposed project is consistent with the Master Plan, and would not cause new vehicular traffic within the campus vicinity, impacts related to traffic noise would be less than significant.

b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

No New or Increased Impact. The 2005 Master Plan EIR found the potential for earthborn construction vibration as a result of activities associated with the campus to be less than significant. The proposed project would involve the demolition of ten single-family residential units and associated structures and installation of interim surface parking. Construction of surface parking would involve grading the site and addition of a layer of gravel. Demolition activities, grading, and installation of gravel would be temporary and would not involve principal sources for vibration generation, such as blasting and pile driving. Therefore, no new or increased impact would occur.

c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant New or Increased Impact. The proposed project would not involve the construction or operation of buildings or structures. The project would involve the demolition of ten single-family residential units and associated structures and installation of interim surface parking. Use of the project site for interim parking could contribute to increased traffic noise in the project vicinity. However, as the proposed project would serve the current student population and would not increase vehicular use in the vicinity of the campus, the project would not result in a substantial permanent increase in ambient noise levels. As demolition activities would be temporary, this would not account for a permanent increase in ambient noise levels. Therefore, impacts related to ambient noise levels would be less than significant.

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- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant New or Increased Impact. The project would involve the demolition of ten single-family residential units and associated structures and installation of interim surface parking. Demolition activities could result in a temporary increase in ambient noise levels. The 2005 Master Plan EIR found construction noise to be a potentially significant temporary impact and identified Mitigation Measures 3.9-3a, b, and c to reduce construction noise. Implementation of these Master Plan mitigation measures, listed below, would ensure that the project would result in a less than significant impact regarding a substantial temporary or periodic increase in ambient noise levels.

- e) *Would the project be 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, would the project expose people residing or working in the project area to excessive noise levels?*

No New or Increased Impact. The project site is located 4 miles away from the nearest public airport, Chico Municipal Airport, and is outside of the noise contours for the airport (Butte County 2000).

- f) *Would the project be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No New or Increased Impact. A private airport, Ranchoero Airport, is located approximately 1 mile west of the project site. There are no documented aircraft noise issues on campus related to private operations at this facility.

Master Plan Mitigation Measures

Mitigation Measure 3.9-3a: All heavy construction equipment and all stationary noise sources (such as diesel generators) shall be in good working order and have manufacturer installed mufflers.

Mitigation Measure 3.9-3b: Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.

Mitigation Measure 3.9-3c: All construction shall be between the hours of 7:00 a.m. and 9:00p.m. daily except Sundays and holidays. Construction activities

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between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and holidays shall meet at least one of the following noise limitations:

No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of twenty-five feet from the source. If the device is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close to twenty-five feet from the equipment as possible.

The noise level at any point outside of the property plan of the project shall not exceed 86 dBA.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The 2005 Master Plan EIR provides the “blueprint” for the campus population and housing needs. The analysis below reflects the population analysis provided in Section 3.10 of the 2005 Master Plan EIR.

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

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No New or Increased Impact. The 2005 Master Plan EIR determined that full buildout of the 2005 Master Plan would result in a less-than-significant impact on substantial population growth in the area. The proposed project would involve demolishing ten existing single-family residential houses and associated structures on ten parcels and replacing them with paved interim surface parking. The long-term use of the project site would be consistent with the Master Plan, which calls for student housing and associated parking. No new or increased impacts would occur with the proposed project.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Less-Than-Significant New or Increased Impact. The project site includes ten non-contiguous parcels of land in the College Park neighborhood north of the campus. Each parcel contains one single-family residence. The proposed project would involve demolishing these residences, and therefore, removal of existing housing. According to Department of Finance Housing Estimates for the City of Chico, the City has a 6.1% vacancy rate and a total of 37,050 housing units. The average people per household estimate for the City is 2.39 (DOF 2017). As ten houses would be removed, this would account for a displacement of approximately 24 people, if the houses were fully occupied (the houses are currently unoccupied). The City’s vacancy rate shows that there is an adequate amount of existing housing within the City, and immediate construction of replacement housing elsewhere is not necessary. In the long term, the site is planned for additional student housing to accommodate future campus growth. A less than significant new or increased impact would occur.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Less-Than-Significant New or Increased Impact. See impact discussion (b).

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The analysis below reflects the public services analysis provided in Section 3.11 of the 2005 Master Plan EIR.

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

Fire protection?

No New or Increased Impact. The City Fire Department provides fire protection to the University campus and the project site. The nearest fire stations to the project site are Station No. 1 (842 Salem Street), and Fire Station No. 2 (182 E. 5th Avenue), which are both located approximately 0.8 miles from the project site. The 2005 Master Plan EIR found that the total buildout of the 2005 Master Plan would result in a less-than-significant impact to fire protection for the main campus. As the proposed project is consistent with the 2005 Master Plan EIR and would not induce population growth, no additional fire protection staff or equipment would be necessary as a result of the proposed project. In the interim, the reduction in the number of residential structures would reduce demand for fire services. Therefore, no impact to fire protection services would occur.

Police protection?

No New or Increased Impact. The City Police Department currently provides police protection to the project site, and the University Police Department provides police

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protection to the University campus, with backup provided by the City Police Department. The 2005 Master Plan EIR found that the total buildout of the 2005 Master Plan would result in a less-than-significant impact to police protection with mitigation incorporated. Mitigation Measure 3.11-1a would increase the number of “Blue Light” emergency telephones and community service officers on campus as needed (and therefore does not require changes or additions to the proposed project). The proposed project is consistent with the 2005 Master Plan EIR, and no new or increased impact to police protection services would occur.

Schools?

No New or Increased Impact. The 2005 Master Plan EIR found a slight increase in student population at K–12 schools may result from families of staff and faculty additions necessitated by the increase in student population, but this increase is expected to be minimal, and would have a less-than-significant impact on K–12 school facilities. The interim use, student parking, would not increase demand for K-12 school facilities. Therefore, no new or increased impact to school facilities would occur.

Parks?

No New or Increased Impact. Impacts to parks are discussed in Section XV, Recreation.

Other public facilities?

No New or Increased Impact. The 2005 Master Plan EIR found that full buildout of the Master Plan would result in less-than-significant impacts to medical facilities. The proposed project is consistent with the Master Plan, and therefore, no new impact to other public facilities would occur.

Master Plan Mitigation Measures

Mitigation Measure 3.11-1a: Currently there are several “Blue Light” emergency telephones located throughout the campus which ring directly into the Communications Center of the University Police Department. These auto-dialing phones may be used to summon emergency police, fire or medical assistance. Before construction is completed on new facilities on the main campus, new “Blue Light” phones can be added to ensure safety at these locations.

Community Service Officers (CSO) of the CSU Chico Police Department are student positions. The CSO provides support to the staff of sworn and non-sworn police

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personnel. Duties include parking enforcement, special event security, escort detail, bicycle licensing, property engraving, room unlocks, clerical dispatch support, and campus lot patrol. More of these positions can be created if needed to ensure proper enforcement of laws and safety concerns.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XV. RECREATION				
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The analysis below reflects the recreation analysis provided in Section 3.12 of the 2005 Master Plan EIR.

- a) *Would the project 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?*

No New or Increased Impact. The 2005 Master Plan EIR found that the implementation of the Master Plan would not have a significant effect on existing neighborhood and regional parks. While buildout of the Master Plan would increase the campus population, the Master Plan includes construction of recreational facilities to meet the needs of the campus (including the Wildcat Recreation Center). Furthermore, the interim parking use would not account for an increase in population within the project area, and would therefore not account for an increase in demand for recreational facilities. The proposed project is consistent with the Master Plan and would not result in new or increased recreational impacts.

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- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

No New or Increased Impact. The project would not demolish existing recreational facilities and would not construct new or expand current recreational facilities. The proposed project would have no new or increased impact on recreational facilities.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The evaluation below reflects the campus-wide transportation analysis provided in Section 3.13 of the 2005 Master Plan EIR.

- a) *Would the project 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?*

No New or Increased Impact. The 2005 Master Plan EIR analyzed the build out of the campus to accommodate 17,900 FTES and concluded that there would be both a direct impact due to campus growth (Impact 3.13-1), and a cumulative traffic impact due to campus and other development through the year 2025 (Impact 3.13-6). Notably, the intersection of West Sacramento Avenue and Warner Street, the nearest major intersection to the project site, was studied in the Master Plan EIR, and both near-term and cumulative impacts were found less than significant.

The proposed project would remove single-family homes and replace them with an interim use of surface parking for staff, faculty, and students. The site is expected to yield approximately 250 spaces. The University currently leases 140 spaces from Chico Unified School District. Thus, there would be a net increase of 110 spaces in the project vicinity. The traffic analysis in the 2005 Master Plan EIR considered both the vehicle trips generated by the implementation of the Master Plan, and the associated parking. The Master Plan traffic analysis considered 17,900 FTES (which the University has not exceeded), and 1,430 new parking spaces. The University has only constructed a fraction of this amount (including the Normal Ave. Parking Structure #2, with approximately 370 spaces), and in addition, has lost 173 parking spaces as a result of the Arts & Humanities (Taylor II) project. In addition, the 2009 Transportation Demand Management Plan identified a loss of 400 parking spaces in and around the University, which means parking supply has actually shrunk since the Master Plan has been adopted. Thus, the proposed amount of parking is far short of the amount considered in the Master Plan EIR traffic analysis, which considered future housing and parking uses on the project site.

The University has also considered if there could be a significant localized peak hour impact due to the interim parking use. This is somewhat difficult to determine, as parking

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is generally studied as part of the overall land use that it serves (in this case, a university) rather than as a separate generator of vehicle trips. Therefore, two methods were used to determine the potential number of additional vehicles during the A.M. peak hour. The first is to look at the net new parking spaces, 110. The Master Plan EIR identified an 88% utilization rate for campus parking. Assuming that 88% of the parking spaces would be filled during the A.M. peak hour yields 97 new peak hour trips. Alternatively, an EIR prepared by the University of California Los Angeles (SCH# 199909101) identified a trip generation of 3.753 one-way trips day for each parking space (1.9 round trips per day, so each space is typically occupied by two different cars each day, on average). The A.M. peak hour trips are typically around 10% of the daily trips, which would yield 41 trips (110 spaces x 3.753 trips x 0.10 peak hour trips). However, the Master Plan EIR uses an A.M. peak hour rate of 0.21 for students. Using this higher rate yields 87 trips (110 spaces x 3.753 trips x .021). The next step is to take out the existing trips created by ongoing occupancy of the existing homes to be removed. The trip generation for a single family home is 9.52 trips per dwelling unit (DU) for average daily trips and 0.75 trips per DU for AM peak hour (ITE 2012). For 10 homes, it would be 95 daily trips, and 8 AM peak hour trips. Using the highest estimate of A.M. peak hour parking trips, 96, and reducing the 8 existing residential trips gives a net increase of 88 peak hour trips. A commonly accepted threshold for justifying a traffic study is 100 peak hour trips (Caltrans 2002). Therefore, there is no substantial evidence that the interim parking would cause an impact that has not been previously considered in the Master Plan EIR.

The project is consistent with the assumed land use for the site and would not increase student enrollment or the local population. No increase in traffic would occur due to the proposed project. Therefore, no new or increased impact would occur.

- b) *Would the project 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?*

No New or Increased Impact. The passage of Proposition 111 in June 1990 established a process for each metropolitan county in California that has an urbanized area with a population over 50,000 to prepare a congestion management program (CMP). Implementation of the CMP was made voluntary by the passage of AB 2419 in 1996. Some counties in California have maintained CMPs; however, Butte County does not. Therefore, there is no impact.

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- c) *Would the project 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?*

No New or Increased Impact. The Chico Municipal Airport is 6 miles north of the University campus and Ranchoero Airport, located approximately 1 mile to the west of the campus, is a privately owned airport available for public use. The project site is not within the airport influence zone for either airport (Butte County 2000) and will not have any effect on air traffic. Therefore, there is no new or increased impact with regard to air traffic patterns.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No New or Increased Impact. The project would not change any roadway and transportation facility geometrics and would not introduce any new design features that affect existing transportation facilities. The proposed project is consistent with the 2005 Master Plan and does not introduce any incompatible uses. The 2005 Master Plan EIR did not find any potentially significant transportation impacts related to design or incompatible use. The project will have no new or increased impact with regard to increased design hazards or incompatible uses. Therefore, there is no new or increased impact.

- e) *Would the project result in inadequate emergency access?*

No New or Increased Impact. The project would not change or relocate any emergency vehicle access points. The 2005 Master Plan EIR discussed emergency access in the Hazards Analysis (Section 3.6). Refer to Item VIII of this Initial Study checklist for further discussion. The project would provide adequate emergency access, and therefore, there is no new or increased impact.

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- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Less-Than-Significant New or Increased Impact with Mitigation Incorporated. The 2005 Master Plan EIR discusses the transit, bicycle, and pedestrian system serving the University, but did not identify any potentially significant impacts. The project and site-specific issues are further discussed below.

Pedestrian Facilities

The 2005 Master Plan includes design guidelines for new buildings, which state that building form and placement should reinforce, rather than interrupt important pedestrian pathways and assist in pedestrian navigation and wayfinding (CSU Chico 2005a). Additionally, the 2005 Master Plan and the Transportation Demand Management Plan (CSU Chico 2009) acknowledge the need to separate bicycle and pedestrian traffic to minimize intermodal conflict as well as increase safety for pedestrians, particularly the mobility challenged and disabled community.

The proposed project would occur on ten noncontiguous parcels located in the College Park neighborhood. Demolition would occur on these parcels, and reconstruction of sidewalk would occur as necessary to support pedestrian access. Therefore, the project would not conflict with adopted plans, policies, or programs regarding pedestrian facilities or the safety of those facilities. No new or increased pedestrian impacts would occur compared to the Master Plan EIR.

Bicycle Facilities

As the proposed project would occur on ten noncontiguous parcels in the College Park neighborhood, and the project site does not contain any existing bicycle facilities, bicycle facilities would not be impacted.

Transit Facilities

Transit service in the City is provided by Butte Regional Transit (B-Line). The campus is served by Routes 3, 8, and 9. Routes 8 and 9 stop on Warner Street near the project site at West 1st Street and Route 8 stops at West Sacramento Avenue northwest of the project site. Route 8 provides access to the Nord Avenue residential area northwest of the campus as well as the downtown transit center at 2nd Street and Normal Street. Route 9 provides access to the residential area north of the campus as well as the downtown

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transit center. Implementation of the project will not affect the bus stops on Warner Street nor would it conflict with any plans or policies regarding public transit. Therefore, there is no new or increased impact related to adopted transit plans, policies, or programs or the safety of those facilities.

	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XVII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The Northeast Information Center records search, prepared as part of the Cultural Resources Report, did not indicate the presence of any archaeological or tribal cultural resources. The intensive pedestrian survey failed to identify any potential resources. The Native American Heritage Commission (NAHC) search of the Sacred Lands File failed to indicate the presence of Native American resources. Subsequent information outreach with NAHC-listed tribal representatives has been completed by letter. In consideration of the severity of past disturbance to native soils, the topographic setting, and the negative inventory results, the likelihood of encountering unanticipated significant subsurface archaeological deposits or features is considered low. In addition, the University has contacted the tribes requesting notice under Assembly Bill 52, and no concerns regarding tribal cultural resources have been raised.

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2005 Master Plan EIR considered building and related facility construction and demolition on the University campus and on the project site. The potential increase in demand for utilities related to campus growth is evaluated in Section 3.14 of the 2005 Master Plan EIR.

a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No New or Increased Impact. Wastewater on the project site is currently transmitted to the City's Wastewater Treatment Plant for treatment. The proposed project would involve removing all existing on-site utilities, including sanitary sewer facilities. The proposed project would not generate wastewater, and therefore would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control

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Board. Therefore, the proposed project would have no new or increased impact on wastewater treatment.

- b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No New or Increased Impact. The 2005 Master Plan EIR determined that buildout of the 2005 Master Plan would account for a less-than-significant impact on water supply and wastewater systems. Water on the project site is currently provided by the California Water Service Company, and served by existing water lines. The proposed project would involve removing all existing on-site utilities, including water pipes. A minimal amount of water would be necessary for dust suppression and cleanup measures. Interim parking lots would not require regular domestic water supply. As discussed above, the proposed project would not generate wastewater, and therefore would not require or result in the construction of new wastewater treatment facilities. As the proposed project would only require a minimal amount of water for dust suppression and cleanup, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore, the proposed project would have no new or increased impact on water or wastewater treatment facilities.

- c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No New or Increased Impact. The project will utilize the current storm drainage system serving the project site. The project will comply with MS4 requirements (see impact discussion IX(a)), which may require additional on-site detention or water quality features. No additional off-site stormwater drainage facilities are required.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

No New or Increased Impact. The 2005 Master Plan EIR concludes that full buildout of the 2005 Master Plan would result in a less-than-significant impact on water supply. The proposed project would not require a regular domestic water supply, and only a minimal amount of water would be necessary for dust suppression and cleanup measures. Therefore, no new or increased impact to water supply would occur.

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- e) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

No New or Increased Impact. The 2005 Master Plan EIR concludes that full buildout of the 2005 Master Plan would result in a less-than-significant impact on wastewater treatment services. Wastewater on the project site is currently treated at the City's Wastewater Treatment Plant. The interim use would not generate wastewater. The long term (student housing use) would be consistent with the Master Plan. Therefore, no new or increased impact to wastewater treatment services would occur.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

No New or Increased Impact. The 2005 Master Plan EIR concluded that full buildout of the 2005 Master Plan would result in a less-than-significant impact to solid waste management facilities. The 2005 Master Plan EIR determined that overall volumes of solid waste generated would not increase with full buildout of the 2005 Master Plan. The interim parking use would generate less solid waste than the current residential uses. The University campus is served by the Neal Road Landfill in Durham, California.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

No New or Increased Impact. The 2005 Master Plan EIR concluded that full buildout of the 2005 Master Plan would result in a less-than-significant impact to solid waste management facilities. The 2005 Master Plan EIR determined that overall volumes of solid waste would not increase with full buildout of the 2005 Master Plan. The proposed project would account for a minimal increase in solid waste. As during demolition and interim surface parking operation the project would comply with federal, state, and local statutes and regulations regarding solid waste, no new or increased impact to solid waste regulations would occur.

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	Potentially Significant New or Increased Impact	Less-Than-Significant New or Increased Impact with Mitigation Incorporated	Less-Than-Significant New or Increased Impact	No New or Increased Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

No New or Increased Impact. As discussed above, the proposed project would not degrade the habitat of a fish or wildlife species with implementation of programmatic and project-specific mitigation measures. The project site does not contain significant historical resources that would be impacted by project implementation.

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- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

No New or Increased Impact. The cumulative context for the proposed project is the continued buildout of the University campus. This Initial Study is tiered from the 2005 Master Plan EIR, which considers full buildout of the Master Plan, and the accommodation of 17,900 FTES. As described herein, the project is consistent with the Master Plan and would not result in new or increased cumulative impacts.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

No New or Increased Impact. The project would not result in impacts that would affect the health or safety of human beings, directly or indirectly.

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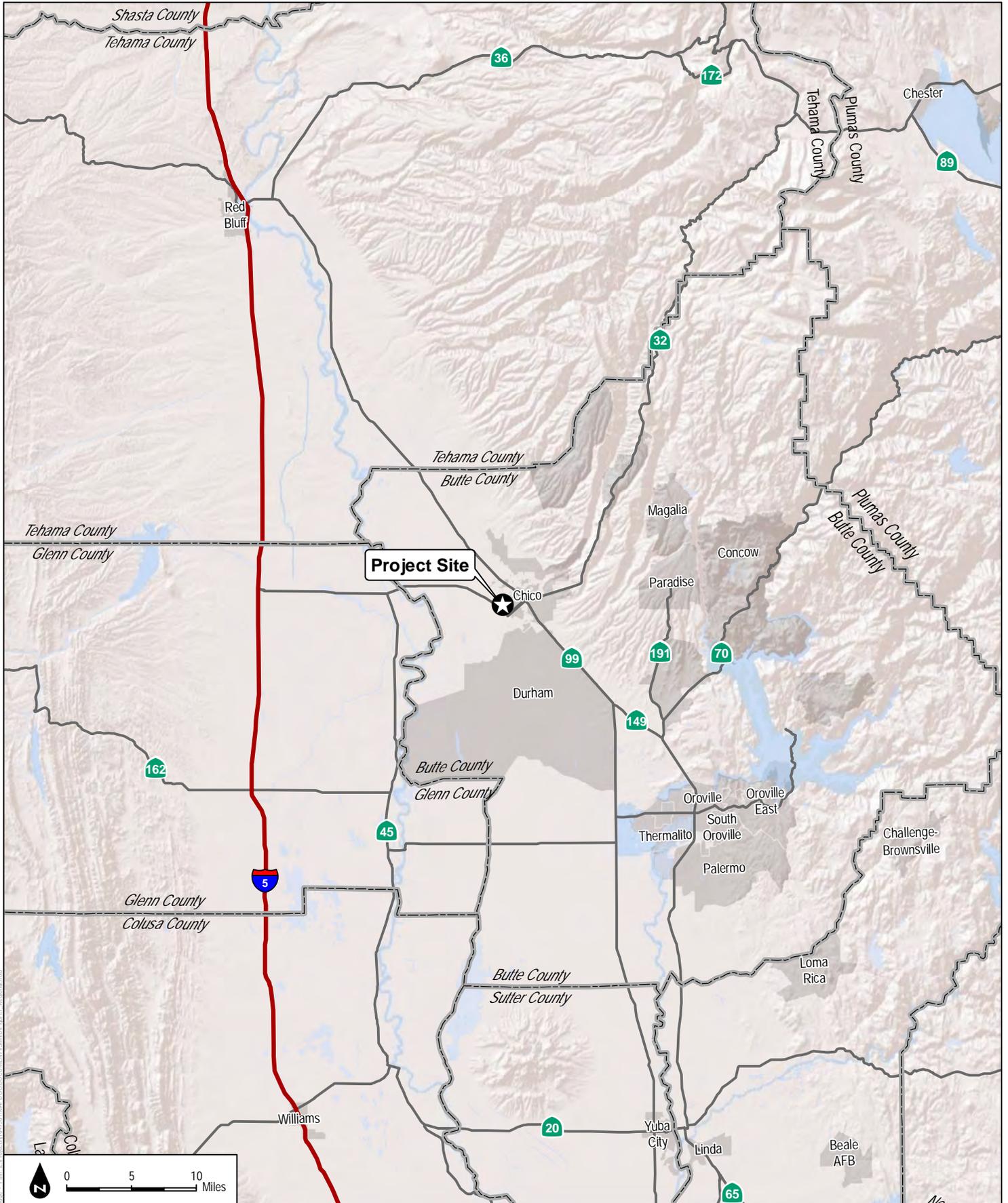
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SOURCE: ESRI Basemaps

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CSU Chico College Park Project

FIGURE 1
Regional Map

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SOURCE: Butte County GIS; Bing Maps (Accessed 2017)

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CSU Chico College Park Project

FIGURE 3
Site Map

**Initial Study/Mitigation Negative Declaration
College Park Demolition Project**

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630 Stadium Way



899 Warner Street



608 La Vista Way



629 La Vista Way



615 La Vista Way

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628 Brice Avenue



616 Brice Avenue



602 Brice Avenue



615 Brice Avenue



725 Warner Street

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APPENDIX A
Species Tables

Appendix A
Special-Status Species with Known or Potential Occurrence in the
Vicinity of the Proposed College Park Demo Project, Chico, California.

Common Name	Scientific Name	Federal/State Status	Habitat Associations	Potential to Occur in the Project Site
<i>Invertebrates</i>				
conservancy fairy shrimp	<i>Branchinecta conservatio</i>	Endangered/None	The conservancy fairy shrimp is adapted to seasonally inundated features and occur primarily in vernal pools, seasonal wetlands that fill with water during fall and winter rains and dry up in spring and summer. Typically the majority of pools in any vernal pool complex are not inhabited by the species at any one time. Different pools within or between complexes may provide habitat for the fairy shrimp in alternative years, as climatic conditions vary.	No potential to occur due to lack of suitable aquatic habitat.
valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	Threatened/None	The valley elderberry longhorn beetle is completely dependent on its host plant, elderberry (<i>Sambucus</i> spp.), which occurs in riparian and other woodland communities in California's Central Valley and the associated foothills. Female beetles lay their eggs in crevices on the stems or on the leaves of living elderberry plants. When the eggs hatch, larvae bore into the stems. The larval stages last for one to two years. The fifth instar larvae create emergence holes in the stems and then plug the holes and remain in the stems through pupation. Adults emerge through the emergence holes from late March through June. The short-lived adult beetles forage on leaves and flowers of elderberry shrubs.	No potential to occur. No elderberry shrubs were observed in the vicinity of any houses within the project site.
vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	Threatened/None	Vernal pool fairy shrimp is adapted to seasonally inundated features and occur primarily in vernal pools, seasonal wetlands that fill with water during fall and winter rains and dry up in spring and summer. Typically the majority of pools in any vernal pool complex are not inhabited by the species at any one time. Different pools within or between complexes may provide habitat for the fairy shrimp in alternative years, as climatic conditions vary.	No potential to occur due to lack of suitable aquatic habitat.
vernal pool tadpole shrimp	<i>Lepidurus packardii</i>	Endangered/None	Vernal pool tadpole shrimp is associated with low-alkalinity seasonal pools in unplowed grasslands. The vernal pool tadpole shrimp is found only in ephemeral freshwater habitats, including alkaline pools, clay flats, vernal lakes, vernal pools, vernal swales, and other seasonal wetlands in California. Suitable vernal pools and seasonal swales are generally underlain by hardpan or sandstone. This species inhabits freshwater habitats containing clear to highly turbid water, with water temperatures ranging from 50 to 84 degrees Fahrenheit.	No potential to occur due to lack of suitable aquatic habitat.
<i>Fish</i>				
Central Valley steelhead	<i>Oncorhynchus mykiss irideus</i> (NMFS)	Threatened/None	Central Valley steelhead spawn downstream of dams on every major tributary within the Sacramento and San Joaquin River systems. Regardless of life history strategy, for the first year or two of life rainbow trout and steelhead are found in cool, clear, fast-flowing permanent streams and rivers where riffles predominate over pools, there is ample cover from riparian vegetation or undercut banks, and invertebrate life is diverse and abundant.	No potential to occur. Suitable habitat for this species is not present within or adjacent to the project site.
Chinook salmon	<i>Oncorhynchus tshawytscha</i> (Central Valley Spring Run)	Threatened/Threatened	Adult Central Valley spring-run Chinook salmon leave the ocean to begin their upstream migration in late January and early February, and enter the Sacramento River between March and September, primarily in May and June. Spring-run Chinook salmon generally enter rivers as sexually immature fish and must hold in freshwater for up to several months before spawning. While maturing, adults hold in deep pools with cold water. Spawning normally occurs between mid-August and early October, peaking in September.	No potential to occur. Suitable habitat for this species is not present within or adjacent to the Project Site.
Delta smelt	<i>Hypomesus transpacificus</i>	Threatened/Endangered	Delta smelt are a euryhaline species. For a large part of their one-year life span, delta smelt live along the freshwater edge of the mixing zone, where the salinity is approximately 2 ppt. Shortly before spawning, adults migrate upstream from the brackish-water habitat associated with the mixing zone and disperse widely into river channels and tidally influenced backwater sloughs. They spawn in shallow, fresh or slightly brackish water upstream of the mixing zone. Most spawning happens in tidally influenced backwater sloughs and channel edgewater.	No potential to occur. Suitable habitat for this species is not present within or adjacent to the project site.

Appendix A (Continued)

Common Name	Scientific Name	Federal/State Status	Habitat Associations	Potential to Occur in the Project Site
<i>Reptiles and Amphibians</i>				
California red-legged frog	<i>Rana draytonii</i>	<i>Threatened/ SSC</i>	California red-legged frogs occur in different habitats depending on their life stage, the season, and weather conditions. Breeding habitat includes coastal lagoons, marshes, springs, permanent and semi-permanent natural ponds, and ponded and backwater portions of streams. These frogs also breed in artificial impoundments including stock ponds, irrigation ponds, and siltation ponds. Creeks and ponds with dense growths of woody riparian vegetation, especially willows (<i>Salix</i> spp.) are preferred, although the absence of vegetation at an aquatic site does not rule out the possibility of occupancy. Adult frogs prefer dense, shrubby or emergent riparian vegetation near deep, still or slow moving water, especially where dense stands of overhanging willow and an intermixed fringe of cattail (<i>Typha</i> sp.) occur adjacent to open water.	No potential to occur due to a lack of suitable aquatic habitat within or adjacent to the project site.
giant gartersnake	<i>Thamnophis gigas</i>	<i>Threatened/Threatened</i>	Giant gartersnake is found in isolated populations restricted to the Central Valley of California. It is found in freshwater marsh and wetlands, irrigation ditches, low gradient streams and rice fields containing emergent vegetation. Adjacent upland habitat is necessary for cover and aestivation.	No potential to occur due to lack of suitable upland or aquatic habitat within or adjacent to the project site.
<i>Birds</i>				
least Bell's vireo	<i>Vireo bellii pusillus</i>	Endangered/Endangered	Least Bell's vireo primarily occupies riverine riparian habitats along water, including dry portions of intermittent streams that typically provide dense cover within 1 to 2 meters off the ground, often adjacent to a complex, stratified canopy.	No potential to occur due to lack of suitable habitat within or adjacent to the project site.
Swainson's hawk	<i>Buteo swainsoni</i>	None/Threatened	Swainson's hawk spends the breeding season in the Central Valley of California and is commonly found in agricultural areas, riparian habitat or open grasslands containing solitary trees for nesting. Diet consists of small mammals and reptiles.	Low potential to occur due to the availability of suitable nesting habitat within and adjacent to the project site and suitable foraging habitat west of the project site. There are several occurrence records approximately five miles west of the project site along the Sacramento River and one occurrence approximately 3.5 miles southeast of the project site along the Union Pacific railroad tracks.
tricolored blackbird	<i>Agelaius tricolor</i>	None/Candidate Endangered	Tricolored blackbird is a colonial species found almost exclusively in California. It utilizes wetlands, marshes and agricultural grain fields for foraging and nesting. The tricolored blackbird population has declined significantly in the past 6 years due to habitat loss and harvest of grain fields before young have fledged.	No potential to occur due to lack of suitable habitat within or adjacent to the project site.
<i>Plants</i>				
Butte County meadowfoam	<i>Limnanthes floccosa</i> <i>ssp. californica</i>	Endangered/Endangered, CRPR 1B.1	Annual herb found in valley and foothill grassland (mesic), vernal pools. Elevation 50-930 meters. Blooms Mar-May.	No potential to occur. Suitable habitat for this species is not present within or adjacent to the project site.

APPENDIX B
Cultural Resources Report

CULTURAL RESOURCES REPORT FOR THE COLLEGE PARK DEMOLITION PROJECT

California State University, Chico

PREPARED FOR:

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SEPTEMBER 2017

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ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
CCBP	City of Chico Building Permit
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CHRIS	California Historical Resources Information System
City	City of Chico
CRHR	California Register of Historical Resources
CSU	California State University
DPR	Department of Parks and Recreation
MLD	most likely descendant
NAHC	Native American Heritage Commission
NEIC	Northeast Information Center
NPS	National Park Service
NRHP	National Register of Historic Places
PRC	California Public Resources Code
SHPO	State Historic Preservation Officer

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EXECUTIVE SUMMARY

Dudek was retained by California State University (CSU), Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus in the City of Chico, Butte County, California (project site). The study involved completion of a California Historical Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area for built-environment resources, and recordation and evaluation of 10 properties for historical significance. The significance evaluations included conducting archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context.

This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, and the project site was evaluated in consideration of California Register of Historical Resources (CRHR) and City of Chico Historic Resources Inventory eligibility and integrity requirements. Furthermore, as required under California Public Resources Code (PRC) Sections 5024 and 5024.5, CSU Chico is required to provide notification and submit documentation to the State Historic Preservation Officer (SHPO) for any project having the potential to affect state-owned historical resources on or eligible for inclusion in the Master List. In accordance with PRC Section 5024(a), all properties were also evaluated in consideration of the National Register of Historic Places (NRHP) and California Historical Landmark (CHL) criteria and integrity requirements.

The CHRIS records search results indicated that no archaeological or built-environment resources have been previously recorded within the proposed project area. The NAHC search of the Sacred Lands File failed to indicate the presence of Native American resources. Subsequent outreach with NAHC-listed tribal representatives was completed through mailed letters. In consideration of the severity of past disturbance to native soils, the topographic setting, and the negative inventory results, the likelihood of encountering unanticipated significant subsurface archaeological deposits or features is considered low. The project as currently designed would not impact any potentially significant archaeological resources, and would not result in a significant effect to archaeological resources. Standard protection measures for unanticipated discoveries of archaeological resources and human remains have been provided (see Section 6.2, below).

All 10 properties evaluated for historical significance appear to be not eligible for inclusion in the NRHP, CRHR, CHL, or local register (6Z) due to a lack of significant historical associations and compromised integrity. These properties are not considered historic resources for the purposes of PRC Section 5024.5. Therefore, the proposed project would not adversely affect state-owned historic resources on the Master List (SHPO concurrence pending). Further, the proposed project would have a less-than-significant impact on historical resources for the purposes of CEQA.

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1 INTRODUCTION

Dudek was retained by California State University (CSU), Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus in the City of Chico, Butte County, California (project site) (see Figure 1, Regional Map). The study involved completion of a California Historical Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area, and evaluation of 10 properties for historical significance. The significance evaluations included conducting archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context.

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1.1 Project Description

CSU Chico proposes to acquire 10 parcels of land near campus. Each parcel contains a detached single-family residence. All residential units and accessories would be removed from the parcels. Building demolition would take place in a staged sequence, as follows: removal of all recyclable materials such as copper pipes and copper wiring; abatement of materials containing regulatory levels of lead, asbestos, and universal wastes (e.g., fluorescent light tubes); breaking up of the buildings and foundations; and removal of the crumbled buildings. Asbestos abatement and demolition notification would be consistent with the Asbestos National Emission Standards for Hazardous Air Pollutants. Dust control would be maintained consistent with the Butte County Air Quality Management District Rule 205.

All existing on-site utilities, including water, sanitary sewer, gas, electricity, and communication services, would be removed. Utility removal would include removal of existing underground and/or aboveground pipe, conduit, wire, structures, vaults, poles, footings, boxes, transformers, and other related components. Capping and removal of proprietary utility lines would be coordinated with the utility owner.

Existing landscaping would be removed and green waste diverted to an appropriate facility.

For interim parking uses, the project site would be graded and a layer of gravel installed as the vehicle parking surface. Parking spaces would be created on the 10 parcels. Reconstruction of some sidewalk may be required for driveway access.

1.2 Project Location

The project site consists of 10 non-contiguous parcels located in the College Park neighborhood north of the CSU Chico campus (see Figure 2, Vicinity Map). The project site is bordered by the CSU Chico campus on the west (Esken and Konkow Halls) and south (University Stadium), West Sacramento Avenue on the north, and Chico High School on the east. The parcels are located on Stadium Way, West Street, La Vista Way, and Brice Avenue (see Figure 3, Site Map). The project site is located within Township 22 North, Range 1 East of the U.S. Geological Survey 7.5-minute Chico Quadrangle.

1.3 Regulatory Setting

State

Public Resources Code Sections 5024 and 5024.5

PRC Sections 5024 and 5024.5 provide the following guidance:

- 5024 (a–h): Describes the process of inventorying and evaluating state-owned historical resources in consultation with the SHPO.
- 5024.5 (a–g): Describes the process of identifying adverse effects and development of alternatives and mitigation for state-owned historical resources in consultation with, and as determined by, the SHPO.

Review of Projects Affecting State-Owned Historical Resources

Under PRC Sections 5024(f) and 5024.5, state agencies must provide notification and submit documentation to the SHPO early in the planning process for any project having the potential to affect state-owned historical resources on or eligible for inclusion in the Master List (buildings, structures, landscapes, archaeological sites, and other nonstructural resources). Under PRC Section 5024(f), state agencies request the SHPO's comments on the project.

Under PRC Section 5024.5, it is the SHPO's responsibility to comment on the project and to determine if it may cause an adverse effect (PRC Section 5024.5), defined as a substantial adverse change in the significance of a historical resource (PRC Section 5020.1(q)). In this case, historical resources are defined as resources eligible for or listed in the NRHP and/or resources registered for or eligible for registering as a CHL.

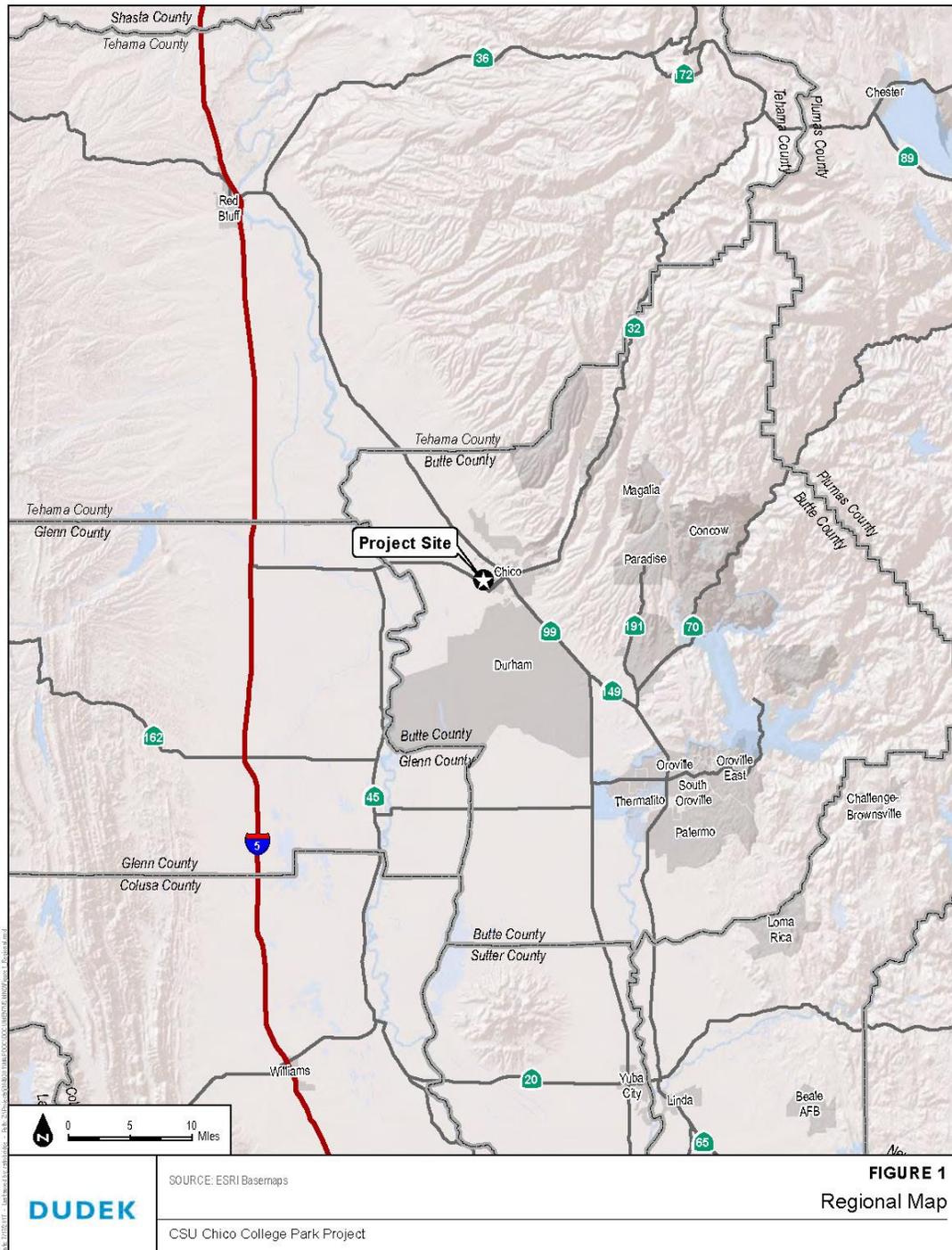


Figure 1. Regional Map

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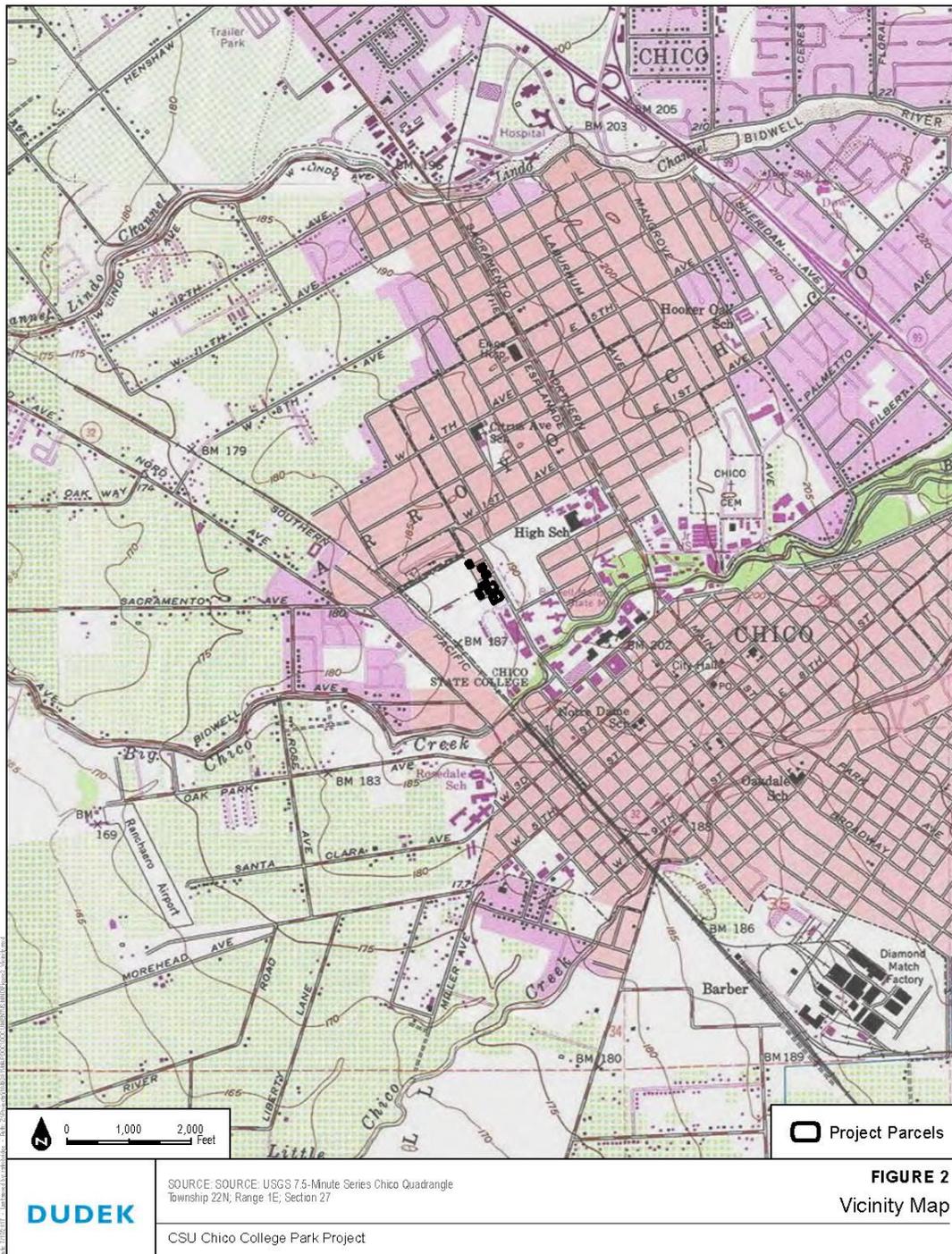


Figure 2. Vicinity Map

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DUDEK

SOURCE: Butte County GIS, Bing Maps (Accessed 2017)

CSU Chico College Park Project

FIGURE 3
 Site Map

Figure 3. Site Map

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National Register of Historic Places

Although there is no federal nexus for this project, the subject properties were evaluated in consideration of the NRHP designation criteria and integrity requirements to comply with PRC Sections 5024 and 5024.5. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS) under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria listed below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria for Evaluation*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further states that properties must have been completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 Code of Federal Regulations (CFR) Section 800.16(i)(1)).

Effects on historic properties under Section 106 of the National Historic Preservation Act are defined in the assessment of adverse effects in 36 CFR Sections 800.5(a)(1) as follows:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

Adverse effects on historic properties are defined as follows (36 CFR 800.5 (2)):

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property's use or of physical features within the property's setting that contributes to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

To comply with Section 106 of the National Historic Preservation Act, the criteria of adverse effects are applied to historic properties, if any exist in the project area of potential effects, pursuant to 36 CFR Sections 800.5(a)(1). If no historic properties are identified in the area of potential effects, a finding of "no historic properties affected" would be made for the proposed project. If there are historic properties in the area of potential effects, application of the criteria of adverse effect (as described above) would result in project-related findings of either "no adverse effect" or of "adverse effect." A finding of no adverse effect may be appropriate when the undertaking's effects do not meet the thresholds in criteria of adverse effect (36 CFR Sections 800.5(a)(1)), in certain cases when the undertaking is modified to avoid or lessen effects,

or if conditions are imposed to ensure review of rehabilitation plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 CFR Part 68).

If adverse effects were expected to result from a project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR Part 800.6(a).

California Historical Landmarks

CHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below (OHP 2017):

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The resource also must have written consent of the property owner, be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. CHLs #770 and above are automatically listed in the CRHR (OHP 2017).

California Register of Historical Resources

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (PRC Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource fewer than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see California Code of Regulations, Title 14, Section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the

requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for the purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project (CEQA Guidelines section 15064.5(b)(2)):

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any historical resources, then evaluates whether that project would cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.

- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the County Coroner has examined the remains (Health and Safety Code Section 7050.5b). PRC Section 5097.98 outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Health and Safety Code Section 7050.5c). The NAHC would notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local

City of Chico Historic Preservation Ordinance

As part of the City of Chico Municipal Code, its Historic Preservation Ordinance (Chapter 19.37, Historic Preservation) gives the following criteria (Subsection 19.37.040, Historic Resource Designation Criteria):

- A. Landmark and Landmark Overlay Zoning District Significance Criteria. Upon the recommendation of the board and approval of the City Council, an historic resource may be designated a landmark, or a definable geographic area may be designated a landmark overlay zoning district, if the resource or area meets any of the following criteria and retains a high level of historic integrity.
1. The resource or area is associated with events that have made a significant contribution to the broad patterns in the history of Chico, the State of California, or the nation;
 2. The resource or area is associated with individuals who were significant in the history of Chico, the State of California, or the nation;

3. The resource or area embodies the distinctive characteristics of a type, period, architectural style or method of construction, represents the work of a master designer, or possesses high artistic values.
- B. Additional Factors to be Considered in Landmark Designation. In determining whether to designate a resource a landmark, the following additional factors may be considered, if applicable:
1. A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value, or if it is one of the most important surviving structures associated with an important person or historic event.
 2. A birthplace or grave may be designated a landmark if it is that of an historical figure of outstanding importance in the history of Chico, the state, or the nation.
 3. A cemetery may be designated a landmark if it represents a group of persons or an era that collectively is significant in the broad patterns in the history of Chico, the State of California, or the nation.
 4. A reconstructed building may be designated a landmark if the reconstruction is historically accurate based on sound historical documentation, is executed in a suitable environment, and if no other original structure that has the same historical association exists.
 5. A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Chico, the state or the nation.
- C. Additional Factors to be Considered in Designating a Landmark Overlay Zoning District. In deciding whether to apply the landmark overlay zoning district to a geographic area, the following additional factors may be considered, if applicable:
1. To be designated a landmark overlay zoning district, the contributing properties must retain historic integrity and the collective value of the district contributors may be greater than the individual resources within the landmark district.
 2. A landmark overlay zoning district should exhibit a recognizable style or era of design, an association of design integrity, setting, materials, and workmanship.

1.4 Project Personnel

All cultural resources technical work in support of this report was completed by Dudek staff. Oversight and preparation of this technical report was conducted by Dudek's Architectural History Principal Investigator Samantha Murray, MA. Fieldwork, archival research, and preparation of Department of Parks and Recreation (DPR) forms were conducted by Architectural Historian Sarah Corder, MFA. Sarah Brewer, BA, contributed to archaeological components of this report, including review and summary of CHRIS records search results. Adam Giacinto, MA, RPA, acted as archaeological principal investigator and prepared archaeological recommendations. All project staff meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) in architectural history and archaeology. Preparer's qualifications are located in Appendix A.

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2 HISTORIC CONTEXT

2.1 Historical Overview of the City of Chico

In 1843, Edward A. Farwell and William Dickey visited the present-day Chico area on a hunting expedition. Farwell and Dickey came from Sacramento (at the time known as Sutter's Fort) and were interested in obtaining land grants. Dickey chose the land on the north side of the Sacramento River creek and Farwell chose the land to the south. Dickey named his land Arroyo Chico (small creek) (Wells 1882).

Around the same time, General John Bidwell visited the area for the first time and purchased land from Dickey and Farwell (Wells 1882). General Bidwell pioneered one of the first emigrant parties of Americans to the state of California (Hoover et al. 1966). John Bidwell was born in New York in 1819 and had spent most of his childhood working on his father's farm. At the age of 19, Bidwell moved west and settled in Ohio where he spent 2 years as a schoolmaster. After Ohio, he continued west to Missouri in search of adventure and land, and settled on a plot on the west side of the Missouri River. While on a trip to St. Louis, a claim jumper built a cabin on his land in Missouri, forcing Bidwell out. Unable to claim his land back, Bidwell set out to California and met with John Sutter in Sacramento (Moon 2003). Bidwell was employed by Sutter until he acquired the lands previously owned by Dickey and Farwell (original grantees of Rancho Arroyo Chico) in the Sacramento Valley (Hoover et al. 1966).

Although the land grants of General Bidwell were situated on Rancho Chico by 1845, the town was not laid out until 1860. General Bidwell built the first house in the Chico area in 1849, which was destroyed by fire in 1852 and later replaced by an adobe building (no longer extant). The first United States mail service arrived in Chico in 1851, and the town's first postmaster A.H. Barber (Wells 1882).

In 1852, Hall and Crandall began running stages from Marysville to Shasta. The stages would pass through Hamilton and Neal's ranch and Chico. Bidwell opened a hotel on his land during this period, since it had become a station on the stage route for travelers needing refreshments and rest. Bidwell ran the hotel for a number of years. Later, he returned to farming and stock raising, planting fruit trees, wheat, and other grains.

Until 1860, all of the improvements south of Chico Creek were confined to Bidwell's premises. In 1860, the town-plat of Chico was laid out by county surveyor J.S. Henning, who had been commissioned by Bidwell and his wife Annie. Shortly after, several individuals, including Richard Breese and E.B. Pond, moved to town and began development. Breese built a house and several others soon followed. Pond constructed the town's first brick-and-mortar store, on the corner of First and Main Streets, which he ran beginning in 1861 (Wells 1882).

Bidwell donated land to schools and congregations. In 1862, Woodman's Academy, Chico's most prominent and long-lasting 19th century private school, opened on Block 81 (CHA 1983). Jane H. Voorhees was the first teacher (Wells 1882). The Salem Street School, Chico's first public schoolhouse, was built in

1866 and served the area for nearly 10 decades. The Oakdale School building was built on the south bank of Little Chico Creek (not on Bidwell's land) in 1874 and operated until the late 1940s (CHA 1983).

The town of Chico was showing great promise in the farming and grain industries. Wheat became the staple product, and the acreage rapidly increased over the years. Chico became the principal market for the grain and furnished supplies to the rest of the country, establishing a trade that boosted the local economy. Many individuals left the foothills and the mountains and moved to Chico in hopes of prosperity. In 1864, Chico had a population of 500 and a variety of businesses, including a brewery, a law office, and a tin and stove store.

It was not until construction of the Oregon and California Railroad in 1870 that the town of Chico and the eastern part of Butte County further developed. Prior to the railroad, the Sacramento River (located 6 miles away) and horse-pulled wagons were the only outlets for trade and business operations with other cities (Wells 1882). With completion of the railroad, Butte County became a leader in pine production and soon boasted five lumber yards; two mills; a foundry; two blacksmith shops; five harness makers; three livery stables; two wagon makers; one brewery; one sash, door, and blind factory; and 13 saloons (Reid 2008).

In 1872, the City of Chico (City) was incorporated. A lot on Main Street that would house the City Hall building, at the time referred to as the station house, was donated by General Bidwell. Later that year, a two-story station house was erected. The main floor contained six large rooms to be occupied by various City officers, and three cells to hold public offenders. The second floor contained a large room for public meetings (Wells 1882). In 1874, in hopes of growing his town and securing the county seat for Chico, General Bidwell donated a park to the City. Although Chico failed in its efforts to win the county seat, the tree-lined park, which was intended as the site of a county courthouse, became the center of present-day downtown (CHA 1983).

During the 1870s, lumber had become the main industry of the area. Starting in 1871, two sawmills were established on Big Chico Creek by the Chico Flume and Lumber Company. Prior to the Chico Flume and Lumber Company becoming the Sierra Flume and Lumber Company in 1875, a flume for rough-cut lumber was built from Butte Meadows to Chico. The success of Sierra Flume and Lumber Company was short-lived, and by the turn of the 20th century, financial issues pushed the owners to sell the land they acquired in the 1870s (Schwimmer 2011).

The timing of the financial downfall of the Sierra Flume and Lumber Company coincided with the rise of the Diamond Match Company in the United States. In 1901, the Chico Investment Company facilitated the transition of the Sierra Flume and Lumber land to the Diamond Match Company. The facilitation and establishment of the Chico Investment Company was the work of several key executives of the Diamond Match Company, most notably John Heard Comstock and Fred M. Clough. Once under the ownership of the Diamond Match Company, Clough was appointed the first Pacific Coast manager for the Diamond Match Company. The Chico location opened in 1903, and in 1904 and 1905, buildings were constructed to support operations at this facility. The site had multiple buildings, yards, and a machine shop. Figure 4 shows the Diamond Match Company in 1927 when it employed hundreds of residents of Chico. The

Diamond Match Company would be an industrial fixture for Chico until the sale of the plant in 1984 and its closure in 1989 (Booth et al. 2005; DC 2017; Schwimmer 2011).

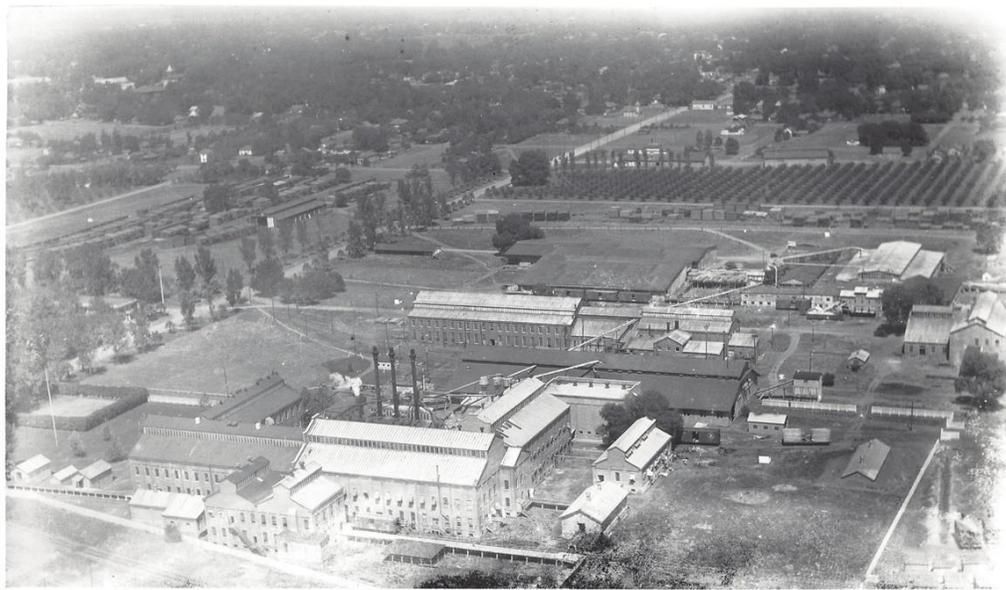


Figure 4. Diamond Match Factory Chico in 1927 (DC 2017)

The rise of the lumber industry in Chico and the surrounding area also had a significant impact on the architectural development of the area. Until the mid-1880s, the booming lumber industry made millwork available for local construction endeavors, thus making it an important and accessible building material for the growth and development of the City of Chico. However, a series of fires in 1870s caused a great deal of destruction to the wooden buildings throughout the City. Due to the significant destruction caused by the fires, the City took two important steps toward fire safety: switch from wooden structures to brick structures, and establish the first volunteer fire company in Chico (CHA 1983; DC 2017).

Industrialization and the railroads influenced development in Chico, but agriculture still played a significant role in the economic system for the City throughout the 19th and 20th centuries. According to the History Timeline prepared by the Chico Heritage Association and Butte County Historical Society, in the 1870s, farmers in Chico were producing a variety of crops, including wheat, barley, almonds, figs, and a variety of fruits. Advancements in transportation made it easier for the farmers to export their crops. In the 1880s, barley became an important crop to the local economy when it is used for the Chico Brewery. By 1904, the City was chosen to be a U.S. Agricultural Experiment Station, which greatly increased the variety of plants and products produced not only in Chico, but also throughout California. The success and diversification of crops in cities like Chico would prove to be key to efforts in World War I, as Chico became a huge contributor of food for the war effort. An example of this is seen with the explosion of the rice industry

from its introduction in Chico in 1910 to the end of World War I in 1918, when Butte County grew 30,000 acres of rice (DC 2017; Moon 2003).

In addition to agricultural production, agricultural support services such as canning, drying, and packing became a significant contributor to the growth and development of the area in the 20th century. Success was seen throughout the early years of the 20th century, but the industry was taken to a new level with the establishment of CalPak/Del Monte Plant #64 in Chico in 1919. CalPak/Del Monte was the canning and fruit processing giant in California throughout most of the 20th century. The Chico plant was one of many plants throughout California, and its major function was the packaging of prunes and apricots starting in 1919. The establishment of CalPak/Del Monte starting in 1916 had a significant effect on cities like Chico, and created jobs for people in the processing sector of agriculture instead of the traditional farming sector (Holmes 2013; Moon 2003).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including *Robin Hood*, *Gone with the Wind*, *Kane*, *Last of the Cowboys*, *Folly of a Life of Crime*, and *Alamo Charlie*. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the *San Francisco Examiner* captured the essence of mid-20th century development in Chico (SFE 1961):

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017).

Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

2.2 Historical Overview of California State University, Chico

In 1887, Bidwell donated an 8-acre cherry orchard to the northern branch of the State Normal School for Chico. The campus opened in 1889 with five faculty members and 90 students (Wells 1882).

In 1921, the Chico State Normal School became Chico State Teachers College and added a junior college curriculum, awarding a certificate after 2 years. Later in 1924, the college added bachelor's degrees to its program. The original Normal School building was destroyed in a 1927 fire; a new building was completed on its site in 1929 and was named Kendall Hall. In 1935, the school underwent another change when the California Legislature converted California teachers colleges to state colleges, resulting in Chico State Teachers College being renamed as Chico State College. During that period, chimes were installed in the

school's Trinity Tower, the first biology laboratory was established at Eagle Lake, and the school granted its first bachelor's of science and master's degrees.

Like other educational institutions during the war years, Chico State College experienced difficulties, including the lack of housing on campus from 1940 through 1947. However, following World War II, Chico State College experienced growth and development that warranted housing options. In 1947, temporary housing was established for veterans with the creation of 57 one- and two-bedroom apartments for married college veterans. By 1949, two temporary dormitories were constructed to house an additional 160 single men.

Other post-war growth and development on campus included construction of Ayers Hall for Science, Music and Speech in 1951; construction of two temporary dormitories for 60 women and 70 men in 1952; construction of the Physical Education Building, the University Center, and Yuba Hall in 1956; and construction of the Applied Arts and Sciences building and a temporary cafeteria building in 1957. Although many of these buildings were temporary constructions, by 1959, buildings that were more permanent were constructed, including Glenn Hall, Lassen Hall, Shasta Hall, and a library building. By 1960, the college became one of 15 colleges in the State College System for California.

Building and development continued on campus throughout the 1960s, and in 1972, the college became known as California State University, Chico. Reflecting this change, the university underwent more program changes, including switching academic departments previously congregated by schools into colleges. Currently, the campus contains 240 acres of rangeland, 800 acres of farmland, and 2,330 acres of ecological reserves (CSUC 2015a, 2015b; Lindsay 1979).

W.H. "Old Hutch" Hutchinson

William Henry ("Old Hutch") Hutchinson (see Figure 5) was a noted western historian and CSU Chico professor, born on August 13, 1911, in Denver, Colorado. "He worked at various times as a horse wrangler, a cowboy, a boiler fireman, and a mucker in mines" (California State Library 1998).

From 1933 to 1946, Hutchinson served in the Merchant Marines and worked as chief purser on passenger vessels, including the Matson–Oceanic liner Monterey (California State Library 1998; Oakland Tribune 1936). During World War II, he served as a Lieutenant Commander in the United States Maritime Service where he saw duty in the South Pacific, North Atlantic, and Mediterranean (California State Library 1998).

Hutchinson met his wife Esther Ethel Ormsby (1908–1990), nicknamed "Red," while being evacuated from China on a troop ship during World War II. She had been working as a Deputy Marshall for the U.S. Treasury Department. The couple married in Fairfield Connecticut in 1942 and moved to San Francisco in 1946. The couple had two sons together: Warren and James Hutchinson (NMSU Library 2017).

Census records provide a timeline for other places Hutchinson lived throughout his life: Denver, Colorado (beginning with his birth in 1911); a short stint in Eastland, Texas, in the 1920s; a return to Denver in the

1930s; working as a chief purser on passenger vessels during the Great Depression; serving as a Lieutenant Commander in the U.S. Maritime Service during World War II (California State Library 1998); and a residence in San Francisco, California in the 1940s (although he was at sea for several years). After living at 630 Stadium Way in Chico from 1960 to 1976, he moved to another residence in Chico in 1980, located at 1611 Spruce Avenue, north of CSU Chico.

After World War II, the Hutchinsons moved to Butte County and Old Hutch became a freelance writer. By 1956, he had published more than 120 fact and fiction pieces about the American West for a variety of well-known publications (Feather River Bulletin 1956). He also wrote, narrated, and produced several historical pageants on California, and maintained regular appearances on radio and television shows (California State Library 1998). The nickname “Old Hutch” is the name of a character he played on a weekly radio program put on by a Chico station. Each week, Old Hutch would tell his audience historic tales of the old west (Portola Reporter 1955). Hutchinson also worked as a columnist for the *San Francisco Chronicle* and frequently contributed to the *Chico Enterprise-Record* (California State Library 1998).

Hutchinson eventually became a widely published author and historian, best known for his 1966 two-volume biography of Senator Thomas R. Bard: *Oil, Land, and Politics: The California Career of Thomas R. Bard*. The book was nominated for a Pulitzer Prize and won the Commonwealth Club’s Silver Medal. Other books authored by Hutchinson include his 1946 edits to a collection of previously unpublished works by Eugene Manlove Rhodes, *The Little Waddies*. Hutchinson edited other writings of Rhodes’, including *The Rhodes Reader* (1957) and *The Line of Least Resistance* (1958). Hutchinson received much praise for breathing new life into Rhodes’ work and demonstrating that stories of the old west are an important American contribution to literature (Independent Star-News 1957). Hutchinson completed his first biography on Rhodes in 1956, titled *A Bar Cross Man*, followed by an annotated bibliography, *A Bar Cross Liar*. He also authored works on the history of New Mexico, including *Another Verdict for Oliver Lee* and *Whiskey Jim and a Kid Named Billie* (NMSU Library 2017).

Hutchinson also played a role in the history of a local agricultural fair in Butte County. Put on by the Third District Agricultural Association, it became known as the Silver Dollar Fair because of the actions of Hutchinson. In 1950, Hutchinson was working as publicist for the Butte District Fair. The fair had run into financial problems after local merchants were no longer interested in supporting it. Old Hutch developed a visual marketing strategy to clarify the importance of the fair to local businesses. He ordered 50,000 silver dollars from the U.S. Mint and declared that much of the fair’s business transactions would be made with these coins. The shiny, heavy coins filled cash registers to the brim and sent a clear message to merchants about the value of the fair. The coins also inspired the fair’s present name. Event though the fair eventually reverted to more conventional currency, the name endured (Silver Dollar Fair 2017).

Hutchinson taught part-time at Chico State College, Sonoma State College, and San Francisco State between 1953 and 1964. He earned his master’s degree from Chico State College in 1961, and served as a full-time faculty member at Chico State from fall 1964 until his retirement in 1978.

Newspapers, reviewers, friends, and faculty have expressed much respect for Hutchinson's contribution to the history of the west, and he is considered "an acknowledged authority on western history" (Redlands Daily Facts 1965). Other accolades include being voted "Best Californian" in 1965 by the Common Wealth Club. Hutchinson received the Chico State Distinguished Teacher Award in 1968, and was labeled an Outstanding Professor in the CSU System in 1977. As previously mentioned, he was also nominated for a Pulitzer Prize in 1966 (Watkins et al. 1990).

It appears that Old Hutch left behind an enduring legacy on the CSU Chico campus. In 2011, President Paul J. Zingg partially credited Hutchinson with influencing the way in which the university approaches campus infrastructure projects, specifically referencing his book *A Precious Sense of Place* (1991), which appears to have been published by the Friends of the Meriam Library shortly after Hutchinson's death. Zingg also noted how Hutchinson's "sense of place" influenced the 2004 Master Plan (Zingg 2011):

The first of these is William H. "Old Hutch" Hutchinson's lovely history of the early decades of our campus in his aptly titled book, *A Precious Sense of Place*. Drawing upon his own fascination with "the many local geographies that have been and remain an essential part" of his life, Old Hutch's account reveals that the University has been deeply informed from the beginning by a respect for the natural environment and a proud, but not arrogant, sense of exceptionalism regarding its mission as the second oldest campus in the California State University system. Our "sense of place" encompasses both our role in the North State and California higher education and also our location in a college town, bordered by historic neighborhoods and a vibrant downtown, and committed to a traditional, residential identity.... It is remarkable how Old Hutch's affirmation of a sense of place and our master plan's dedication to it grace the design of our campus.

The courtyard between Trinity Hall and Kendall Hall was dedicated on June 11, 1979, in his honor. Hutchinson enjoyed the campus atmosphere, and could often be found sitting on a bench in the courtyard that now bears his name (CSUC 2016).

Hutchinson died of a heart attack in Chico on March 11, 1990. Red would follow closely behind him, passing away less than 1 month after his death.



Figure 5. W.H. "Old Hutch" Hutchinson (CSUC 2016)

2.3 Residential Architecture in the Project Area

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

3 BACKGROUND RESEARCH

3.1 CHRIS Records Search

Dudek requested a CHRIS records search from the Northeast Information Center (NEIC), which houses cultural resources records for Butte County. Dudek received the results on July 26, 2017. The search included any previously recorded cultural resources and investigations within a 0.5-mile radius of the project site. The CHRIS search also included a review of the NRHP; CRHR; California Points of Historical Interest list; California Inventory of Historic Resources; CHL list; the Directory of Properties in the Historic Property Data Files for Butte County; the Handbook of North American Indians, Vol. 8, California; and Historic Spots in California. A letter from the NEIC summarizing the results of the records search and a bibliography of prior cultural resources studies is provided in Confidential Appendix B of this report.

Previous Technical Studies

Thirty-eight previously conducted studies were identified within the 0.5-mile records search radius. Of these studies, three overlap the current project area: 000839, 006685, and 009465 (see Table 1). A brief summary of the three studies is provided in the paragraphs that follow.

Table 1. Previously Conducted Cultural Resources Studies Within 0.5 Miles of Project Area

NEIC Report No.	Title of Study	Date	Author(s)	In Project Area?
000601	Archaeological/Historical Report on the Proposed Student Housing Project Area Located on the Campus of California State University at Chico	1981	Desautels, Roger	No
000827	Technical Report: Cultural Resources Survey for the US Sprint Fiber Optic Cable Project – Oroville, California to Eugene, Oregon	1987	Minor, Rick, Jackson Underwood, Rebecca Apple, Stephen Dow Beckham, and Clyde Woods	No
000827	US Sprint Fiber Optic Cable Project – Oroville, California to Eugene, Oregon: Addendum #1 to the Technical Report	1987	Shackley, M. Steven, Rick Minor, Rebecca Apple, Stephen Dow Beckham, Trudy Vaughan, Clyde M. Woods, and Jan E. Wooley	No
000827	US Sprint Fiber Optic Cable Project – Oroville, California to Eugene, Oregon: Addendum #4 to the Technical Report, Cultural Resources Survey of the Proposed Regeneration Stations and Point of Presence Sites from Oroville to Eugene	1987	Vaughan, Trudy	No
000827	Testing Report: US Sprint Fiber Optic Cable Project – Oroville, California to Eugene, Oregon/Archaeological Testing of Four Sites in California: CA-BUT-5, THE-1468, SHA-1684, SIS-332, Addendum #2 to the Technical Report	1987	Shackley, M. Steven	No

Table 1. Previously Conducted Cultural Resources Studies Within 0.5 Miles of Project Area

NEIC Report No.	Title of Study	Date	Author(s)	In Project Area?
000827	US Sprint Fiber Optic Cable Project – Oroville, California to Eugene, Oregon: Addendum #5 to the Technical Report, Cultural Resources Construction Monitoring Program in California	1987	Gonzalez, Tirzo	No
000839	The Archaeology and Prehistory of Plumas and Butte Counties, California: In Introduction and Interpretive Model	1988	Kowta, Makoto	Yes (regional overview)
000874	In Search of John Bidwell's Carriage House: Archaeological Investigations at Bidwell Mansion State Historic Park, Chico, California	1987	Johnson, Keith	No
003211	Archaeological Survey, Ostrander 1.7-acre Development Project	2000	Jensen, Sean M.	No
004658	Cultural Resources Survey for the Level (3) Communications Long Haul Fiber Optics Project: Segment WPO4: Sacramento to Redding	2000	Nelson, Wendy J., Maureen Carpenter, and Kimberley L. Holanda	No
004905	Bidwell Mansion State Historic Park: Results of 2002 Mansion Grounds Historical and Archaeological Research	2002	White, Gregory G., Kathleen Hillman, Elin Pynchon, Michael Magliari, and William A. Silva	No
005721	CSU, Chico, TII Project: Cultural Resources Found in Trench Located in the Quad Between Glenn Hall, Trinity Hall, and the Merriam Library Building	2003	White, Gregory G.	No
006685	Cultural Resource Assessment of the California State University, Chico Master Plan 2004 Area, Butte County, California	2004	Peak & Associates	Yes
006752	An Archaeological Evaluation of the Bidwell Reach Project Chico, Butte County, California	2005	Harrington, Lori	No
006810	Archeological Survey and Test Augering of the Proposed Natural History Museum Parcel at California State University, Chico, Butte County	2005	Leach-Palm, Laura, and Kimberly Carpenter	No
007362	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	2006	Arrington, Cindy, and Bryon Bass	No
007491	Archaeological Survey Report for the Chico Urban Area Nitrate Compliance Plan Environmental Impact Report Project, Chico, California	2000	Westwood, Lisa, and Russell Bevill	No
007939	Cultural Resource Survey for the Wildcat Activity Center	2007	Reid, Jeff, and Josh Peabody	No
007941	Section 106 Review, Site No. 82596 – North Chico, 1298 Nord Avenue, Chico, California	2005	Losee, Carolyn	No
007944	Cultural Resource Survey for the University Housing and Food Services Phase I Project	2007	Reid, Jeff, and Heath Browning	No
008087	Archaeological Survey Report for the Pacific Gas and Electric Company (PG&E) Chico-1 Former Manufactured Gas Plant Soil Removal Project, Chico, California	2007	Texier, Bruno, and Carole Denardo	No

Table 1. Previously Conducted Cultural Resources Studies Within 0.5 Miles of Project Area

NEIC Report No.	Title of Study	Date	Author(s)	In Project Area?
008087	Historic Resources Evaluation Report for the Pacific Gas and Electric Chico-1 Former Manufactured Gas Plant Generator Building, Chico, California, APN 04-038-004	2007	Carole Denardo	No
008087	Archaeological Monitoring, Testing, and Evaluation at the Chico-1 Former Manufactured Gas Plant Site City Block 62, Chico, California	2007	Texier, Bruno, and Carole Denardo	No
008087	Archaeological Monitoring and Phase II Evaluations, Chico-1 Former Manufactured Gas Plant Site City Block 63, Chico, California	2007	Rodman, Tobin	No
008108	Archaeological Reconnaissance of the Proposed Storm Drain Pipe Route within the Sacramento Avenue Assessment District	1979	Manning, James P.	No
009465	Cultural Resources Survey for the CSU, Chico Track Restroom Improvement Project, Butte County, California	2008	Reid, Jeff	Yes
009749	A Cultural Resource Study of the Proposed Big Chico Creek/Bidwell Avenue Restoration Project, City of Chico, Butte County, California	2007	Tuttle, Tiffany	No
009749	An Addendum to: The Big Chico Creek/Bidwell Avenue Restoration Project Cultural Resource Study	2008	Harrington, Lori	No
009800	Cultural Resources Survey for the CSU, Chico Alumni Glenn Rehabilitation Project, Chico, California	2008	Reid, Jeff	No
009827	Cultural Resources Study of the Bidwell Project, AT&T Mobility Site N. CA-C014, 212 Cherry Street, Chico, Butte County, California 95928	2008	Bilat, Lorna	No
009917	Architectural Evaluation of the University Center Building, CSU, Chico	2008	Brookshear, Cheryl	No
010865	An Archaeological Evaluation of the Children's Playground and Labyrinth Project, Chico, California	2009	Harrington, Lori	No
010893	An Archaeological Evaluation of 1st and 2nd Street Couplet Project Butte County, Chico, California	2010	Harrington, Lori	No
012670	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SC06536A (Downtown Chico), 212 Cherry Street, Chico, Butte County, California	2014	Wills, Carrie D., and Kathleen A. Crawford	No
012675	Cultural Resource Records Search and Site Visit Results for T-Mobile West, LLC Candidate SC06536A (Downtown Chico), 212 Cherry Street, Chico, Butte County, California	2013	Willis, Carrie, and Kathleen Crawford	No
012858	Cultural Resources Investigation for AT&T Mobility CVL00240 "Bidwell" 212 Cherry Street, Chico, Butte County, California	2015	Lossee, Carolyn	No
012970	CSU Chico – Bridge Replacement/Restoration Project, Cultural Resources Survey Report	2014	Baxter, R. Scott, and Katherine Anderson	No

Table 1. Previously Conducted Cultural Resources Studies Within 0.5 Miles of Project Area

NEIC Report No.	Title of Study	Date	Author(s)	In Project Area?
013254	Lovliest of Places: A Study of the Pre-Mansion Historical Resources of Bidwell Mansion State Historic Park	2015	White, Gregory	No

Report No. 000839

The Archaeology and Prehistory of Plumas and Butte Counties, California: In Introduction and Interpretive Model is a broad-scope description of prehistoric archaeology in two counties. It does not specifically address the project area, but it does provide a substantial body of information relating to the broader prehistoric cultural context of the area.

Report No. 006685

Cultural Resource Assessment of the California State University, Chico Master Plan 2004 Area, Butte County, California (Peak & Associates 2004), provides the results of a cultural resources investigation of development projects for the California State University, Chico Master Plan 2004. The cultural investigation encompassed the entire current proposed project area. Prior to the pedestrian survey of the project area, Peak & Associates conducted a records search at the NEIC. The records search did not identify cultural resources within the current project area. Peak & Associates archaeological staff also conducted a reconnaissance field survey. The survey did not identify any NRHP/CRHR-eligible resources within the current project area, but the study identified the project area as having the potential to encounter historic and prehistoric subsurface deposits, and recommended tribal consultation and archaeological monitoring for any ground-disturbing activities. The study also recommended that, prior to the demolition or alteration of any built-environment resources greater than 45 years of age within the CSU Chico campus area, a qualified architectural historian should be retained to evaluate the potential significance of these resources (Peak & Associates 2004).

Report No. 009465

Cultural Resources Survey for the CSU, Chico Track Restroom Improvement Project, Butte County, California (Reid 2008), is a look at potential cultural resources for a project that proposes improving restroom facilities. This study encompasses the westernmost two structures of the project area. Neither the pedestrian survey nor the records search encountered any cultural resources in the direct project area, but the records search identified a number of prehistoric and historic resources within the 0.5-mile-radius buffer, so monitoring was recommended for the ground-disturbing aspects of the project.

Previously Recorded Cultural Resources

No previously recorded cultural resources were identified within the project area as a result of the NEIC records search. Sixty-five previously recorded resources were identified within a 0.5-mile-radius of the project area (see Table 2).

The closest resource to the project area is P-04-004052, the Chico Rancheria Indian Cemetery, located approximately 0.2 miles away from the project area. This is a historic-era cemetery for members of the Northwest Maidu Mechoopda tribe, and includes stone and wooden grave markers. According to the site record (Boston 1983), the cemetery was established in 1869, after the Mechoopda village moved to land donated by John Bidwell, the founder of Chico. Bidwell had employed Mechoopda tribe members on his ranch and arranged to have them stay on the ranch, rather than be forced into reservations (Boston 1983). Because the Mechoopda were able to maintain their customs, early ethnographers such as A.L. Kroeber were able to record valuable information about lifestyles and language from the Mechoopda of this rancheria (Boston 1983).

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-000295	CA-BUT-000295/H	Prehistoric , Historic	Site includes midden, housepits, shell and glass beads, metal, and ceramics	Site	1968 (Dorothy Hill)
P-04-000574	CA-BUT-000574	Historic	Mechoopda Ind. Rancheria; Chico Rancheria	Site	1967 (J. Chartkoff and K. Johnson)
P-04-002886		Historic	Historic period refuse deposit	Site	2004 (N. Neuenschwander, Peak & Associates)
P-04-002936		Historic	Historic period refuse deposit	Site	2006 (H. Browning and E. Nilsson, URS Corporation)
P-04-003000	CA-BUT-003000H	Historic	Chico Soda Works: warehouses with eight structural foundation features, refuse deposit, cistern, and oil pipeline	Site	2006 (Bruno Texier, Garcia and Associates)
P-04-003001	CA-BUT-003001H	Historic	Chico-1 MGP Gas and Water Works and Historic MGP Generator: contains brick footings, a wooden underground storage tank, water pipe and cast iron conveyance, and redwood piping	Site	2006 (Bruno Texier and Carole Denardo, Garcia and Associates); 2007 (Tobin Rodman, Garcia and Associates)
P-04-003136		Historic	University Center building	Building	2008 (Cheryl Brookshear & Jarma Jones, JRP Historical Consulting)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-003137		Historic	California Water Service Company water tower and tank	Structure	2008 (Dana E. Supernowicz, Historic Resource Associates)
P-04-003820	CA-BUT-003820/H	Prehistoric, Protohistoric, Historic	Bidwell Mansion State Historic Park: includes lithic scatter, groundstone, glass trade beads, foundations, landscaping/orchard, wells/cisterns, water conveyance systems, standing structures, Bidwell development at Rancho Chico headquarters, bridges, Bidwell monuments	Site	2015 (Greg White, Leslie Steidl, Sub Terra Consulting, Department of Parks and Recreation); 2015 (Greg White, Leslie Steidl, Sub Terra Consulting, Department of Parks and Recreation)
P-04-003899		Historic	Saint John's Episcopal Church; OHP Property Number 49372 OHP PRN - NPS-82002171-0000	Building	(Unknown, Unknown)
P-04-003928		Historic	Annie E. K. Children's Playground; OHP Property Number 049400; OHP PRN 5926-0042-0000	Site	1983 (Will Shapiro, Chico Heritage Association)
P-04-003929		Historic	Masonic Temple; OHP Property Number 049401; OHP PRN 5926-0043-0000	Building	1983 (Will Shapiro, Chico Heritage Association)
P-04-003930		Historic	Collier Hardware; OHP Property Number 049402; OHP PRN 5926-0044-0000	Building	1981 (William Shapiro, Chico Heritage Association)
P-04-003931		Historic	Bidwell Memorial Presbyterian Church; OHP Property Number 049403; OHP PRN 5926-0045-0000	Building	1982 (Nanette Coulter, Yochio Kusaba, Chico Heritage Association)
P-04-003932		Historic	1st Street Warehouse (California Packing Corp. Plant No. 64); OHP Property Number 049404; OHP PRN 5926-0046-0000	Building	1983 (William Hood, Chico Heritage Association)
P-04-003933		Historic	Central Valley Pipe Company (Diamond Match Co. Warehouse); OHP Property Number 049405; OHP PRN - 5926-0047-0000	Building	1983 (William Hood, Emily Newton, Chico Heritage Association)
P-04-003935		Historic	El Rey Theater (Majestic Theater); OHP Property Number 049407; OHP PRN 596-0049-0000	Building	1981 (Judy Smith, Chico Heritage Association)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-003936		Historic	Madison Bear Garden (Luck Building, Native Daughters of Golden West, 1933-76); OHP Property Number 049408; OHP PRN 5926-0050-0000	Building	1983 (Emily Newton, Yosio Kusaba, Chico Heritage Association)
P-04-003939		Historic	Sierra Hall (W.B. Dean House); OHP Property Number 049410; OHP PRN 5926-0239-0011; OHP PRN 5926-0053-0000	Building	1983 (Maribeth Ross, Yoshio Kusaba, Chico Heritage Association)
P-04-003940		Historic	OHP Property Number 049420; OHP PRN 537.9-04-0034; OHP PRN 537.9-04-0032; OHP PRN NPS-91000636-0020; OHP PRN 5926-0056-0000	Building	1983 (Judy Pepper, Mancy McDougal, Chico Heritage Association)
P-04-003941		Historic	Lambda Pi Fraternity (The White house); OHP Property Number 049421; OHP PRN NPS-91000636-0022; OHP PRN 5926-0057-0000	Building	1982 (Karen Zinniel, Chico Heritage Association)
P-04-003942		Historic	Walker Home; OHP Property Number 049422; OHP PRN NPS-91000636-0023; OHP PRN 5926-0058-0000	Building	1981 (Sarah Heigho, Chico Heritage Association)
P-04-003961		Historic	"Off Broadway" (Bidwell's Store); OHP Property Number 049448; OHP PRN 5926-0081-0000	Building	1982 (Lisa Agler, Chico Heritage Association)
P-04-003968		Historic	Reynolds House; OHP Property Number 049467; OHP PRN NPS-91000636-0128; OHP PRN 5926-0098-0000	Building	1983 (Karen D. Johnson, Chico Heritage Association)
P-04-003969		Historic	Earl House; OHP Property Number 049468; OHP PRN NPS-891000636-0131; OHP PRN 5926-0099-0000	Building	1982 (Karen Zinniel, Chico Heritage Association)
P-04-003973		Historic	OHP Property Number 049475; OHP PRN NPS-91000636-0146; OHP PRN 5926-0103-0000	Building	1983 (Jayne May, Chico Heritage Association)
P-04-003974		Historic	"The Bakery" (George Crosette House); OHP Property Number 049476; OHP PRN NPS-91000636-0148; OHP PRN 5926-0104-0000	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-003979		Historic	Ringel Park; OHP Property Number 049482; OHP PRN 5926-0110-0000	Building	1983 (Will Shapiro, Chico Heritage Association)
P-04-003982		Historic	South of Campus Neighborhood; OHP Property Number 073320; OHP PRN NPS-91000636-9999; OHP PRN 04-0004	District	1988 (John Gallardo, Giovanna R. Jackson, Elizabeth Stewart, Chico Heritage Association)
P-04-003987		Historic	French House (William H. Zwisler House); OHP PRN - 537.9-04-0014; OHP PRN NPS-91000636-0018; OHP PRN 5926-0055-0000	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-003988		Historic	International Studies (Charles Ball House); OHP Property Number 049416; OHP PRN 537.9-04-0020; OHP PRN NPS-91000636-0017; OHP PRN 5926-0054-0005	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-003989		Historic	J.V. Richardson House; OHP Property Number 049415; OHP PRN 537.9-04-0019; OHP PRN NPS-91000636-0016; OHP PRN 5926-0054-0004	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-003990		Historic	C.C. Richardson House; OHP Property Number 049414; OHP PRN 537.9-04-0015; OHP PRN NPS-91000636-0015; OHP PRN 5926-0054-0003	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-003991		Historic	German House (Rouke-Haile House); OHP Property Number 049413; OHP PRN 537.9-04-0018; OHP PRN NPS-91000636-0014; OHP PRN 5926-0054-0002	Building	1982 (Norma Craig, Giovanna R. Jackson, Chico Heritage Association)
P-04-003992		Historic	Spanish House (H.W. Crew House); OHP Property Number 049412; OHP PRN 537.9-04-0017; OHP PRN - NPS-91000636-0013; OHP PRN 5926-0054-0001	Building	1982 (Norma Craig, Chico Heritage Association)
P-04-003993		Historic	OHP Property Number 049419; OHP PRN 5926-0055-0000	Building	1982 (Anne Slade, Chico Heritage Association)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-004011		Historic	Mavis Todd Brown House (Bernard House); OHP Property Number 049488; OHP PRN - NPS-91000636-0105; OHP PRN 5926-0116-0000	Building	1982 (Jeanne Boston, Giovanna R. Jackson, Chico Heritage Association)
P-04-004020		Historic	Van Liew House; OHP Property Number 049498; OHP PRN 5926-0126-0000	Building	1983 (S.S. Newton, Chico Heritage Association)
P-04-004021		Historic	E.I. Miller House; OHP Property Number 049499; OHP PRN 5926-0127-0000	Building	1983 (John Michael, Giovanna Jackson, Chico Heritage Association)
P-04-004022		Historic	OHP Property Number 049500; OHP PRN 5926-0128-0000	Building	1983 (Lynn Hoffman, Giovanna Jackson, Chico Heritage Association)
P-04-004023		Historic	Chico Museum (Chico Free Public Library); OHP Property Number 049501; OHP PRN 5926-0129-0000	Building	1981 (Beth Tausczik-Olsen, Chico Heritage Association)
P-04-004030		Historic	Citrus School; OHP Property Number 049509; OHP PRN 5926-0137-0000	Building	1983 (Maribeth Ross, Yoshio Kusaba, Chico Heritage Association)
P-04-004031		Historic	Barceloux House (Hiebert House); OHP Property Number 049511; OHP PRN 5926-0139-0000	Building	1983 (Jeanne Lane, Chico Heritage Association)
P-04-004032		Historic	Waters House; OHP Property Number 049512; OHP PRN 5926-0140-0000	Building	1983 (Grant Branson, Chico Heritage Association)
P-04-004033		Historic	Veteran's Memorial Hospital; OHP Property Number 049513; OHP PRN 5926-0141-0000	Building	1982 (James Roy Nash, Chico Heritage Association)
P-04-004036		Historic	Bidwell Millstones (Bidwell's Mill Site); OTIS Resource Number 049510; OHP PRN 5926-0138-0000; OHP PRN SPHI-BUT-004	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-004037		Historic	William Nason House; OHP Property Number 049514; OHP PRN 5926-0142-0000	Building	1984 (Marilyn Steinheimer, Chico Heritage Association)
P-04-004038		Historic	F.J. Boucher House; OHP Property Number 049515; OHP PRN 5926-0143-0000	Building	1984 (Dave M. Brown, Chico Heritage Association)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-004040		Historic	Stamper House; OHP Property Number 049517; OHP PRN 5926-0145-0000	Building	1983 (Giovanna R. Jackson, Chico Heritage Association)
P-04-004041		Historic	OHP Property Number 049518; OHP PRN 5926-0146-0000	Building	1983 (John Gallardo, Chico Heritage Association)
P-04-004049		Historic	President's Residence (Dr. Moulton's House); OHP Property Number 049526; OHP PRN 5926-0154-0000	Building	1983 (Karl Wahl, California State University, Chico)
P-04-004052		Historic	Chico Rancheria Indian Cemetery (Mechoopda Indian Cemetery); OHP Property Number 049529; OHP PRN 5926-0157-0000	Building	1983 (Jeanne Boston, Chico Heritage Association)
P-04-004064		Historic	C. Robert Laxson Auditorium (Auditorium and Assembly Building); OHP Property Number 049592; OHP PRN 5926-0176-0004	Building	1983 (Karl Wahl, California State University, Chico)
P-04-004065		Historic	Trinity Hall (Old Library, Campus Activities Center -CAC); OHP Property Number 049454; OHP PRN 5926-0176-0003	Building	1983 (Karl Wahl, California State University, Chico)
P-04-004066		Historic	Glenn Kendall Hall (Administration Building and New Main Building); OHP Property Number 049590; OHP PRN 5926-0176-0002	Building	1983 (Karl Wahl, California State University, Chico)
P-04-004071		Historic	E.E. Shepard Home; OHP Property Number 049598; OHP PRN 5926-0181-0000	Building	1984 (E. Stewart, Chico Heritage Association)
P-04-004072		Historic	Roseanna O'Hair House; OHP Property Number 049599; OHP PRN 5926-0182-0000	Building	1984 (Robin Williams, Chico Heritage Association)
P-04-004078		Historic	C.A. Wright House; OHP Property Number 049605; OHP PRN 5926-0188-0000	Building	1984 (E. Stewart, Chico Heritage Association)
P-04-004081		Historic	Frank A. Clough House; OHP Property Number 049608; OHP PRN 537.9-04-0005; OHP PRN 5926-0191-0000	Building	1984 (Robert Mortensen, E. Stewart, Chico Heritage Association)
P-04-004082		Historic	Priel House; OHP Property Number 049609; OHP PRN 5926-0192-0000	Building	1984 (Carol Michel, Chico Heritage Association)
P-04-004083		Historic	Strain House; OHP Property Number 049610; OHP PRN 5926-0193-0000	Building	1984 (Carol Michel, Chico Heritage Association)

Table 2. Previously Recorded Cultural Resources Within 0.5 Miles of the Project Area

Primary No.	Trinomial	Age	Resource Name/Description	Resource Type	Date (Author)
P-04-004084		Historic	Barry House; OHP Property Number 049611; OHP PRN 5926-0194-0000	Building	1984 (Carol Michel, Chico Heritage Association)
P-04-004085		Historic	Donohue House; OHP Property Number 049612; OHP PRN 5926-0195-0000	Building	1984 (Sherry Snowden, Chico Heritage Association)
P-04-004157		Historic	Chico State Physical Sciences Bridge	Structure	2013 (Katherine Anderson, ESA)
P-04-004158		Historic	Chico State Gus Manolis Bridge; Chico State Selvester's Café Bridge	Structure	2013 (Katherine Anderson, ESA)

3.2 NAHC and Native American Correspondence

Dudek contacted the NAHC on August 3, 2017, to request a search of its Sacred Lands File for the proposed project site and surrounding area. The NAHC responded on August 5, 2017, indicating that the search did not identify any Native American resources in the vicinity of the project site or surrounding search area. On July 13, 2017, CSU Chico Planning, Design, and Construction, as the lead agency, sent letters to all NAHC-listed tribes that have previously requested notifications of project pursuant to Assembly Bill 52 requirements. These letters contained a description and maps of the project and site, summarized the Assembly Bill 52 process and timing, and provided the lead agency representative contact information (see Appendix C). No responses have been received to date (see Table 3). Per PRC Section 21080.31(d), the 30-day period for a tribe to request consultation has closed.

Table 3. Record of Native American Heritage Commission Correspondence

Name and Title	Tribe/Organization	Date of Assembly Bill 52 Tribal Outreach (Letter)	Response Received?
Gene Whitehouse, Chairperson	United Auburn Indian Community of Auburn Rancheria	July 13, 2017	No
Dennis E. Ramirez, Chairperson	Mechoopda Indian Tribe of Chico Rancheria	July 13, 2017	No

3.3 Building Development Research

Extensive archival research was conducted in support of this Historical Resources Technical Report. Short descriptions of the research efforts are provided below.

CSU Chico Special Collections and University Archives

On July 5 and 6, 2017, Dudek staff reviewed a variety of collection materials in person pertaining to the history of the City of Chico and the CSU Chico campus. The collection included City directories, multiple newspaper articles, campus maps, photographs, letters, and campus reports, which were all used in the preparation of the historic context (see Section 2, above).

Butte County Historical Society Archives

Dudek visited the Butte County Historical Society in person on July 7, 2017, and met with Nancy Brower. Ms. Brower looked through the Butte County Historical Society archives and stated that she did not have any information regarding any of the properties within the project site. Ms. Brower was able to provide resources on the history of Chico that were used in the preparation of the historic context (see Section 2).

Chico Heritage Association

Dudek contacted the Chico Heritage Association's Elizabeth Stewart via email and inquired about the subject properties. Ms. Stewart responded that she did not locate any information related to the subject properties, but stated that some of her colleagues may be able to assist with the background research on the City and adjacent areas. Dudek visited the Chico Heritage Association on July 6, 2017, and spoke with two staff members who confirmed that there was no specific information about the subject properties or the previous occupants of the homes, but did provide information that aided in preparation of the historic context (see Section 2). The Chico Heritage Association explained that the Chico Museum recently completed a large-scale research effort on important people in the history of Chico, and suggested that Dudek contact the museum for possible information about the people who lived in the subject properties throughout the years.

Chico Museum

At the direction of the Chico Heritage Association, the Chico Museum was contacted via email multiple times for additional information pertaining to the residents of the subject properties over the years. No response has been received to date.

City of Chico Building Division

Dudek visited the City of Chico Building Division in person on July 6, 2017. Dudek was informed that all building permit files begin in 1952, and there were no building permits before that year on file. All available building permit files for each property were reviewed to understand construction histories.

City of Chico Planning Division

Dudek contacted Shannon Costa, assistant planner for the City of Chico, via email on July 6, 2017. Dudek was provided with information on neighborhood development related to the subject properties. Ms. Costa then directed Dudek to the Butte County Assessor's office for any additional information.

Butte County Assessor's Office

Dudek used the Butte County Assessor's online parcel information system to obtain information on the subject properties. Dudek also contacted the assessor's office via email to see if any additional information is available in the assessor's files. The assessor's office was unable to provide any additional information related to any of the properties within the project area.

Aerial Photograph and Historic Map Review

Sanborn Fire Insurance Company maps for the City of Chico were prepared in the following years: 1884, 1886, 1890, 1902, 1909, 1921, and 1949. None of the Sanborn maps reviewed included the project area, which is likely due to later development in this area. Historic aerial photographs for the project area were available for the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012 (NETR 2017). The 1941 aerial photograph shows very little development in the project area. It shows that the property does not appear to be subdivided for housing, but is a large undeveloped parcel of land with development on all sides. The 1947 aerial photograph shows increased residential development and division of the large parcel into smaller residential lots. One major difference between the 1941 and the 1947 aerial photographs is that Brice Avenue, Stadium Way, and La Vista Way are now visible. By 1969, the neighborhood is almost fully developed with residential properties. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017).

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4 FIELD SURVEY

Dudek Architectural Historian Sarah Corder conducted a pedestrian survey of the project site on July 6, 2017. The project site includes 10 residential properties that are adjacent to a fully developed college campus and located in a fully developed residential neighborhood. All buildings were photographed, researched, and evaluated in consideration of NRHP, CRHR, and CHL designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. The survey entailed walking all sides of the buildings and the surrounding campus.

Dudek documented the subject property using field notes, digital photography, and close-scale field maps. Photographs of the project area were taken with a Canon Power Shot SX160 IS digital camera with 16 megapixels and 16x optical zoom. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.1 Description of Surveyed Resources

The project site contains 10 residential properties that were constructed more than 50 years ago. All properties were numbered and are referred to by number in the property descriptions that follow and in Figure 6.

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FIGURE 6
 Properties Evaluated



SOURCE: Butte County GIS; Bing Maps (Accessed 2017)
 CSU Chico College Park Project

Figure 6. Properties Evaluated

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Property 1: 602 Brice Avenue, Assessor's Parcel Number (APN) 003-130-006-000

Property 1 is a Ranch-style, single-family residence built in 1946 facing onto Brice Avenue (Figure 7). The one-story building is roughly L-shape in plan with a cross-hipped roof sheathed in composition shingles. Exterior walls are clad in brick and stucco. The main entrance to the house is located on the southeast elevation and is sheltered beneath a low-pitched, front-gabled roof filled with horizontal wood siding. The southeast (main) elevation presents as two sections. The left (southern) recessed central section is distinguished by an integral porch, brick cladding, and a large brick chimney. A central bay projects approximately 6 feet from the rest of the elevation and is stucco-clad with a side entry point under an open wooden trellis supported by two wooden posts. The integral porch has a painted concrete slab foundation accessed from a front walkway by a single step. Fenestration across the elevation is irregular and contains a tripartite wood-frame window featuring a fixed central pane flanked by multiple side lights, an entry door that is obscured by a security door, two additional tripartite windows in the main projection, and a two-over-two wood-frame window to the east of the side entry door. The northeast elevation of the building also features an irregular fenestration and contains a tripartite window, side entry door that is obscured by a storm door, two two-over-two windows, a multi-light entry door, five two-over-two windows, and a large carport that shelters a modern single-width garage door.



Figure 7. Main Elevation, View to Northwest (Image # IMG_3435)

According to Butte County Assessor records, the residence was constructed in 1946, but no original building permits were found. The following City of Chico Building Permits (CCBPs) were found for the property: construction of a carport with composition shingles set on brick and wood in front of the existing

garage in 1950 (CCBP #10025); a roof built over a new 8- by 25-foot patio in 1952 (CCBP #685); addition of a louvered sunshade over the front porch, including change of a window to a door in 1953 (CCBP #1426); installation of a television antenna in 1954 (CCBP #262); an electrical permit for an addition in 1964 (CCBP #3871); replacement of ceramic tiles in a bathroom in 1965 (CCBP #5222); partial reroof with composition shingles in 1996 (CCBP #B96-00430); and replacement of a water heater in 2001 (CCBP #PO1-00527). Observed alterations to the house with unknown dates include the addition of security doors, addition of metal louvers over windows on the main elevation, reconfiguration of entry points on the northeast elevation, addition of an open trellis on the northeast elevation, and replacement of the garage door.

Research of all City directories from the date of construction showed that the house was predominately owned and occupied by Harry Nichols Jr. and his wife Sally. Mr. Nichols is listed in directories as a farmer. The only other name that was associated with the house was Mr. Alan Sagouspe, who was listed as an owner of the property on a building permit from 2001 (CCBP # P01-00527).

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates there was increased development in the area, including an L-shaped residence on the corner of Warner Avenue and Brice Avenue, which is consistent with the 1946 date of construction for 602 Brice Avenue. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, as the house is largely obscured by trees (NETR 2017).

Property 2: 615 Brice Avenue, APN 003-130-010-000

Property 2 is a Ranch-style, single-family residence built in 1951 facing onto Brice Avenue (Figure 8). The one-story building is irregular in plan with a cross-hipped roof with composition shingles. The northwest (main) elevation presents as three sections. A left (northern) section projects approximately 4 feet forward from the main body of the house and is clad in stucco. This section features a single-car-width garage, a recessed central section distinguished by a partial-width broad entry porch that is clad with vertically oriented wooden siding, and a right (western) section projecting approximately 6 feet from the central section that is clad in stucco. The integral porch has a concrete slab foundation accessed from a front walkway by a single step, with wooden posts supporting the roof. Fenestration across the elevation is irregular and contains a single-car-width sectional garage door, a wood-frame tripartite window featuring a fixed central pane flanked by side lights, an entry door with a side light, and a set of three aluminum-frame horizontal slider windows in the western projection.



Figure 8. Main Elevation, View to Southwest (Image # IMG_3414)

According to Butte County Assessor records, the residence was constructed in 1951. The following CCBPs were found for the property: original building permit for a one-story wood and stucco house with an attached garage in 1951 (CCBP #262); plumbing and sewer permit for one toilet, one basin, one bath, one sink, and one tray in 1951 (CCBP #241); electrical permit for a new dwelling with six circuits, 16 switches, 13 outlets, meter, and #12 wire in 1951 (CCBP #4783); construction of the roof and north and west walls on the patio with wood frame and stucco with dimensions of 15 by 20 feet in 1953 (CCBP #1341); installation of a water heater in 1957 (CCBP #710); replacement of the furnace in 1965 (CCBP #5139); electrical permit for a new meter in 1979 (CCBP #9235); replacement of the shake roof in 1984 (CCBP #5033); and reroof with composition shingles in 2002 (CCBP #B02-395). Observed alterations to the house with unknown dates include replacement windows, replacement front entry door, and replacement garage door.

Archival research found the following people associated with the property:

- 1952–1963 – James and Thelma Bachand, sergeant for the Chico Police Department
- 1965 – Philip and Kristen Mast, student
- 1966–1978 – George Bachand, retired
- 1979 – Betty French
- 1984 – Barbara Stanley, DDS, dentist
- 2002 – Michael and Kristene Wagner

Based on archival research, it appears that the early owners of the house also occupied the house. However, more recent City directories and building permits suggest that the house was likely a rental property for California State University Chico students and was no longer owner-occupied starting in 1990.

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible on the map. The 1947 aerial photograph indicates that there is increased development in the area, but there is no building on the parcel associated with 615 Brice Avenue. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The 1969 aerial photograph indicates additional development in the area, including the parcel associated with 615 Brice Avenue, which is consistent with the 1951 date of construction. The remaining years of historic aerial photographs offer limited information, as the house is largely obscured by trees (NETR 2017).

Property 3: 616 Brice Avenue, APN 003-130-005-000

Property 3 is a Ranch-style, single-family residence built in 1946 facing onto Brice Avenue (Figure 9). The one-story building is roughly rectangular in plan with a hipped roof covered with composition shingles. The building is clad in stucco with brick wainscoting on the lower half of the southeast (main) elevation. The southeast (main) elevation features an offset to the east integral porch located in a short recess, which is flanked by the other two sections of the façade that feature irregular fenestration. The integral porch has a painted concrete slab foundation accessed from a front walkway by two steps. The fenestration across the elevation is irregular and contains a one-over-one replacement window with false grilles, a large three-light window, a paneled entry door, and a one-over-one replacement window with false grilles. There is also a brick chimney that pierces the roof. A one-story, single-car-width garage is located south of the main house and is accessed via a concrete driveway.



Figure 9. Main Elevation, View to Northwest (Image # IMG_3402)

According to Butte County Assessor records, the residence was constructed in 1946; however, no original building permit was found. The following CCBPs were found for the property: a plumbing and sewer connection permit in 1951 (CCBP #217), electrical permit for clothes dryer in 1953 (CCBP #5292), 12- by 18-foot addition to the rear of house in 1956 (CCBP #623), construction of a 17- by 24-foot roof patio in 1956 (CCBP #623), construction of a 9- by 15-foot addition to the side of the garage in 1956 (CCBP #623), sewer work from 1964 to 1965 (CCBP #3123 and CCBP #3306), installation of composition roofing in 1984 (CCBP #5300), and reroofing with composition roofing in 1992 (CCBP #B1146). The only observed alteration to the house is replacement vinyl windows on all visible elevations.

Archival research found the following people associated with the property:

- 1948–1952 – T.J. and Margaret Broedlow, manager of Zellerbach Paper Company
- 1953–1970 – Paul G. Jones, campus barber
- 1984 – Paragon Property Management
- 1992 – Mike Costanza

Based on archival research, it appears that the early owners of the house also occupied the house. However, more recent City directories and building permits suggest that the house was likely a rental property for CSU Chico students and was no longer owner-occupied starting in the mid-1980s.

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included

on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there was increased development in the area, but the subject property is not visible due to tree coverage and poor image quality. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 4: 628 Brice Avenue, APN 003-130-003-000

Property 4 is a Ranch-style, single-family residence built in 1948 facing onto Brice Avenue (Figure 10). The one-story building is roughly rectangular in plan, with stucco cladding and a cross-gabled roof covered with composition shingles. The front-facing gable is filled with horizontal wood siding and contains a louvered vent. The southeast (main) elevation presents as two sections: a left (southern) section distinguished by a partial-width broad entry porch, and a right (eastern) section projecting approximately 4 feet. The integral porch consists of a painted concrete slab accessed by a front walkway and three concrete steps. The porch's overhanging eave is supported by three 4- by 4-inch painted wood posts. Fenestration across the elevation is irregular, consisting of a two-over-two wood frame window, a large tripartite picture window with a central pane surrounded by multiple lights, a simple wooden entry door located at the easternmost edge of the porch, and a two-over-two wood-frame window that features wooden board and batten shutters. The front yard of the house is circumscribed by a white picket fence, and there is a concrete driveway located to the south.



Figure 10. Main Elevation, View to Northwest (Image # IMG_3397)

According to Butte County Assessor records, the residence was constructed in 1948; however, no original building permit was found. The following CCBPs were found for the property: television antenna in 1953 (CCBP #199), multiple requests from 1963 to 1971 to the City for filling in holes caused by construction (CCBP #s 405, 3296, 7788, 6500), replacement gas service in 1981 (CCBP #103400), installation of composition roofing in 1986 (CCBP #B7988), electrical service upgrade in 1995 (CCBP #C95-01161), and an addition and remodel of a room and bathroom in 2001 (CBPP #C01-00733). The only observed alteration to the house is a replacement entry door on the main elevation.

Archival research found the following people associated with the property:

- 1950–1958 – Helen Rahe, secretary
- 1960–1962 – Mack McConnelly
- 1963 – James Martin, teacher at Chico State
- 1964–1970s – Ed McConnley, retired
- 1975 – Julio Medina, builder
- 1986–1990s – Alan Miller
- 2001 – Tom Patty

Based on archival research, it appears that the early owners of the house also occupied the house. However, more recent City directories and building permits suggest that the house was likely a rental property for CSU Chico students and is no longer owner occupied.

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. The 1947 aerial photograph indicates that there is increased development in the area, but there is no building on the parcel associated with 628 Brice Avenue. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The 1969 aerial photograph indicates additional development in the area, including the parcel associated with 628 Brice Avenue, which is consistent with the 1948 date of construction. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 5: 608 La Vista Way, APN 003-120-013-000

Property 5 is a Ranch-style, single-family residence built in 1940 facing onto La Vista Way (Figure 11). The one-story building is irregular in plan, with a gabled roof sheathed in composition shingles. Exterior cladding includes horizontal and vertical wood siding and stucco. The southeast (main) elevation presents as five sections. The left section is a front-gabled single-car-width garage clad in horizontal wood siding. A

short enclosed breezeway clad in horizontal wood siding connects the garage to the house. The breezeway contains a simple wooden entry door sheltered beneath a side-entry porch. The next section of the house projects approximately 3 feet from the central block and is clad in stucco. The central block of the house is distinguished by a partial-width broad-entry porch and is clad in vertical wood siding. The last section of the house (to the far right) is on the same plane as the central block and is distinguished by a large brick eave-wall chimney and is clad in horizontal wood siding. The integral porch has a painted concrete slab foundation accessed from a front walkway by a single step, with three 4- by 4-inch wooden posts supporting the roof. Fenestration on the primary elevation is irregular and contains a single-car-width sectional garage door, a one-over-one wood-frame window, a simple wooden entry door, a bay window in the projection, paired six-over-one windows, a main entry door obscured by a security screen, and two six-over-one windows flanking the brick chimney. A large air conditioning unit is mounted in the center of the roof.



Figure 11. Main Elevation, View to Northwest (Image # IMG_3316)

According to Butte County Assessor records, the residence was constructed in 1940; however, no original building permit was found. The following CCBP was found for the property: installation of new roof-mounted 3-ton HVAC unit in 1997 (CCBP #97-00192). The building permit folder also contained a service request from 1974 for tree trimming (CCBP #1929) and a code violation in 2002 for illegal dumping of tree trimmings. Observed alterations to the house from unknown dates include additions to the south of the house with an enclosed breezeway, a garage, reconfiguration of entry points on the south side of the main elevation, and addition of security door on main entry door.

Archival research found the following people associated with the property:

- 1945 – Henry E. and Mabel Wiest, vice president of North Valley Tractor and Equipment Company
- 1948–1950 – Donald J. and Kathleen Quinn, secretary of the Chico Chamber of Commerce
- 1953–1956 – Henry E. and Frances L. Wiest, driver for Chico Wood Products
- 1958 – Clinton E. and Patricia Walden, drapery installer for Chico Carpet and Draperies
- 1960 – Eugene McElroy, salesman
- 1961 – Frances Ramsdell
- 1962 – Henry Wiest
- 1963–1980 – Sidney Shnayer, teacher at Chico State
- 1997 – John Jeffries
- 2002 – Fraser and Mary Panerio Page et al.

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. Poor image quality resulted in limited information about the building, which should be visible in 1941 given its 1940 date of construction. The 1947 and 1969 aerial photographs indicate that there is increased development in the area, and there is an irregular-shaped building located on the parcel associated with 608 La Vista Way. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 6: 615 La Vista Way, APN 003-120-016-000

Property 6 is a Ranch-style, single-family residence built in 1947 facing onto La Vista Way (Figure 12). The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof sheathed in composition shingles and featuring a decorative scallop trim below the fascia. The northwest (main) elevation presents as two sections: a left (northeast) section set back approximately 4 feet from the central block of the house that features a single-car-width garage, and a central block of the house that contains the offset main entrance. The front entrance is located beneath a shed roof extension and sits atop a concrete slab foundation accessed from a front walkway by two steps. The porch roof is supported by one wooden knee bracket. The other bracket appears to be missing, which is causing structural failure of the porch roof. Fenestration across the primary elevation is irregular and contains a single-car-width sectional garage door, paired one-over-one vinyl replacement windows, a replacement paneled entry door with divided fanlight detail, and two paired one-over-one replacement windows.



Figure 12. Main Elevation, View to Southeast (Image # IMG_3348)

According to Butte County Assessor records, the residence was constructed in 1947; however, no original building permit was found. The following CCBPs were found for the property: construction of an addition measuring 9 by 12 feet to the kitchen for use as a breakfast nook in 1955 (CCBP #257), erection of a television antenna in 1956 (CCBP #204), an upgrade to the electrical system in 1957 (CCBP #23), sewer repairs in 1984 (CCBP #5024), roof repairs in 1984 (CCBP #2061), removal and replacement of the composition shingle roof in 1996 (CCBP #96-00237), an upgrade to the electrical system in 1998 (CCBP #98-00030), replacement of the HVAC unit in 2000 (CCBP #00-00981), and sewer lateral repair in 2012 (CBPP #413706). Observed alterations to the house with unknown dates include replacement windows, replacement entry door, and replacement garage door.

Archival research found the following people associated with the property:

- 1948 – C.E. and Thelma Nicklett, salesman
- 1952 – Carl and Ethel Duley, principal of Hooker Oak School
- 1955 – Earl Perry
- 1956–1969 – Harry E. and Jesse Wilson, employee of Pac Telephone
- 1970–1978 – Sam S. Simmons
- 1984 – Joe and Noel Collura
- 1996–2000 – Kristen Swigart

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there is increased development in the area, including a rectangular building on the parcel associated with 615 La Vista Way, which is consistent with the 1947 date of construction. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 7: 629 La Vista Way, APN 003-120-015-000

Property 7 is a Ranch-style, single-family residence built in 1947 facing onto La Vista Way (Figure 13). The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof covered with composition shingles. The northwest (main) elevation presents as three sections: a left (eastern) section set back approximately 4 feet from the main body of the house accessed by a concrete driveway, a central section with an entry porch in the cross-hip roof, and a right (western) section projecting approximately 4 feet from the central section. The porch has a painted concrete slab foundation and is accessed from a front walkway by a single step, with a single 4- by 4-inch wooden post supporting the roof. The porch also features a simple wood railing and raked detailing on the fascia. Fenestration across the elevation is irregular and consists of a replacement entry door in the eastern recessed section, a one-over-one wood frame window, a large fixed picture window with diagonal wooden shutters, a paneled main entry door, and a two-over-two wood frame window on the right projection.



Figure 13. Main Elevation, View to Southeast (Image # IMG_3351)

According to Butte County Assessor records, the residence was constructed in 1947; however, no original building permit was found. The following CCBPs were found for the property: TV antenna in 1953 (CCBP #10), reroof with composition shingles in 1995 (CCBP #1995), and electrical work in 1999 (CBPP #99-00171). There is also an encroachment permit with no permit number from 2002 that indicates sewer work was completed. Other observed alterations to the house with unknown dates include replacement windows, replacement door, and addition of a rooftop HVAC unit.

Archival research found the following people associated with the property:

- 1948 – J.J. and Phyllis Neves, baker
- 1950–1956 – Henry A. and Phyllis Clough, postal carrier
- 1957 – Julia Wainscott, secretary at Chico State
- 1958 – Elwun P. and Hazel Milhorn, engineer
- 1960–1961 – Lester Anderson
- 1962–1970 – Henry Clough, field claim representative for Farmers Insurance
- 1975–1978 – Dennis German, welder
- 1985 – Jeff Huber
- 1990 – Mike Francis, student
- 1995–1999 – Francis Stanley Allen

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there was increased development in the area, and construction activity at 629 La Vista Way suggests that the house was in the process of being built, which is consistent with the 1947 date of construction. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 8: 630 Stadium Way, APN 003-120-009-000

Property 8 is a Ranch-style, single-family residence built in 1947 facing onto Stadium Way (Figure 14). The one-story building is irregular in plan with horizontal wood siding and gabled roof covered in composition shingles. The single-car garage contains a low-pitched front-gabled roof with narrow eaves clad in composition shingles. The garage is connected to the main house via a short breezeway. The left (southern) section is recessed approximately 6 feet from the main body of the house that is distinguished by an entry

door with concrete stoop. The center section projects approximately 4 feet forward and is distinguished by an integral covered porch. The right (northeastern) section is slightly recessed from the projection and features a set of paired windows. The front door is oriented perpendicular to the main elevation, facing south onto the porch. The floor of the porch is concrete and is accessed from a front walkway, with two 4- by 4-inch painted wood posts supporting the roof. Fenestration across the primary elevation is irregular, containing a modern entry door, a one-over-one wood window, a large tripartite picture window with a fixed center pane flanked by two sliding windows, and a set of paired single lite windows.



Figure 14. Main Elevation, View to Northwest (Image # IMG_3532)

According to Butte County Assessor records, the residence was constructed in 1947; however, no original building permit was found. The following CCBPs were found for the property: construction of a 9- by 14-foot addition to rear of house in 1950 (CCBP #9969); construction of an addition to the end of the garage in 1950 (CCBP #9969); construction of a television antenna in 1954 (CCBP #00446); construction of a television antenna in 1955 (CCBP #74); kitchen remodel with movement of a window and addition of drain board in 1955 (CCBP #307); plumbing work in 1956 (CCBP #449); addition of family room, addition of a serving room, and modifications to a bathroom in 1956 (CCBP #961); construction of an addition in 1957 (CCBP #702); addition of a swimming pool in 1959 (CCBP #2266); remodel in 1966 (CCBP #2557); a reroof in 1981 (CCBP #1225); repairs due to fire damage in 1981 (CCBP #1366); electrical work in 1988 (CCBP #7949); sewer lateral repair in 1999 (CCBP #411075); and a reroof with composition shingles in 2005 (CCBP #05-00224). Observed alterations to the house with unknown dates include replacement windows and door.

Archival research found the following people associated with the property:

- 1948 – Evelyn McKenzie
- 1950–1958 – Earl and Wandalee Dohrn, service station manager and Dohrn’s Shell Service

- 1960–1975 – William Hutchinson, writer
- 1980–1988 – Michael Vaupel
- 1990 – Corbs Gorath, student
- 2005 – Frederick and Jessalyn Gorath
- 2007 – Robert Ciapponi

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there is increased development in the area, including an irregular shaped residence on the corner of Warner Avenue and Brice Avenue, which is consistent with the 1947 date of construction for 630 Stadium Way. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

Property 9: 725 Warner Street, APN 003-13-011-000

Property 9 is a Ranch-style, single-family residence built in 1950 facing onto Warner Street (Figure 15). The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof sheathed in composition shingles. The northeast (main) elevation presents as three sections: a left (eastern) section that is part of the central block of the house, a center projection that projects approximately 6 feet from the central block of the house and is distinguished by large corner windows, and a right (north) section that is part of the central block of the house and is distinguished by a partial-width broad entry porch. The integral porch has a concrete slab foundation accessed from a front walkway by a single step, with three 4- by 4-inch wooden posts supporting the roof. Fenestration across the elevation is irregular and contains a corner window on the east side of the elevation, two corner windows in the projection, an entry door with side light, and a tripartite picture window consisting of a single fixed pane with multiple side lights. All windows are wood framed.



Figure 15. Main Elevation, View to Southwest (Image # IMG_3571)

According to Butte County Assessor records, the residence was constructed in 1950; however, no original building permit was found. The following CCBPs were found for the property: request for inspection for building, plumbing, and electrical in 1959 (CCBP #2145); request for gutter inspection in 1962 (CCBP #401553); construction of patio cover over existing patio slab in 1982 (CCBP #4917); request for a building footing inspection in 1982 with no permit number; installation of new built-up roof with tar and gravel in 1991 (CCBP #523); reroof with composition shingles in 1995 (CCBP #94-02737); reroof of garage in 1997 (CCBP #97-01381); multiple sewer repairs in 2001 (CCBP #s 411410 and 01-01114); upgrade to electrical panel in 2001 (CCBP #01-01530); and replacement of riser in 2009 (CCBP #09-02164). Observed alterations to the house with unknown dates include replacement windows and entry door.

Archival research found the following people associated with the property:

- 1952–1956 – Pollard and Holis Nuner, employee of East Del Mar Motel
- 1957–2000s – Fred Lucchesi, accountant

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. The 1947 aerial photograph indicates that there is increased development in the area, but there is no building on the parcel associated with 725 Warner Street.

By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The 1969 aerial photograph indicates additional development in the area, including the parcel associated with 725 Warner Street, which is consistent with the 1950 date of construction. The remaining years of historic aerial photographs offer limited information because the house is largely obscured by trees (NE’TR 2017).

Property 10: 899 Warner Street, APN 003-120-011-000

Property 10 is a single-family residence built in 1939 facing onto Warner Street (Figure 16). Due to extensive alterations to the residence, the original architectural style cannot be determined. The one-story building is irregular in plan with replacement horizontal wood siding and a hipped roof sheathed in composition shingles. The northeast (main) elevation presents as two sections: the central block of the house, which features an offset entry point, and the right (northern) section, which features a large brick exterior eave wall chimney and is recessed approximately 4 feet from the central block of the house. The main point of entry features a poured concrete stoop clad with brick veneer and is accessed from a front walkway and two curved steps. The front entry is also accented by brick veneer detailing at-grade flanking the entry door and under a fixed wood-frame picture window. Fenestration across the elevation is irregular and contains a one-over-one wood frame window, a simple wood entry door, the large picture window, and another window that is largely obscured by a tree on the north side of the house.



Figure 16. Main Elevation, View to Southwest (Image # IMG_3558)

According to Butte County Assessor records, the residence was constructed in 1939; however, no original building permit was found. The following CCBPs were found for the property: electrical work in 1957 (CCBP #943); removal and replacement of old window sash in 1960 (CCBP #2861); repairs to composition shingle roof in 1973 (CCBP #8501); removal and replacement of existing siding on the house and garage in

1986 (CCBP #7989); replacement of windows in 1986 (CCBP #7989); electrical work, including new wiring in walls and new box, in 1986 (CCBP #8399); reroof with composition shingles in 1987 (CCBP #9457); and installation of a Payne heating and cooling unit in 1987 (CCBP #9497). Observed alterations to the house with unknown dates include a replacement entry door, addition of brick veneer detailing, and reconfiguration of openings on the main elevation.

Archival research found the following people associated with the property:

- 1940–1980 – Van and Alice Normoyle
- 1985–1987 – Sharon Wallace

Van Normoyle had a variety of occupations according to archival research, including salesman, manager of the Park Hotel, and restaurateur.

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. Poor image quality resulted in limited information about the subject property, which should be visible in 1941 given its 1939 date of construction. The 1947 aerial photograph indicates additional development in the area, including a building located on the parcel associated with 899 Warner Street. The remaining years of historic aerial photographs offer limited information because the house is largely obscured by trees (NETR 2017).

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5 SIGNIFICANCE EVALUATIONS

5.1 Property 1: 602 Brice Avenue

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 1 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field (Air Field) in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1946 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic

elements of the Ranch style (i.e., one story in height, use of large picture windows, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including reconfiguration of entry points on the northeast elevation, addition of an open trellis on the northeast elevation, addition of a carport, addition of louvers over windows on the main elevation, and replacement of the original garage door. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1946. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the resource's period of significance, and the historical resource's ability to convey that significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. Similar stipulations apply to listing at the state level, but the threshold is lower for the CRHR, particularly if the site has potential to yield significant scientific or historic information. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. In consideration of the NRHP, historic properties either retain integrity or they do not. Seven aspects or qualities, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (NPS 1990). To retain historic integrity, a property generally possesses several, if not most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

The subject property's integrity is as follows:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including reconfiguration of entry points on the northeast elevation, addition of a carport in front of the original garage, addition of an open trellis on the northeast elevation, the addition of louvers

over windows on the main elevation, and replacement of the garage door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The property's integrity of setting was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized. Therefore, the property's integrity of setting is present, but is diminished by development in and around the CSU Chico campus (NETR 2017).

Materials: Numerous alterations to the house have compromised the property's material integrity, including the addition of metal louvered sunshades, construction of a wooden trellis, addition of the carport, and replacement of the garage door. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: The alterations made to the subject property significantly impact the building's ability to correlate to a single-family residence designed in the Ranch style of architecture. Currently the building reads as two separate properties when evaluating the southeast (main) elevation and the northeast (side) elevation. Multiple entry points on the northeast elevation create a feeling of a multi-family unit and distract from the original design and feeling as a single-family residence. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain the requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.2 Property 2: 615 Brice Avenue

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 2 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch Style. The subject property was constructed in 1951 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, use of large picture windows, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including replacement roof, replacement windows, replacement garage door, and replacement entry door. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria:

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch style single-family residence constructed in 1951. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roof, replacement windows, replacement entry door, and replacement garage door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: There have been numerous alterations to the house that have compromised the property's material integrity, including roof replacement, window replacement, door replacement, and garage door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of, setting, feeling, and association, and no longer

retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.3 Property 3: 616 Brice Avenue

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 3 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1946 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the

Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including replacement windows, replacement entry door, and replacement roofing. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1946. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is

not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is also recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roofing, replacement windows, and replacement entry door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including roof replacement, window replacement, and door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post–World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of, setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.4 Property 4: 628 Brice Avenue

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 4 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1948 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade) and is relatively unaltered on the exterior, the building is an unremarkable and an ubiquitous example of a Ranch-style residence seen throughout the United States, and does not warrant consideration as an individual property. Further, the subject property is not eligible as a contributor to a historic district, since the surrounding neighborhood contains modest examples of altered Ranch-style residences. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1948. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first nor last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roofing and replacement entry door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property’s material integrity, including roof replacement and door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman’s skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building’s ability to convey its historic sense of post–World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.5 Property 5: 608 La Vista Way

NRHP/CRHR Statement of Significance

In consideration of the project site’s history and requisite integrity, Dudek finds Property 5 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II,

when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1940 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade, large chimney), the building exhibits substantial alterations, including additions to the south of the house with an enclosed breezeway, a garage, reconfiguration of entry points on the south side of the main elevation, addition of a security door at the main entry point, and the addition of rooftop air conditioning unit. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1940. The building represents a common residential house form that was popular throughout the United States during World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including construction of an addition, reconfiguration of entry points on the main elevation, addition of rooftop air conditioning unit, and addition of a security door to the main entry point. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including an addition to the south of the house, reconfiguration of entry points, addition of a rooftop air conditioning unit, and installation of a security door. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post–World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.6 Property 6: 615 La Vista Way

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 6 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, attached garage), the building exhibits substantial alterations, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. The result it is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.7 Property 7: 629 La Vista Way

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 7 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local

industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, use of large picture-style windows), the building exhibits substantial alterations, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. The result it is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as indicated when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.8 Property 8: 630 Stadium Way

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 8 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s-1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Only one name warranted further research: William Henry Hutchinson (also known as “Old Hutch”). See Section 2.2, above, for more information.

Following NRHP Guidance for Criterion B (Boland n.d.; NPS 1990), it is important to first assess the importance of Old Hutch in relation to the historic context. Archival research reveals that Hutchinson is significant within the local context of CSU Chico (see Section 2.2), with a period of significance from 1960 to 1976. This period captures the time when he lived at residence, his tenure as a full-time professor at CSU Chico, and publication of perhaps his most important book. For the subject property to be eligible under this criterion, it must be shown that Hutchinson gained importance while occupying the subject property.

Permit records and City directories confirm that Old Hutch lived at the residence on Stadium Way from at least 1960 through 1976, although it is very likely that he lived at the home until at least 1978 when he retired as a professor. This is further evidenced by the fact that the next owner did not occupy the property until 1980. Research indicates that his time at the subject property overlaps some of his most important contributions to Chico and CSU Chico. Hutchinson was a professor of California and Western History at CSU Chico from 1953 through 1978 (he became a full-time professor beginning in 1964). He earned his Master’s Degree in History from CSU Chico in 1961. In 1965, he was voted “Best Californian” by the Common Wealth Club. Hutchinson received the Chico State Distinguished Teacher Award in 1968, and was labeled an Outstanding Professor in the CSU system in 1977. His Pulitzer Prize–nominated book *Oil, Land, and Politics: The California Career of Thomas R. Bard* was published in 1966 (Watkins et al. 1990).

Hutchinson also authored numerous books prior to his residency at Stadium Way, including his 1946 edits to a collection of previously unpublished works by Eugene Manlove Rhodes, *The Little Waddies*. Hutchinson edited other writings of Rhodes, including *The Rhodes Reader* (1957) and *The Line of Least Resistance* (1958). Hutchinson completed his first biography on Rhodes in 1956, titled *A Bar Cross Man*.

It is also necessary to ascertain the length of time and nature of Hutchinson’s association with the subject property. Old Hutch lived at the subject property from at least 1960 through 1976 (very likely until 1978), and he continued to live in Chico until his death in 1990. The subject property was his primary residence during that time, and he shared it with his wife Esther Ethel Ormsby (1908–1990), also known to locals as “Red.” City directories from 1960 and 1976 verify that Old Hutch and Red lived at the subject property. Census records also provide a timeline of Hutchinson’s other residences throughout his life, including his home in Denver, Colorado (beginning with his birth in 1911); a short stint in Eastland, Texas, in the 1920s; a return to Denver in the 1930s; working as a chief purser on passenger vessels during the Great Depression; serving as a lieutenant commander in the U.S. Maritime Service during World War II (California State Library 1998); and a residence in San Francisco, California, in the 1940s (although he was at sea for several years). After his time at the subject property, he moved to another residence in Chico in 1980

located at 1611 Spruce Avenue, north of CSU Chico. In consideration of Hutchinson's productive life as a writer and a professor, the subject property is the most relevant.

Hutchinson's local significance is more closely aligned with the recent history of CSU Chico than any broader associations with the City of Chico. Although Hutchinson lived at the subject property during his time as a professor and writer, the property itself does not convey his importance to CSU Chico, nor can it be directly tied to his important publications. Although Hutchinson published arguably his most important work while living at the subject property, this significance is not conveyed by the property. It is also unknown where Hutchinson did most of his writing and research. Further, none of the local historians or faculty interviewed about the Hutchinson house drew any important connections between the man and the property. Further, after his retirement, CSU Chico dedicated the courtyard between Trinity Hall and Kendall Hall in his honor on June 11, 1979. Labeled with wooden signage as "W.H. Hutchinson/Old Hutch's Plaza," the plaza is a place strongly associated with Hutchinson, as students and faculty have fond memories of him sitting on a specific bench in the courtyard enjoying the environment or chatting with students (CSUC 2016). An off-campus residence such as the subject property is less closely associated with his important contributions to CSU Chico and his work as a respected local historian and author.

The subject property itself has integrity issues. Although the subject property's exterior retains requisite integrity to the period of significance, the property's interior has been altered since Old Hutch and Red occupied it. It appears that the Hutchinsons added a swimming pool to the property when they first moved in, and remodeled the home in 1966. Building permit research indicates that repairs had to be made to the home after a fire in 1981, although the extent of interior repair/alteration is unclear.

In consideration of the information presented here, it does not appear that the subject property meets the high burden of proof required under this criterion, as Hutchinson's important contributions as a professor and writer are much more closely aligned with the CSU Chico campus than the off-campus home he shared with his wife. Further, the subject property does not contain specific features or elements that convey Old Hutch's significance, and its integrity has been altered since the couple vacated it. Finally, the home has not been identified as important by the local historians and faculty who knew him. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, gabled roofline), the building exhibits alterations, including replacement windows, replacement door, and replacement roofing. The result

is an altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. As discussed in consideration of NRHP/CRHR Criterion B/2, W.H. Hutchinson's important contributions as a CSU Chico professor and writer are much more closely aligned with the CSU Chico campus than the off-campus home he shared with his wife. Further, the subject property does not contain specific features or elements that convey his significance, and its integrity has been altered since the property was vacated by the Hutchinsons in the late 1970s. Finally, the home has not been identified as important by the local historians and faculty who knew him. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have compromised its integrity of design, including replacement windows, replacement door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman’s skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building’s ability to convey its historic sense of post–World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no important associations with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.9 Property 9: 725 Warner Street

NRHP/CRHR Statement of Significance

In consideration of the project site’s history and requisite integrity, Dudek finds Property 9 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1950 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, use of large picture-style windows), the building exhibits substantial alterations, including replacement windows, a replacement entry door, and replacement roofing. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1950. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor

was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and

pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links to important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

5.10 Property 10: 899 Warner Street

NRHP/CRHR Statement of Significance

In consideration of the project site's history and requisite integrity, Dudek finds Property 10 not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

Criterion A/1: Associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war,

housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: Associated with the lives of persons significant in our past.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1939 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although it is likely that the subject property was originally constructed as a Ranch-style house, all character-defining features of any architectural style have been lost. The result is a heavily altered and unremarkable example of a vernacular residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: Have yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Statement of Significance

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and heavily altered vernacular single-family residence that was constructed in 1939. The building represents a common residential house form that was popular throughout the United States during World War II due to the ability to mass produce materials and plans. It is not the first or the last vernacular residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common vernacular house that was popular throughout the United States in the years during World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of a particular style. It is heavily altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity Discussion

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement siding, entry reconfiguration, replacement windows, replacement entry door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement siding, entry reconfiguration, replacement windows, replacement entry door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

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6 FINDINGS

6.1 Significance Evaluation Findings

Dudek surveyed 10 residential properties, all built at least 50 years ago. Each property was photographed, researched, and recorded on the appropriate set of DPR forms (Appendix D). Each property was also evaluated for historical significance in consideration of NRHP, CRHR, CHL, and City of Chico designation criteria and integrity requirements. Table 4 provides a summary of all properties evaluated and the associated findings. As a result of the significance evaluations, none of the 10 properties appear to be eligible for inclusion in the NRHP, CRHR, CHL, or local register (status code 6Z) due to a lack of significant historical associations and compromised integrity.

Table 4. Summary of Property Significance Evaluations

Map No.*	Street Address	City	Assessor's Parcel Number	Year Built (per County Assessor)	Evaluation Findings**
1	602 Brice Avenue	Chico	003-130-006-000	1946	6Z
2	615 Brice Avenue	Chico	003-130-010-000	1951	6Z
3	616 Brice Avenue	Chico	003-130-005-000	1946	6Z
4	628 Brice Avenue	Chico	003-130-003-000	1948	6Z
5	608 La Vista Way	Chico	003-120-013-000	1940	6Z
6	615 La Vista Way	Chico	003-120-016-000	1947	6Z
7	629 La Vista Way	Chico	003-120-015-000	1947	6Z
8	630 Stadium Way	Chico	003-120-009-000	1947	6Z
9	725 Warner Street	Chico	003-130-011-000	1950	6Z
10	899 Warner Street	Chico	003-120-011-000	1939	6Z

* Corresponds to Figure 6

** Status Code 6Z = not eligible for inclusion in the NRHP or CRHR

6.2 Finding of No Adverse Effect

Built Environment Resources

All 10 properties evaluated for historical significance appear not eligible for inclusion in the NRHP, CRHR, CHL, or local register (6Z) due to a lack of significant historical associations and compromised integrity. These properties are not considered historic resources for the purposes of PRC Section 5024.5. Therefore, the proposed project would not adversely affect state-owned historic resources on the Master List (SHPO concurrence pending). Further, the proposed project would have a less-than-significant impact on historical resources for the purposes of CEQA.

Archaeological Resources

Based on the negative results of the NEIC records search, NAHC correspondence, and tribal outreach, no additional archaeological mitigation is recommended. The proposed project area has been substantially disturbed. In consideration of the severity of past disturbance to native soils, the topographic setting, and the negative inventory results, the likelihood of encountering unanticipated significant subsurface archaeological deposits or features is considered low. The project as currently designed would not impact known archaeological resources, and would not result in a significant effect to archaeological resources. Standard protection measures for unanticipated discoveries of archaeological resources and human remains are provided below.

Unanticipated Discovery of Archaeological Resources

In the event that unanticipated archaeological resources (sites, features, or artifacts) or paleontological resources are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find would immediately stop and the lead agency would be notified. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, would be retained and provided the opportunity to evaluate the significance of the find and determine whether or not additional study is warranted. Should it be required, temporary flagging may be installed around this resource in order to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 California Code of Regulations Section 15064.5(f); PRC Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA or Section 106 of the National Historic Preservation Act, additional efforts may be warranted.

Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if potential human remains are found, the lead agency staff and the County Coroner must be immediately notified of the discovery. The coroner would provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, Native American, the coroner would notify the NAHC within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. Within 48 hours of this notification, the MLD would recommend to the lead agency her/his preferred treatment of the remains and associated grave goods.

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APPENDIX A

Preparer's Qualifications

Samantha Murray, MA

Senior Architectural Historian and Built Environment Lead

Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

EDUCATION

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2017)

Development

Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project, City of Merced, Merced County, California. Ms. Murray managed and reviewed the historic resource significance evaluation of a single-family residence/agricultural property within the proposed project site. The evaluation found the property not eligible under all NRHP and CRHR designation criteria. The project proposes to annex 70 acres from Merced County to the City of Merced and to construct and operate the University Village Merced Student Housing and Commercial component on an approximately 30-acre portion of the project site. No development is proposed on the remaining 40 acres.

Schouten House Property Evaluation, California State University, Chico Research Foundation, Butte County, California. Ms. Murray prepared a historic resource evaluation report and DPR form for a former single-family residence located at 2979 Hegan Lane in Butte County, California, in consideration of CRHR and local level eligibility criteria and integrity requirements. The University Research Foundation was proposing demolition of the property.

Avenidas Expansion Project, City of Palo Alto, Santa Clara County, California. Ms. Murray peer reviewed a historical resource evaluation report for the property at 450 Bryant Street. The peer review

assessed the report's adequacy as an evaluation in consideration of state and local eligibility criteria and assessed the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Robertson Lane Hotel Commercial Redevelopment Project, City of West Hollywood, California. Ms. Murray is currently serving as architectural historian and peer reviewer of the historical evaluation report. The project involved conducting a records search, archival research, consultation with local historical groups, preparation of a detailed historic context statement, evaluation of three buildings proposed for demolition in consideration of local, CRHR, and NRHP designation criteria, and assistance with the EIR alternatives analysis.

Rocketship Senter Road Public Elementary School Project, City of San Jose, Santa Clara County, California. Ms. Murray served as architectural historian and prepared a historic resource evaluation report in compliance with the City of San Jose's historic preservation ordinance. Ms. Murray evaluated a 1960s church building in consideration of NRHP, CRHR, and local designation criteria and integrity requirements.

Jack in the Box Drive Through Restaurant Project, City of Downey, Los Angeles County, California. Ms. Murray served as architectural historian and lead author of the cultural resources study which included evaluation of two historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a records search, survey, and Native American Coordination.

San Carlos Library Historical Resource Technical Report, City of San Diego, California. Ms. Murray served as architectural historian and author of the Historical Resource Technical Report for the San Carlos Library. Preparation of the report involved conducting extensive building development and archival research on the library building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to build a new, larger library building.

Historical Evaluation of 3877 El Camino Real, City of Palo Alto, California. Ms. Murray served as architectural historian, originally providing a peer review of another consultant's evaluation. The City then asked Dudek to re-do the original evaluation report. As part of this work Ms. Murray conducted additional archival research on the property and evaluated the building for historical significance in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to demolish the existing building and develop new housing.

429 University Avenue Historic Resources Evaluation Report Peer Review, City of Palo Alto, California. Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations, and is currently working on additional building studies for the City of Palo Alto.

1050 Page Mill Road Historic Resources Evaluation Report Peer Review, City of Palo Alto, Santa Clara County, California. Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations.

Big Chico Creek Ecological Reserve (BCCER) Henning Property Historical Evaluation, California State University, Chico, California. Ms. Murray authored the historical significance evaluation report for a property located at 3521 14 Mile House Road as requested by the California State University Chico Research Foundation. The property is historically known as the Henning Property and has served as the BCCER conference center in recent years. The Foundation is considering demolition of the existing

property due to numerous safety concerns and the high cost associated with bringing the building up to current code requirements.

635 S. Citrus Avenue Proposed Car Dealership MND, City of Covina, California. Ms. Murray served as architectural historian and archaeologist, and author of the cultural resources MND section. The project proposes to convert an existing Enterprise Rent-a-Car facility into a car dealership. As part of the MND section, Ms. Murray conducted a records search, Native American coordination, background research, building permit research, and a historical significance evaluation of the property. The study resulted in a finding of less-than-significant impacts to cultural resources.

8228 Sunset Boulevard Tall Wall Project, City of West Hollywood, California. Ms. Murray prepared DPR forms and conducted building development and archival research to evaluate a historic-age office building. The project proposes to install a tall wall sign on the east side of the building.

Historic Resource Evaluation of 8572 Cherokee Drive, City of Downey, California. Ms. Murray served as architectural historian and project manager. She prepared a historical resource evaluation report and a set of DPR forms to evaluate a partially demolished residence that was previously determined eligible for inclusion in the NRHP (known as the Al Ball House). The current owner is proposing to subdivide the lot and develop four new homes.

Montclair Plaza Expansion Project, City of Montclair, California. Resources MND section, which included an evaluation of several department store buildings proposed for demolition. The project proposes to expand the existing Montclair Plaza Shopping Center.

Foothill 533 IS/MND, City Ventures, City of Glendora, California. Ms. Murray served as architectural historian, archaeologist, and author of the cultural resources IS/MND section. As part of the cultural study, Ms. Murray recorded and evaluated five historic-age commercial/industrial properties proposed for demolition as part of the project. The project proposes to develop a series of new townhomes.

Normal Street Project, City of San Diego, California. Ms. Murray served as architectural historian and co-author of the Historical Resources Technical Report for properties located at 3921-3923; 3925-3927; 3935 Normal Street for the City of San Diego's Development Services Department Ms. Murray assisted with the final round of comments from the City and wrote the historical significance evaluations for all properties included in the project.

Education

Kings Beach Elementary School Modernization Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California. Ms. Murray served as architectural historian and co-author of the cultural resources study. The study involved evaluation of the existing school for NRHP, CRHR and local eligibility, conducting archival and building development research, a records search, and Native American coordination.

Cypress College Facilities Master Plan Program EIR, City of Cypress, Orange County, California. The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Cypress College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the

District's instructional needs. Ms. Murray authored the cultural resources study for the project, which included a significance evaluation of all 1960s and 1970s buildings on campus proposed for demolition or renovation. As a result of the significance evaluation, including consideration of CRHR evaluation criteria and integrity requirements, the original 1960s–1970s campus appears to be eligible as a historic district under CRHR Criterion 3 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Brutalist style. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

Tahoe Lake Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California. Ms. Murray served as architectural historian and lead author of the cultural resources study. She recorded and evaluated the Tahoe Lake Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

San Diego State University (SDSU) Open Air Theater Renovation Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California. Ms. Murray served as architectural historian and prepared a technical memorandum that analyzed the project's potential to impact the OAT theater (a contributing property to the San Diego State College NRHP Historic District). This included conducting a site visit, reviewing proposed site and design plans, and preparing a memorandum analyzing the project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Mt. San Jacinto College (MSJC) Master Plan Project, City of San Jacinto, Riverside County, California. Ms. Murray served as architectural historian, archaeologist, and lead author of the cultural resources study. As part of the study she evaluated 11 buildings for NRHP, CRHR, and local level criteria and integrity requirements. The buildings were constructed prior to 1970 and proposed for demolition as part of the project. The study also entailed conducting extensive archival and building development research at District offices, a records search, and Native American coordination.

San Diego State University (SDSU) Engineering and Sciences Facilities Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California. Ms. Murray served architectural historian, archaeologist, and lead author of the Cultural Resources Technical Report for the SDSU Engineering and Interdisciplinary Sciences Building Project. The project required evaluation of 5 historic-age buildings in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, an intensive level survey, Native American coordination, and a records search. The project proposes to demolish four buildings and alter a fifth as part of the university's plan to update its engineering and science facilities.

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California. 2017. The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray co-authored and oversaw the cultural resources study. All buildings and structures on campus over 45 years old and/or or proposed for demolition/substantial alteration as part of the proposed project were

photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

The Cove: 5th Avenue Chula Vista Project, E2 ManageTech Inc., San Diego, California. Ms. Murray served as architectural historian and co-author of the CEQA report. The project involved recordation and evaluation of several properties functioning as part of the Sweetwater Union High School District administration facility, proposed for redevelopment, as well as an archaeological survey of the project area.

Energy

J-135I Electrical Distribution and Substation Improvements and J-600 San Dieguito Pump Station Replacement Project, Santa Fe Irrigation, San Diego County, California. Ms. Murray served as architectural historian and prepared the Department of Parks and Recreation (DPR) forms and associated memo concerning replacement of the original 1964 San Dieguito Pump Station. Ms. Murray recorded and evaluated the pump house for state and local significance and integrity considerations. As part of this effort she conducted background research, prepared a brief historic context, and a significance evaluation.

Expert Witness

Robert Salamone vs. The City of Whittier. Ms. Murray was retained by the City of Whittier to serve as an expert witness for the defense. She peer reviewed a historic resource evaluation prepared by another consultant and provided expert testimony regarding the contents and findings of that report as well as historic resource requirements on a local and state level in consideration of the City of Whittier's Municipal Code Section 18.84 and CEQA. Judgement was awarded in favor of the City on all counts.

Healthcare

Hamilton Hospital Residential Care Facility Project, City of Novato, Marin County, California. Ms. Murray served as architectural historian, prepared a cultural resources study, and assessed the proposed project's design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project proposed to construct an addition and make alterations to an NRHP-listed district contributing property. With review from Ms. Murray, the project was able to demonstrate conformance with the Standards for Rehabilitation.

Culver Place Assisted Living Project, DJB Architects, Culver City, California. Ms. Murray served as architectural historian, archaeologist, and author of the Letter Report for a Cultural and Paleontological Resources Study. Ms. Murray conducted the intensive-level cultural resources survey of the project area, conducted background research, and coordinated with local Native American groups. The project proposes to construct an assisted living facility on a large private property in Culver City.

Transportation

SR-86 and Neckel Road Intersection Improvements and New Traffic Signal Light Project, Caltrans, City of Imperial, California. Ms. Murray served as Principal Architectural Historian, and author of the HPSR and Finding of No Adverse Effect document. The project involved an intensive field survey, Native American and historic group coordination, a records search, and recordation and NRHP and CRHR evaluation of two historic drainage canals proposed for improvement as part of Caltrans intersection

improvement project. All documents were signed and approved by Caltrans District 11 and the Caltrans Cultural Studies Office.

California Boulevard Roundabout Project, OmniMeans, City of Napa, California. The California Department of Transportation (Caltrans) and the City of Napa worked together to deliver a cooperative project encompassing three intersections: First Street/California Boulevard, Second Street/California Boulevard, and State Route 29 (SR-29) northbound off-ramp/First Street. The City of Napa (City) proposed improvements at the First Street/California Boulevard and Second Street/California Boulevard intersections within the County of Napa. It was proposed to reconfigure these two intersections to improve traffic operations and accommodate the reversal in travel direction on First and Second Streets between California Boulevard and Jefferson Street. The project also proposes to modify the SR-29 northbound off-ramp and First Street intersection with a modern roundabout. Ms. Murray served as Principal Architectural Historian and archaeologist, preparing of the Area of Potential Effects (APE) map and subsequent preparation of Caltrans documentation, including an Archaeological Survey Report (ASR), Historical Resources Evaluation Report (HRER), Finding of No Adverse Effect Report (FNAE), and Historic Property Survey Report (HPSR). This included an evaluation of seven previously unevaluated properties for the NRHP and CRHR, and consideration of impacts to the West Napa Historic District.

Water/Wastewater

Morena Reservoir Outlet Tower Replacement Project, City of San Diego, California. Ms. Murray evaluated the 1912 Morena Dam and Outlet Tower for NRHP, CRHR, and local level eligibility and integrity requirements. The project entailed conducting extensive archival research and development research at City archives, libraries, and historical societies, and preparation of a detailed historic context statement on the history of water development in San Diego County.

69th and Mohawk Pump Station Project, City of San Diego, California. Ms. Murray served as architectural historian and lead author of the Historical Resource Technical Report for the pump station building on 69th and Mohawk Street. Preparation of the report involves conducting extensive building development and archival research on the pump station building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements.

Pump Station No. 2 Power Reliability and Surge Protection Project, City of San Diego, California. Ms. Murray served as architectural historian and prepared an addendum to the existing cultural resources report in order to evaluate the Pump Station No. 2 property for NRHP, CRHR, and local level eligibility and integrity requirements. This entailed conducting additional background research, building development research, a supplemental survey, and preparation of a historic context statement.

Orange County Central Utility Facility Upgrade, County of Orange Public Works, City of Santa Ana, Orange County, California. To further the County's long-term goals of operational safety, improved efficiency, cost effectiveness, and supporting future campus development plans, the proposed Central Utility Facility Upgrade project consisted of improvements and equipment replacements recommended by the Strategic Development Plan for the CUF's original utility systems. Ms. Murray served as architectural historian and archaeologist, and prepared the cultural resources MND section. As part of this effort Ms. Murray conducted a detailed review of historic resource issues within and around the proposed project area to assess potential impacts to historic buildings and structures. The proposed project involved improvements to 16 buildings located within the Civic Center Campus. As a result of the cultural resources

analysis, it was determined that the proposed project would not result in a substantial adverse change to any of the historic-age buildings or the associated Civic Center Plaza walkways/landscaping.

Bear River Restoration at Rollins Reservoir Project, Nevada Irrigation District, Nevada and Placer Counties, California. Ms. Murray served as architectural historian and co-author of the Cultural Resources Inventory Report. Ms. Murray conducted background research on the 1963 Chicago Park Powerhouse Bridge and prepared a historic context for the Little York Township and Secret Town Mine.

Otay River Estuary Restoration Project (ORERP), Poseidon Resources, South San Diego Bay, California. Ms. Murray served as architectural historian for the documentation of Pond 15 and its associated levees. The project proposes to create new estuarine, salt marsh, and upland transition habitat from the existing salt ponds currently being used by the South Bay Salt Works salt mining facility. Because the facility was determined eligible for listing in the NRHP, the potential impacts caused by breaching the levees, a contributing feature of the property, had to be assessed.

Other Project Experience (2008-2014)

LADPW BOE Gaffey Pool and Bathhouse Project, Los Angeles County, California (2014). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. Ms. Murray reviewed proposed design plans for new construction within an NRHP-listed historic district for conformance with the Secretary of the Interior's Standards. The LADPW BOE proposed to conduct various improvements to the Gaffey Street Pool and surrounding area, located in Upper Reservation of Fort McArthur in San Pedro, California.

Metro Green Line to LAX Project (2013-2014). Ms. Murray served as project manager for a multi-disciplinary project that includes cultural resources, biology, and paleontology. The Los Angeles County Metropolitan Transportation Authority (Metro), Federal Transit Administration (FTA), Federal Aviation Administration (FAA) and Los Angeles World Airports (LAWA) have initiated an Alternatives Analysis (AA)/Draft EIS/Draft EIR for the Metro Green Line to Los Angeles International Airport (LAX) project. The AA/DEIS/DEIR is being prepared to comply with NEPA and CEQA. This study will examine potential connections between the planned Metro Crenshaw / LAX Transit Corridor Project's Aviation/Century Station and the LAX Central Terminal Area (CTA) located approximately one mile to the west. Client: Terry Hayes Associates.

LADPW BOE Downtown Cesar Chavez Median Project, Los Angeles County, California (2013). Ms. Murray served as field director for the intensive-level cultural resources survey, and co-author of the Caltrans ASR and HRER. The City of Los Angeles Department of Public Works (LAPDW), Bureau of Engineering (BOE), proposes to provide for transportation enhancements along West Cesar Chavez Boulevard in the downtown area of Los Angeles. Client: LADPW BOE, Lead Agency: Caltrans, District 7.

Edwards Air Force Base Historic Context and Survey, Multiple Counties, California (2013). Ms. Murray served as lead architectural historian and project manager for survey and evaluation of 17 buildings and structures located throughout the base, and preparation of a Cold War historic context statement, an analysis of property types, and registration requirements for all built environment resources on base. Client: JT3/CH2M Hill.

San Gabriel Trench Grade Separation Project (Phases I, II, and III); Cities of San Gabriel, Alhambra, and Rosemead, Los Angeles County, California (2008–2010, 2011-2014). Ms. Murray served as

Archaeologist, Architectural Historian, and Osteologist throughout various stages of the project. The project consisted of conducting a cultural resources assessment for a proposed grade separation located within the cities of San Gabriel, Alhambra, and Rosemead. The proposed project would lower a 2.2 mile section of Union Pacific Railroad tracks in the immediate vicinity of the historic Mission San Gabriel Arcángel. Ms. Murray was involved in both the archaeological and architectural history components of this project. This includes the archaeological and architectural history field surveys, archaeological testing of the site and completion of over 100 DPR forms for the evaluation of built environment resources. She also served as the on-site human osteologist. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Azusa Intermodal Parking Facility Project, Azusa, Los Angeles County, California (2012). Ms. Murray served as field director, assistant project manager, and primary report author for the intensive-level cultural resources survey and cultural resources technical report, which included evaluation of several built environment resources adjacent to an existing NRHP district. The City of Azusa proposed to construct an approximately 39-foot high, four-story parking structure, bus bays for passenger loading/unloading for layovers, and electric charging stations for patrons of the future Gold Line Foothill Extension Azusa Station. Client: Terry Hayes Associates.

Terminal Island Historic Building Evaluations, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the architectural history survey, and primary author of the technical report. She formally evaluated 16 Port of Los Angeles-owned properties on Terminal Island for NRHP and CRHR eligibility, as well as local level eligibility. Client: CDM; Port of Los Angeles.

LOSSAN San Luis Rey River and Second Track Project, Oceanside, San Diego County, California (2011). Ms. Murray served as primary author for the technical report and conducted the intensive-level cultural resources field survey. The project proposes to construct a new 0.6-mile section of double-track to connect two existing passing tracks, and replace the existing San Luis Rey River Bridge. She prepared the cultural resources technical report and evaluated the bridge for NRHP, CRHR, and local level criteria and integrity requirements. Client: HNTB Corporation.

LADPW BOE San Pedro Plaza Park Project, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. She evaluated the entire park for local, CRHR, and NRHP eligibility and integrity requirements. The LADPW BOE proposed to conduct various outdoor improvements to the San Pedro Plaza Park. Client: LADPW BOE.

Crenshaw /LAX Transit Corridor Project, Los Angeles County, California (2011). Ms. Murray supervised architectural history survey and participated in the evaluation of over 100 built environment resources that may be affected by the Los Angeles County Metropolitan Transportation Authority's (Metro's) proposed Crenshaw/LAX Transit Corridor Project. The project is approximately 8.5 miles in length and is located within the cities of Los Angeles and Inglewood, Los Angeles County, California. The project was subsequently approved by SHPO with no comments. Client: Terry Hayes Associates, LLC; Agency: Metro.

LOSSAN Control Point San Onofre to Control Point Pulgas Double Track Project, San Diego County, California (2011). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a survey and evaluation of cultural resources in support of the Los Angeles to San Diego, California (LOSSAN) Control Point (CP) San Onofre to CP Pulgas Double Track Upgrade Project. The project is located within the boundaries of the Marine

Corps Base (MCB) Camp Pendleton in Northern San Diego County, on federal land that is part of a long-term lease to the rail operator. Client: HNTB Corporation.

Half Moon Bay Airport Taxiway and Access Road Improvement Project, San Mateo County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a cultural resources survey of 21.65 acres situated on three areas within the 313-acre airport property, and evaluated airport properties for the CRHR and NRHP. Half Moon Bay Airport is located approximately 5 miles north of the City of Half Moon Bay in unincorporated San Mateo County, California. Client: Coffman Associates.

Sunset Avenue Grade Separation Project, Riverside County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the ASR, HREER, and HPSR reports. The project involved a proposed grade separation of Sunset Avenue, which crosses the UPRR in the City of Banning, Riverside County. She conducted a 43.6-acre survey for cultural resources, and prepared environmental compliance documentation in accordance with Caltrans. Client: Kimley-Horn and Associates, Inc.; Agency: Caltrans District 8.

Hollister Avenue Bridge Seismic Retrofit Project, Santa Barbara County, California (2010). Ms. Murray supervised the architectural history survey of surrounding properties. The project proposed the seismic retrofit of Union Pacific Railroad (UPRR) Bridge 51C-0018 on Hollister Avenue in an unincorporated area of Santa Barbara County, located between UPRR mile posts 362.08 and 362.41. Client: Santa Barbara County Public Works Department; Agency: Caltrans District 5.

Nogales Grade Separation/Gale Avenue Widening/Evaluation of 938 Nogales Street; City of Industry, Los Angeles County, California (2009). Ms. Murray participated in the architectural history field survey of several properties and co-authored the report. The project consisted of conducting a cultural resources assessment for a proposed grade separation project that would lower Nogales Street beneath the Union Pacific Railroad tracks and widen a 0.83 mile section of Walnut Drive/Gale Avenue located in the City of Industry. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Integrated Cultural Resources Management Plan Update for MCLB Barstow, San Bernardino County, California (2011-2014). Served as project manager for the 2014 ICRMP update of the 2011 ICRMP that she authored. The update includes survey and evaluation of two historic road segments, recordation and preparation of a conditions assessment of the Rattlesnake Rock Art site, and revision of the NRHP nomination for the site. Client: NAVFAC Southwest.

Integrated Cultural Resources Management Plan, Naval Air Station, Lemoore, Kings County, California (2009-2012). Served as project manager and primary author of the Final ICRMP document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Station, Lemoore. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Detachment Corona, Riverside County, California (2009-2011). Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach, Detachment Corona.

The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Orange County, California (2009-2011). Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Air Weapons Station China Lake; Inyo, Kern, and San Bernardino Counties, California (2009-2011). Served as co-author of the final document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Weapons Station China Lake. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Select Technical Reports (as lead author)

Murray, Samantha. 2015. *Historic Report for the property located at 3167 Senter Road, San Jose, California 95111, Assessor's Parcel Number (APN) 494-01-022.* Prepared for Launchpad Development and the City of San Jose.

Murray, Samantha and Salli Hosseini. 2015. *Cultural Resources Study for Tahoe Lake Elementary School Facilities Master Plan Project, Tahoe City, Placer County, California.* Prepared for the Tahoe Truckee Unified School District.

Murray, Samantha. 2015. *SDSU Open Air Theatre Renovation Historical Resources Technical Memorandum.* Prepared for SDSU.

Murray, Samantha. 2015. *Cultural Resources Study for the Mt. San Jacinto Community College District, San Jacinto Campus Master Plan Project, City of San Jacinto, Riverside County, California.* Prepared for the Mt. San Jacinto Community College District.

Murray, Samantha and Salli Hosseini. 2015. *Cultural Resources Study for the Jack in the Box Drive-Through Restaurant Project, City of Downey, Los Angeles County, California.* Prepared for the City of Downey.

Murray, Samantha. 2015. *Cultural Resources Study for the Hamilton Hospital Residential Care Facility Project City of Novato, Marin County, California.* Prepared for the City of Novato.

Murray, Samantha. 2015. *Historic Property Survey Report for the SR-86 Neckel Road Intersection Improvements and New Traffic Signal Light Project in the City and County of Imperial, California.* Prepared for the City of Imperial and Caltrans District 11.

Murray, Samantha. 2015. *Historical Resources Evaluation Report for the California Boulevard Roundabouts Project, City and County of Napa, California.* Prepared for the City of Napa and Caltrans District 4.

Murray, Samantha. 2015. *Historic Property Survey Report for the California Boulevard Roundabouts Project, City and County of Napa, California*. Prepared for the City of Napa and Caltrans District 4.

Samantha Murray, Salli Hosseini, Angela Pham, and Adam Giacinto. 2015. *Cultural/Historical Resource Technical Report: Morena Reservoir Outlet Tower Replacement Project Lake Morena Village, San Diego County, California, Services R-308078 Task Order No. 30*. Prepared for the City of San Diego.

Samantha Murray, Salli Hosseini, Adriane Dorrler, and Brad Comeau. 2015. *Cultural/Historical Resource Technical Report: 69th and Mohawk Pump Station 5017 69th Street / 6910 Mohawk Street, San Diego, California 92115*. Prepared for the City of San Diego.

Murray, Samantha and Adam Giacinto. 2015. *Cultural Resources Technical Report for the SDSU Engineering and Interdisciplinary Sciences Building*. Prepared for SDSU.

Murray, Samantha. 2015. *Historical Resource Technical Report: San Carlos Library 7265 Jackson Drive, San Diego, California 92119*. Prepared for the City of San Diego.

Murray, Samantha. 2015. *Cultural Resources Study for the Robertson Lane Hotel and Commercial Redevelopment Project, City of West Hollywood, Los Angeles County, California*. Prepared for the City of West Hollywood.

Murray, Samantha. 2015. *Historic Resource Evaluation Report: 3877 El Camino Real Palo Alto, California 94306*. Prepared for the City of Palo Alto.

Murray, Samantha. 2015. *Addendum to Phase I Cultural Inventory for Pump Station No. 2 Power Reliability and Surge Protection Project, San Diego County, California (WBS# S-00312.02.02)*. Prepared for the City of San Diego.

Murray, Samantha. 2015. *Significance Evaluation of the Property at 8572 Cherokee Drive, City of Downey, Los Angeles County, California*. Prepared for the City of Downey.

Murray, Samantha. 2014. *Peer Review of Historic Resource Evaluations for 429-447 University Avenue and 425 University Avenue, Palo Alto, California*. Prepared for the City of Palo Alto.

Murray, Samantha. 2014. *Peer Review of the Draft Historic Resource Evaluation for 1050 Page Mill Road, Palo Alto, California*. Prepared for the City of Palo Alto.

Murray, Samantha. 2014. *Significance Evaluation of the Property at 3521 14 Mile House Road, Forest Ranch, Butte County, California*. Prepared for California State University, Chico.

Murray, Samantha, Adam Giacinto, and Justin Castells. 2014. *Cultural and Paleontological Resources Inventory for the Cove Development project, City of Chula Vista, California*. Prepared for E2 ManageTech Inc.

Murray, Samantha, Steven Treffers, and John Dietler. 2014. *Cultural Resources Survey Report for the Gaffey Pool and Bathhouse Project in San Pedro, City of Los Angeles, Los Angeles County, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha. 2013. *Historic Property Survey Report for the Downtown Cesar Chavez Median Project, City and County of Los Angeles, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering and Caltrans District 7.

Murray, Samantha, Steven Treffers, and Shannon Carmack. 2013. *Historic Context Statement Report for Evaluation of Cold War-era Properties on Edwards Air Force Base, California*. Prepared for JT3, LLC.

Murray, Samantha, Steven Treffers, and Shannon Carmack. 2013. *Cultural Resources Survey Report for the Azusa Intermodal Parking Facility Project, City of Azusa, Los Angeles County, California*. Prepared for Terry A. Hayes Associates

Murray, Samantha, Steven Treffers, and John Dietler. 2012. *Final Cultural Resources Survey Report for the CP East Brook to CP Shell Double Track Project, San Diego County, California*. Prepared for HNTB Corporation.

Murray, Samantha and John Dietler. 2012. *Cultural Resources Survey Report for the Ford City Delivery Meter Station Project, Kern County, California*. Prepared for Mojave Pipeline Company.

Murray, Samantha, Steven Treffers, Mary Ringhoff, and Jan Ostashay. 2011. *Built Environment Evaluation Report for Properties on Terminal Island, Port of Los Angeles, City and County of Los Angeles, California*. Prepared for CDM and the Port of Los Angeles.

Murray, Samantha, Cheryle Hunt, and John Dietler. 2011. *Cultural Resources Survey Report for the South San Fernando Valley Park and Ride Project, City and County of Los Angeles, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha, Brandi Shawn, and John Dietler. 2011. *Cultural Resources Survey Report for the San Pedro Plaza Park Project in San Pedro, City of Los Angeles, Los Angeles County, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha and John Dietler. 2011. *Cultural Resources Survey Report for the WKN Wagner Wind Project, Palm Springs, Riverside County, California*. Prepared for the Altum Group.

Murray, Samantha, Laura Hoffman, and John Dietler. 2011. *Integrated Cultural Resources Management Plan for the Marine Corps Logistics Base, Barstow, California*. Prepared for the U.S. Department of the Navy NAVFAC SW and Marine Corps. Logistics Base Barstow.

Murray, Samantha, Robert Ramirez, and John Dietler. 2011. *Integrated Cultural Resources Management Plan for Naval Weapons Station Seal Beach, Detachment Corona, Riverside County, California*. Prepared for the U.S. Department of the Navy NAVFAC SW.

Murray, Samantha and John Dietler. 2010. *Cultural Resources Overview and Survey Report for the Poso Creek Delivery Meter Station Project, Kern County, California*. Prepared for El Paso Corporation.

Publications

Gross, C., Melmed, A., Murray, S., Dietler, S., and Gibson, H. 2012. *Osteological Analysis In Not Dead but Gone Before: The Archaeology of Los Angeles City Cemetery*, edited by H. Gibson and S. Dietler, AECOM Cultural Heritage Publication Number 4, San Diego.

Murray, S. 2013. *The People of Plaza Church Cemetery (1822-1844): An Osteological Analysis of Los Angeles' First Cemetery*. UMI Dissertation Publishing, ProQuest, LLC., Michigan.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Relevant Training

- CEQA and Historic Preservation: A 360 Degree View, CPF, 2015
- Historic Designation and Documentation Workshop, CPF, 2012
- Historic Context Writing Workshop, CPF, 2011
- Section 106 Compliance Training, SWCA, 2010
- CEQA Basics Workshop, SWCA, 2009
- NEPA Basics Workshop, SWCA, 2008
- CEQA, NEPA, and Other Legislative Mandates Workshop, UCLA, 2008

Sarah Brewer

Archaeologist

Sarah Brewer is an archaeologist with more than 16 years' professional experience in cultural resource management in California. She has managed both survey crews and lab processing, and carries extensive experience in field excavation, survey, lab processing, data management, and reporting.

EDUCATION

Sonoma State University
BA, Cultural Anthropology, archaeology
emphasis, 1999
Cabrillo College
AA, Liberal Studies, 1997

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

Project Experience

Education

Modular Student Housing Project, University of California (UC), Santa Cruz. Completed cultural resources inventory (records search, survey and reporting) for the UC Santa Cruz Modular Student Housing Project.

Energy

Pit 3, 4, and 5 Hydroelectric Project APE Expansion (FERC No. 233), Stillwater Sciences, Shasta County, California. Conducted an archaeological survey to identify and record cultural resources for a hydroelectric project property expansion along the Pit River in Shasta County, California.

Sanborn Solar, Terra-Gen LLC, Kern County, California. Led a team on an archaeological survey to identify and record cultural resources for a solar farm project in Mojave, California.

Dodge Flats, NextEra Energy Resources, Washoe County, Nevada. Led a team on a reconnaissance-level survey to identify and record cultural resources for a solar farm project near Reno, Nevada.

Tehachapi Renewable Transmission Project, Southern California Edison, Kern and Los Angeles Counties, California. Conducted an archaeological survey to identify and record cultural resources for a transmission line upgrade related to a wind farm. Survey was from Pasadena to Tehachapi, Los Angeles and Kern Counties, California.

Big Creek Hydroelectric Project FERC relicensing, Southern California Edison, Fresno and Madera Counties, California. Conducted an archaeological survey to identify and record cultural resources for a Federal Energy Regulatory Commission (FERC) relicensing project covering several reservoirs in Fresno and Madera Counties, California.

Municipal

On-Call Projects, City of Monterey, California. Prepared the following reports for the City of Monterey:

- Cultural Resource Constraints Review for Mar Vista Storm Drain Improvements Project
- Cultural Resource Constraints Review for Via Paraiso Handrail Improvements Project
- Cultural Resource Section 106 Review for the Presidio Sewer Manhole Project (Manholes PC03-035 and -045 on Sewer Lines TV-103 and TV-104)

El Cerrito Avenue Sewer Improvements Archaeological Test Excavations, Hillsborough, California. Excavated archaeological rapid recovery units in prehistoric sites along El Cerrito Avenue in Hillsborough, California, for a sewer line replacement project.

Water/Wastewater

Interlake Tunnel and Spillway Modification, Horizon Water and Environment LLC, Monterey and San Luis Obispo Counties, California. Led an archaeological survey team to identify and record cultural resources around the Lake San Antonio shoreline. Recorded 11 new sites, updated 3 previously-recorded sites and documented 24 isolates. The survey covered more than 1,200 acres. This project will join Lake Nacimiento with Lake San Antonio by tunnel so the lake levels can be controlled and managed.

As-Needed Monitoring Projects, Stillwater Ecosystem, Watershed and Riverine Sciences, Shasta County, California. Prepared the following reports:

- 2016 Archaeological Site Monitoring Program Pit 1 Hydroelectric Project (Federal Energy Regulatory Commission (FERC) No. 2687)
- 2016 Archaeological Site Monitoring Program Pit 3, 4, and 5 Hydroelectric Project (FERC No. 233)
- 2016 Archaeological Site Monitoring Program Hat Creek Hydroelectric Project (FERC No. 2661)
- Cultural Resources Monitoring Report for Pit 3, 4, and 5 Hydroelectric Project (FERC No. 233) Hazard Tree Removal, Northshore Campground
- Cultural Resource Monitoring Report for the Lake Britton Shoreline Stabilization Project
- Cultural Resources Monitoring Report for Pit 3, 4, and 5 Hydroelectric Project (FERC No. 233) Hazard Trees Removal, Delucci Ridge and Dusty Campground

Relevant Previous Experience

Surveying and Excavation Projects, Various Locations, California. Performed field and lab work on a variety of survey and excavation projects in Fresno, Kern, Los Angeles, Madera, Monterey, and Santa Cruz Counties and the city of Santa Clara. Survey tasks ranged from reconnaissance-level to intensive inventory efforts, complete with on-site site recording, digitization of site records and graphic illustration. Excavation efforts ranged from Phase I testing to data recovery efforts. Labwork included post-field processing of artifacts, creating artifact catalogs and performing basic analysis, as well as preparing collections for curation. Report production tasks included writing, formatting, and editing reports that detailed the archaeological findings.

Specialized Training

MOCHE-UNC Archaeological Field School, 1999. Huanchaco, Peru.

Publications

Brewer, S. and T. Jackson. 2009a. Archaeological Reconnaissance Report for the Southern California Edison 12kV Substation Replacement Project at Powerhouses 2 and 2A near Big Creek, High Sierra Ranger District, Sierra National Forest, Fresno County, California. Submitted to Southern California Edison.

Brewer, S. and T. Jackson. 2009b. Archaeological Survey Report for the Aera Energy Coaling Gas Pipeline Project in Fresno County, California. Submitted to Live Oak Associates.

Brewer, S. and T. Jackson. 2009c. Archaeological Survey Report for the Occidental Petroleum Gunslinger Project in Kern County, California. Submitted to Quad Knopf.

Culleton, B., T. L. Jackson and S. Brewer. 2005. Cultural Response to Environmental Change in the Buena Vista Basin: Archaeological Data Recovery at Eight Sites on the Former Naval Petroleum Reserve No. 1 (Elk Hills), Kern County, California. Submitted to ICF Consulting.

Culleton, B.J., R.H. Gargett and T. L. Jackson. 2005. Data Recovery Excavations at CA-SCR-60/130 for the Pajaro Valley Water Management Agency Local Water Supply and Distribution Project. (unpublished report).

Culleton, B.T., T.L. Jackson, J. Fisher and S. Brewer. 2002. Archaeological Data Recovery at CA-KER-3079 for Occidental Petroleum SOZ Well 33-25S. Submitted to ICF Consulting.

Gargett, R. H. and T. L. Jackson, 2002. Archaeological Data Recovery Excavations at CA-MNT-229 for Proposed Roadway Improvements at State Route 1 and Dolan Road, Moss Landing, Monterey California. Prepared for Duke Energy North America. Submitted to California Department of Transportation, District 05.

Sarah Corder

Architectural Historian

Sarah Corder is an architectural historian with more than 10 years' professional experience throughout the United States in the fields of architectural history and historic preservation. Prior to coming to Dudek, she owned and operated a historic preservation consulting business in Virginia. Throughout her career, Ms. Corder managed and worked on a variety of projects including National Register of Historic Places (NRHP) nominations, tax credit rehabilitation projects, Save America's Treasures projects, and numerous transportation projects. She served as a historic preservation project manager or architectural historian on all projects.

Relevant Project Experience

As-needed CEQA Planning Services, SFO, San Francisco, California. Ms. Corder prepared a historical resources assessment report that included 28 properties in consideration of national, state and local criteria and integrity requirements. The project also included a survey, archival research, records search and preparation of DPR forms for each property.

Castellija School Project Focused Environmental Impact Report (EIR), Palo Alto, California. Ms. Corder prepared a cultural resource study that included 11 historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

CSU, Chico, Siskiyou Hall, Chico, California. Ms. Corder prepared a historical resources technical report for Siskiyou Hall located on the CSU, Chico campus. The project also included a survey, archival research, and a records search.

Environmental Services Retainer, Southern California. Ms. Corder assisted with the preparation of a historical resources technical report for a DMV building in San Diego, California. Her contributions included archival research and preparation of historic context sections.

Fullerton College Master Plan Program Environmental Impact Report (EIR), Fullerton, California. Ms. Corder prepared a cultural resource study that included 25 historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

Olivewood Village Historic Resources Assessment, Pasadena, California. Ms. Corder prepared a historical resources technical report for an institutional building in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

Owlwood, Los Angeles, California. Ms. Corder prepared a cultural resources study for a residential building in consideration of national, state, and local criteria and integrity requirements. The study also included archival research, and a records search.

EDUCATION

Savannah College of Art and Design
MFA, Historic Preservation, 2004

Bridgewater College
BA, History, 2002

CERTIFICATIONS

Certified Historic Preservation Consultant,
Commonwealth of Virginia

Secretary of the Interior's Standards in
Architectural History and History, exceeds
requirements

PROFESSIONAL AFFILIATIONS

National Trust for Historic Preservation

Los Angeles Conservancy

Society for Architectural Historians

Pacific Freeway Center, Fontana, California. Ms. Corder prepared a cultural resources survey report for a large industrial complex in consideration of national, state, and local criteria and integrity requirements. The study also included preparation of DPR form, archival research, survey, and a records search.

University Villages, Merced Student Housing Project, Merced, California. Ms. Corder prepared a cultural resources letter report for a residential agricultural complex in consideration of national, state, and local criteria and integrity requirements. The study also included preparation of a DPR form, archival research, survey, and a records search.

Relevant Previous Experience

Development

East Los Angeles College Environmental Impact Report (EIR), South Gate, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings, and developed mitigation measures.

Wetlands Pocket Park, Los Angeles, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

Transportation

Crenshaw/Los Angeles International Airport (LAX) Transit Corridor, Cities of Los Angeles and Inglewood, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

Alameda Corridor–East Construction Authority (ACE) San Gabriel Trench Grade Separation, Los Angeles County, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

NRHP Evaluations and Nominations

Old Town Historic District, Harrisonburg, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 450 historic buildings and structures, prepared presentations for public meetings, performed extensive primary and secondary source research, and managed survey teams.

Whitesel Brothers, Harrisonburg, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded historic building and prepared an NRHP nomination.

Ramsay, Greenwood, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 17 historic buildings and structures and prepared an NRHP nomination.

George Chrisman House, Linville, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded historic buildings and structures and prepared an NRHP nomination.

David and Catherine Driver Farm, Timberville, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 823 acres of farming complex including seven historic buildings and five structures and prepared an NRHP nomination.

Professional Experience

SWCA Environmental Consultants, Pasadena, California. Served as an architectural historian and a project coordinator for multiple programs. Responsibilities included historic resource surveys, primary and secondary research, and quality assurance (QA)/quality control (QC) and senior level oversight for hundreds of California Department of Parks and Recreation forms. (2009–2014)

Sabe Preservation Consulting, Harrisonburg, Virginia. Owned a historic preservation consulting services firm. Responsibilities included NRHP nomination preparation and inventory; rehabilitation project management; Section 106 review; Main Street planning and development; building condition assessment and Historic American Buildings Survey (HABS) documentation; management of all financial documents; client interaction; leading public meetings and workshops; and management of employees, interns and subcontractors. (2004–2009)

Owens-Thomas House Museum, Savannah, Georgia. Served as preservation project manager for a nineteenth century plaster conservation project. Responsibilities included plaster conservation, management and training of staff and student interns, photographic documentation, presentation of project information to the public and museum staff, preparation of weekly reports, and safety compliance. (2005–2006)

Adam Giacinto, MA, RPA

Archaeologist

Adam Giacinto is an archaeologist with more than 11 years' experience preparing cultural resource reports, and managing archaeological survey, evaluation, and data recovery-level investigations. His research interests include prehistoric hunter-gatherer cultures and contemporary conceptions of heritage. His current research focuses on the social, historical, archaeological, and political mechanisms surrounding heritage values. He has gained practical experience in archaeological and ethnographic field methods while conducting research in the throughout California, Mexico, and Eastern Europe.

Mr. Giacinto brings additional specialized experience in cultural resources information processing gained while working at the South Coastal Information Center. He has worked as part of a nonprofit collaboration in designing and managing a large-scale, preservation-oriented, standardized database and conducting site and impact predictive Geographic Information Systems (GIS) analysis of the cultural resources landscape surrounding ancient Lake Cahuilla. He provides experience in ethnographic and applied anthropological methods gained in urban and rural settings, both in the United States and internationally.

Selected Projects

McCoy Solar Energy Project, Blythe, California. As Principal Investigator, Mr. Giacinto supervised, implemented, and reported upon compliance efforts under Section 106 of the NHPA, BLM Guidelines, CEQA, and County of Riverside Guidelines. General responsibilities included day-to day scheduling oversight of Native American monitors and archaeologists, tribal interface, management of cultural monitoring implementation, and agency reporting. Worked with the Dudek Compliance team to provide cultural summaries for 14 variance requests. Reporting included preparation and submittal of daily cultural resource summaries to interested tribal parties and the BLM, monthly summaries of cultural compliance status and treatment of unanticipated finds, bi-weekly BLM-McCoy Solar, meetings and a monitoring summary report. Mr. Giacinto was the lead in two formal trainings with monitors and counsel members from the Colorado River Indian Tribes regarding federal and state regulations relating to human remains, County and BLM guiding documents, identification of cultural material, and the multiple understandings of "cultural resources".

Blythe Solar Power Project, Blythe, California. As Principal Investigator, Mr. Giacinto supervised, implemented, and reported upon cultural compliance and construction monitoring efforts under Section 106 of the NHPA, BLM Guidelines, California Energy Commission Guidelines, CEQA, and County of Riverside Guidelines. General responsibilities included day-to day scheduling oversight of Native American monitors and archaeologists, tribal interface, management of cultural monitoring implementation, and agency reporting to both the BLM and Energy Commission. Reporting included preparation and submittal of daily cultural resource summaries to interested tribal parties, Energy Commission, and the BLM, monthly summaries of cultural compliance status and treatment of unanticipated finds, bi-weekly BLM-McCoy Solar, meetings and a monitoring summary report. Mr. Giacinto was the lead in multiple trainings.

EDUCATION

San Diego State University
MA, Anthropology, 2011

Santa Rosa Junior College
AA, Anthropology, 2004

Sonoma State University
BA, Anthropology/Linguistics, 2006

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists

Society for California Archaeology American

Anthropological Association Institute of
Archaeomythology

American Anthropological Association

Wind Energy Project, Confidential Client, Riverside, California. As principal cultural investigator, Mr. Giacinto prepared the cultural scope and schedule, coordinated the records search, NAHC and Native American consultation, archaeological survey, and preparation of a technical report for the County of Riverside that provided management and compliance recommendations relating to identified cultural resources. Additional responsibilities included coordination of paleontological and Native American monitor subconsultants.

Ocotillo Wind Energy Facility Third Party Compliance Monitoring, Bureau of Land Management (BLM), Imperial County, California. As third party observer, Mr. Giacinto collaborated with the BLM in maintaining cultural compliance with federal environmental policies. In addition, processed archaeological and Native American comments for BLM attention.

Shu'luuk Wind Project Cultural Resource Study Survey, Campo Environmental Protection Agency and Invenergy LLC, Campo Indian Reservation, California. As field director, Mr. Giacinto managed two teams of archaeologists, consisting of seven total practitioners, in conducting a survey of the 2,400-acre study area in a general inventory of potentially impacted cultural resources. Worked with Campo Environmental Protection Agency, of the Campo Kumeyaay Nation, in forming management objectives and integrating six Native American Monitors into daily survey activities.

Napa Roundabouts Project, City of Napa, California. As Principal archaeological investigator, Mr. Giacinto completed Native American coordination, preparation of an ASR and HRER, review of historical and geoarchaeological documentation, and successfully developed, implemented, and reported upon an XPI Investigation, including preparation of a XPI Proposal and technical report. Mr. Giacinto managed fieldwork, which included survey, the use of mechanical geoprobes and hand excavation with the intent of identifying the potential for both prehistoric and historical-era resources within the NRHP-eligible West Napa Historic District. A successful mitigation strategy was developed for the City of Napa and Caltrans, within federal, state and local regulatory contexts.

Caltrain Electrification Project, Cities of San Francisco, San Mateo, Palo Alto and San Jose, California. As Co-Principal Investigator, Mr. Giacinto supervises, implements, and reports upon cultural inventory and compliance efforts under Section 106 of the NHPA, Joint Power Board, Project MOA, CEQA, and local Guidelines for the San Francisco to San Jose section. General responsibilities include oversight of Native American monitors, built environment specialists and archaeologists, management of cultural monitoring implementation and site treatment, client reporting, meetings and report preparation. Implementation of mitigation included exploratory archaeological investigations at multiple NAHC-eligible resources.

San Pablo Broadband Project, City of San Pablo, California. As principal cultural investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) sacred lands file search, tribal outreach, and preparation of a constraints study, ARMR-style technical report and monitoring plan, and IS/MND under CEQA and Section 106 for the entire City of San Pablo area. Work included preparation of a regional sensitivity study for known and buried cultural resources by applying a weighted geologic, soils, geotechnical, slope, landscape, and previous technical study information. A mitigation strategy was prepared to meet City needs within in this area containing numerous sensitive NRHP/CRHR-listed archaeological (Nelson Mound sites) and built environment resources.

California High Speed Rail, Fresno, California. As Co-Principal Investigator, Mr. Giacinto supervised, implemented, and reported upon cultural inventory and compliance efforts under Section 106 of the NHPA, Federal Rail Authority, CEQA, and local Guidelines for Fresno to Bakersfield section. General responsibilities included day-to day scheduling oversight of Native American monitors, built environment specialists and archaeologists, management of cultural monitoring implementation and site treatment, client reporting, meetings and report preparation. Mr. Giacinto was the lead in multiple trainings.

SFO RCC/ Air Train Project, San Francisco International Airport, California. As principal cultural investigator, Mr. Giacinto coordinated a NWIC records search, NAHC sacred lands file search, tribal outreach, and preparation of a constraints study, ARMR-style technical report for compliance with CEQA and Section 106. Work included an assessment of known resources and potential for unanticipated buried cultural resources by consulting geologic, soils, historical map, geotechnical, slope, landscape, and previous technical study information. Preparation of a report and maps that met SHPO, FAA and Airport staff needs. The report addressed anticipated subsurface disturbance that would result from proposed project components and analyzed the potential for impacts to unanticipated archaeological deposits. The report resulted in the recommendation of No Historic Properties Effected based on the review of archival data, previous investigations, and clear geomorphic evidence demonstrating that the proposed RCC/AirTrain footprint was planned in an area underlain by modern fill and Bayshore Mud considered not suitable to support the presence of developed cultural deposits.

Confidential Power Project, Wadsworth, Nevada. As principal investigator, Mr. Giacinto coordinated a the Nevada Cultural Resource Information System (NVCRIS) records search, prepared a study of prehistoric and historical-era constraints, oversaw drone photography, predictive analyses (slope, aspect, drainage, elevation, geomorphic), archaeological survey sampling, and prepared a full report with appropriate mitigation.

Confidential Solar Project, Calneva, Nevada. As principal investigator, Mr. Giacinto conducted a NVCRIS records search and prepared a critical issues analysis for cultural resources.

Confidential Wind Project, Eastern San Diego County, California. As principal investigator, Mr. Giacinto managed a SCIC records search, NAHC SLF search, and coordinated surveys of 500 acres of private land. Surevey of an additional 1200 acres of BIA-managed land is currently in pending. Project involves county, US federal, and tribal federal agency review and compliance with a variety of regulatory conditions.

Yokohl Ranch Development Project, The Yokohl Ranch Company, LLC, Tulare County, California. As co-principal investigator and field director, Mr. Giacinto managed 15 archaeologists in conducting significance evaluation of 118 historical and prehistoric cultural resources throughout the 12,000 acre Yokohl Valley area. Operated as tribal interface, and facilitated the respectful handling and reburial of sensitive cultural material with the tribes, applicant, and NAHC.

Yokohl Ranch Cultural Resources, The Yokohl Ranch Company, LLC, Tulare, California. As Principal investigator and field director, Mr. Giacinto managed 15 archaeologists in conducting 1,900 acres of survey throughout the Yokohl Valley.

Water and CEQA Plus

Water Tank Project, City of Rohnert Park, Sonoma County, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and

preparation of a technical report. Project involved extended phase I exploratory probing of identified resources and high-probability areas for unidentified resources, site recordation, a geomorphic analysis, and preparation for a monitoring plan meeting both CEQA considerations and Section 106 compliance for USACE review. An appropriate mitigation strategy was developed and provided to the City of Ronert Park.

New Hogan Reservoir Project, Calaveras County, California. As principal investigator, Mr. Giacinto coordinated a Central California Information Center (CCIC) records search, Native American Heritage Commission (NAHC), archaeological survey, and preparation of a constraints study with management recommendations for Calaveras County Water District to meet CEQA compliance.

Auburn Recycled Wastewater Treatment Plant Secondary Process Upgrade Improvement Project, City of Auburn, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Recycled Water Pipeline Project, City of Woodland, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Las Gallinas Treatment Plant Secondary Upgrade Improvement Project, Las Gallinas, Marin County, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory and evaluation review completed for the Las Gallinas Valley Sanitary District. Considerations included compliance under CEQA and Section 106 of the NHPA.

Pure Water Plan Constraints Study and PEIR, City of San Diego, California. As Principal investigator and field director, Mr. Giacinto managed preparation of a constraints study for the Pure Water Project. Work involved a records search of over 100 mile linear miles of San Diego. Site record information from more than 1,236 cultural resources was processed, coded, and integrated within a geospatial sensitivity model to identify archaeological and built environment constraints throughout the proposed alignment. This information was integrated within a PEIR and is currently being used to assist with management planning through the project alignment. Maps were then generated using generalized grid units (1000 x 1000 meters in size) to provide a visual model of relative archaeological resource sensitivity while maintaining the appropriate level of confidentiality for public dissemination to assist in planning.

El Dorado Irrigation 2017 Flume Replacement Project, Riverton, El Dorado County, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report for EID under CEQA regulatory context. An appropriate mitigation strategy was developed for this cultural inventory, including updates to the El Dorado Canal, Olgiby Grade, and additional historic-era sites.

El Dorado Irrigation District Emergency Tree Harvest, El Dorado, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report for CalFire and EID under CEQA regulatory

context. An appropriate mitigation strategy was developed for this cultural inventory, including updates to the El Dorado Canal.

Santa Margarita Hidden Ridge Project, Orange County, California. As principal investigator, Mr. Giacinto managed the survey, SCCIC archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. The proposed intersected two NRHP-listed resources and a NRHP-listed archaeological district. Mr. Giacinto developed and managed testing efforts to appropriately define significant deposits and prepared a monitoring plan. Considerations included compliance under CEQA and Section 106 of the NHPA, and project was successfully permitted.

South Orange County Water Authority Brine line Project, Orange County, California. As principal investigator, Mr. Giacinto managed an updated survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory requiring Army Corps review for Section 106 compliance. Mr. Giacinto successfully re-delineated NRHP-listed archaeological resource boundaries based on review of survey and archival data. Considerations included compliance under CEQA and Section 106 of the NHPA.

El Toro Recycled Water Project, Orange County, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Santa Ana Watershed Project Authority Reach 5 Project, Riverside County, California. As principal investigator, Mr. Giacinto managed provided recommendations to SAWP for a monitoring approach that would satisfy both State Water Board and Pechanga tribe interests. Project included archaeological monitoring of areas along Tescala Canyon Road and met compliance under CEQA and Section 106 of the NHPA.

Carlsbad Desalination Third Addendum to EIR Biological Survey and Monitoring, Poseidon Water LLC, Carlsbad, California. As archaeological consultant, Mr. Giacinto conducted archaeological monitoring and consultation on an as-needed basis.

Lake Morena Dam Project, Lake Morena, City of San Diego, California. As Principal investigator, Mr. Giacinto managed a SCIC records search, NAHC and Native American correspondence, archaeological survey, agency correspondence, and preparation of a archaeological and built environment technical report work related to dam improvements.

Hanson El Monte Pond Restoration, Lakeside's River Park Conservancy, San Diego, California. As Principal investigator, Mr. Giacinto managed the field efforts, reporting, and agency interface for a cultural inventory. Resources were evaluated for significance under county guidelines, CEQA, and Section 106 of the NHPA. Worked with the Army Corps for submittal of documents to SHPO.

Hamilton Hospital Project, City of Novato, California. As principal investigator, Mr. Giacinto managed tribal and archaeological fieldwork and methodological reporting relating to the extended Phase I inventory geoprobe drilling and shovel test pit excavation. Considerations included compliance under CEQA and local regulations.

Laurel Ridge Project, City of Novato, Marin County, California. As third party cultural consultant, Mr. Giacinto reviewed technical report findings and recommendations for compliance with CEQA and Section

106 compliance. Recommendations were made to ensure that all mitigation strategies were well grounded and defensible.

Private Pier Project, City of Tiburon, Marin County, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy was developed and provided to the County of Marin for this negative cultural inventory.

Oakmont Senior Living Facility, City of Novato, Marin County, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and preparation of a technical report. An appropriate mitigation

UC Merced Student Housing Project, Merced County, California. As principal investigator, Mr. Giacinto coordinated a Central California Information Center (CCIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological and historic architectural survey, and preparation of a technical report. Mr. Giacinto prepared and reviewed management recommendations for CEQA considerations and Section 106 compliance.

New Hogan Reservoir Project, Calaveras County, California. As principal investigator, Mr. Giacinto coordinated a Central California Information Center (CCIC) records search, Native American Heritage Commission (NAHC), archaeological survey, and preparation of a constraints study with management recommendations for Calaveras County Water District to meet CEQA compliance.

Royal Gorge Trails Project, Donner Summit, Donner Land Trust, Placer County, California. As Principal archaeological investigator, Mr. Giacinto coordinated and completed a North Central Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy meeting federal, state, and local standards was developed and provided to the client for this negative cultural inventory.

Emergency Helipad Project, Tahoe-Truckee Airport District, South Lake Tahoe, Placer County, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy meeting federal, state, and local standards was developed and provided to the client for this negative cultural inventory.

MCWRA Interlake Spillway Project, Monterey and San Luis Obispo Counties, California. As Co-Principal archaeological investigator, Mr. Giacinto provided oversight and management of Inventory and Evaluation. Project involved survey of Lake San Antonio and outflow at Lake Nacimiento, as well as evaluation of the Lake San Antonio historic-era dam.

South Lake Solar Project, Fresno County, California. As principal investigator, Mr. Giacinto coordinated a San Joaquin Valley Information Center (SVIC) records search, Native American Heritage Commission (NAHC), review of existing information, and preparation of a Critical Issues Analysis.

Donner Trail Elementary School Project, Truckee, Placer and Nevada County, California. As archaeologist, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy meeting state and local standards was developed and provided to the client for this negative cultural inventory.

Tahoe Lake Elementary School Project, South Lake Tahoe, California. As archaeological investigator, Mr. Giacinto assisted with report preparation and project coordination, as well as prepared geoarchaeological assessment for ACOE or project area.

Roberts' Ranch Project, Vacaville, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological and historic architectural survey, and preparation of a technical report under CEQA regulatory context. An appropriate mitigation strategy was developed for this cultural inventory.

Collins Drive Project, City of Auburn, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical memo . An appropriate mitigation strategy was developed meeting CEQA and local requirements for this cultural inventory.

Dorsey Marketplace Project, City of Grass Valley, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy was developed meeting CEQA and local requirements for this cultural inventory, including recommendations relating to historical mining features.

Penn Valley Project, SimonCre, County of Nevada, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical memo. An appropriate mitigation strategy was developed meeting Army Corps of Engineers, CEQA and local requirements for this cultural inventory update.

Byron Airport Development Program, Contra Costa, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy was developed for this cultural inventory.

Combie Road Corridor Improvement Project, Auburn, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological and historic architectural survey, DPR 523 building forms, and preparation of a technical report under CEQA regulatory context. An appropriate mitigation strategy was developed for this cultural inventory.

Lassen Substation Project, Mt Shasta., California. As Principal archaeological investigator, Mr. Giacinto coordinated and conducted a review of the archaeological and built-environment technical study and related sections of the Proponent's Environmental Assessment on behalf of the CPUC.

Meadowrock Vinyard Project, Napa, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological and historic architectural survey, and preparation of a technical report under CEQA regulatory context. An appropriate mitigation strategy was developed for this cultural inventory

Highway 101 Overcrossing Project Offsite Staging Area Project, City of Palo Alto, California. As principal investigator, Mr. Giacinto reviewed existing Historic Property Survey Repoorts and Archaeological Survey Reports; then prepared an addendum study to meet CEQA and Caltrans regulations and styles. He coordinated a records search, NAHC and Native American consultation, archaeological survey, and preparation of the technical report.

Park Boulevard Environmental Impact Report (EIR), City of Palo Alto, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American consultation, archaeological survey, and preparation of a technical report and EIR section. An appropriate mitigation strategy was developed and provided to the City of Palo Alto for this negative cultural inventory.

Vacaville Center Campus Project, Solano Community College District, City of Vacaville, California. As principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, NAHC and Native American communication, archaeological survey, and preparation of a technical report. Recommendations were framed in compliance with CEQA regulations and submitted to the lead agency.

Makani Power Wind Turbine Pilot Program, Alameda, California. As principal investigator, Mr. Giacinto coordinated a NWIC records search, NAHC and Native American consultation, archaeological survey, and preparation of a negative technical memo a for this potential wind farm. The mitigation strategy did not require additional archaeological monitoring or other work based on the lack of archaeological sites, and the low potential for encountering unrecorded subsurface cultural resources. Recommendations were submitted as a categorical exemption to the reviewing agency.

Maidu Bike Path and Park Projects, City of Auburn, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported mangement recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Auburn Recreation District Creek Vegetation Management Project, City of Auburn, California. As principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report. Two new archaeological sites were recorded. An appropriate mitigation strategy was developed meeting CEQA, US Army Corps Section 106, and local requirements for this cultural inventory.

Stepphollow Creek and Bear River Restoration, Nevada County, California. As Principal investigator, Mr. Giacinto assisted with management of field efforts and preperation of a technical report for a cultural inventory. Resources were evaluated for significance under CEQA, and Section 106 of the NHPA.

Development

Auburn Recreation District Operations and Development Project, City of Auburn, California. As Principal archaeological investigator, Mr. Giacinto coordinated a North Central Information Center (NCIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, archaeological survey, and preparation of a technical report. An appropriate mitigation strategy was developed meeting Bureau of Reclamation, CEQA, and local requirements for this cultural inventory.

Bellevue Ranch 7 Project, City of Santa Rosa, Sonoma County, California. As principal investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American correspondence, archaeological and historic architectural survey, and preparation of a technical report. Mr Giacinto prepared and reviewed management recommendations. Project involved evaluation of an 1920s era residential building, review of building records, and assessment for unidentified historic-era resources. All work and recommendations met both CEQA considerations and Section 106 compliance.

Kitchell Santa Rosa Project, Granite Construction, City of Santa Rosa, California. As Principal archaeological investigator, Mr. Giacinto coordinated a Northwestern Information Center (NWIC) records search, Native American Heritage Commission (NAHC) and Native American information outreach, and preparation of a technical memo. An appropriate mitigation strategy was developed meeting CEQA and local requirements for this cultural inventory.

Clearwater Project, City of Rohnert Park, Sonoma County, California. As principal archaeological investigator, Mr. Giacinto coordinated a Northwest Information Center (NWIC) records search update and reviewed existing mitigation for the City of Rohnert Park.

1836 Columbia Street Project, Parikh Properties, City of San Diego, California. As Co-Principal investigator, Mr. Giacinto coordinated a SCIC records search, NAHC, archaeological survey, and preparation of a negative technical report for this small residential development. The mitigation strategy did not require additional archaeological monitoring or other work based on the lack of archaeological sites, and the low potential for encountering unrecorded subsurface cultural resources. Recommendations were submitted to the City of San Diego.

Canergy - Rutherford Road Development Project, Ericsson-Grant, Inc., El Centro, California. As Principal investigator, Mr. Giacinto coordinated records searches, Native American contact, map preparation and fieldwork.

Oro Verde Development Project, Wohlford Land Co., LLC, Valley Center, California. As Principal investigator, Mr. Giacinto coordinated a SCIC records search, NAHC and Native American consultation, archaeological survey, and preparation of a negative technical letter report for this small residential development. The mitigation strategy did not require additional archaeological monitoring or other work based on the lack of archaeological sites, and the low potential for encountering unrecorded subsurface cultural resources. Recommendations were submitted to the County of San Diego.

Fifth Avenue Development Cultural Inventory, E2 ManageTech, Inc., Chula Vista, California. As Principal investigator, Mr. Giacinto coordinated the preparation of a paleontological, archaeological, and historic resource inventory for a proposed residential project. Responsibilities included a SCIC records search, San Diego Natural History Museum (SDNHM) records search, archival research, agency and client

communication, GIS, and compiling the technical report and appendices. Results were submitted as a technical report s to the City of Chula Vista.

Normal Street Evaluations, Darco Engineering, Inc., San Diego, California. As Principal investigator, Mr. Giacinto managed the preparation of a historic resource evaluation for a number of buildings located in the community of University Heights. Responsibilities included an SCIC records search, agency and client communication, archival research, GIS, and compiling the technical report and appendices. Results were submitted as a technical report and associated appendices to the City of San Diego.

Mapleton Park Centre Site Analysis, Kaiser Foundation Health Plan, Inc., Murrieta, California. As Principal archaeological consultant, Mr. Giacinto prepared a project constraints study for Kaiser Permanente, within the County of Riverside.

New Kaiser Permanente Medical Center EIR, Kaiser Foundation Health Plan, Inc., San Diego, California. As field director, Mr. Giacinto conducted a survey of the proposed medical center and reported negative findings to the City of San Diego.

St. John Garabed Church Environmental Services, St. John Garabed Armenian Apostolic Church Trust, San Diego, California. As field director and co-principal investigator, Mr. Giacinto conducted a survey of the proposed church facilities and reported findings to the City of San Diego. Additional responsibilities included preparation of the cultural and paleontological sections for the project EIR.

PMC Quarry Creek Project Phase II Cultural Evaluation, McMillin Land Development, Carlsbad, California. As field director, Mr. Giacinto managed and conducted archaeological testing, data analysis, report writing and mapping of existing cultural resources within the 60-acre Quarry Creek Project study area.

University Office and Medical Park Project Cultural Resource Study Survey, U.S. Army Corps of Engineers, San Marcos, California. As field director, Mr. Giacinto managed a team of archaeologists in conducting survey of the 49.5-acre study area in a general inventory of potentially impacted cultural resources and prepared maps and a report for the presentation of this information.

Education

Mission Beach Elementary School EIR, McKellar McGowan, San Diego, California. As principal archaeological investigator, Mr. Giacinto coordinated a Southern California Information Center (SCIC) records search, NAHC and Native American consultation, archaeological survey, and preparation of a technical report. The mitigation strategy did not require archaeological monitoring or other work based on the lack of archaeological sites, and the low potential for encountering unrecorded subsurface cultural resources. Recommendations were submitted to the City of San Diego.

San Diego State University (SDSU) West Campus Housing EIR/Tech Studies, Gatzke, Dillon and Balance, San Diego, California. As principal archaeological investigator, Mr. Giacinto coordinated a SCIC records search, NAHC and Native American consultation, archaeological survey, and preparation of a technical report and EIR section. An appropriate mitigation strategy was developed and provided to SDSU for this negative cultural inventory.

Orange Coast College Initial Study (IS), Coast Community College District, Orange, California. As principal archaeological investigator, Mr. Giacinto coordinated records search, NAHC and Native American

consultation, archaeological survey, preparation of a technical report, and provided management and compliance recommendations relating to cultural resources on three Orange County College campuses.

Energy

BayWa Granger Solar Site Survey, RBF Consulting, Valley Center, California. As Principal Investigator, Mr. Giacinto managed the inventory and prepared management recommendations for a proposed solar farm in Valley Center, California. A relationship of open dialogue between Mr. Giacinto and the client allowed for the project design to avoid significant direct and indirect impacts to cultural resources the proper the development of compliant mitigation and informed project design. Results were submitted to the County of San Diego Department of Planning and Landuse.

Valley Center Solar Site Survey, RBF Consulting, Valley Center, California. As Principal Investigator, Mr. Giacinto managed the inventory and prepared management recommendations for a proposed solar farm in Valley Center, California. A relationship of open dialogue between Mr. Giacinto and the client allowed for the project design to avoid significant direct and indirect impacts to cultural resources the proper the development of compliant mitigation and informed project design. Results were submitted to the County of San Diego Department of Planning and Landuse.

Data Collection for the Tierra Del Sol Solar Farm Project, Tierra Del Sol Solar Farm LLC, Tierra Del Sol, California. As field director, Mr. Giacinto managed a crew of 8 archaeologists in conducting the survey, surface mapping, surface collection, and excavation of 13 prehistoric and historical period sites throughout the McCain Valley. Mr Giacinto prepared a inventory and evaluation report for this project, completed to County of San Diego Standards.

Rugged Solar Farm Project, Rugged Solar LLC, Boulevard, California. As principal investigator and field director, Mr. Giacinto managed a crew of 12 archaeologists in conducting the survey, surface mapping, surface collection and excavation of 42 prehistoric and historical period sites throughout the McCain Valley. Mr Giacinto prepared an inventory and evaluation report and EIR section for this project, completed to County of San Diego Standards

Gas Line for Poway Pump Station, City of Poway, San Diego County California. As principal investigator, Mr. Giacinto conducted an inventory, coordinated survey, and provided amangement recommendations in technical report.

Sol Orchard Solar Farm, RBF Consulting, Ramona, California. As Principal Investigator, Mr. Giacinto coordinated archaeological and Native American monitoring and prepared management recommendations for a proposed solar farm in Ramona, California. All impacts to significant cultural resources in the vicinity were avoided. Results were submitted to the County of San Diego.

Solar Farm Cultural Resources Services, Confidential Client, San Diego, California. As project director, Mr. Giacinto managed a crew of 8 archaeologists in conducting the survey, surface mapping, surface collection, and excavation of 13 prehistoric and historical period sites throughout the McCain Valley.

As-Needed Environmental Analysis for Solar Project Road Access, Confidential Client, San Diego, California. As field director, Mr. Giacinto managed a crew of 12 archaeologists in conducting the survey, surface mapping, surface collection and excavation of 42 prehistoric and historical period sites throughout the McCain Valley.

East County Substation EIR/Environmental Impact Statement (EIS), California Public Utilities Commission (CPUC), San Diego County, California. As field archaeologist, Mr. Giacinto worked as part of a team to survey the possible impacts to existing and newly recorded cultural resources.

Class III Cultural Resources Inventory for Meteorological Masts 1 and 4 and Access Roads, Iberdrola Renewables, Kern County, California. As field director, Mr. Giacinto managed a team of archaeologists in conducting surveys of the study area in a general inventory of potentially impacted cultural resources.

Wood to Steel Pole Conversion Survey, San Diego Gas and Electric (SDG&E), San Diego County, California. As crew chief, Mr. Giacinto managed a team of archaeologists in conducting a survey of Circuit 75 in a general inventory of potentially impacted cultural resources.

Sunrise Powerlink Project Monitoring, SDG&E, Imperial and San Diego Counties, California. As a field director, Mr. Giacinto assisted in managing an archaeological field crew, aided in data collection, and conducted monitoring by facilitating planned mitigation strategies of construction and pre-construction activities associated with a 500-kilovolt (kV) transmission line, access roads, and work areas.

Cal Valley Solar Ranch-Switchyard Site No. 3 Archaeological Testing, Ecology & Environment Inc., San Luis Obispo County, California. As part of a team of archaeologists, conducted excavations and general testing of a middle prehistoric site.

Wood to Steel Pole Conversion, SDG&E, Cleveland National Forest (CNF), San Diego County, California. As crew chief, Mr. Giacinto managed a team of archaeologists in conducting a survey of Circuit 440 in a general inventory of potentially impacted cultural resources.

Devers to Palo Verde 2 (DPV2) Colorado River Substation Project Monitoring, Southern California Edison (SCE), Blythe, California. As project archaeologist, Mr. Giacinto monitored the geotechnical testing of soils along access road leading into Colorado River Substation from the west.

Sunrise Powerlink Pole Fielding and Environmental Monitoring, SDG&E, Imperial and San Diego Counties, California. As the archaeological representative, Mr. Giacinto worked with SDG&E-contracted engineers, surveyors, and biologists to assess proposed work areas, access roads, and structure locations for possible impacts upon existing cultural resources.

Wood to Steel Pole Conversion Pole Fielding, SDG&E and CNF, San Diego County, California. As the archaeological representative, Mr. Giacinto worked with SDGE-contracted engineers, surveyors, and biologists to assess proposed pole transmission pole locations for possible impacts upon existing cultural resources.

Wood to Steel Pole Conversion, SDG&E and CNF, San Diego County, California. As field archaeologist, Mr. Giacinto worked as part of a team to survey segments of Circuit 449, Circuit 78, TL 625, and TL 629 for possible impacts to existing cultural resources.

Guy Pole and Stub Pole Removal Monitoring, SDG&E, Carlsbad, California. As archaeological representative, Mr. Giacinto monitored activities associated with the removal of existing unused energy transmission infrastructure in an area near recorded cultural resources of noted significance.

DPV2 500 kV Transmission Line Survey, SCE, Riverside County, California. As field archaeologist, Mr. Giacinto worked as part of a team to survey more than 45 miles of linear proposed project area. Conducted an intensive inventory of prehistoric and historical period cultural resources from Desert Center to Thousand Palms.

DPV2 Colorado Switchyard Survey, SCE, Riverside County, California. As project archaeologist, Mr. Giacinto prepared the site records gathered through a pre-field records search and created project area maps in GIS illustrating the location and type of preexisting cultural resources prior field survey for a fiber-optic ground wire project for DPV2 Colorado switchyard in Blythe.

Pole Replacement Projects Surveying, SCE, Orange and Riverside Counties, California. As project archaeologist, Mr. Giacinto prepared the site records gathered through a pre-field records search and created project area maps in GIS illustrating the location and type of preexisting cultural resources prior to fieldwork for the deteriorated pole project within the CNF, and deteriorated pole and pole replacement on private property.

Sunrise Powerlink Environmentally Superior Southern Alternative Survey, SDG&E, San Diego and Imperial Counties, California. As project archaeologist, Mr. Giacinto assisted in preparing the site records gathered through a pre-field records search and digitized the boundaries of archaeological sites in GIS illustrating the location and type of preexisting cultural resources, and a records search of existing site data for alternative route.

Military

Cultural Resources Inventory, March Joint Powers Authority, Riverside County, California. As Principal investigator, Mr. Giacinto managed the field efforts, reporting, and facilitated tribal consultation for cultural inventory. The report included preparation of a cultural context for WW-I and WW-II era history of the air fields and camp in the vicinity. Resource considerations were compliant with CEQA and Section 106 of the NHPA.

Utility Corridor Survey at Edwards Air Force Base, U.S. Air Force, California. As Archaeologist, Mr. Giacinto guided the design and preparation of digital field forms to assist in the recordation of archaeological resources at archaeological sites throughout the EAFB, including the Pancho Barnes site.

Infill Survey Project at Edwards Air Force Base, U.S. Air Force, California. As Field Director, Mr. Giacinto managed a team of five archaeologists in conducting a general pedestrian inventory of cultural resources within a 7,650-acre study area

Desert Warfare Training Facility Cultural Resources Inventory Project, U.S. Navy Southwest, Imperial County, California. As field archaeologist, Mr. Giacinto worked as part of a team to conduct an intensive inventory of prehistoric and historical period cultural resources in selected areas within the Chocolate Mountains Gunnery Range in Niland.

Morgan/Bircham 55 to 12 kV Project Survey, U.S. Navy-Naval Air Weapons Station (NAWS)-China Lake, Inyo County, California. As project archaeologist, Mr. Giacinto prepared the site records gathered through a pre-field records search and created project area maps in GIS illustrating the location and type of preexisting cultural resources prior to field survey at NAWS China Lake.

Resource Management

Pure Water Project Constraints Study and PEIR, City of San Diego, California. As Principal investigator and field director, Mr. Giacinto managed preparation of a constraints study for the Pure Water Project. Work involved a records search of over 100 mile linear miles of San Diego. Site record information from more than 1,236 cultural resources was processed, coded, and integrated within a geospatial sensitivity model to identify archaeological and built environment constraints throughout the proposed alignment. This information was integrated within a PEIR and is currently being used to assist with management planning through the project alignment. Maps were then generated using generalized grid units (1000 x 1000 meters in size) to provide a visual model of relative archaeological resource sensitivity while maintaining the appropriate level of confidentiality for public dissemination to assist in planning.

Lake Morena Dam Project, Lake Morena, City of San Diego, California. As Principal investigator, Mr. Giacinto managed a SCIC records search, NAHC and Native American correspondence, archaeological survey, agency correspondence, and preparation of a archaeological and built environment technical report work related to dam improvements.

Hanson El Monte Pond Restoration, Lakeside's River Park Conservancy, San Diego, California. As Principal investigator, Mr. Giacinto managed the field efforts, reporting, and agency interface for a cultural inventory. Resources were evaluated for significance under county guidelines, CEQA, and Section 106 of the NHPA. Worked with the Army Corps for submittal of documents to SHPO.

Peter's Canyon Regional Park CEQA Study, Orange County Fire Authority, Orange, California. As principal investigator, Mr. Giacinto conducted a cultural resources inventory of all cultural resources within Peters Canyon planned fuel reduction areas. Mr. Giacinto coordinated a SCIC records search, NAHC and Native American consultation, archaeological survey, and preparation of a technical report. Recommendations were provided to agency personnel to assist in mitigating any possible adverse effects to cultural resources in the project vicinity.

Lake Cahuilla Cultural Resources Management Plan, ASM PARC, Riverside County, California. As project archaeologist and lead analyst, Mr. Giacinto developed a standardized database associated with ancient Lake Cahuilla and the surrounding archaeological and ecological landscape. Performed GIS data integration and predictive analysis, data entry of site record information, and completed multi-day, multi-person record search covering 17 USGS quadrangle in Riverside County. The project was finalized with the preparation of a management document submitted to the Friends of the San Jacinto Mountains with the intent of identifying known and potential areas for preservation.

Third Party Review and Monitoring

Rio Mesa Solar Electric Generating Facility CEQA Studies, BrightSource Energy, Inc., Riverside, California. As third party reviewer, Mr. Giacinto collaborated with the BLM, the California Energy Commission, and Brightsource to review URS Corporation's cultural report content, quality, and environmental compliance.

Tribal

South Palm Canyon West Fork Flood Emergency Work, Agua Caliente Band of Cahuilla Indians, Palm Springs, California. As principal investigator, Mr. Giacinto worked with the Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office to conduct archaeological monitoring on tribal lands of emergency repairs within Andreas Canyon National Register of Historic Places listed district. A monitoring

report with a summary of findings and implemented mitigation activities, daily monitoring logs and photos, and confidential figures was provided to the tribe.

South Palm Canyon Improvements, Agua Caliente Band of Cahuilla Indians, Palm Springs, California. As principal investigator, Mr. Giacinto worked with the Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office to conduct archaeological monitoring on tribal lands of facility improvements within Andreas Canyon National Register of Historic Places listed district. A monitoring report with a summary of findings and implemented mitigation activities, daily monitoring logs and photos, and confidential figures was provided to the tribe.

Water/Wastewater

El Toro Recycled Water Project, Orange County, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Santa Ana Watershed Project Authority Reach 5 Project, Riverside County, California. As principal investigator, Mr. Giacinto managed provided recommendations to SAWP for a monitoring approach that would satisfy both State Water Board and Pechanga tribe interests. Project included archaeological monitoring of areas along Tescal Canyon Road and met compliance under CEQA and Section 106 of the NHPA.

Santa Margarita Hidden Ridge Project, Orange County, California. As principal investigator, Mr. Giacinto managed the survey, SCIC archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. The proposed intersected two NRHP-listed resources and a NRHP-listed archaeological district. Mr. Giacinto developed and managed testing efforts to appropriately define significant deposits and prepared a monitoring plan. Considerations included compliance under CEQA and Section 106 of the NHPA, and project was successfully permitted.

South Orange County Water Authority Brine line Project, Orange County, California. As principal investigator, Mr. Giacinto managed an updated survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory requiring Army Corps review for Section 106 compliance. Mr. Giacinto successfully re-delineated NRHP-listed archaeological resource boundaries based on review of survey and archival data. Considerations included compliance under CEQA and Section 106 of the NHPA.

Phase I Archaeological Inventory Report for the San Juan Creek Outfall Project, Orange County, California. As principal investigator, Mr. Giacinto managed the survey, archival searches, tribal correspondence, and reported management recommendations for a cultural resources inventory. Considerations included compliance under CEQA and Section 106 of the NHPA.

Carlsbad Desalination Third Addendum to EIR Biological Survey and Monitoring, Poseidon Water LLC, Carlsbad, California. As archaeological consultant, Mr. Giacinto conducted archaeological monitoring and consultation on an as-needed basis.

Old Mission Dam, City of San Diego, California. As principal investigator, Mr. Giacinto conducted an inventory, coordinated survey, and prepared recommendations for the maintenance of the National Register of Historic Places listed resource, Old Mission Dam.

Otay River Wetland Mitigation, Poseidon Water LLC, San Diego, California. As field director, Mr. Giacinto conducted a cultural resources survey of a mitigation property, managed by the U.S. Fish and Wildlife Service (USFWS), to be used for estuary restoration.

Vallecitos Water District Rock Springs Sewer, Infrastructure Engineering Corporation, San Diego, California. As principal investigator, Mr. Giacinto coordinated a SCIC records search, NAHC and Native American consultation, archaeological survey, and preparation of a negative technical letter report for this small residential development. The mitigation strategy did require additional archaeological monitoring based on the potential to encounter subsurface cultural resources. Recommendations were submitted to the Vallecitos Water District.

Relevant Previous Experience

Attended AB 52 Training Hosted by UAIC, Roseville, California. Attended CEQA AB 52 training hosted by United Auburn Indian Community. Was provided training on tribal perspectives provided by UAIC, Pechanga, and NAHC as well as representing council. Also talks by Tom Gates of the Energy Commission.

Guest Lecturer in Cultural Resources for Upper Division CEQA Course, University of San Diego, California. As Cultural Resources Lecturer, Mr. Giacinto was invited to present on Cultural Resources history and management under CEQA for an upper division USD course in April, 2015.. A presentation was created with the intention of providing a contextual and technical understanding of how cultural resources are interpreted and evaluated under CEQA. The implications relating to the Friends of Mammoth (1972) decision and other cases were outlined in detail. AB-52 considerations and timing were summarized, and implications of Tribal Cultural Resources as a class of resource discussed.

Investigation of Emergent Trends of San Diego Cultural Resource Management, San Diego County, California. As ethnographic researcher, conducted verbal, semi-structured interviews with 17 archaeologists, policy makers, and Native American monitors and curators regarding the history and current practice of Cultural Resource Management. Information was contextualized through extensive background research using legal, academic, specialized, and archival sources. Analysis employed a synthesis of cultural anthropological and archaeological theory and practice. Results were published as *M.A. thesis in Anthropology* at San Diego State University (2012).

Needs Assessment/Diagnostic for the Community of La Sierra de San Francisco, Baja California Sur, Mexico. As ethnographic researcher, worked for San Diego State University through a grant provided by the International Community Foundation to conduct a general needs assessment in a UNESCO protected community within a UNESCO defined region of World Heritage, la Sierra de San Francisco. Resolved to help with improving the infrastructure of potable water, assisting in the construction of a system of telecommunications for education, and conducting workshops aimed at the preservation of local prehistoric and historical cultural and archaeological resources (2009-2011).

Ethnographic Field School, Zimatlan, Oaxaca, Mexico. As ethnographic student/researcher for San Diego State University, lived with local family and conducted interviews with local population regarding microcredit, sustainable/traditional agriculture and husbandry. Additionally, compiled audio/visual digital stories with local youth and conducted training in research and appropriate documentation. Emphasis was placed on dietary and generational cultural changes (2008).

Research Assistant, San Diego State University Collections Management. As graduate student at SDSU, worked in Collections Management under the instruction of Dr. Lynn Gamble (2007). Responsibilities included laboratory analyses, data entry, record processing, and collections curation management.

Research Assistant, South Coastal Information Center, San Diego State University. As graduate student at SDSU, worked at SCIC under the instruction of Dr. Seth Mallios (2008). Responsibilities included site record and report processing and resource mapping.

Archaeological Field School, San Diego State University. As graduate student at SDSU, attended an archaeological fieldschool at Cuyamaca Complex Type Site under the instruction of Dr. Lynn Gamble (2007).

Archaeological Researcher, Institute of Archaeomythology. As a researcher and photographer, attended lectures and assisted with symposiums in Bulgaria, Serbia and Romania (2004,2008)

Archaeological Field School, Sonoma State University. As undergraduate student at SSU, attended an archaeological fieldschool under the instruction of Dr. Adrian Praetzelis (2005).

Publications

Emergent Trends of Cultural Resource Management: Alternative Conceptions of Past, Present and Place. M.A. thesis in Anthropology, San Diego State University. 2012.

A Qualitative History of "Cultural Resource" Management. anthropologiesproject.org. May 15, 2011.

Lake Cahuilla Cultural Resources Management Plan. ASM PARC. April, 2011.

A Qualitative Investigation of "Cultural Resource" Management In San Diego. The Society for the Anthropology of North America. April 2010.

A Qualitative History of "Cultural Resource" Management. ethnographix.org. May 15, 2010.

Conway, F., R. Espinoza, and A. Giacinto. 2010 Results of Needs Assessment Conducted with Communities of La Sierra de San Francisco, 2009-2010. Submitted to the International Community Foundation.

Selected Technical Reports

Giacinto, A. and A. Pham 2015. *Phase I Archaeological Inventory Report for the El Toro Recycled Water Project, Orange County, California.* Prepared for the El Toro Water District and submitted to the City of Laguna Niguel.

Giacinto, A. 2015. *Negative Cultural Resources Inventory for the Vacaville Center Campus Project, City of Vacaville, California.* Prepared for and submitted to the Solano Community College District

Giacinto, A. 2015. *Archaeological, Built-Environment, and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California.* Submitted to the City of Culver.

Giacinto, A. 2015. *Phase I Archaeological Inventory Report for the Santa Margarita Recycled Water Project, Orange County, California.* Prepared for the Santa Margarita Water District and submitted to the City of Laguna Niguel.

- Wolf S. and A. Gicinto 2015. *Cultural Resources Survey for the Otay Village IV Project, San Diego County, California*. Submitted to the County of San Diego.
- Wolf S. and A. Gicinto 2015. *Cultural Resources Survey for the BayWa Granger Solar Project, San Diego County, California*. Submitted to the County of San Diego.
- Wolf S. and A. Gicinto 2015. *Cultural Resources Survey for the Covert Canyon Project, San Diego County, California*. Prepared for Michael Baker International. Submitted to the NPS - Cleveland National Forrest.
- Giacinto, A. 2015. *Phase I Archaeological Inventory Report for the San Juan Creek Outfall Project, Dana Point, California*. Prepared for and submitted to the South Oarng County Water Authority.
- Giacinto, A. and N. Hanten 2015. *Wastewater Treatment Plant Secondary Process Upgrade Improvement Project, City of Auburn, Placer County, California*. Prepared for and submitted to the City of Auburn.
- Giacinto, A. 2014. *Data Recovery for CA-RIV-3419 (Locus-14), A Multi-Component Site located within the McCoy Solar Energy Project Right of Way*. Submitted to the Bureau of Land Management.
- Giacinto, A. 2014. *Work Plan to Complete Mitigation Requirement for CA-RIV-3419, A Multi-Component Site located within the McCoy Solar Energy Project (MSEP) Right of Way*. Submitted to the Bureau of Land Management.
- Giacinto, A. 2014. *Summary of Data Recovery for CA-RIV-10225, A World War II site located within the McCoy Solar Energy Project (MSEP) Right-of-Way*. Submitted to the Bureau of Land Management.
- Giacinto, A. 2014. *Phase I Archaeological Inventory Report for the Mission Beach Residences Project, San Diego County, California*. Prepared for McKellar-Ashbrook LLC. Submitted to the City of San Diego Development Services Department.
- Giacinto, A. 2014. *Negative Cultural Resources Inventory for the Coast Hwy 101 Pump Station Project, City of Encinitas, California*. Prepared for and submitted to the City of Encinitas.
- Giacinto, A. 2014. *Phase I Archaeological Inventory Report for the Santa Barbara Place Residences Project, San Diego County, California*. Prepared for McKellar-Ashbrook LLC. Submitted to the City of San Diego Development Services Department.
- Giacinto, A. 2014. *Negative Cultural Resources Phase I Survey Report for the Oro Verde Project, San Diego County, California*. Submitted to County of San Diego Department of Planning and Landuse.
- Giacinto, A. 2014. *Cultural Resources Technical Report for the West Campus Student Housing Complex Project, San Diego County, California*. Submitted to County of San Diego Department of Planning and Landuse.
- Hale, M. and A. Giacinto 2014. *Negative Cultural Resources Phase I Inventory for the Canergy Project, Brawley, Imperial County, California*. Prepared for Ericsson-Grant Inc. Submitted to Imperial County Planning and Development.

- Castells, J. and A. Giacinto 2014. Historic Resources Inventory for the Normal Street Project, City of San Diego, California. Submitted to City of San Diego..
- Giacinto, A. 2013. *Phase I Cultural Resources Assessment Report for the Smoke Tree Wind Project, Riverside County, California*. Prepared for Ogin, Inc. Submitted to County of Riverside Planning Department.
- Castells, J. and A. Giacinto 2013. *Archaeological, Historical, and Paleontological Resources Inventory for the 5th Avenue Chula Vista Development Project, City of Chula Vista, California*. Prepared for E2 ManageTech, Inc. Submitted to City of Chula Vista.
- Giacinto, A. 2013. *Archaeological Monitoring Summary Memo for the South Palm Canyon Improvements Project, Agua Caliente Band of Mission Indians Reservation, California*.
- Giacinto, A. 2013. *Cultural Resources Phase I Survey Report for the NorthLight Power Valley Center Solar Power Project, San Diego County, California*. Prepared for RBF Environmental. Submitted to County of San Diego Department of Planning and Landuse.
- Giacinto, A. and M. Hale 2013. *Phase I Cultural Resources Assessment Report for the WCSS0011R1 and WCS00012R1 Project, Riverside County, California*. Prepared for FloDesign Wind Turbine Corp. Submitted to County of Riverside Planning Department.
- Giacinto, A., and M. Hale. 2013. *Cultural Resources and Paleontological Survey Report for the St. John Garabed Church Project, San Diego County, California*. Submitted to the City of San Diego, California.
- Giacinto, A. 2013. *Cultural Resources Phase I Addendum Report for the Old Mission Dam Maintenance Project, San Diego County, California*. Prepared for the City of San Diego.
- Giacinto, A. 2013. *Archaeological Reconnaissance for Categorical CEQA Exemption for the Makani/Google Airborne Wind Turbine Pilot Project, Alameda County, California*.
- Giacinto, A. 2013. *Negative Findings Letter Report for a Phase I Cultural Resources Study Conducted for the VWD Rock Springs Project, San Diego County, CA*. Submitted on behalf of IEC Corporation to the Vallecitos Water District.
- Hale, M., A. Giacinto, and N. Hanten, edt. 2013. *Cultural Resources Inventory and Evaluation for the Yokohl Ranch Project, Tulare County, California*. Contributions by S. Hector, A. Garcia-Herbst, L.. Akyüz, M. Becker, S. Ní Ghabhláin, and S. Stringer-Bowsher
- Hale, M., and A. Giacinto 2013. *Yokohl Ranch Project EIR, Chapter 4.6, Yokohl Valley, Tulare County, California*
- Giacinto, A., and M. Hale 2012. *Cultural Resources Survey Report for the St. John Garabed Church Project, San Diego County, California*
- A. Giacinto and M. Hale, 2012. *Cultural Resources Inventory for the U.S. Fish and Wildlife Service Otay River Estuary Restoration Project, Otay Mesa, San Diego County, California*

- Giacinto, A. 2012. *Negative Cultural Resources Survey Report for the Kaiser Permanente San Diego Central Medical Center, San Diego County, California*
- Hale, M., and A. Giacinto 2012. *Cultural Resources Inventory for the Orange County Fire Authority Project, Peters Canyon, Orange County, California*
- Hale, M., and A. Giacinto 2012. *North Embarcadero Port Master Plan Amendment (NE-PMPA) EIR, Chapter 4.9, Port of San Diego, San Diego, California.*
- Hale, M., and A. Giacinto 2012. *Rio Mesa Solar EIS, Chapter 4.6, Brightsource, Riverside County, California.*
- Giacinto, A., J. Daniels,, I. Scharlotta, ,M.J. Hale 2012. *Archaeological Evaluation for the Rugged Solar Project.* San Diego County, California.
- Giacinto, A., J.T. Daniels, M.J. Hale, 2012. *Archaeological Evaluation for the Tierra Del Sol Project.* San Diego County, California.
- Hale, M., S. Andrews, M. Dalope, A. Giacinto, and N. Hanten 2012. *Phase I Cultural Resources Inventory of 7,650 acres in Management Areas 1B, 3D, and 3E Edwards Air Force Base, Kern County, California.* Prepared for Richard Bark, JT3 LLC, Subcontract Number 1A10000101.
- Hale, M., A. Giacinto, and J. Schaefer 2012. *Class III Cultural Resources Inventory for the Campo Invenergy Project, Campo Indian Reservation, San Diego California.*
- Giacinto, A., and M. Becker 2012. *Padre Dam Eastern Service Area Secondary Connection-Alternative Site Location.* Letter Report. San Diego County, California.
- Giacinto, A., and J. Cook 2011. *Cultural Resource Study for the UOMP Project.* Letter Report. San Diego County, California.
- Ghabhláin, S., A. Giacinto, and T. Quach 2011. *Cultural Resources Evaluation for the Quarry Creek Project.* City of Carlsbad, California.
- DeCarlo, M.M., A. Giacinto, and W.T. Eckhardt 2010. *Cultural Resources Inventory for the Proposed Colorado River Substation Expansion Project.* Riverside County, California.
- Cook, J.R., A. Garcia-Herbst, A. Giacinto, and M. Dalope 2010. *Addendum to HDR/e²M Final Report: Prehistoric Artifact Scatters, Bedrock Milling Stations and Tin Can Dumps: Results of a Cultural Resources Study for the SDG&E East County Substation Project.* San Diego County, California.

Presentations

- Shifting Concepts of "Cultural Resource" in CRM.* Presented by Adam Giacinto during Renewable Energy Symposium for Society for California Archaeology Conference. Ontario, CA. 2016.
- Shifting Concepts of Non-Significant Cultural Resources.* Presented by Giacinto, Comeau, and Hale for Zzyzx Conference. Zzyzx, CA. 2015.

Managing California's Cultural Resources on Public Lands: A Third Party Consultant Perspective. Presented Hale and Giacinto for Society for California Archaeology, San Diego, 2015.

Invited Guest Lecture on Cultural Resources in CEQA. University of San Diego, CA. 2015.

A GIS Analysis of Ancient Lake Cahuilla Archaeological Sites, Riverside County, CA, United States. For Society for California Archaeology, San Diego, 2012.

Emergent Trends of San Diego Cultural Resource Management. For Society for California Archaeology, San Diego, 2012.

A GIS Analysis of Ancient Lake Cahuilla Archaeological Sites, Riverside County, CA, United States. For Balancias y Perspectivas, National Institute of Archaeology and History (NIAH), Mexicali, MX, 2011.

APPENDIX B

CONFIDENTIAL Records Search Results

APPENDIX C

Tribal Outreach

June 30, 2017

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

Subject: NAHC Sacred Lands Records Search Request for the CSU Chico College Park Project, Butte County, California

Dear NAHC Staff,

Improvements are planned to existing CSU Chico facilities in Chico, California (Figure 1). The area is comprised of a disturbed parcel of undeveloped land. The proposed project would fall on a number of parcels with existing buildings, all located southwest of the intersection of Warner St and West Sacramento Ave. This search area falls in Township 22N; Range 1E; in an unsectioned area west of Section 26; and the Chico, CA USGS map.

Dudek is contacting the NAHC as part of the Inventory effort to request a search of the Sacred Lands File for any Native American cultural resources that may fall within a one-mile buffer of the proposed project location. Please provide contact information for all Native American tribal representatives that should be contacted regarding these project activities. This information can be emailed to me at agiacinto@dudek.com.

If you have any questions about this investigation, please contact me directly by email or phone.

Regards,



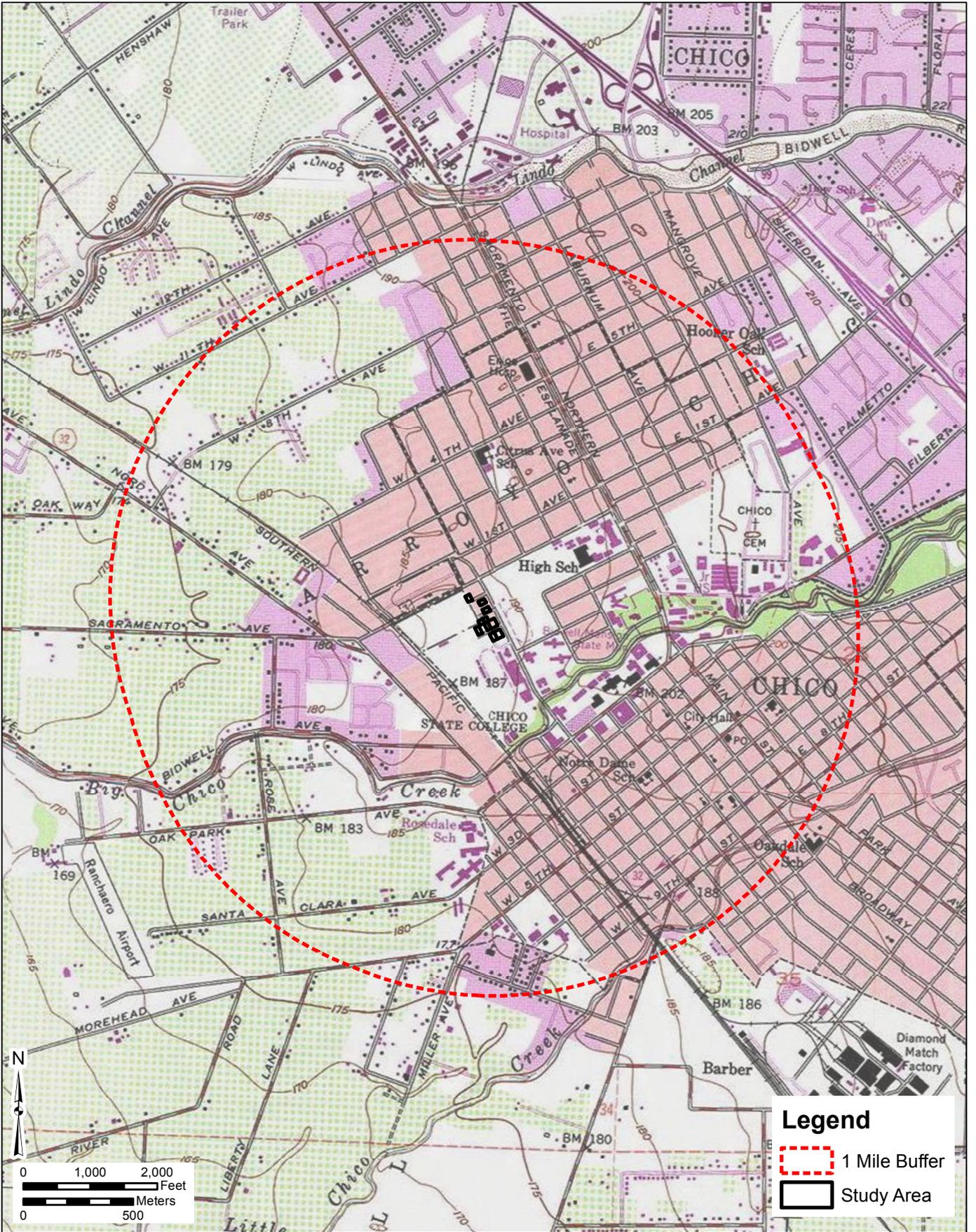
Adam Giacinto, M.A., RPA
Archaeologist

DUDEK

853 Lincoln Way
Auburn, CA 95603
Office: 760.479.4252
Email: agiacinto@dudek.com

Attachments:

Figure 1. Records Search Map



SOURCE: USGS 7.5-Minute Series Chico Quadrangle
 Township 22N; Range 1E; Sections 21, 22, 23, 26, 27, 28, 33, 34, 35

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



June 5, 2017

Adam Giacinto
Dudek

Email to: agiacinto@dudek.com

RE: CSU Chico College Park Project, Butte County

Dear Mr. Giacinto,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not preclude the presence of cultural resources in any project area. Other sources for cultural resources should also be contacted for information regarding known and/or recorded sites.

Enclosed is a list of Native Americans tribes who may have knowledge of cultural resources in the project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at frank.lienert@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Lienert".

Frank Lienert
Associate Governmental Program Analyst

**Native American Heritage Commission
Native American Contacts
7/5/2017**

Mechoopda Indian Tribe
Dennis E. Ramirez, Chairperson
125 Mission Ranch Blvd
Chico, CA 95926
dramirez@mechoopda-nsn.gov
(530) 899-8922
(530) 899-8517 - Fax

Mechoopda Maidu
Concow

Estom Yumeka Maidu Tribe of the Enterprise Rancheria
Glenda Nelson, Chairperson
2133 Monte Vista Avenue
Oroville, CA 95966
info@enterpriserancheria.com
(530) 532-9214

(530) 532-1768 Fax

Greenville Rancheria
Kyle Self, Chairperson
P.O. Box 279
Greenville, CA 95947
kself@greenvillerrancheria.com
(530) 284-7990
(530) 284-6612 Fax

Maidu

Tsi Akim Maidu
Grayson Coney, Cultural Director
P.O. Box 510
Browns Valley, CA 95918
tsi-akim-maidu@att.net
530-274-7497

Maidu

Mooretown Rancheria of Maidu Indians
Gary Archuleta, Chairperson
#1 Alverda Drive
Oroville, CA 95966
frontdesk@mooretown.org
(530) 533-3625

(530) 533-3680 Fax

Maidu
KonKow / Concow

Tsi Akim Maidu
Don Ryberg, Chairperson
P.O. Box 510
Browns Valley, CA 95918
tsi-akim-maidu@att.net
Office 530-274-7479
cell 530-559-8595

Maidu

KonKow Valley Band of Maidu
Wallace Clark-Wilson, Chairperson
PO Box 5850
Oroville, CA 95966
(530) 533-1504

KonKow / Concow
Maidu

Berry Creek Rancheria of Maidu Indians
James Edwards, Chairperson
5 Tyme Way
Oroville, CA 95966
jedwards@berrycreekrancheria.com
(530) 534-3859

(530) 534-1151 Fax

Tyme Maidu

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for the updated contact list for the CSU Chico College Park Project, Butte County



July 13, 2017

Gene Whitehouse, Chairman
United Auburn Indian Community of the Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

Subject: Tribal Consultation – CSU Chico College Park Demolition Project

Dear Mr. Whitehouse:

California State University Chico has received a request for formal notice of proposed projects within the geographic area of the University campus from the United Auburn Indian Community per Public Resources Code, Section 21080.3.1(b). In accordance with Public Resources Code, Section 21080.3.1(d), the University is hereby providing formal notification to the United Auburn Indian Community of the College Park Demolition project.

The proposed project would include the demolition of ten residential structures in the College Park neighborhood, which are in the process of being purchased by the University from the Research Foundation, a campus auxiliary organization. The 2005 Master Plan identifies this area for acquisition and for future housing development and parking. The demolition project would include the demolition of ten existing houses, likely built between 1939 and 1951, and stabilization of the parcels for future use. The stabilization of the site would involve grading to level each parcel after the demolition, and the installation of gravel or other groundcover. Some of the parcels may be used as temporary surface parking. If and when the site is proposed for development an appropriate CEQA review would be conducted to evaluate the environmental effects of such a future project. For your reference, the University has attached three figures that identify the project location on a regional, local, and site level.

Street Address	Parcel Number	Built Date (per County Assessor)
602 Brice Avenue	003-130-006-000	1946
615 Brice Avenue	003-130-010-000	1951
616 Brice Avenue	003-130-005-000	1946
628 Brice Avenue	003-130-003-000	1948
608 La Vista Way	003-120-013-000	1940
615 La Vista Way	003-120-016-000	1947
629 La Vista Way	003-120-015-000	1947
630 Stadium Way	003-120-009-000	1947
725 Warner Street	003-130-011-000	1950
899 Warner Street	003-120-011-000	1939



Mr. Whitehouse

Subject: Tribal Consultation – CSU Chico College Park Demolition Project

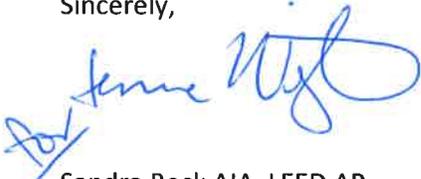
Neither the CSU Chico campus nor this adjacent project site are within the UAIC's geographic area of traditional and cultural affiliation (per the map provided to the University by UAIC). The University, however, acknowledges the United Auburn Indian Community's desire to protect its cultural heritage.

If the United Auburn Indian Community possesses information regarding the project site or would like to consult with the University on the College Park Demolition project, please contact us at the following address:

Sandra Beck AIA, LEED AP
Director – Planning, Design & Construction & Campus Architect
California State University, Chico
400 West First Street
Chico, CA 95929-0018

Per Public Resources Code, Section 21080.3.1(d), a request for consultation must be submitted within 30 days of receipt of this letter. Should a consultation be requested, the University requests that written delegation of authority be provided. If you have any questions, please contact me at (530) 898-3285 or sebeck@csuchico.edu.

Sincerely,

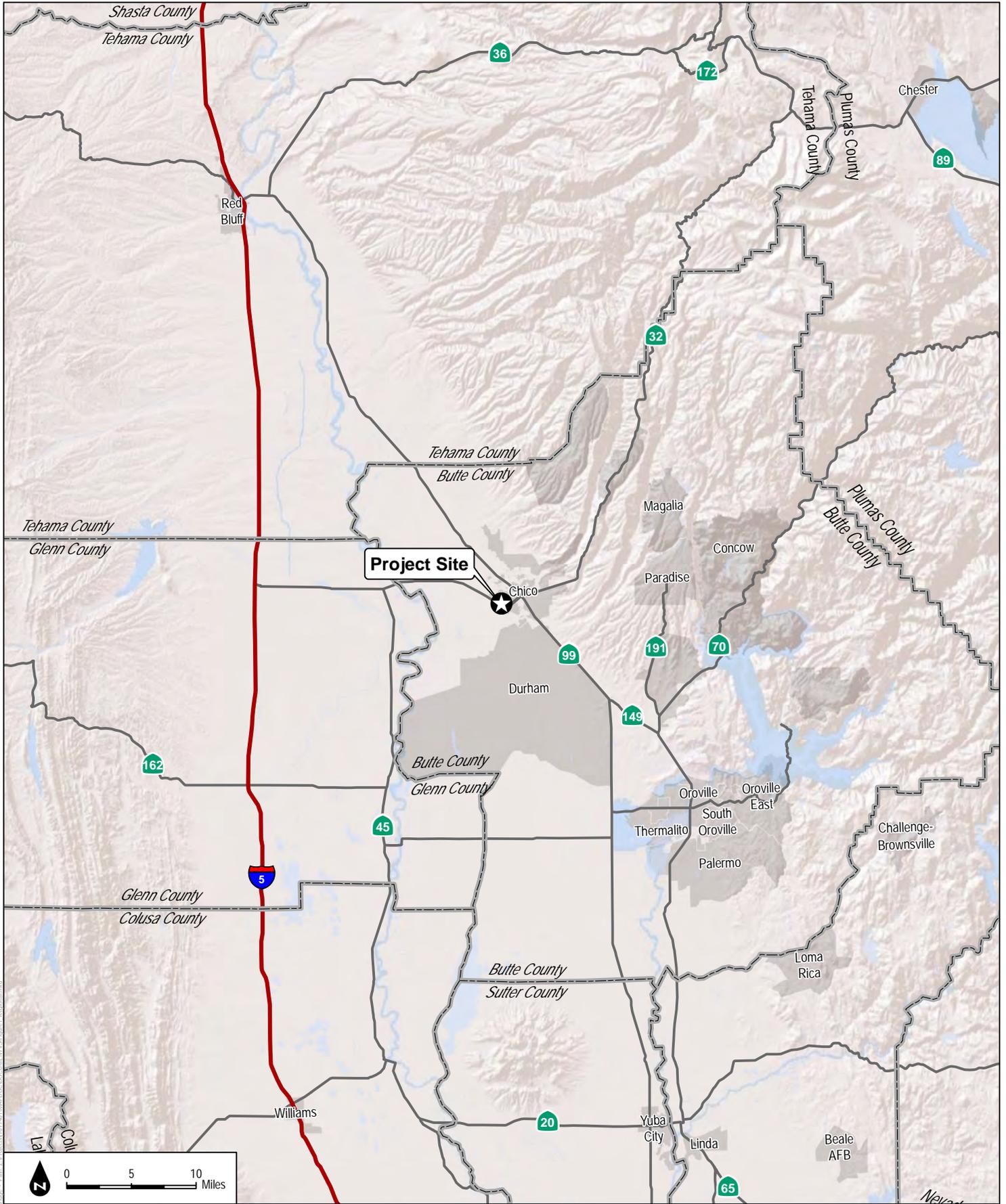


Sandra Beck AIA, LEED AP
Director – Planning Design & Constriction & Campus Architect

Attachments:

- 1: Regional Map
- 2: Vicinity Map
- 3: Site Map

cc: Jason Camp, Tribal Historical Preservation Officer, UAIC
Marcos Guerrero, Cultural Resources Manager, UAIC



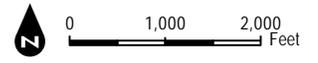
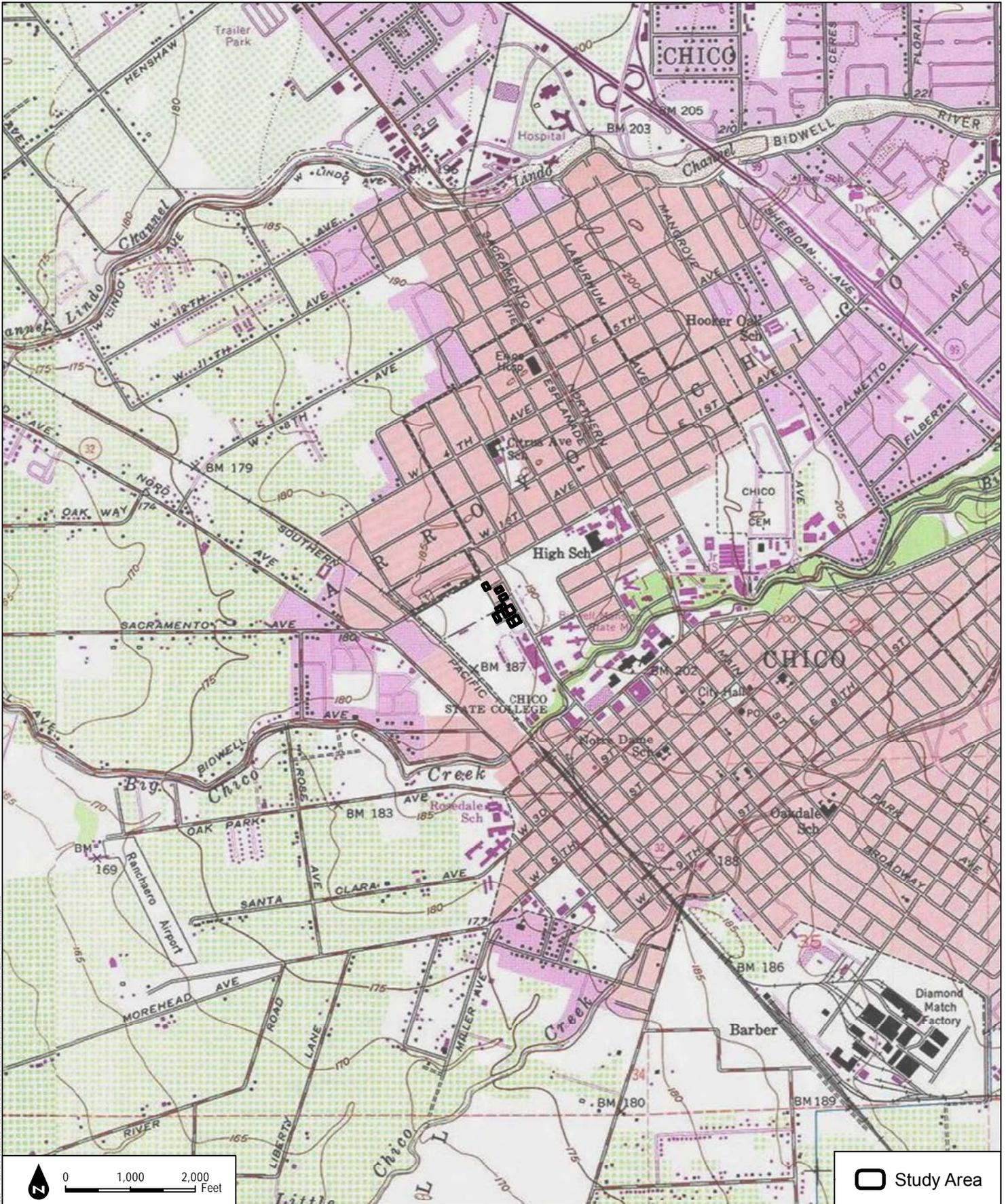
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SOURCE: ESRI Basemaps

CSU Chico College Park Project

FIGURE 1
Regional Map



 Study Area

SOURCE: SOURCE: USGS 7.5-Minute Series Chico Quadrangle
Township 22N; Range 1E; Section 27

FIGURE 2
Project Area Map

DUDEK

CSU Chico College Park Project – Historic Property Assessment

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 Print: 2/27/2017 1:44:00 PM C:\Users\j\Documents\Projects\Historic Property Assessment\Map\Map\Map.mxd



July 13, 2017

Dennis Ramirez, Chairman
Mechoopda Indian Tribe of the Chico Rancheria, California
125 Mission Ranch Blvd.
Chico, CA 95926

Subject: Tribal Consultation – CSU Chico College Park Demolition Project

Dear Mr. Ramirez:

California State University Chico has received a request for formal notice of proposed projects within the geographic area of the University campus from the Mechoopda Indian Tribe per Public Resources Code, Section 21080.3.1(b). In accordance with Public Resources Code, Section 21080.3.1(d), the University is hereby providing formal notification to the Mechoopda Indian Tribe of the College Park Demolition project. The University recognizes the importance of the Tribe's historical, cultural, and sacred sites and values your participation in the planning process for this project.

The proposed project would include the demolition of ten residential structures in the College Park neighborhood, which are in the process of being purchased by the University from the Research Foundation, a campus auxiliary organization. The 2005 Master Plan identifies this area for acquisition and for future housing development and parking. The demolition project would include the demolition of ten existing houses, likely built between 1939 and 1951, and stabilization of the parcels for future use. The stabilization of the site would involve grading to level each parcel after the demolition, and the installation of gravel or other groundcover. Some of the parcels may be used as temporary surface parking. If and when the site is proposed for development an appropriate CEQA review would be conducted to evaluate the environmental effects of such a future project.

Street Address	Parcel Number	Built Date (per County Assessor)
602 Brice Avenue	003-130-006-000	1946
615 Brice Avenue	003-130-010-000	1951
616 Brice Avenue	003-130-005-000	1946
628 Brice Avenue	003-130-003-000	1948
608 La Vista Way	003-120-013-000	1940
615 La Vista Way	003-120-016-000	1947
629 La Vista Way	003-120-015-000	1947
630 Stadium Way	003-120-009-000	1947



Mr. Ramirez

Subject: Tribal Consultation – CSU Chico College Park Demolition Project

725 Warner Street	003-130-011-000	1950
899 Warner Street	003-120-011-000	1939

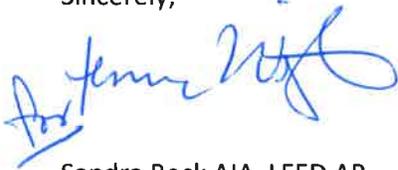
The University acknowledges the Mechoopda Indian Tribe's desire to protect its cultural heritage and may possess information regarding the project site. For your reference, the University has attached three figures that identify the project location on a regional, local, and site level.

If the Mechoopda Indian Tribe would like to consult on the College Park Demolition project, please submit a request for consultation to the University at the following address:

Sandra Beck AIA, LEED AP
Director – Planning, Design & Construction & Campus Architect
California State University, Chico
400 West First Street
Chico, CA 95929-0018

Per Public Resources Code, Section 21080.3.1(d), a request for consultation must be submitted within 30 days of receipt of this letter. Should a consultation be requested, the University requests that written delegation of authority be provided. If you have any questions, please contact me at (530) 898-3285 or sebeck@csuchico.edu.

Sincerely,

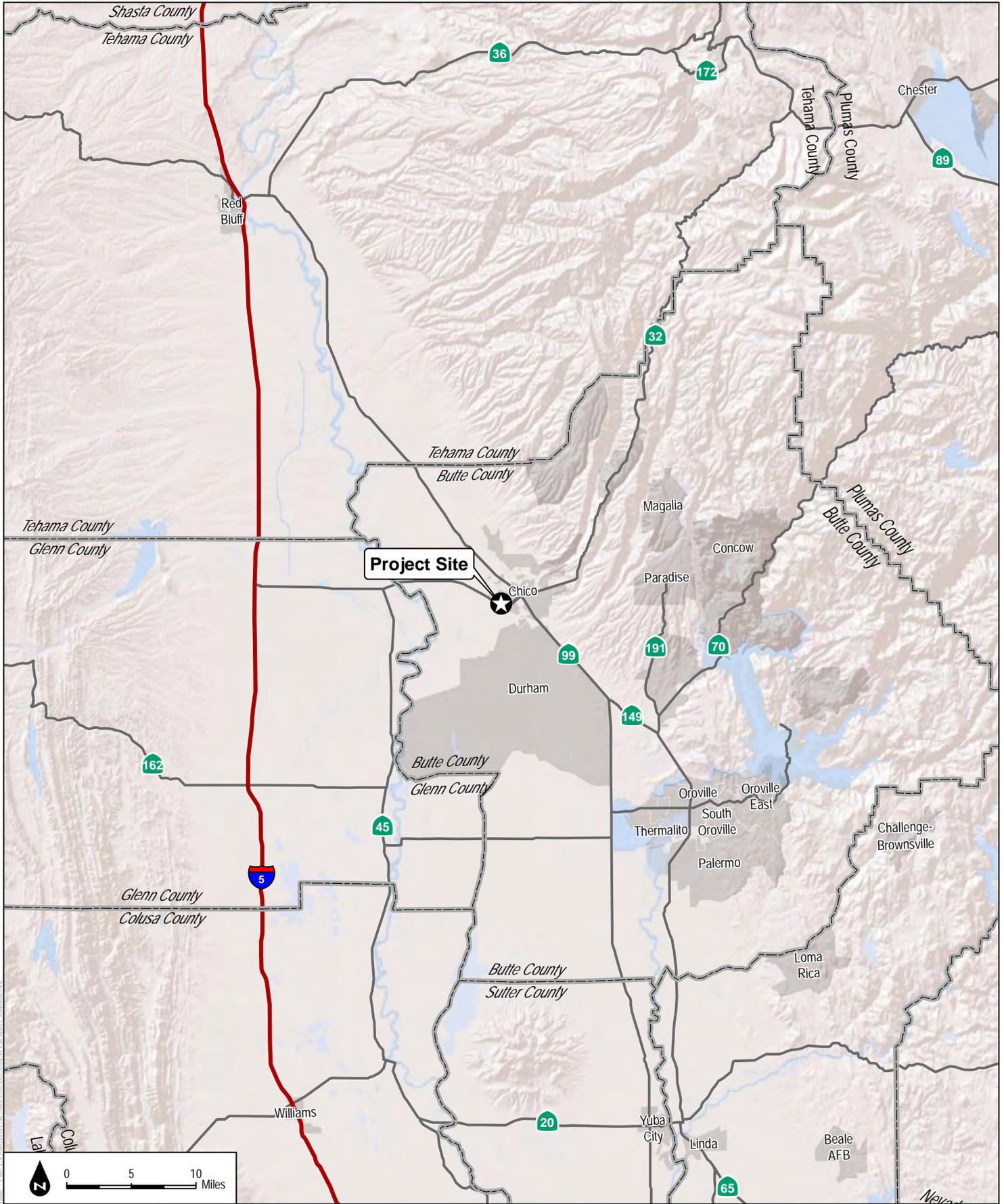


Sandra Beck AIA, LEED AP
Director – Planning Design & Constriction & Campus Architect

Attachments:

- 1: Regional Map
- 2: Vicinity Map
- 3: Site Map

cc: William Cornelius, Mechoopda Indian Tribe



File: 4/18/2017 - Last saved by: esriadmin - Path: Z:\Projects\1017\1017\MAPDOC\DOCUMENTS\Figure1_Regional.mxd



SOURCE: ESRI Basemaps

CSU Chico College Park Project

FIGURE 1
Regional Map



SOURCE: Butte County GIS; Bing Maps (Accessed 2017)

DUDEK

CSU Chico College Park Project – Historic Property Assessment

FIGURE 3
Site Map

APPENDIX D

DPR Forms

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code Reviewer Date

Page 1 of 13

*Resource Name or #: 602 Brice Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 602 Brice Avenue

City:

Zip:

d. UTM: Zone:10S ; 598452.56 m E/ 4398647.23 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-130-006-000. The subject property is located at the corner of Warner Street and Brice Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1946 facing onto Brice Avenue. The one-story building is roughly L-shape in plan with a cross-hipped roof sheathed in composition shingles. Exterior walls are clad in brick and stucco. The main entrance to the house is located on the southeast elevation and is sheltered beneath a low-pitched, front-gabled roof filled with horizontal wood siding. The southeast (main) elevation presents as two sections. The left (southern) recessed central section is distinguished by an integral porch, brick cladding, and a large brick chimney. A central bay projects approximately 6 feet from the rest of the elevation and is stucco clad with a side entry point under an open wooden trellis supported by two wooden posts. The integral porch has a painted concrete slab foundation accessed from a front walkway by a single step. Fenestration across the elevation is irregular and contains a tripartite wood frame window featuring a fixed central pane flanked by multiple side-lights, an entry door that is obscured by a security door, two additional tripartite windows in the main projection, and a two-over-two wood frame window to the east of the side entry door. The northeast elevation of the building also features an irregular fenestration and contains a tripartite window, side entry door that is obscured by a storm door, two two-over-two windows, a multi-light entry door, five two-over-two windows, and a large carport that shelters a modern single-width garage door.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to northwest), 7/5/17, Photo # IMG_3435

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1946 (Butte County Assessor)

*P7. Owner and Address:
 CSU Chico
 400 West First Street
 Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)
 Dudek, Sarah Corder, MFA
 38 North Marengo Avenue
 Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 13

Resource Name or #: (Assigned by recorder) _____

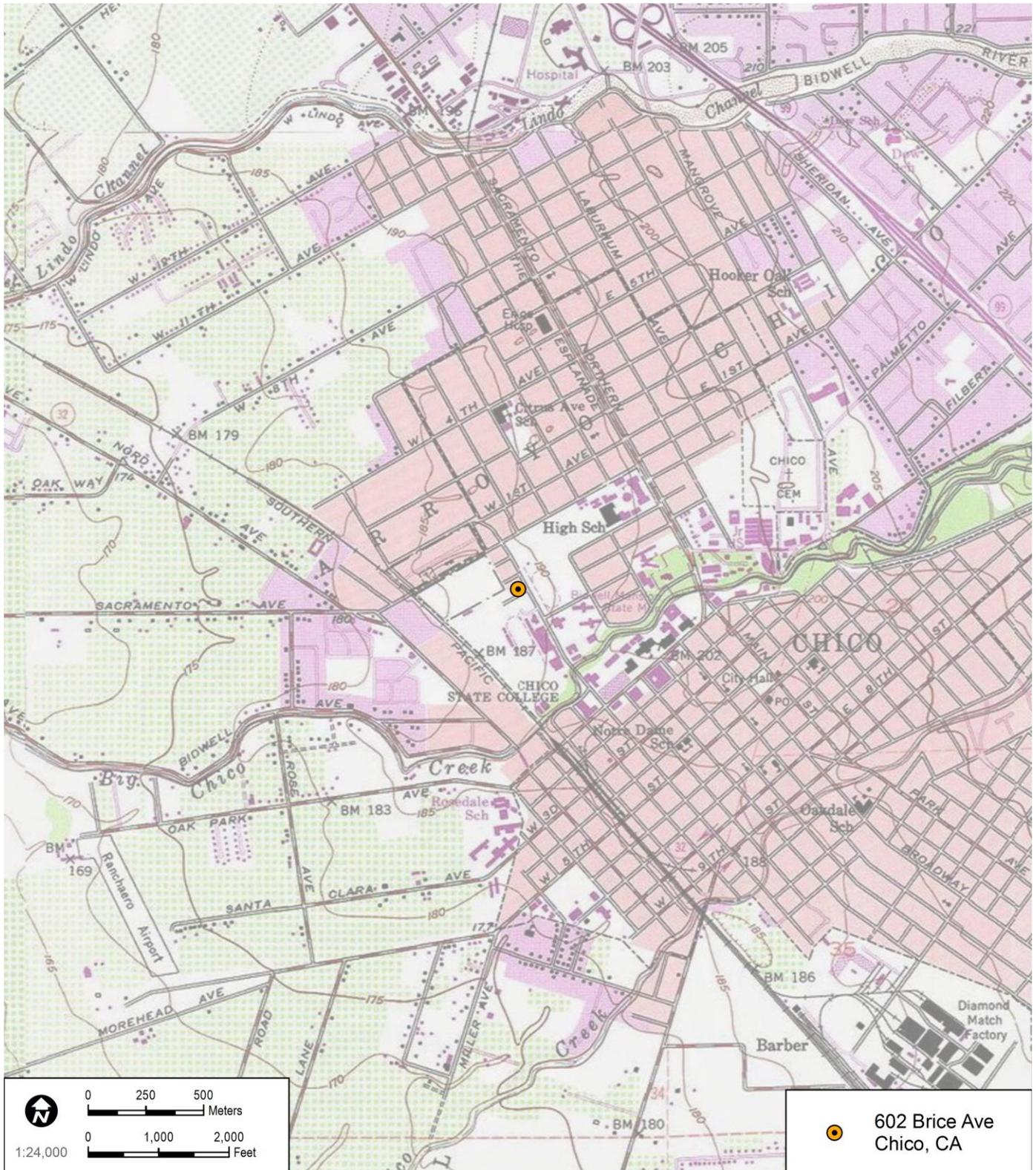
*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

*Map Name: Chico

*Scale: 1:24,000

*Date of Map: 1978



BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

*B12. References: See continuation sheet

B13. Remarks:

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 7/5/17

(Sketch Map with north arrow required.)

Source: Google Earth



Recorded By: Sarah Corder

*Date: 7/5/2017

Continuation Update

***B10. Significance (Continued):**

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017).

Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 13

Resource Name or #* (Assigned by recorder) _____

development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Recorded By: Sarah Corder

*Date: 7/5/2017

Continuation Update

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/1 (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field (Air Field) in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 13

Resource Name or #* (Assigned by recorder) _____

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Recorded By: Sarah Corder

*Date: 7/5/2017

Continuation Update

Criterion C β (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1946 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, use of large picture windows, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including reconfiguration of entry points on the northeast elevation, addition of an open trellis on the northeast elevation, addition of a carport, addition of louvers over windows on the main elevation, and replacement of the original garage door. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion C α (Information Potential)

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1946. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

BUILDING, STRUCTURE, AND OBJECT RECORD

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Resource Name or #* (Assigned by recorder) _____

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Recorded By: Sarah Corder

*Date: 7/5/2017

Continuation Update

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including reconfiguration of entry points on the northeast elevation, addition of a carport in front of the original garage, addition of an open trellis on the northeast elevation, the addition of louvers over windows on the main elevation, and replacement of the garage door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The property's integrity of setting was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized. Therefore, the property's integrity of setting is present, but is diminished by development in and around the CSU Chico campus (NETR 2017).

Materials: Numerous alterations to the house have compromised the property's material integrity, including the addition of metal louvered sunshades, construction of a wooden trellis, addition of the carport, and replacement of the garage door. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship. **Feeling:** The alterations made to the subject property significantly impact the building's ability to correlate to a single-family residence designed in the Ranch style of architecture. Currently the building reads as two separate properties when evaluating the southeast (main) elevation and the northeast (side) elevation. Multiple entry points on the northeast elevation create a feeling of a multi-family unit and distract from the original design and feeling as a single-family residence. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain the requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870–1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

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Resource Name or #* (Assigned by recorder) _____

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: 615 Brice Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 615 Brice Avenue

City:

Zip:

d. UTM: Zone:10S ; 598457.14 m E/ 4398588.33 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-130-010-000. The subject property is located on the south side of Brice Avenue between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1951 facing onto Brice Avenue. The one-story building is irregular in plan with a cross-hipped roof with composition shingles. The northwest (main) elevation presents as three sections. A left (northern) section projects approximately 4 feet forward from the main body of the house and is clad in stucco. This section features a single-car-width garage, a recessed central section distinguished by a partial-width broad entry porch that is clad with vertically oriented wooden siding, and a right (western) section projecting approximately 6 feet from the central section that is clad in stucco. The integral porch has a concrete slab foundation accessed from a front walkway by a single step, with wooden posts supporting the roof. Fenestration across the elevation is irregular and contains a single-car-width sectional garage door, a wood frame tripartite window featuring a fixed central pane flanked by sidelights, an entry door with a side light, and a set of three aluminum-frame horizontal slider windows in the western projection.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to southwest), 7/5/17, Photo # IMG_3414

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1951 (Butte County Assessor)

*P7. Owner and Address:
CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)
Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

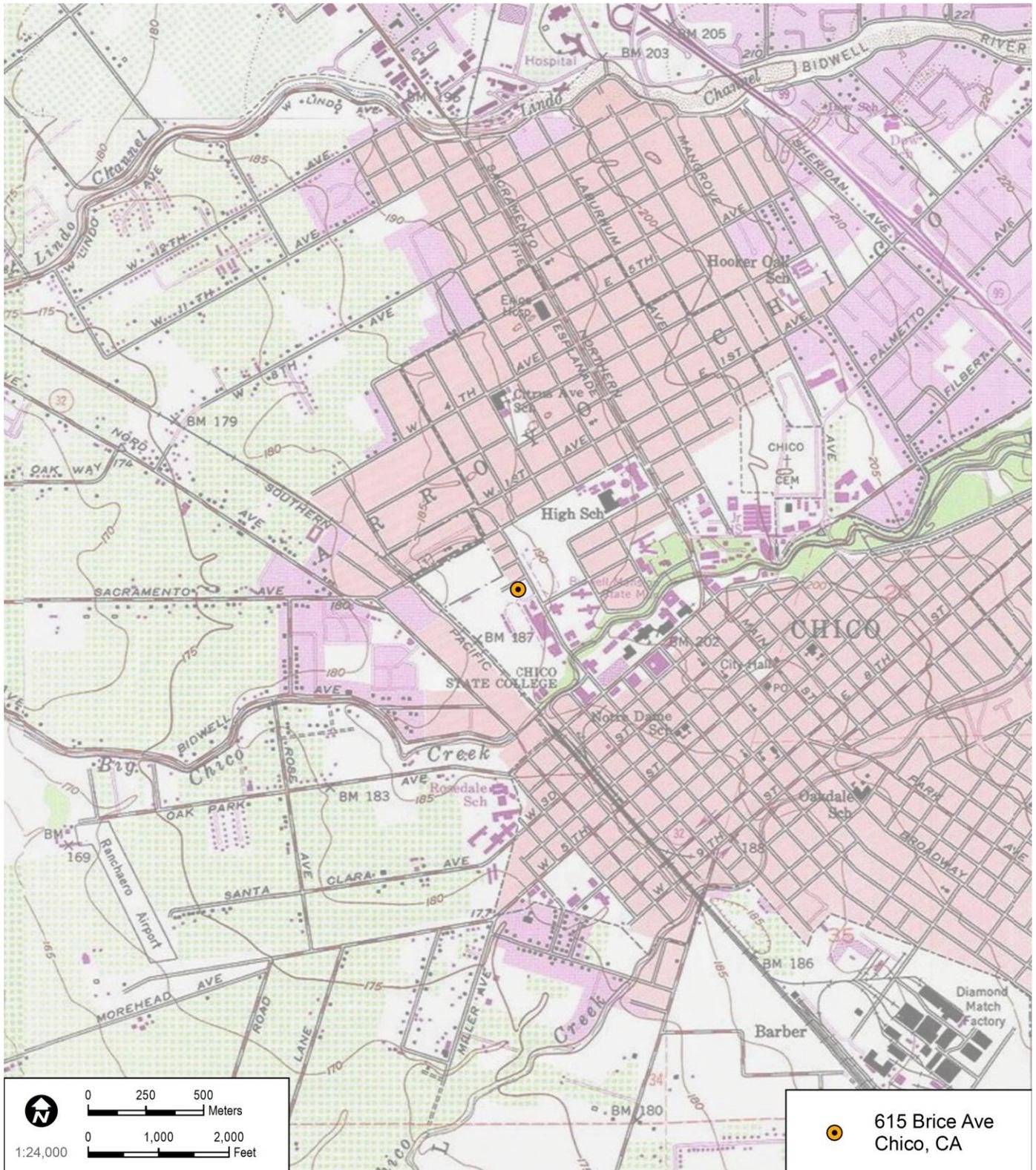
HRI # _____

Trinomial _____

Page 2 of 13

Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 13

Resource Name or #* (Assigned by recorder) _____

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 7/5/17

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible on the map. The 1947 aerial photograph indicates that there is increased development in the area, but there is no building on the parcel associated with 615 Brice Avenue. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The 1969 aerial photograph indicates additional development in the area, including the parcel associated with 615 Brice Avenue, which is consistent with the 1951 date of construction. The remaining years of historic aerial photographs offer limited information, as the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

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A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017).

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*Date: 07/05/2017

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Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in

CONTINUATION SHEET

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1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch Style. The subject property was constructed in 1951 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, use of large picture windows, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including replacement roof, replacement windows, replacement garage door, and replacement entry door. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential)

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria:

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch style single-family residence constructed in 1951. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

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Recorded By: Sarah Corder

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City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

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Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roof, replacement windows, replacement entry door, and replacement garage door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: There have been numerous alterations to the house that have compromised the property's material integrity, including roof replacement, window replacement, door replacement, and garage door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship. **Feeling:** Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of, setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017. <http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

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*Resource Name or # (Assigned by recorder) 615 Brice Avenue

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

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*Resource Name or #: 616 Brice Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 616 Brice Avenue

City:

Zip:

d. UTM: Zone:10S ; 598431.20 m E/ 4398627.41 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-130-005-000. The subject property is located on the north side of Brice Avenue between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1946 facing onto Brice Avenue. The one-story building is roughly rectangular in plan with a hipped roof covered with composition shingles. The building is clad in stucco with brick wainscoting on the lower half of the southeast (main) elevation. The southeast (main) elevation features an offset to the east integral porch located in a short recess, which is flanked by the other two sections of the façade that feature irregular fenestration. The integral porch has a painted concrete slab foundation accessed from a front walkway by two steps. The fenestration across the elevation is irregular and contains a one-over-one replacement window with false grilles, a large three-light window, a paneled entry door, and a one-over-one replacement window with false grilles. There is also a brick chimney that pierces the roof. A one-story, single-car-width garage is located south of the main house and is accessed via a concrete driveway.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to northwest), 7/5/17, Photo # IMG_3402

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1946 (Butte County Assessor)

*P7. Owner and Address:

CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)

Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

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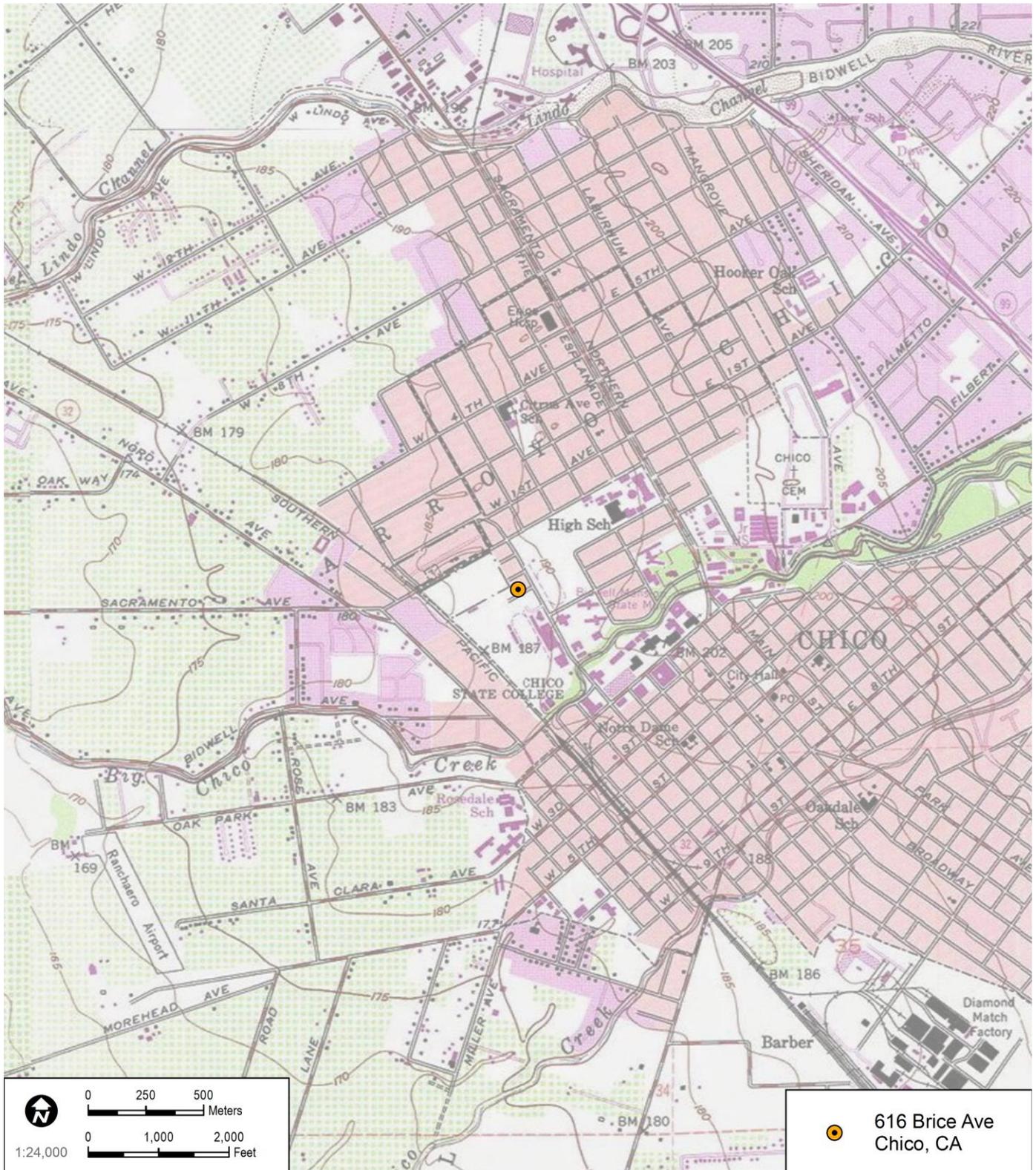
Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Map Name: Chico

*Scale: 1:24,000

*Date of Map: 1978



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 616 Brice Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1946 (Butte County Assessor). The following City of Chico Building Permits (CCBPs) were found for the property: a plumbing and sewer connection permit in 1951 (CCBP #217), electrical permit for clothes dryer in 1953 (CCBP #5292), 12 X 18 ft. addition to the rear of house in 1956 (CCBP #623), construction of a 17 X 24 ft. roof patio in 1956 (CCBP #623), construction of a 9 X 15 ft. addition to the side of the garage in 1956 (CCBP #623), sewer work from 1964 to 1965 (CCBP #3123 and CCBP #3306), installation of composition roofing in 1984 (CCBP #5300), and reroofing with composition roofing in 1992 (CCBP #B1146). The only observed alteration to the house is replacement vinyl windows on all visible elevations.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research found the following people associated with the property:

- 1948–1952 – T.J. and Margaret Broedlow, manager of Zellerbach Paper Company
- 1953–1970 – Paul G. Jones, campus barber
- 1984 – Paragon Property Management
- 1992 – Mike Costanza

Based on archival research, it appears that the early owners of the house also occupied the house. However, more recent City directories and building permits suggest that the house was likely a rental property for CSU Chico students and was no longer owner-occupied starting in the mid-1980s.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet.

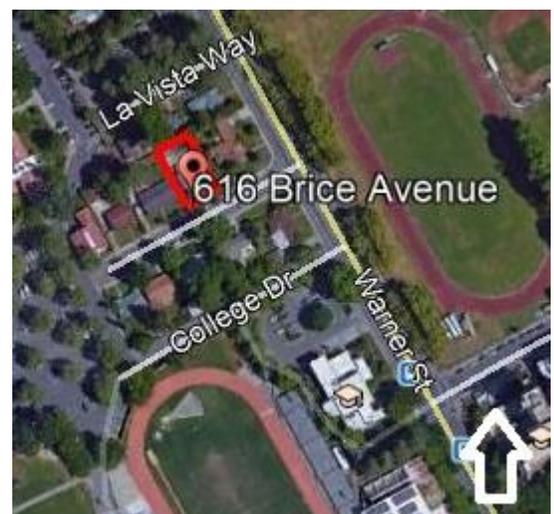
B13. Remarks:

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 7/5/17

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Source: Google Earth



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there was increased development in the area, but the subject property is not visible due to tree coverage and poor image quality. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003). Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

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The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which

CONTINUATION SHEET

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Continuation Update

had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1946 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade), the building exhibits substantial alterations that have compromised its integrity, including replacement windows, replacement entry door, and replacement roofing. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1946. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roofing, replacement windows, and replacement entry door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including roof replacement, window replacement, and door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of, setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017. <http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 628 Brice Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 628 Brice Avenue

City:

Zip:

d. UTM: Zone:10S ; 598392.36 m E/ 4398607.16 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-130-003-000. The subject property is located on the north side of Brice Avenue between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1948 facing onto Brice Avenue. The one-story building is roughly rectangular in plan, with stucco cladding and a cross-gabled roof covered with composition shingles. The front-facing gable is filled with horizontal wood siding and contains a louvered vent. The southeast (main) elevation presents as two sections: a left (southern) section distinguished by a partial-width broad entry porch, and a right (eastern) section projecting approximately 4 feet. The integral porch consists of a painted concrete slab accessed by a front walkway and three concrete steps. The porch's overhanging eave is supported by three 4 X 4 in. painted wood posts. Fenestration across the elevation is irregular, consisting of a two-over-two wood frame window, a large tripartite picture window with a central pane surrounded by multiple lights, a simple wooden entry door located at the easternmost edge of the porch, and a two-over-two wood frame window that features wooden board and batten shutters. The front yard of the house is circumscribed by a white picket fence, and there is a concrete driveway located to the south.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to northwest), 7/5/17, Photo # IMG_3397

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1948 (Butte County Assessor)

*P7. Owner and Address:

CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)

Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

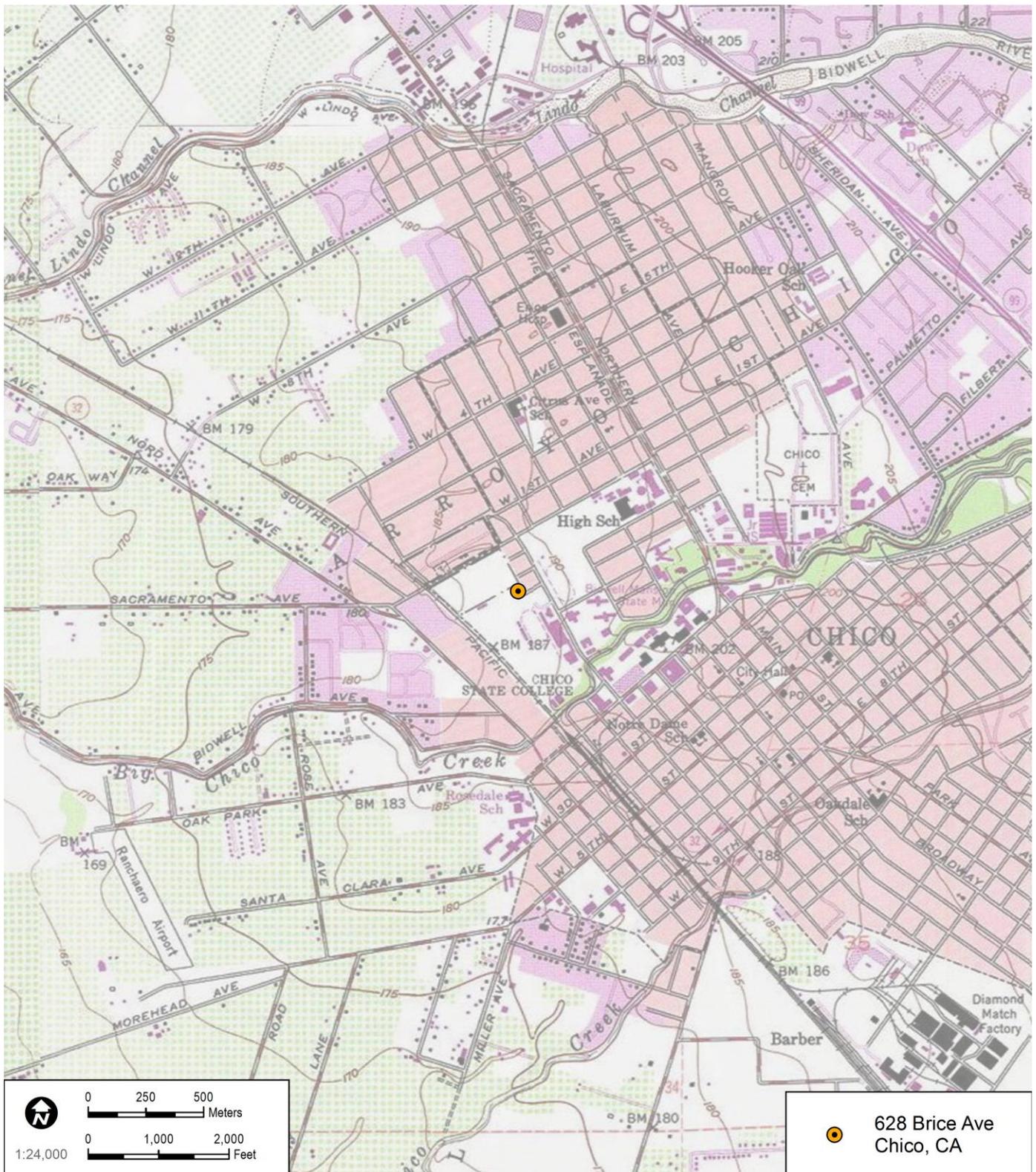
HRI # _____

Trinomial _____

Page 2 of 12

Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 628 Brice Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single-family residence
- B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1948 (Butte County Assessor). The following City of Chico Building Permits (CCBPs) were found for the property: television antenna in 1953 (CCBP #199), multiple requests from 1963 to 1971 to the city for filling in holes caused by construction (CCBP #s 405, 3296, 7788, 6500), replacement gas service in 1981 (CCBP #103400), installation of composition roofing in 1986 (CCBP #B7988), electrical service upgrade in 1995 (CCBP #C95-01161), and an addition and remodel of a room and bathroom in 2001 (CBPP #C01-00733). The only observed alteration to the house is a replacement entry door on the main elevation.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research found the following people associated with the property:

- 1950–1958 – Helen Rahe, secretary
- 1960–1962 – Mack McConnelly
- 1963 – James Martin, teacher at Chico State
- 1964–1970s – Ed McConnley, retired
- 1975 – Julio Medina, builder
- 1986–1990s – Alan Miller
- 2001 – Tom Patty

Based on archival research, it appears that the early owners of the house also occupied the house. However, more recent City directories and building permits suggest that the house was likely a rental property for CSU Chico students and is no longer owner occupied.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 7/5/17

(This space reserved for official comments.)



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. The 1947 aerial photograph indicates that there is increased development in the area, but there is no building on the parcel associated with 628 Brice Avenue. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The 1969 aerial photograph indicates additional development in the area, including the parcel associated with 628 Brice Avenue, which is consistent with the 1948 date of construction. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1948 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade) and is relatively unaltered on the exterior, the building is an unremarkable and an ubiquitous example of a Ranch-style residence seen throughout the United States, and does not warrant consideration as an individual property. Further, the subject property is not eligible as a contributor to a historic district, since the surrounding neighborhood contains modest examples of altered Ranch-style residences. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1948. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first nor last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

CONTINUATION SHEET

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement roofing and replacement entry door. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including roof replacement and door replacement. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings Review Code	Reviewer	Date
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Page 1 of 12

*Resource Name or #: 608 La Vista Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 608 La Vista Way

City:

Zip:

d. UTM: Zone:10S ; 598420.53 m E/ 4398706.58 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-120-013-000. The subject property is located on the corner of Warner Street and La Vista Way.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1940 facing onto La Vista Way. The one-story building is irregular in plan, with a gabled roof sheathed in composition shingles. Exterior cladding includes horizontal and vertical wood siding and stucco. The southeast (main) elevation presents as five sections. The left is a front-gabled single-car-width garage clad in horizontal wood siding. A short enclosed breezeway clad in horizontal wood siding connects the garage to the house. The breezeway contains a simple wooden entry door sheltered beneath a side-entry porch. The next section of the house projects approximately 3 feet from the central block and is clad in stucco. The central block of the house is distinguished by a partial-width broad-entry porch and is clad in vertical wood siding. The last section of the house (to the far right) is on the same plane as the central block and is distinguished by a large brick eave-wall chimney, and is clad in horizontal wood siding. The integral porch has a painted concrete slab foundation accessed from a front walkway by a single step, with three 4 X 4 in. wooden posts supporting the roof. Fenestration on the primary elevation is irregular and contains a single-car-width sectional garage door, a one-over-one wood-frame window, an simple wooden entry door, a bay window in the projection, paired six-over-one windows, a main entry door obscured by a security screen, and two six-over-one windows flanking the brick chimney. A large air conditioning unit is mounted in the center of the roof.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to northwest), 7/5/17, Photo # IMG_3316

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1940 (Butte County Assessor)

*P7. Owner and Address:

CSU Chico
 400 West First Street
 Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)

Dudek, Sarah Corder, MFA
 38 North Marengo Avenue
 Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

PRIMARY RECORD

Primary # _____

HRI # _____

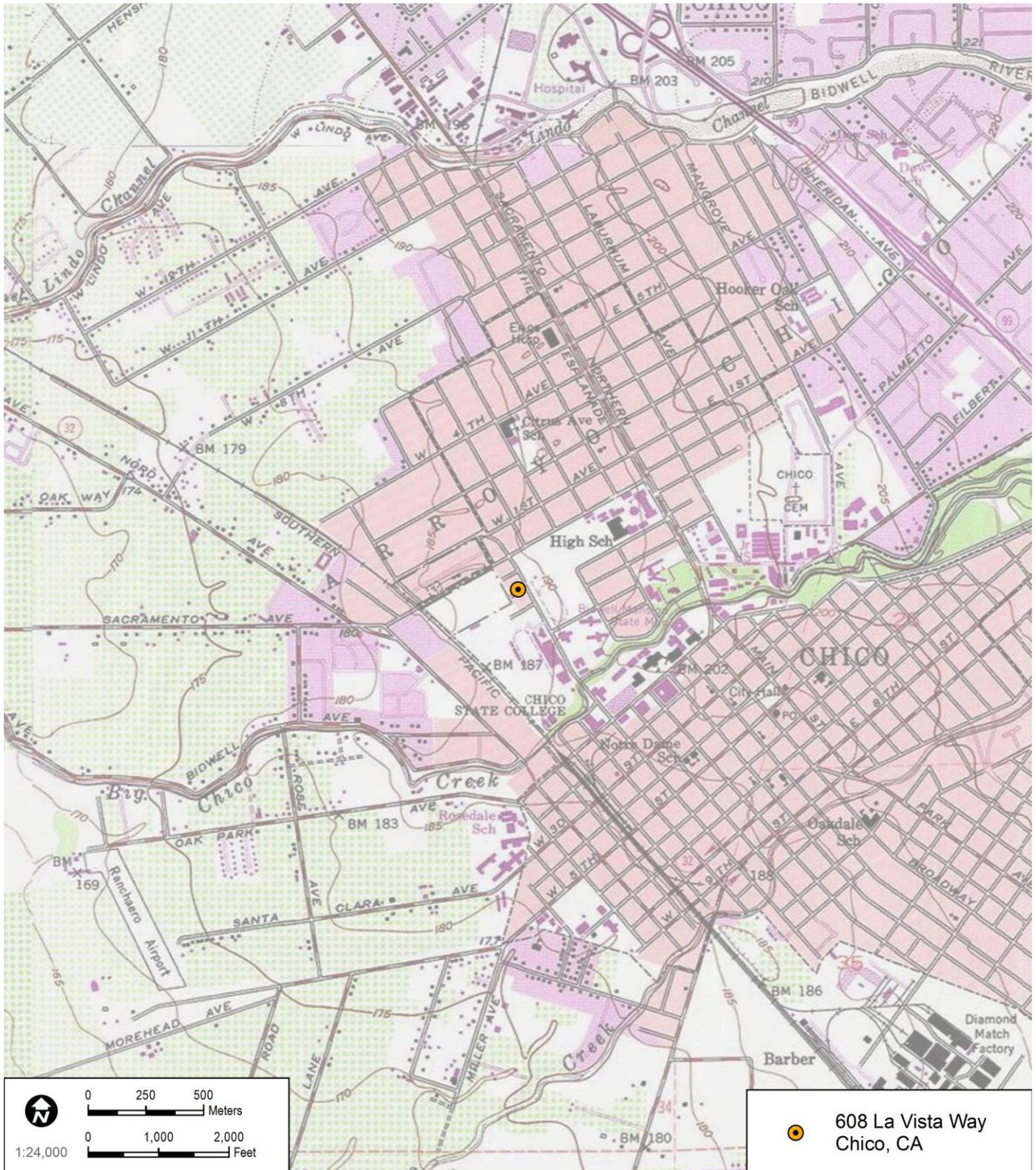
Trinomial _____

Page 2 of 12

Resource Name or #: (Assigned by recorder) _____

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 608 La Vista Way

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

According to Butte County Assessor records, the residence was constructed in 1940; however, no original building permit was found. The following CCBP was found for the property: installation of new roof-mounted 3-ton HVAC unit in 1997 (CCBP #97-00192). The building permit folder also contained a service request from 1974 for tree trimming (CCBP #1929) and a code violation in 2002 for illegal dumping of tree trimmings. Observed alterations to the house from unknown dates include additions to the south of the house with an enclosed breezeway, a garage, reconfiguration of entry points on the south side of the main elevation, and addition of security door on main entry door.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research found the following people associated with the property:

- 1945 – Henry E. and Mabel Wiest, vice president of North Valley Tractor and Equipment Company
- 1948–1950 – Donald J. and Kathleen Quinn, secretary of the Chico Chamber of Commerce
- 1953–1956 – Henry E. and Frances L. Wiest, driver for Chico Wood Products
- 1958 – Clinton E. and Patricia Walden, drapery installer for Chico Carpet and Draperies
- 1960 – Eugene McElroy, salesman
- 1961 – Frances Ramsdell
- 1962 – Henry Wiest
- 1963–1980 – Sidney Shnayer, teacher at Chico State
- 1997 – John Jeffries
- 2002 – Fraser and Mary Panerio Page et al.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Sarah Corder

*Date of Evaluation: 7/5/17

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Source: Google Earth



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. Poor image quality resulted in limited information about the building, which should be visible in 1941 given its 1940 date of construction. The 1947 and 1969 aerial photographs indicate that there is increased development in the area, and there is an irregular-shaped building located on the parcel associated with 608 La Vista Way. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

BUILDING, STRUCTURE, AND OBJECT RECORD

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

BUILDING, STRUCTURE, AND OBJECT RECORD

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1940 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, variety of cladding, asymmetry in the façade, large chimney), the building exhibits substantial alterations, including additions to the south of the house with an enclosed breezeway, a garage, reconfiguration of entry points on the south side of the main elevation, addition of a security door at the main entry point, and the addition of rooftop air conditioning unit. The result it is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1940. The building represents a common residential house form that was popular throughout the United States during World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

BUILDING, STRUCTURE, AND OBJECT RECORD

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including construction of an addition, reconfiguration of entry points on the main elevation, addition of rooftop air conditioning unit, and addition of a security door to the main entry point. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including an addition to the south of the house, reconfiguration of entry points, addition of a rooftop air conditioning unit, and installation of a security door. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship. **Feeling:** Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 608 La Vista Way

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: 615 La Vista Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 615 La Vista Way

City:

Zip:

d. UTM: Zone:10S ; 598420.80 m E/ 4398658.78 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-120-016-000. The subject property is located on the south side of La Vista Way between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1947 facing onto La Vista Way. The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof sheathed in composition shingles and featuring a decorative scallop trim below the fascia. The northwest (main) elevation presents as two sections: a left (northeast) section set back approximately 4 feet from the central block of the house that features a single-car-width garage, and a central block of the house that contains the offset main entrance. The front entrance is located beneath a shed roof extension and sits atop a concrete slab foundation accessed from a front walkway by two steps. The porch roof is supported by one wooden knee bracket. The other bracket appears to be missing, which is causing structural failure of the porch roof. Fenestration across the primary elevation is irregular and contains a single-car-width sectional garage door, paired one-over-one vinyl replacement windows, a replacement paneled entry door with divided fanlight detail, and two paired one-over-one replacement windows.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to southeast), 7/5/17, Photo # IMG_3348

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1947 (Butte County Assessor)

*P7. Owner and Address:

CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)

Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

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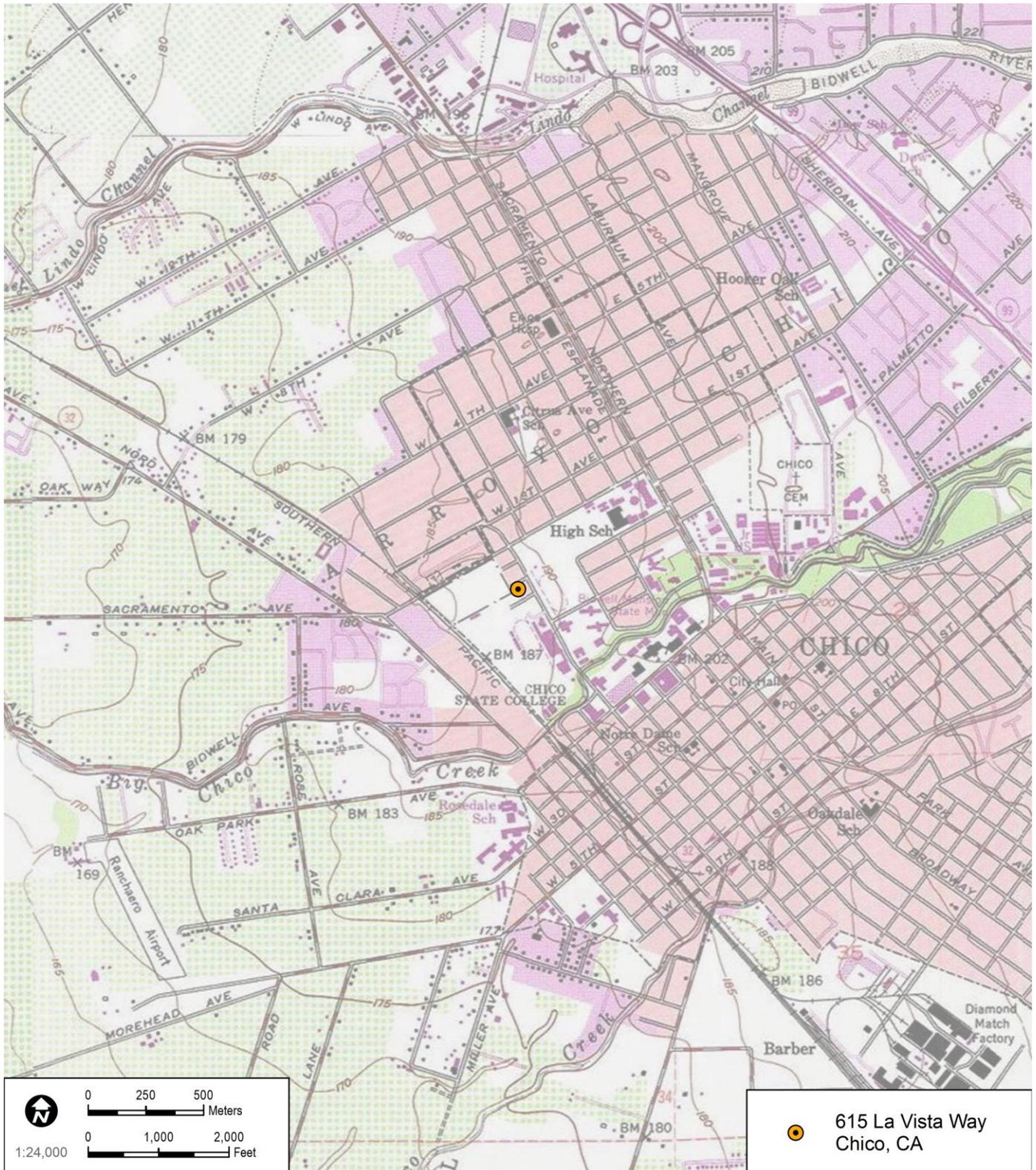
Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Map Name: Chico

*Scale: 1:24,000

*Date of Map: 1978



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there is increased development in the area, including a rectangular building on the parcel associated with 615 La Vista Way, which is consistent with the 1947 date of construction. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and

BUILDING, STRUCTURE, AND OBJECT RECORD

development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/1 (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For this reason, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

BUILDING, STRUCTURE, AND OBJECT RECORD

Criterion C/β (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, attached garage), the building exhibits substantial alterations, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. The result it is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/Δ (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Integrity:

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, replacement garage door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.
Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.

<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 7 of 11

*Resource Name or # (Assigned by recorder) 615 La Vista Way

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 629 La Vista Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 629 La Vista Way

City:

Zip:

d. UTM: Zone:10S ; 598396.24 m E/ 4398642.36 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-120-015-000. The subject property is located on the north side of La Vista Way between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1947 facing onto La Vista Way. The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof covered with composition shingles. The northwest (main) elevation presents as three sections: a left (eastern) section set back approximately 4 ft. from the main body of the house accessed by a concrete driveway, a central section with an entry porch in the cross-hip roof, and a right (western) section projecting approximately 4 ft. from the central section. The porch has a painted concrete slab foundation and is accessed from a front walkway by a single step, with a single 4 X 4 in. wooden post supporting the roof. The porch also features a simple wood railing and raked detailing on the fascia. Fenestration across the elevation is irregular and consists of a replacement entry door in the eastern recessed section, a one-over-one wood frame window, a large fixed picture window with diagonal wooden shutters, a paneled main entry door, and a two-over-two wood frame window on the right projection.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to southeast), 7/5/17, Photo # IMG_3351

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1947 (Butte County Assessor)

*P7. Owner and Address:
CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)
Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

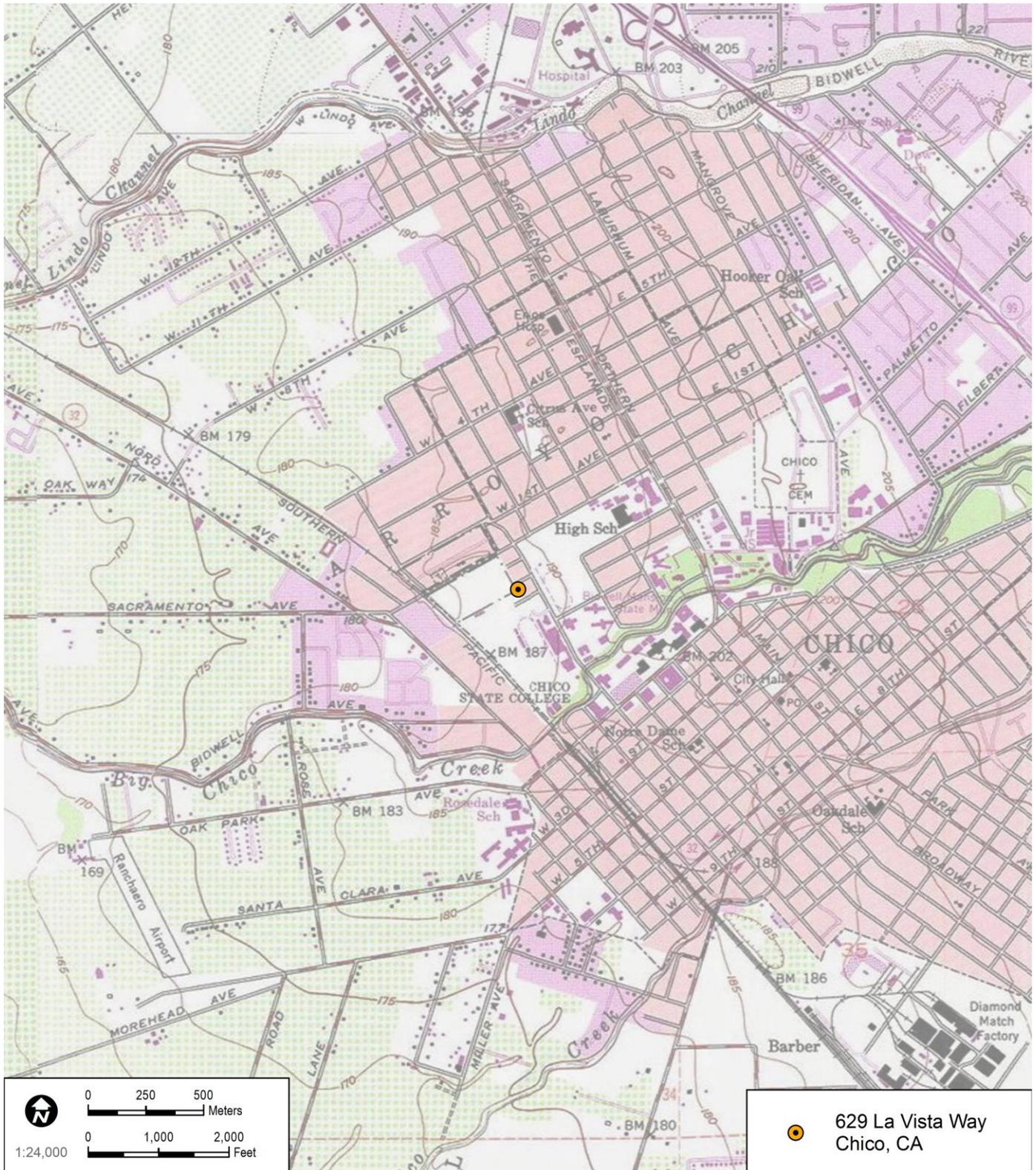
HRI # _____

Trinomial _____

Page 2 of 12

Resource Name or #: (Assigned by recorder) _____

- *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there was increased development in the area, and construction activity at 629 La Vista Way suggests that the house was in the process of being built, which is consistent with the 1947 date of construction. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, use of large picture-style windows), the building exhibits substantial alterations, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. The result it is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by development of CSU Chico, as indicated when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, replacement roofing, and addition of a rooftop air conditioning unit. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 4 of 12

*Resource Name or # (Assigned by recorder) 629 La Vista Way

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: 630 Stadium Way

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 630 Stadium Way

City: Chico

Zip: 95926

d. UTM: Zone:10S ; 598337.23 m E/ 4398750.89 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-120-009-000. The subject property is located on the north side of Stadium Way between the CSU Chico campus to the west and Warner Street to the east.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1947 facing onto Stadium Way. The one-story building is irregular in plan with horizontal wood siding and gabled roof covered in composition shingles. The single-car garage contains a low-pitched front-gabled roof with narrow eaves clad in composition shingles. The garage is connected to the main house via a short breezeway. The left (southern) section is recessed approximately 6 feet from the main body of the house that is distinguished by an entry door with concrete stoop. The center section projects approximately 4 feet forward and is distinguished by an integral covered porch. The right (northeastern) section is slightly recessed from the projection and features a set of paired windows. The front door is oriented perpendicular to the main elevation, facing south onto the porch. The floor of the porch is concrete and is accessed from a front walkway, with two 4 X 4 in. painted wood posts supporting the roof. Fenestration across the primary elevation is irregular, containing a modern entry door, a one-over-one wood window, a large tripartite picture window with a fixed center pane flanked by two sliding windows, and a set of paired single lite windows.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to northwest), 7/5/17, Photo # IMG_3532

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1947 (Butte County Assessor)

*P7. Owner and Address:

CSU Chico

400 West First Street

Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)

Dudek, Sarah Corder, MFA

38 North Marengo Avenue

Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

DPR 523A (1/95)

*Required information

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

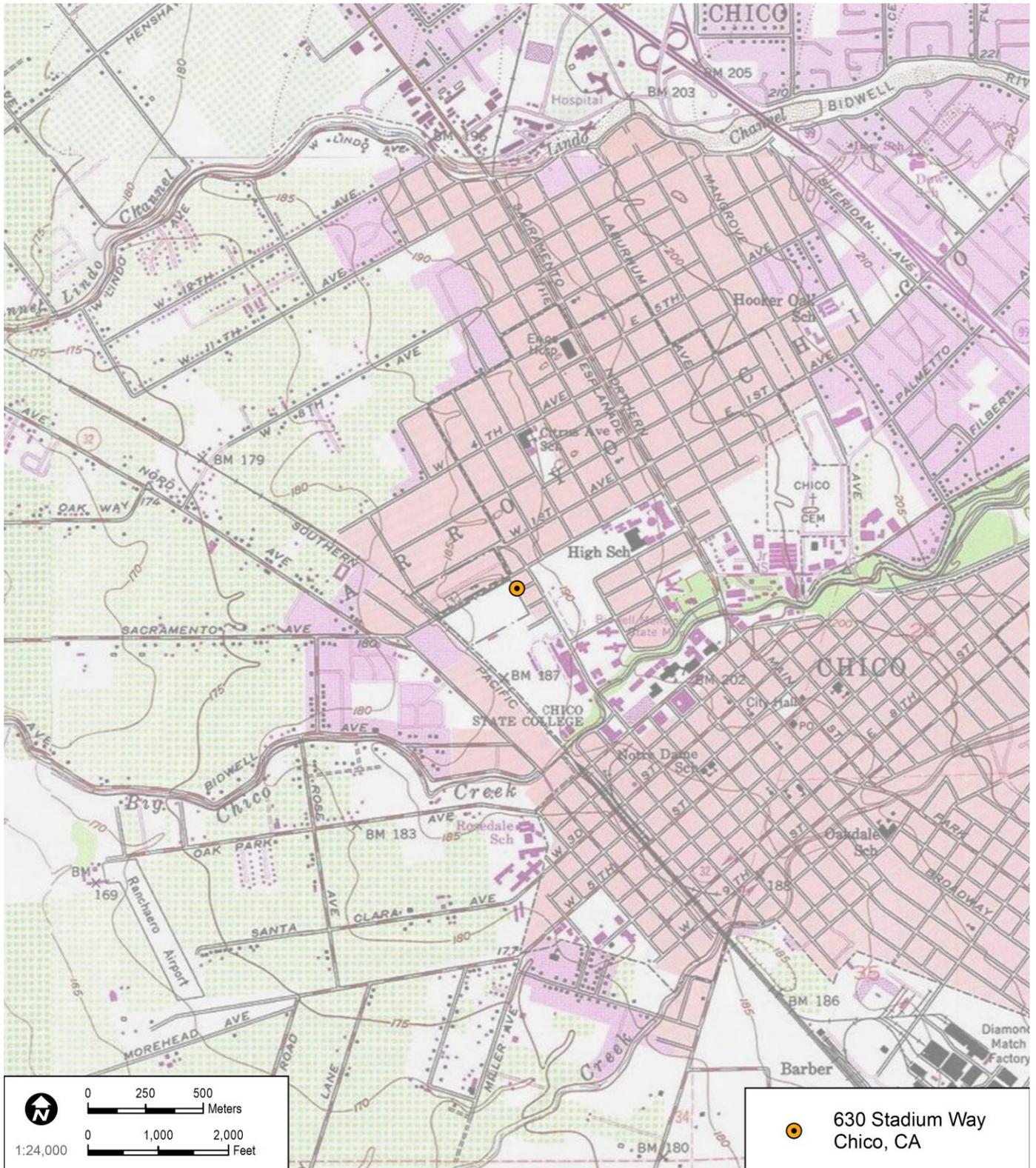
HRI # _____

Trinomial _____

Page 2 of 15

Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 630 Stadium Way

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1947 (Butte County Assessor). The following City of Chico Building Permits (CCBPs) were found for the property: construction of a 9 X 14 ft. addition to rear of house in 1950 (CCBP #9969); construction of an addition to the end of the garage in 1950 (CCBP #9969); construction of a television antenna in 1954 (CCBP #00446); construction of a television antenna in 1955 (CCBP #74); kitchen remodel with movement of a window and addition of drain board in 1955 (CCBP #307); plumbing work in 1956 (CCBP #449); addition of family room, addition of a serving room, and modifications to a bathroom in 1956 (CCBP #961); construction of an addition in 1957 (CCBP #702); addition of a swimming pool in 1959 (CCBP #2266); remodel in 1966 (CCBP #2557); a reroof in 1981 (CCBP #1225); repairs due to fire damage in 1981 (CCBP #1366); electrical work in 1988 (CCBP #7949); sewer lateral repair in 1999 (CCBP #411075); and a reroof with composition shingles in 2005 (CCBP #05-00224). Observed alterations to the house with unknown dates include replacement windows and door.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research found the following people associated with the property:

- 1948 – Evelyn McKenzie
- 1950–1958 – Earl and Wandalee Dohrn, service station manager and Dohrn’s Shell Service
- 1960–1975 – William Hutchinson, writer
- 1980–1988 – Michael Vaupel
- 1990 – Corbs Gorath, student
- 2005 – Frederick and Jessalyn Gorath
- 2007 – Robert Ciapponi

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Sarah Corder

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
Source: Google Earth



CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 630 Stadium Way

Recorded By: Sarah Corder

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*Date of Evaluation: 7/5/17

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. In 1941, the intersecting streets of Brice Avenue, La Vista Way, and Stadium Way are not visible. The 1947 aerial photograph indicates that there is increased development in the area, including an irregular shaped residence on the corner of Warner Avenue and Brice Avenue, which is consistent with the 1947 date of construction for 630 Stadium Way. By 1947, the intersecting streets of Brice Avenue, Stadium Way, and La Vista Way are visible. The remaining years of historic aerial photographs offer limited information, since the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

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A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

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The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/I (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-

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duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Only one name warranted further research: William Henry Hutchinson (also known as "Old Hutch"). See Section 2.2, above, for more information.

Following NRHP Guidance for Criterion B (Boland n.d.; NPS 1990), it is important to first assess the importance of Old Hutch in relation to the historic context. Archival research reveals that Hutchinson is significant within the local context of CSU Chico, with a period of significance from 1960 to 1976. This period captures the time when he lived at residence, his tenure as a full-time professor at CSU Chico, and publication of perhaps his most important book. For the subject property to be eligible under this criterion, it must be shown that Hutchinson gained importance while occupying the subject property.

Permit records and City directories confirm that Old Hutch lived at the residence on Stadium Way from at least 1960 through 1976, although it is very likely that he lived at the home until at least 1978 when he retired as a professor. This is further evidenced by the fact that the next owner did not occupy the property until 1980. Research indicates that his time at the subject property overlaps some of his most important contributions to Chico and CSU Chico. Hutchinson was a professor of California and Western History at CSU Chico from 1953 through 1978 (he became a full-time professor beginning in 1964). He earned his Master's Degree in History from CSU Chico in 1961. In 1965, he was voted "Best Californian" by the Common Wealth Club. Hutchinson received the Chico State Distinguished Teacher Award in 1968, and was labeled an Outstanding Professor in the CSU system in 1977. His Pulitzer Prize-nominated book *Oil, Land, and Politics: The California Career of Thomas R. Bard* was published in 1966 (Watkins et al. 1990).

Hutchinson also authored numerous books prior to his residency at Stadium Way, including his 1946 edits to a collection of previously unpublished works by Eugene Manlove Rhodes, *The Little Waddies*. Hutchinson edited other writings of Rhodes, including *The Rhodes Reader* (1957) and *The Line of Least Resistance* (1958). Hutchinson completed his first biography on Rhodes in 1956, titled *A Bar Cross Man*.

It is also necessary to ascertain the length of time and nature of Hutchinson's association with the subject property. Old Hutch lived at the subject property from at least 1960 through 1976 (very likely until 1978), and he continued to live in Chico until his death in 1990. The subject property was his primary residence during that time, and he shared it with his wife Esther Ethel Ormsby (1908–1990), also known to locals as "Red." City directories from 1960 and 1976 verify that Old Hutch and Red lived at the subject property. Census records also provide a timeline of Hutchinson's other residences throughout his life, including his home in Denver, Colorado (beginning with his birth in 1911); a short stint in Eastland, Texas, in the 1920s; a return to Denver in the 1930s; working as a chief purser on passenger vessels during the Great Depression; serving as a lieutenant commander in the U.S. Maritime Service during World War II (California State Library 1998); and a residence in San Francisco, California, in the 1940s (although he was at sea for several years). After his time at the subject property, he moved to another residence in Chico in 1980 located at 1611 Spruce Avenue, north of CSU Chico. In consideration of Hutchinson's productive life as a writer and a professor, the subject property is the most relevant.

Hutchinson's local significance is more closely aligned with the recent history of CSU Chico than any broader associations with the City of Chico. Although Hutchinson lived at the subject property during his time as a professor and writer, the property itself does not convey his importance to CSU Chico, nor can it be directly tied to his important publications. Although Hutchinson published arguably his most important work while living at the subject property, this significance is not conveyed by the property. It is also unknown where Hutchinson did most of his writing and research. Further, none of the local historians or faculty interviewed about

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the Hutchinson house drew any important connections between the man and the property. Further, after his retirement, CSU Chico dedicated the courtyard between Trinity Hall and Kendall Hall in his honor on June 11, 1979. Labeled with wooden signage as "W.H. Hutchinson/Old Hutch's Plaza," the plaza is a place strongly associated with Hutchinson, as students and faculty have fond memories of him sitting on a specific bench in the courtyard enjoying the environment or chatting with students (CSUC 2016). An off-campus residence such as the subject property is less closely associated with his important contributions to CSU Chico and his work as a respected local historian and author.

The subject property itself has integrity issues. Although the subject property's exterior retains requisite integrity to the period of significance, the property's interior has been altered since Old Hutch and Red occupied it. It appears that the Hutchinsons added a swimming pool to the property when they first moved in, and remodeled the home in 1966. Building permit research indicates that repairs had to be made to the home after a fire in 1981, although the extent of interior repair/alteration is unclear.

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In consideration of the information presented here, it does not appear that the subject property meets the high burden of proof required under this criterion, as Hutchinson's important contributions as a professor and writer are much more closely aligned with the CSU Chico campus than the off-campus home he shared with his wife. Further, the subject property does not contain specific features or elements that convey Old Hutch's significance, and its integrity has been altered since the couple vacated it. Finally, the home has not been identified as important by the local historians and faculty who knew him. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C~~β~~ (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1947 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, gabled roofline), the building exhibits alterations, including replacement windows, replacement door, and replacement roofing. The result is an altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D~~A~~ (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1947. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. As discussed in consideration of NRHP/CRHR Criterion B/2, W.H. Hutchinson's important contributions as a CSU Chico professor and writer are much more closely aligned with the CSU Chico campus than the off-campus home he shared with his wife. Further, the subject property does not contain specific features or elements that convey his significance, and its integrity has been altered since the property was vacated by the Hutchinsons in the late 1970s. Finally, the home has not been identified as important by the local historians and faculty who knew him. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a

CONTINUATION SHEET

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valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

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City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended as not eligible for listing under all City of Chico designation criteria.

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have compromised its integrity of design, including replacement windows, replacement door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no important associations with important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870-1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

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*Resource Name or # (Assigned by recorder) 630 Stadium Way

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

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*Resource Name or # (Assigned by recorder) 630 Stadium Way

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Watkins, T., Doyce B. Nunis Jr., Thomas R. Cox, and Don Bufkin. 1990. "News and Notes." *Western Historical Quarterly*. Vol. 21, No. 3 (Aug. 1990), pp. 405-408. Published by Oxford University Press. Electronic document: <http://www.jstor.org/stable/969746>.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 725 Warner Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 725 Warner Street

City: Chico

Zip: 95926

d. UTM: Zone:10S ; 598483.95 m E/ 4398599.74 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-130-011-000. The subject property is located on the corner of Brice Avenue and Warner Street.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a Ranch-style, single-family residence built in 1950 facing onto Warner Street. The one-story building is irregular in plan with horizontal wood siding and a cross-hipped roof sheathed in composition shingles. The northeast (main) elevation presents as three sections: a left (eastern) section that is part of the central block of the house, a center projection that projects approximately 6 ft. from the central block of the house and is distinguished by large corner windows, and a right (north) section that is part of the central block of the house and is distinguished by a partial-width broad entry porch. The integral porch has a concrete slab foundation accessed from a front walkway by a single step, with three 4 X 4 in. wooden posts supporting the roof. Fenestration across the elevation is irregular and contains a corner window on the east side of the elevation, two corner windows in the projection, an entry door with side light, and a tripartite picture window consisting of a single fixed pane with multiple side lights. All windows are wood framed.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to southwest), 7/5/17, Photo # IMG_3571

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1950 (Butte County Assessor)

*P7. Owner and Address:
CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)
Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

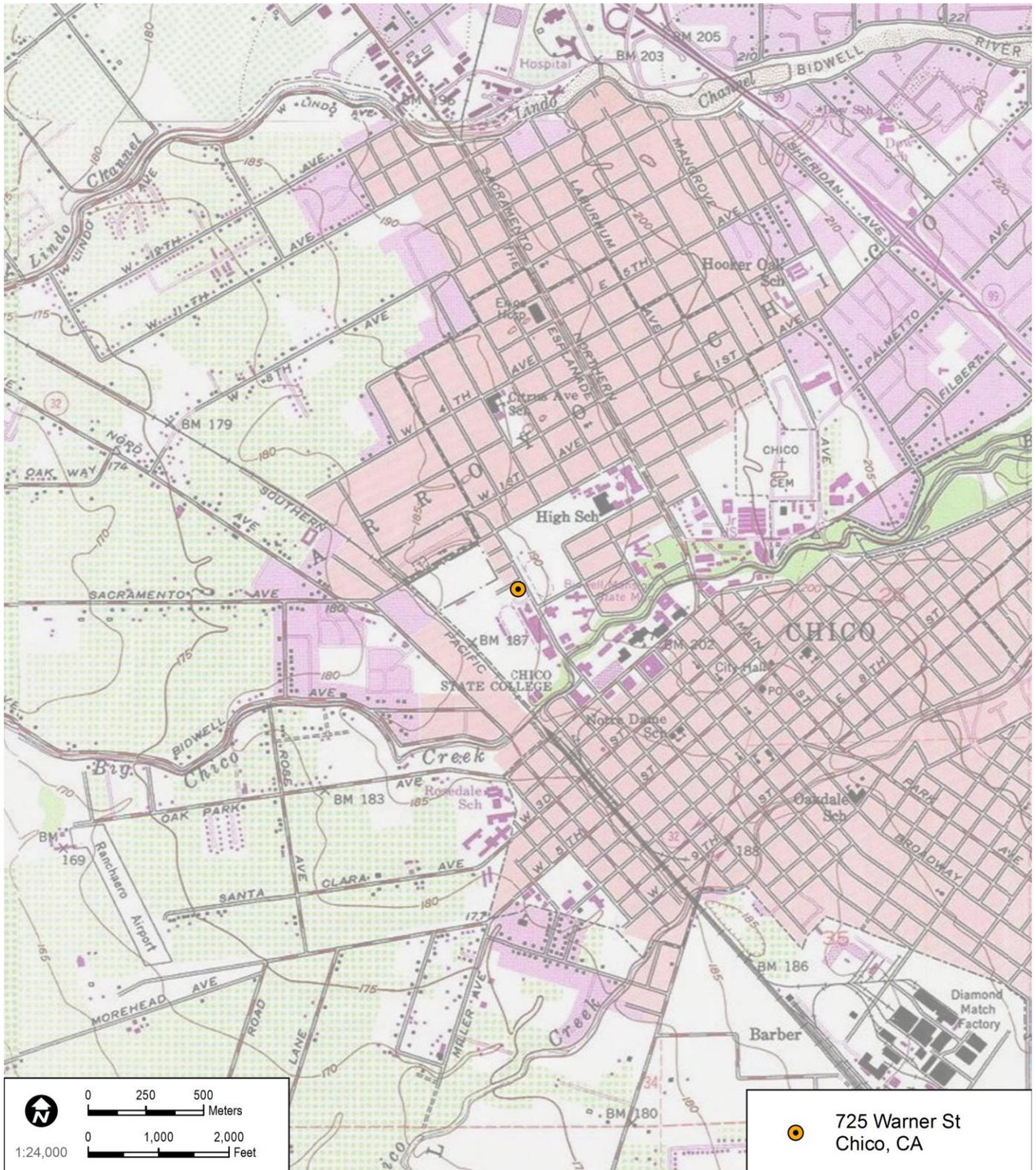
HRI # _____

Trinomial _____

Page 2 of 12

Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 725 Warner Street

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

*Date of Evaluation: 7/5/17

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

CONTINUATION SHEET

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Ranch Style (c. 1935–1975)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and use modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families. Following the war years, a new

era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

The Ranch house of the 1930s and 1940s maintained similar characteristics to newer versions, but small lot sizes in housing tracts made the concept of the rambling Ranch house almost impossible. In the 1950s, post-war prosperity combined with increased lot sizes made the larger and more recognizable Ranch house possible. The ability of the Ranch house to exist in different sizes and arrangements made it one of the most popular house choices throughout the United States across multiple social classes (Gottfried and Jennings 2009; Hess 2004; McAlester 2015).

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang
- Offset entry points causing asymmetry in the façade
- Focus on horizontal and rambling forms
- Focus on informality
- Entry points are typically placed under the roof overhang on the façade
- Use of large picture-style windows on the façade
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys
- Variety of exterior cladding, including brick and stone
- Attached garage, typically incorporated into the façade
- Front and rear yards
- Large rectangular blocks as the basis for plan design, as simply rectangular or a combination of rectangular blocks to create L, U, and T shapes

NRHP/CRHR Designation Criteria:

Criterion A/1 (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Criterion C β (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1950 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although the subject property retains the most basic elements of the Ranch style (i.e., one story in height, asymmetry in the façade, use of large picture-style windows), the building exhibits substantial alterations, including replacement windows, a replacement entry door, and replacement roofing. The result is a relatively altered and unremarkable example of a Ranch-style residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D~~A~~ (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

The subject property is a modest and altered example of a Ranch-style single-family residence constructed in 1950. The building represents a common residential house form that was popular throughout the United States following World War II due to the ability to mass produce materials and plans. It is not the first or the last Ranch-style residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common Ranch-style house that was popular throughout the United States in the years following World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of its style. It exhibits the most basic design features of the Ranch style, but is altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity:

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement windows, replacement entry door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. The surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement windows, replacement entry door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links to important events or people. Therefore, the building does not have integrity of association.

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.

<http://www.downtownchico.com/history-timeline.htm>.

Gottfried, Herbert, and Jan Jennings. 2009. *American Vernacular Buildings and Interiors 1870–1960*. New York: WW. Norton and Company.

Hess, Alan. 2004. *The Ranch House*. New York: Harry N. Abrams.

McAlester, Virginia Savage. 2015. *A Field Guide to American Houses*. New York: Alfred A. Knopf.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 11

*Resource Name or #: 899 Warner Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Butte

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Chico

Date: 1978 T 22N; R E; ¼ of ¼ of Sec 27; Mount Diablo B.M.

c. Address: 899 Warner Street

City: Chico

Zip: 95926

d. UTM: Zone:10S ; 598402.19 m E/ 4398739.78 m N (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN. 003-120-011-000. The subject property is located on the corner of Stadium Way and Warner Street.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a single-family residence built in 1939 facing onto Warner Street. Due to extensive alterations to the residence, the original architectural style cannot be determined. The one-story building is irregular in plan with replacement horizontal wood siding and a hipped roof sheathed in composition shingles. The northeast (main) elevation presents as two sections: the central block of the house, which features an offset entry point, and the right (northern) section, which features a large brick exterior eave wall chimney and is recessed approximately 4 feet from the central block of the house. The main point of entry features a poured concrete stoop clad with brick veneer and is accessed from a front walkway and curved two steps. The front entry is also accented by brick veneer detailing at-grade flanking the entry door and under a fixed wood frame picture window. Fenestration across the elevation is irregular and contains a one-over-one wood frame window, a simple wood entry door, the large picture window, and another window that is largely obscured by a tree on the north side of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Main Elevation (view to southwest), 7/5/17, Photo # IMG_3558

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1939 (Butte County Assessor)

*P7. Owner and Address:
CSU Chico
400 West First Street
Chico, CA 95929

*P8. Recorded by: (Name, affiliation, and address)
Dudek, Sarah Corder, MFA
38 North Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 7/5/2017

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Report for the College Park Demolition Project California State University, Chico, Butte County, California (Dudek 2017)

State of California — The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 11

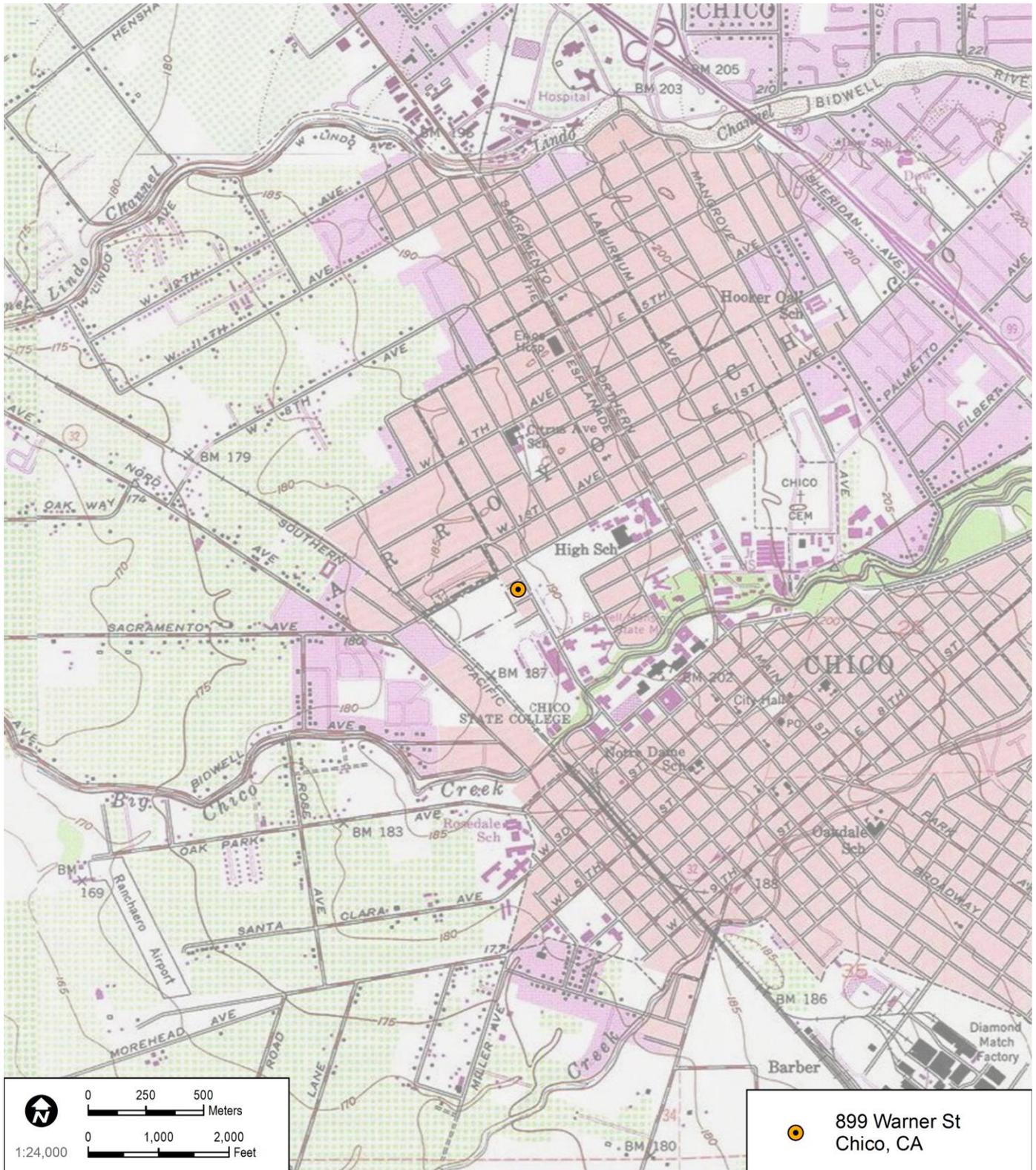
Resource Name or #: (Assigned by recorder) _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Map Name: Chico

*Scale: 1:24,000

*Date of Map: 1978



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 899 Warner Street

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. **Architectural Style:** Altered beyond recognition

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed in 1939 (Butte County Assessor). The following City of Chico Building Permits (CCBPs) were found for the property: electrical work in 1957 (CCBP #943); removal and replacement of old window sash in 1960 (CCBP #2861); repairs to composition shingle roof in 1973 (CCBP #8501); removal and replacement of existing siding on the house and garage in 1986 (CCBP #7989); replacement of windows in 1986 (CCBP #7989); electrical work, including new wiring in walls and new box, in 1986 (CCBP #8399); reroof with composition shingles in 1987 (CCBP #9457); and installation of a Payne heating and cooling unit in 1987 (CCBP #9497). Observed alterations to the house with unknown dates include a replacement entry door, addition of brick veneer detailing, and reconfiguration of openings on the main elevation.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:**

Area:

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Archival research found the following people associated with the property:

- 1940–1980 – Van and Alice Normoyle
- 1985–1987 – Sharon Wallace

Van Normoyle had a variety of occupations according to archival research, including salesman, manager of the Park Hotel, and restaurateur.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See Continuation Sheet

B13. **Remarks:**

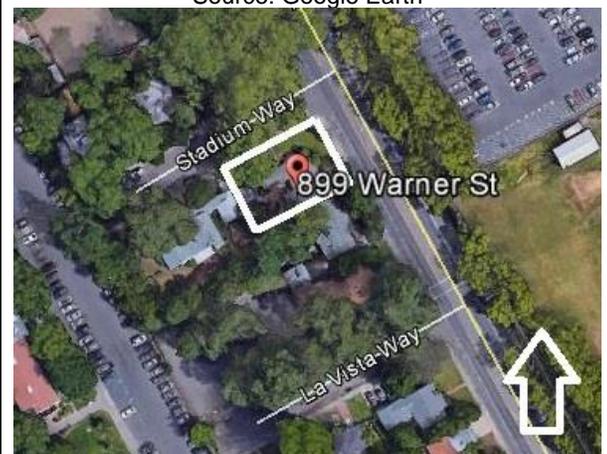
*B14. **Evaluator:** Sarah Corder

***Date of Evaluation:** 7/5/17

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Source: Google Earth



Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B10. Significance (Continued):**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for this property. All Sanborn maps for the City of Chico were reviewed, and the project area was not included on any of the maps. Historic aerial photographs were reviewed for the property from the following years: 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. In 1941, most of the area was not developed, with the exception of a few buildings on Warner Avenue. Poor image quality resulted in limited information about the subject property, which should be visible in 1941 given its 1939 date of construction. The 1947 aerial photograph indicates additional development in the area, including a building located on the parcel associated with 899 Warner Street. The remaining years of historic aerial photographs offer limited information because the house is largely obscured by trees (NETR 2017).

By the 1920s, Chico had taken steps to make itself a modern city with the creation of paved streets, increased suburban development, public parks, and the planning of State Highway 99. In the 1920s, the City paved streets and removed wooden sidewalks. Chico Historian Debra Moon's analysis of the Census information from 1900, 1910, and 1920 captures the essence of the City's growth in the early 20th century, and helps show a shift from a predominately agrarian community to a modern urban city (Moon 2003):

A 1920 census for Chico showed a population of 15,517. Chico had grown more than expected even through some rough times. The county's population at that time was 42.2 percent urban compared to 1910, when the population was 27.9 percent urban, and 1900 when it was only 15.34 percent urban.

Although the growth of the population contributed to this shift, there were other factors in the late 19th and early 20th centuries that helped to urbanize Chico. One such factor was the donation of Bidwell Park in 1905 by Annie Bidwell. The generous donation of more than 1,900 acres for use as a public park was a big step toward urbanization in Chico in the 20th century (Booth et al. 2005; DC 2017; Moon 2003).

Other steps toward urbanization included construction of the Chico Municipal Building in 1916, which helped to create a city plaza concept with the combination of the municipal building and the post office. Downtown businesses also took steps toward modernization and urbanization with the removal of wooden awnings and posts from their storefronts. Healthcare advancements in Chico led to the start of the Enloe Hospital in 1913, which began a series of healthcare center developments spanning the 20th century, resulting in the modern medical complexes seen in Chico today. The many steps toward modernization attracted not only businesses and people to Chico, but also movie productions, including Robin Hood, Gone with the Wind, Kane, Last of the Cowboys, Folly of a Life of Crime, and Alamo Charlie. However, modernization and urbanization did not result in the goal for Chico of being the new county seat for Butte County in the 1914 county seat race (Booth et al. 2005; DC 2017; Moon 2003).

Like other cities in the United States, advancements in aviation had a profound effect on Chico. In 1935, the City acquired land located immediately north of town to create a municipal airport. However, these plans were sidelined by World War II, since the War Department decided to lease the airport land for establishment of an Army Corps base. The decision by the War Department to lease the airport land was significant to residential and commercial development patterns of Chico, since it brought new people to the area for employment and training. At the height of its use, the Army base employed 4,000 people, and thousands of people received basic training or support training at the facility. The base continued in its operation until 1945, after which many of the people employed and/or trained at the base chose to make Chico their permanent home. To support this population boom, houses needed to be constructed quickly and cost effectively, so popular styles like the Ranch house became a feasible option (Booth et al. 2005; DC 2017; Moon 2003).

Development and increased suburbanization continued in Chico in the late 1940s and 1950s, and by 1961, an article from the San Francisco Examiner captured the essence of mid-20th century development in Chico (SFE 1961):

CONTINUATION SHEET

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

A tour of the city and its outskirts displays the growth of subdivisions, the establishment of shopping centers and the construction of factories for light industry.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

The increased population also facilitated the need for churches, schools, service stations, and infrastructure improvements such as additional stoplights and parking meters. Historic aerial photographs from the 1940s show that neighborhoods were being plotted for increased residential developments, especially in the College Park area (Booth et al. 2005; DC 2017; Moon 2003; NETR 2017). Another important institution growing throughout the first half of the 20th century was CSU Chico. Population increases, steps toward modernization, improvements in transportation, and the close of World War II were all significant to the growth and development of the City and CSU Chico. Development of the City and CSU Chico ran parallel to each other, and influenced larger patterns of residential, cultural, and economic development (Booth et al. 2005; Moon 2003).

NRHP/CRHR Designation Criteria:

Criterion A/1 (Events)

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject property is one of many single-family residences from approximately the same period of construction (1930s–1950s), and no historical associations or patterns of development were identified. Residential development in Chico followed industrial development with the rise of companies like the Diamond Match Company. Establishment of the Chico Army Air Field in the early 1940s created an increased military presence in Chico in the years leading up to World War II, which had a direct effect on residential development in Chico during and after the war. During the war, housing was needed for active-duty service members and their families. Following the war, housing was needed for returning service members who were ready to settle down and start families in Chico, and for service members who chose to stay in Chico following closure of the Air Field in 1945. These patterns of development were seen across the United States in the years leading up to and following World War II, when industry began to boom and residential development became a priority to house a growing post-war population. Due to a lack of significant associations with events important to history, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2 (Persons)

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to indicate any associations with significant persons. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3 (Architecture)

To support a rapidly growing population in the years surrounding World War II, builders in Chico turned to one of the most popular architectural styles of the time, the Ranch style. The subject property was constructed in 1939 when Chico (and much of the United States) was experiencing a residential boom in response to local industrial and military-related growth. Although it is likely that the subject property was originally constructed as a Ranch-style house, all character-defining features of any architectural style have been lost. The result is a heavily altered and unremarkable example of a vernacular residence. Archival building permit research did not identify the name(s) of the original builder or architect, but the building is not likely to be the work of a master architect or important creative individual. Finally, the subject property does not appear eligible as a contributor to a historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4 (Information Potential):

There is no evidence to suggest that this property has the potential to yield information important to state or local history, nor is it associated with a known archaeological resource. Therefore, the property is recommended not eligible under NRHP/CRHR Criterion D/4.

California Historical Landmark Designation Criteria:

In consideration of the subject property's history and requisite integrity, Dudek finds the property not eligible for designation as a CHL based on the following significance evaluation and in consideration of CHL eligibility criteria.

The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

The subject property is a modest and heavily altered vernacular single-family residence that was constructed in 1939. The building represents a common residential house form that was popular throughout the United States during World War II due to the ability to mass produce materials and plans. It is not the first or the last vernacular residence to be constructed in Chico, nor is it a significant example of its type. The subject property is not known to be the work of an important architect, builder, engineer, or designer, nor was it built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

Associated with an individual or group having a profound influence on the history of California.

All owner and occupant names identified with the subject property were researched for possible significance. Archival research failed to reveal any associations with significant individuals from the past. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The building represents a common vernacular house that was popular throughout the United States in the years during World War II due to the ability to mass produce materials and plans. The subject property is not a prototype or outstanding example of a particular style. It is heavily altered from its original form and cannot be considered a valuable example of the style. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Therefore, the subject property is recommended not eligible for listing as a CHL under this criterion.

City of Chico Criteria:

City of Chico historic resource designation criteria closely follow those of the NRHP and CRHR with regard to consideration of important events, people, and architectural merit. Based on the NRHP/CRHR/CHL criteria discussion above, the subject property is recommended not eligible for listing under all City of Chico designation criteria.

Integrity:

Location: The building is sited on the original location of construction in its original orientation. Therefore, the subject property retains integrity of location.

Design: The building was subjected to several alterations over time that have significantly compromised its integrity of design, including replacement siding, entry reconfiguration, replacement windows, replacement entry door, and replacement roofing. Therefore, the building does not maintain integrity of design.

Setting: Although the subject property maintains its original property boundaries, the surrounding areas have changed significantly over time. However, the surrounding area's integrity was compromised by CSU Chico development, as noted when comparing the 1969 historic aerial photograph to the 1998 historic aerial photograph. In 1969, there are large open parcels of land to the south and west of the neighborhood, but by 1998, there is significant development on these large parcels, including large campus buildings, access roads, and parking lots. Additionally, the areas to the south and west are now heavily landscaped and pedestrianized (NETR 2017). Therefore, the property's integrity of setting is present but is diminished by development in and around the CSU Chico campus.

Materials: Numerous alterations to the house have compromised the property's material integrity, including replacement siding, entry reconfiguration, replacement windows, replacement entry door, and replacement roofing. All of these alterations introduced new materials to the subject property that were not part of the original design. Therefore, the building does not maintain integrity of materials.

Workmanship: Similar to the issue with materials, the physical evidence of a craftsman's skills in constructing the original building was compromised by the exterior alterations to the building. Therefore, the building no longer retains its integrity of workmanship.

Feeling: Alterations made to the subject property and the surrounding residential neighborhood have impacted the building's ability to convey its historic sense of post-World War II residential development in Chico. Therefore, the property no longer retains its integrity of feeling.

Association: The property has no direct links with important events or people. Therefore, the building does not have integrity of association.

CONTINUATION SHEET

Recorded By: Sarah Corder

***Date:** 07/05/2017

Continuation Update

In summary, the subject property appears not eligible under all NRHP, CRHR, and CHL designation criteria. Further, the property exhibits diminished integrity of setting, feeling, and association, and no longer retains integrity of design, materials, or workmanship. Consequently, the property does not maintain requisite integrity to warrant listing in the NRHP or CRHR, or as a CHL.

Recorded By: Sarah Corder

*Date: 07/05/2017

Continuation Update

***B12. References (Continued):**

Booth, Edward, John Nopel, Keith Johnson, and Darcey Davis. 2005. *Images of America Chico*. Charleston, South Carolina: Arcadia Publishing.

Chico City Directories Various Years.

DC (Downtown Chico). 2017. "History Timeline of Downtown Chico." Accessed July 31, 2017.
<http://www.downtownchico.com/history-timeline.htm>.

Moon, Debra. 2003. *Chico, Life and Times of a City of Fortune*. Charleston, South Carolina: Arcadia Publishing.

NETR (National Environmental Title Research). 2017. Historic aerial photographs dates 1941, 1947, 1969, 1998, 2005, 2009, 2010, and 2012. Accessed August 31, 2017. <https://www.historicaerials.com/viewer#>.

SFE (San Francisco Examiner). 1961. "Chico – A Memorial to a Courageous Pioneer." *San Francisco Examiner*. August 13, 1961.

APPENDIX C
Response to Comments

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COMMENTS AND RESPONSES TO COMMENTS

On November 1, 2017, the California State University Chico (CSU Chico) campus circulated for public review a Draft Initial Study/ Mitigated Negative Declaration (IS/MND) for the College Park Demolition Project (“Project”). As required by Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, the IS/MND was circulated for a minimum of 30 days. The comment period closed on November 30, 2017. CSU Chico received seven comment letters on the IS/MND. Section 15074(b) of the CEQA Guidelines requires the decision-making body to consider the IS/MND and comments received on it prior to considering the project for approval. Responses to comments are not required by CEQA, although responses may be provided at the discretion of the lead agency. The CSU Chico campus has prepared responses to comments received on the IS/MND.

Comments were received during the public review period from the following:

- Letter A: Mechoopda Indian Tribe of Chico Rancheria
- Letter B: Mansion Park Neighbors
- Letter C: Mark Woodson
- Letter D: Butte County Air Quality Management District
- Letter E: Central Valley Regional Water Quality Control Board
- Letter F: Sharon Wallace

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Mechoopda Indian Tribe of Chico Rancheria



11/15/2017
Sandra Beck
California State University, Chico
Planning, Design, & Construction
400 West First Street
Chico, CA 95929-0018

Re: College Park Demolition Project

Dear Sandra:

The Mechoopda Indian tribe of Chico Rancheria, California (Tribe) is in receipt of your letter dated, 11/2/17, regarding the above referenced project.

This letter is to confirm that the Tribe has no comments and does not require consultation with regard to the project based on information currently known at this time. Though we have no specific comments at this time, should any new information or evidence of human remains or habitation be discovered as the project progresses, we request that you contract us immediately. We do have a process to assess and protect cultural and historical resources of significance to the Tribe.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the Chico Sates process.

Nothing herein should be construed to be a waiver or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact Kyle McHenry at Kmchenry@mechoopda-nsn.gov or 530-899-8922.

Sincerely,

Kyle McHenry
Tribal Historic Preservation Officer
Mechoopda Indian Tribe

A-1

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Response to Comment Letter A

Mechoopda Indian Tribe of Chico Rancheria

November 15, 2017

Response A-1:

The Tribe states that it has no comment at this time and does not require consultation. The Tribe further requests that they be kept informed of any new information or evidence of human remains. The University will notify the tribe of any new information, including evidence of human remains.

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Mr. Robbi Stivers
Vice President for Business and Finance
California State University, Chico
400 West First Street
Chico, CA 95929-0018

November 17, 2017

Subject: CSU Chico CEQA Notice – Draft Initial Study/Mitigated Negative Declaration – COLLEGE PARK DEMOLITION PROJECT

Dear Mr. Stivers,

Thank you for the opportunity to review the Draft Initial Study/Mitigated Negative Declaration – COLLEGE PARK DEMOLITION PROJECT (“Project”). As residents of the adjacent Mansion Park neighborhood, we value the outreach and opportunity to comment on the document.

CSU Master Plan - Guiding Principles

1. Respect for Community Values and History
2. Preservation of Current CSU Chico Campus Character
3. Maintain the Residential Character of Campus
4. Prepare for Long Term Development of Campus

In 2005, the University prepared and adopted a Master Plan. The document included a set of guiding principles¹ which are a cornerstone of the Plan and were intended to guide future development of CSU facilities in Chico.

Unfortunately, the proposed Project is inconsistent with and in fact conflicts with most of these principles. A more thoughtful and well-integrated plan should be developed to preserve the unique and pleasant character of the school and surrounding community, and to assure the environment is not adversely affected.

¹ <http://www.csuchico.edu/pdc/documents/Master-Plan/master-plan-presentation.pdf>

The Master Plan specifies new housing and a fully self-contained parking structure in the Project location as illustrated below. These features, as described, fully integrate with the community and surrounding neighborhoods. In contrast, the Project as proposed is void of the structures, landscaping and other architectural features found within CSU’s Plan and diminishes the character of the Mansion Park and Avenue neighborhoods.



Figure 1: Development Proposed in Approved Master Plan



Figure 2: Proposed Project: Gravel Parking Lot

B-2

The Draft Initial Study utilizes the 2005 Master Plan EIR along with mitigation measures as the basis for a Negative Declaration. In their Study, CSUC states: *“The project conforms to the Master Plan building program and, therefore, the CEQA analysis for the project will be tiered to the 2005 Master Plan EIR”*. The approach is seriously flawed, as the project bears no resemblance to the level of development described within the EIR. As approved, the 2005 Master Plan EIR cannot be used by this project for a tiered Mitigated Negative Declaration. To do so ignores substantial changes to the environment not fully described within the EIR and violates California Environmental Quality Act (“CEQA”) requirements detailed within 14 CCR 15152(f).

Further, the Project is identified as an “interim measure” but does not identify additional details related to the duration of this interim measure, or what will ultimately replace it. Failure to describe anticipated future projects at this site is a violation of CEQA 14 CCR 15355 since the Draft Initial Study does not address cumulative impacts.

B-3

Within the document, the University states that one of their objectives is to “Promote facilities that minimize aesthetic and functional conflicts with neighboring uses and facilities”². The Project does not blend with the aesthetic and functional characteristics of the neighboring properties, and in fact introduces significant new and undesirable visual and environmental attributes not included within the report. These include loss of landscaping, including mature

B-4

² http://www.csuchico.edu/pdc/documents/CollegeParkDraft_IS-MND.pdf, pg 8

trees, architectural interest related to existing housing stock, dust containment, and control and management of urban heating.

↑ B-4
| Cont.

The homeowners within Mansion Park further find the following specific declarations to be without merit and believe they must be further explored and discussed within a more comprehensive set of measures:

1. Aesthetics: The project will have a substantial and adverse effect on the visual character of the site resulting from the removal of existing structures, trees and landscaping. The Plan’s conclusion that an adjacent parking area provides evidence that the aesthetics of the site will not change is erroneous, so a determination of “No Impact” cannot be made.
2. Air Quality: The Plan cites dust mitigation measures to be incorporated during construction, but neither considers nor proposes mitigation measures related to dust control over the life of the project. The Plan’s statement that “air pollutant emissions resulting from the proposed project would be similar or less than prior” is false and made without full consideration of dust produced by the project over its lifetime. A determination of “No Impact” cannot reasonably be made.
3. Air Quality: The plan does not address the urban heating that the Project will produce. The existing area benefits from significant tree cover that provides shade, which keeps the surrounding area up to 12 degrees F. cooler than surrounding areas exposed to full sunlight. A determination of “No Impact” cannot reasonably be made when no landscaping or shade cover is proposed by the project.
4. Land Use Planning: The Plan proposes a gravel parking surface of nearly 2 acres. Since gravel is generally not a desirable paving surface and does not generally comply with City or County land use planning standards or permit requirements, a determination of “No Impact” cannot be made under CEQA.
5. Transportation/Traffic: The plan proposes a parking area of nearly 2 acres which will be utilized by students while attending school. Traffic into and out of the parking area during peak hours must be considered as a part of the project’s impact. A determination of “No Impact” on surrounding traffic patterns cannot be made without additional consideration and discussion of conjection during these hours.

| B-5

| B-6

| B-7

| B-8

| B-9

Notwithstanding the aforementioned inconsistencies and omissions related to the Plan and CEQA requirements, homeowners within Mansion Park are supportive of the University’s intent to develop campus facilities consistent with those values described within their approved EIR.

| B-10

We believe the Plan must include the following **Mitigation Measures** to fully comply with CEQA requirements related to a Negative Declaration:

1. Revise project description to incorporate hardscape in lieu of gravel parking. Hard parking surfaces (concrete or asphalt) mitigate Air Quality problems associated with dust and provide a more uniform area that does not require continual maintenance. Hard surfaces are also more pedestrian friendly, and comply with ADA requirements.
2. Incorporate substantial use of tree plantings to provide shade as needed to control urban heating associated with the Project.
3. Incorporate substantial use of landscaping to screen the parking lot and to provide scenic qualities within the area.
4. Describe the duration of this project and future development of the site. These details must include rough schedules as well as conceptual plans consistent with the approved EIR.

B-11

The residents of Mansion Park would appreciate the opportunity to discuss the proposed mitigation measures in order to explore how this project can move forward while preserving the natural and urban environment in our neighborhood.

B-12

Sincerely,

Mansion Park neighbors

William Cochran (lead) and Tina Cochran @ 117 Lincoln Ave.

John Whitehead, President, Chico Avenues Neighborhood Association @ 118 W Frances Willard

Jann Reed (secretary) and Lester Wong @ 347 Legion Ave

Gary and Lori Smith @ 645 Esplanade

Ginger and Richard Clotworthy @ 725 Esplanade

Robert Fortino @ 346 Legion Ave

Larry and Mary Wahl @ 312 Mansion Ave

Cliff and Sharon Minor @ 336 Mansion Ave

Ross Lemcke @ 119 W Frances Willard Ave

Verla Winslow @ 131 W Frances Willard Ave

Jenn Brown and Andy Hurd @ 126 W Frances Willard

Gregg and Phyllis Berryman @ 205 W Frances Willard

Giovanna Jackson @ 209 W Frances Willard Ave

Mansion Park Neighbors (continued)

Barbara Wagoner @ 118 W Frances Willard Ave

Jim and Paula Karman @ 307 W Frances Willard Ave

Ouida and Rod Quacchia @143 Lincoln Ave

Paul Melcon @ 205 W Lincoln Ave

Jane Wanderer @ 346 Mansion Ave

Pauline Gehrmann and Michael McNamara @ 330 Legion Ave

Peter and Kathryn Hogue @ 308 W Frances Willard

David Zeichick @ 311 Legion Ave

Doris Meriam @ 520 Citrus Ave

Camille de Ganon and Kevin Myers @ 144 W Frances Willard

Melissa Cafferata-Ainsworth @ 235 W Frances Willard Ave

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Response to Comment Letter B

**Mansion Park Neighbors
Sent by Jann Reed, Secretary
November 17, 2017**

Response B-1:

The commenter lists the Guiding Principles of the University Advisory Board developed during the Campus Master Plan update process (note that these are not the same as the campus planning principles that appear in the adopted 2005 Master Plan). The commenter further states the proposed project is inconsistent with these principles. Comment noted. Specific comments are addressed below.

Response B-2:

The commenter states the Master Plan specifies a new housing and self-contained parking structure at the project site, and that the “Project as proposed” is void of the structures, landscaping and other architectural features found in the plan. The commenter states that the project bears no resemblance to the level of development described within the [Master Plan] EIR and therefore, the Mitigated Negative Declaration (MND) cannot be tiered from the EIR under CEQA Guidelines Section 15152(f).

The CEQA Guidelines state that subsequent projects should be examined in light of the Program EIR, in this case the Master Plan EIR, to determine whether additional environmental documentation must be prepared (CEQA Guidelines Section 15168[c]). If, pursuant to CEQA Guidelines Section 15162, no new significant effects would result from the proposed project, all significant effects have been adequately addressed and no new mitigation measures would be required, then subsequent projects within the scope of the approved Master Plan may rely on the environmental analysis provided in the Program EIR and no additional environmental documentation would be required. Otherwise, subsequent environmental documentation must be prepared.

The MND clearly states the long-range plan for the project site under the Master Plan is to develop student housing and a parking structure, as noted by the commenter. The proposed project would demolish existing structures on University-owned parcels, and allow an interim use that preserves the land for the ultimate planned use and alleviates the near-term University parking shortage at this location. The University cannot implement the ultimate build-out of the project site at this time, as it does not control all of the parcels necessary to develop the site as planned. However, the Master Plan EIR does assume the acquisition of the project site, demolition of the existing structures, and the development of parking on the project site. The Master Plan EIR assumes a

much greater level of parking, campus-wide, than is currently being developed. Thus, the proposed project is “within the scope” of the Master Plan EIR.

Tiering refers to using the analysis of general matters contained in a broader EIR, such as the Master Plan EIR, with later EIRs or Negative Declarations on narrower projects, incorporating by reference the general discussions from the broader EIR, and concentrating the later EIR or Negative Declaration solely on the issues specific to the project (CEQA Guidelines Section 15152(a)). A later EIR is required when the Initial Study (IS) or other analysis finds that the later project may cause a significant effect on the environment that was not adequately addressed in the prior EIR (CEQA Guidelines Section 15152(f)). A later Negative Declaration is required when additional analysis needs to be provided and potential mitigation measures considered to ensure that no significant effects on the environment would occur (CEQA Guidelines Sections 15152(f) and 15070). A tiered Mitigated Negative Declaration is the appropriate CEQA document, as the project-level analysis provided in this document indicates that with the implementation of Master Plan EIR mitigation measures and additional project-level mitigation measures no significant effects on the environment would occur with the proposed project.

Response B-3:

The commenter states that the MND does not identify additional details related to the duration of the interim use or what will ultimately replace it. Commenter further states that this failure to describe an anticipated future project violates CEQA by failing to address cumulative impacts.

Regarding what will replace the interim use, the commenter is incorrect. The MND clearly states that the project site is planned for student housing and parking, as described by the commenter in the previous comment. The timeline for development of the student housing project is not known, and depends on several factors including the willing sale of the necessary remaining parcels in the project area, and adequate funding to design and construct the project. The MND does not rely upon a definite end date to the interim use in its approach to impacts.

The MND relies upon the cumulative analysis of the Master Plan EIR, which considers build out of the University campus and surrounding development. The proposed project, by partially implementing the acquisition and demolition component of the ultimate development at the project site, and providing for an interim use prior to build out of the site, is consistent with the cumulative analysis. The ultimate development of the site was identified in the Master Plan and has been considered in the Master Plan EIR, and is not a separate future project.

Response B-4:

The commenter states the project does not blend with the aesthetic and functional characteristics of the neighboring properties and introduces undesirable visual and environmental attributes, including loss of landscaping, architectural interest, dust containment and management of urban heating. These issues are addressed in Responses B-5 through B-7, below.

Response B-5:

The commenter states the project will have a substantial and adverse effect on the visual character of the site resulting from the removal of existing structures, trees, and landscaping.

The discussion on page 19-20 of the MND considers the change in the project site. The project site does not contain recognized significant visual resources and is not within the viewshed of a scenic view or scenic highway. Both the current and proposed land uses would be considered urban, so natural or open space views would not be affected. The introduction of parking, as stated in the MND, is new to the project but is not new to the area. The analysis also considers the amount of sensitive viewers and the exposure to the sight. Sensitive viewers are those which are likely to have a high expectation of visual quality and a high response to changes. For example, people engaging in outdoor recreation in natural areas would be considered sensitive, while motorists commuting to work would be less sensitive. Residential uses may be considered sensitive when they enjoy a level of scenic quality.¹ In this case, the sensitive user groups are limited, consisting of a few houses interspersed with the University owned parcels. Homes north of West Sacramento Avenue may also be sensitive but have limited exposure.

Response B-6:

The commenter states that the project considers dust mitigation measures to be incorporated during construction but not over the life of the project, and that a determination of “No Impact” cannot reasonably be made.

The project would be subject to standard dust control measures after construction (as stated on page 30 of the MND). The Butte County Air Quality Management District has reviewed the project, agreed with the finding of no significant impact, and also reiterated that the project is subject to the District’s Rule 205 for operational dust control. There is no substantial evidence that the project would have a significant air quality impact after consideration of compliance with standard dust control rules.

Response B-7:

The commenter states the “plan” does not address the urban heating the project will produce, and that the existing trees keep the area 12 degrees Fahrenheit cooler than the surrounding areas.

“Urban heating” also known as urban heat islands, is the phenomenon of increased temperatures in urban settings due to hard reflective surfaces such as roofs and paving, as compared to more vegetated rural areas. This is a community-level issue typically associated with very urban areas

¹ The concept of viewer sensitivity is based on a standard reference for visual impact assessment: U.S. Department of Transportation, Federal Highway Administration, Office of Environmental Policy, *Visual Impact Assessment for Highway Projects*, 1981.

(discussions often focus on cities with one million or more people). While the project site may be exposed to increased sunlight, there is no evidence that a change from residential development to parking in a 2-acre area (with significant amounts of open space in the project vicinity) would have a significant effect on temperatures in the City of Chico, or result in an air quality impact.

Response B-8:

The commenter states that gravel is generally not a desirable paving surface and does not comply with City or County land use standards or permit requirements, and therefore a determination of “No Impact” cannot be made.

The University recognizes that there are pros and cons to gravel as compared to an asphalt concrete paving surface. As the proposed parking is an interim use, the cost and potential environmental impacts (including air quality and water quality) of both constructing and later demolishing an asphalt concrete parking area outweighs the maintenance issues associated with the use of gravel (see also Response B-11). The University is subject to the California Building Standards Code (California Code of Regulations, Title 24). The lot will also conform to the storm drainage requirements that both the City and the University must implement (see Response E-3). There are no other City or County standards that would apply to the construction of the parking lot.

Response B-9:

The commenter states that peak hour traffic into and out of the project site must be considered before a determination of “No Impact” can be made.

The commenter is directed to the discussion of peak hour traffic on pages 95 and 96 of the MND. The proposed project is consistent with the Master Plan EIR assumptions regarding the campus population and the number of parking spaces to be provided by the University. As discussed on page 95, the number of current parking spaces utilized by the campus is far below the amount analyzed in the Master Plan EIR. The intersection of West Sacramento Avenue and Warner Street, a key access point to the project site, was studied in the Master Plan EIR. In addition, the MND examined the number of net peak hour traffic trips that may be associated with the proposed project to determine if there were site or project specific factors that might consider additional study. The peak hour volumes are below the number that would typically trigger a traffic study (see page 96 of the MND).

Regarding the term “No Impact, it should be noted that the Mitigated Negative Declaration actually reads “No New or Increased Impact.” This impact category does not mean there would be no impact whatsoever, but that there would not be a new impact, or substantially greater impact, than those impacts already discussed in the Master Plan EIR. The distinction, while minor, is important with regards to traffic, as the MND acknowledges there will be an increase in traffic

volumes associated with campus development, but this increase has been adequately addressed in the Master Plan EIR.

Response B-10:

Commenter states that notwithstanding the previous “inconsistencies and omissions” the homeowners within Mansion Park are supportive of the University’s intent to develop campus facilities consistent with those values described within the approved EIR.

Response B-11:

Commenter states their belief that the MND must include four additional mitigation measures. Each of these is discussed below.

- “Hardscape” in lieu of gravel parking: As discussed above, neither surface is clearly superior as an interim use. Gravel has the advantage of being relatively easy to install and, as importantly, to later remove. Gravel also has impervious qualities that will reduce the speed and peak volume of storm water runoff. Gravel does require maintenance, including dust control as described by District Rule 205. Asphalt concrete creates a pervious system requiring additional storm water controls, would create greater air quality emissions during the construction and removal phase, and would be hotter (an issue raised earlier by the commenter). Most importantly, a change in surface is not required to mitigate a significant environmental effect.
- Incorporate substantial use of tree plantings to provide shade to control “urban heating”: As discussed in Response B-7, there is no substantial evidence that the proposed project would substantially contribute to an urban heat island in the City of Chico. Furthermore, given the average growth rate of large shade trees, such trees would be removed to accommodate the planned student housing project before they could offer substantial shade.
- Incorporate substantial use of landscaping to screen the parking lot: The existing street trees will be retained to the extent feasible to provide screening. A substantial investment in landscaping would not be the best use of public resources if they would be removed in the near future to accommodate future student housing, which would include substantial landscaping.
- Describe the duration of the project and future development of the site, and include rough schedules and conceptual plans consistent with the approved EIR: By its very nature, the Master Plan is a programmatic document that does not include exact schedules or conceptual plans. The Master Plan describes the physical framework needed to accommodate growth and change on the CSU Chico Campus over an approximately ten to

twenty year period. The plan looks at the ultimate campus population served, and goals regarding the function of the campus, rather than an exact plan year. The project described in the Master Plan are constructed as funding becomes available and they are needed. In this case, acquisition of additional parcels are also necessary. Therefore, it is not possible, nor required, to provide an exact development schedule. The Master Plan describes the location, function, and estimated size, but, as a plan-level document, does not attempt to provide site specific details.

Response B-12:

Commenter provides closing statement.

From: Mark [mailto:ccpanel@gmail.com]
Sent: Wednesday, November 22, 2017 3:46 PM
To: Planning, Design & Construction <pdcc@csuchico.edu>
Subject: College park

The sign leading into Chico says-
“City of Trees”

this proposal will make that sign be not true.

I am totally against cutting those trees.

Mark Woodson
Woodson Appraisal

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C-1
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Response to Comment Letter C

**Mark Woodson
November 22, 2017**

Response C-1:

The commenter states his opposition to the cutting of trees on the project site. This comment is noted.

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629 Entler Avenue, Suite 15
Chico, CA 95928

(530) 332-9400
(530) 332-9417 Fax



W. James Wagoner
Air Pollution Control Officer

Robert McLaughlin
Asst. Air Pollution Control Officer

November 27, 2017

California State University, Chico
Planning, Design, and Construction
Attn: Sandra Beck, Director
400 West Fir Street
Chico, CA 95929

RE: College Park Demolition Project

Dear Ms. Beck

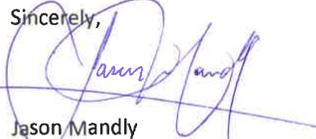
The Butte County Air Quality Management District (District) appreciates the opportunity to comment on the Mitigated Negative Declaration (MND) for the project listed above. Based on the information reviewed, the District has the following comments:

1. The District recognizes that project level analyses in the MND show air quality impacts to be less than significant. The District also recognizes that there are no new or increased air quality impacts not already addressed in the 2005 Master Plan EIR.
2. The District recognizes that if dust control is maintained in a manner consistent with District Rule 205, *Fugitive Dust Emissions* and Master Plan Mitigation Measure 3.2-1, impacts will be less than significant. The general requirements of District Rule 205 apply to both the construction phase of the project and the operational phase of the proposed interim unpaved parking lot.
3. Information on how to report demolition activities to the United States Environmental Protection Agency and the California Air Resource Board is available at <https://www.arb.ca.gov/enf/asbestos/asbestos.htm>.

| D-1
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| D-2
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| D-3

If you have any questions, please contact us at 530-332-9400.

Sincerely,


Jason Mandly
Associate Air Quality Planner

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Response to Comment Letter D

Butte County Air Quality Management District November 27, 2017

Response D-1:

The Butte County Air Quality Management District (District) recognizes that the MND shows air quality impacts to be less than significant, and that there are no new or increased impacts that are not already addressed in the 205 Master Plan EIR.

Response D-2.

The District recognizes that if dust control measures are implemented consistent with District Rule 205, Fugitive Dust Emissions, and Master Plan Mitigation Measure 3.2-1, the project impacts will be less than significant. The District also notes that the requirements of Rule 205 apply to the operational phase of the proposed interim unpaved parking lot.

The University acknowledges this requirement (also stated on page 30 of the MND) and will work to control fugitive dust during both the construction and operational phases consistent with District standards.

Response D-3.

The District provides the reference for reporting demolition activities that may involve asbestos to the EPA and CARB.

All demolition activities shall be consistent with these requirements, per the project description (Section 2.4.1 of the MND) and the air quality discussion (Chapter 4, Item III.d).

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Central Valley Regional Water Quality Control Board

22 November 2017

RECEIVED
PLANNING, DESIGN & CONSTRUCTION

NOV 29 2017

Ms. Sandra Beck
California State University, Chico
400 West First Street
Chico, CA 95928

CSU, CHICO

COMMENTS ON THE CALIFORNIA STATE UNIVERSITY, CHICO DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION FOR COLLEGE PARK DEMOLITION PROJECT, STATE CLEARINGHOUSE NUMBER 2017112004, CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 7 November 2017, we received a request for comments on the Draft Initial Study and Mitigated Negative Declaration for the College Park Demolition Project.

The applicant is proposing to demolish ten detached single family residences on land owned by California State University, Chico. The project site would be used for student and staff parking and potentially future student housing to accommodate the growing population at California State University, Chico.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The College Park Demolition Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_const.shtml

Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the California State University Chico must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing

E-1

E-2

E-3

criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

↑ E-3
| Cont.

If you have any questions or comments regarding this matter please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.

Scott A. Zaitz for

Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: st: db

cc w/o

enclosures: Mr. Zachary Fancher, U.S. Army Corps of Engineers, Sacramento
Department of Fish and Wildlife, Region 2, Rancho Cordova
State Clearinghouse Number (2017112004)

Response to Comment Letter E

Central Valley Regional Water Quality Control Board

November 22, 2017

Response E-1:

The Central Valley Regional Water Quality Control Board (Water Board) states they will be a responsible agency for the project and offers their comments on the proposed project. See specific comments and responses below.

Response E-2:

The Water Board states the project will be subject to the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP) and the project will be subject to storm water pollution controls during construction and post-construction per the CGP.

The University acknowledges this requirements and notes that MND discusses the CGP and its requirements on pages 79 and 80.

Response E-3:

The Water Board notes that a community's water quality is correlated with the amount of impervious surface. The Water Board states the project must be conditioned to comply with post-construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

The proposed project includes demolition of existing structures and driveways, and the extent of impervious surfaces on the site will decrease compared to existing conditions. While gravel surfacing slows runoff rates, the parking lot's base will be compacted and unlikely to allow an appreciable volume of storm runoff to percolate into the subsurface, thus gravel surfacing addresses stormwater runoff rates, but does not decrease the overall volume and provides marginal stormwater quality benefits (some filtering of sediment). Because the development will consist of a parking lot greater than 5,000 square feet, it is subject to the most recent standards and performance criteria contained in the Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (Small MS4 General Permit). Both the City of Chico and the University are subject to this permit and require development and redevelopment projects to adhere to the Small MS4 Permit and follow published guidance for compliance, namely the applicable portions of the City's Post-Construction Standards Plan.

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Sharon Wallace
 2805 Oak Way - Chico, CA 95973

November 30, 2017

California State University, Chico
 Planning, Design, & Construction
 400 West First Street
 Chico, CA 95929-0018

RE: College Park Demolition Project Initial Study/Negative Declaration
 Public Comment

Dear Mr. Guzzi and Ms. Wright:

Thank you for this opportunity to present comments to the College Park Demolition Project document. I have just a few pointed areas of comment, but would also like to express an overall concern that I and others have had -- most notably, Charles Withuhn from Chico Tree Advocates and John Merz, recent past Chair and Board Member of the Sacramento Preservation Trust -- about the absence of public hearings on the fate of the College Park neighborhood, and for this Initial Study/Negative Declaration phase of the project, in particular. We believe that greater community awareness, attention and comments would have resulted **if hearings had been held.**

F-1

As a brief introduction to my involvement with the College Park neighborhood, you will find that my name appears several times in the document as a previous owner/resident of 899 Warner St, one of the 10 properties slated for removal in this phase of demolition. The structure was built in 1939 and was owned by the Normoyle family, from whom my family purchased in 1981. It deserves mentioning in the document discussions of architectural values and vernacular history of the area that this home was actually considered **a pre-war Bungalow, and was the FIRST home built** in the neighborhood. Many of the homes which were built later have been called "ranch" style in the document, several of which more correctly should be referred to as examples of Chico's post-war Prairie plans, similar in style (although much more modestly so) to the homes being designed by Frank Lloyd Wright and his associates at the time.

F-2

While I recognize that many of the structures have fallen into disrepair in recent years (due largely to remaining vacant after the University or the University Foundation purchased them) and many repairs in arrear have not been attended to, the neighborhood up until about 10 years ago (when University purchases began) served a very important role in the lives of students, professors, other citizens, and Chico, in general. For one, it provided **an institutional buffer and transition between the University and the Chico neighborhoods immediately to the north. This role will now be eliminated** with the destruction of a whole neighborhood in favor (immediately) of gravel parking, and then later, more institutional structures -- which will undoubtedly negatively impact the bordering neighborhood's "sanctities" and will increase traffic in the area adjacent to the University, especially along West Sacramento and Warner St. Although the document asserts that the parking lot will merely replace parking spaces that have been recently (or will be) lost, it remains to be seen what will actually become of the leased CUSD lot at the corner of Warner and W. Sacramento, and it **would be valuable to see that agreement** (or ended-agreement) **with CUSD included in this document** and in the parking space figures as calculated.

F-3

In addition to the above narrative discussion, I would like to include these specific items for further consideration, especially in light of **the comprehensive change in land use** which will be occurring with the destruction of an entire neighborhood, beginning initially with the removal of these 10 structures and accompanying property landscaping and “open space,” if you will.

F-4

I believe it is imperative that this document and all subsequent documents consider the health, safety and well-being of students, professors and all citizens travelling through the campus area and using city streets in this project area.

- With the removal of an entire neighborhood and the introduction of parked cars in its place, utmost consideration should be given in your plans and designs **to improving the traffic circulation in the Warner and West Sacramento area** – especially for bicyclists and pedestrians. No such discussion has been provided with this Negative Declaration which could have been addressed at a minimum on Pages 95-98 of the DUDEK report.

F-5

Aside from traffic circulation and bicycle and pedestrian safety, another important feature of the neighborhood has been the **inventory of magnificent and mature trees**, especially City street trees which I am pleased to see in the report will be an issue of concern, including further consultation with **Chico City** administrators, per Page 39. The City’s **Tree Ordinance** and their recommendations for saving and protecting trees during and after construction will be useful.

F-6

Lastly, greater emphasis on the initial **Project Plan Objectives** and a more in-depth discussion about how to achieve these Objectives should be through public hearings, and further discussions with respondents to this report and to those groups briefly approached by the consultant. I will close with some highlighted Objectives from Pages 8-9.

Campus Environment

- Promote a strong expression of landscape including a range of sizes and appropriate species of trees
- Promote a walkable campus that provides a logical progression of spaces linking destinations
- Emphasize a scale of facilities that is compatible with human activities and perceptions
- **Discourage the presence of the automobile and other motorized vehicles while encouraging pedestrian and bicycle modes of movement**
- Promote built systems that respect, maintain and work with the natural environment

F-7

Relationship with the Community

- Promote facilities that minimize aesthetic and functional conflicts with neighboring uses and facilities
- Permit a free flow of pedestrian activity between the University and downtown Chico

With that, I look forward to reading your responses to my and other commenters to this Draft Initial Study document.

Sincerely,
Sharon Wallace
2805 Oak Way, Chico

(530) 342-0910 home
(530) 828-2226 cell

Response to Comment Letter F

**Sharon Wallace
November 30, 2017**

Response F-1:

Commenter expresses concern regarding the lack of public hearings on the proposed project.

This comment is noted. CEQA does not require public hearings. The project site was identified as a planned University expansion area in the 2005 Master Plan, which was developed over a five year period. The University has acquired properties consistent with the Master Plan, as they have become available for sale.

Response F-2:

The commenter notes that she previously lived at 899 Warner Street (one of the ten residences proposed for demolition). As stated in the cultural resources technical report (Appendix B of the MND), the commenter notes that the residence was built in 1939 and originally owned by the Normoyle family. The commenter states that the cultural resources report should state that the subject residence was considered a pre-war Bungalow and that it was the first home built in the neighborhood. The subject residence was constructed prior to World War II and may have been constructed as a Bungalow, however, the property has undergone substantial exterior alterations that have compromised many of the original character-defining features. The residence fails to exhibit even the most basic characteristics of a Bungalow, lacking nearly all of the style's major character-defining features including a porch, roof supports, tapered columns, significant eave overhangs with exposed rafters, natural material finishes, and paired windows. Further, the claim that this house represents the first house constructed in the neighborhood could not be substantiated. Although possible, historic aerial photographs of the neighborhood from 1941 show several other structures in the vicinity of the subject residence. No earlier aerials were available. A review of all available building development documents also could not confirm this claim. The commenter also states that many of the later-built homes referred to as Ranch style in the report, should more correctly be referred to as "Chico's post-war Prairie plans" and draws comparisons to "homes being designed by Frank Lloyd Wright and his associates at the time." None of the homes evaluated in the cultural resources technical report can be defined as even modest Prairie style residences. With the exception of one residence that exhibits wide overhanging eaves (725 Warner Street), just one of the many characteristics of the style, there are no other character-defining features on any of the residences that are clearly indicative of the Prairie style.

Response F-3:

Commenter states that the neighborhood has served as an “institutional buffer and transition between the University and the Chico neighborhoods” immediately to the north and that this role will be eliminated. Commenter states that gravel parking and (later) institutional structures will increase traffic in the area adjacent to the University, especially along West Sacramento and Warner Street. Commenter further questions what will become of the parking spaces formerly leased by the University from Chico Unified School District (CUSD) and that it would have been valuable to see that agreement in the document.

Traffic impacts are discussed on pages 95 through 98 of the MND. The University does not have any control over how CUSD uses its property. As stated in Section 2.4.2, the University has been informed it will not have access to the 140 CUSD-owned parking spaces as of Summer 2018.

Response F-4

Commenter states that additional comments follow in light of the “comprehensive change in land use.” Specific comments are addressed below.

Response F-5

Commenter states that “this document and all subsequent documents” should consider the safety and well-being of students, professors, and all others travelling through the campus area and using City streets in the project area. Commenter further states that the utmost consideration should be given to improving the traffic circulation in the Warner and West Sacramento area, especially for bicyclists and pedestrians. Commenters states that no such discussion has been provided in the Negative Declaration, citing pages 95-98.

The 2005 Master Plan recognizes the importance of safe pedestrian and bicycle circulation. In addition, the University prepared the Transportation Demand Management Plan in 2009 to support alternative transportation, including bicycle, pedestrian, and transit. The 2005 Master Plan and Master Plan EIR also recognize the need for additional parking to support the campus. The proposed project would provide interim parking, including replacement of existing parking that will be unavailable as of Summer 2018, without conflicting with the Master Plan’s long term vision for the site, which is student housing with a permanent parking structure. As described on page 95-98, the proposed project is consistent with Master Plan EIR assumptions regarding increases in traffic, and would not generate sufficient traffic levels to warrant a project-specific study or to indicate a potential conflict between vehicles and pedestrians/cyclists. It is anticipated that bicycles and pedestrians will continue to use Warner Street as a primary access to the campus

Response F-6

Commenter states that an important feature of the project area is the trees, including City street trees. As the commenter notes, any street tree removals (that may be necessary due to the health of the trees, or for the safe ingress/egress of parking lot visitors) will be coordinated with the City.

Response F-7

Commenter states that greater discussion of the project objectives and how to achieve them should be done through public hearings and further discussion. Commenter identifies several of the Campus Master Plan objectives cited in the MND.

The Campus Master Plan objectives guide the overall development of the campus. In addition, project specific objectives have been identified for the proposed project, which includes the acquisition of land for future student housing and parking near existing campus residential areas consistent with the Master Plan., and implementation of an appropriate interim use that eliminates unsafe conditions and minimizes costs.

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APPENDIX D
*Mitigation Monitoring
and Reporting Program*

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College Park Demolition Project
Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that when a lead agency adopts a mitigated negative declaration, it shall prepare a monitoring or reporting program (MMRP) for all required mitigation measures (CEQA Guidelines Section 15097). The MMRP, identified as Table 1, below, shall be maintained by CSU Chico’s designated Project Manager. The Table includes measures previously adopted as part of the 2005 Campus Master Plan Environmental Impact Report.

Table 1
Mitigation Monitoring and Reporting Program

Number	Mitigation Measure	Mitigation Timing	Monitoring Timing
		<i>Responsible Party</i>	<i>Monitoring Party</i>
Aesthetics			
Mitigation Measures 3.1-3a	<p>New lighting proposed for future projects as a result of implementation of the 2005 Master Plan shall be directed downward and shall not shine onto adjacent properties. Additionally, all new lighting shall adhere to the guidelines in the 2005 Master Plan, including:</p> <ol style="list-style-type: none"> 1. The off site visibility and potential glare of the lighting will be restricted by specification of non-glare fixtures, and placement of lights to direct illumination into only those areas where it is needed. 2. Appropriate fixture selection and light placement shall minimize light pollution and enhance natural color rendition. All lighting shall utilize refractive lenses and be shielded to reduce glare into buildings and neighboring areas. 3. Walkway lighting fixtures shall not be mounted higher than twenty feet unless necessary for security reasons. 	<p>Include mitigation measure in design specifications for lighting system <i>Project Architect/Engineer</i></p>	<p>Design Review and Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i></p>
Mitigation Measure 3.1-3b	<p>Individual developments associated with the 2005 Master Plan shall minimize lighting to areas required for safety, security, or normal operations on the main campus and at the ATRC [Agricultural Teaching and Research Center] and shield lighting from public view to the greatest extent possible. The direction and shielding of lighting shall be regulated to reduce light spillage, light pollution, and glare. Highly directional light fixtures shall be used with non-glare lighting fixtures. All lighting and light shields shall be installed and operated consistent with manufacturer's specifications.</p>	<p>Include mitigation measure in design specifications for lighting system <i>Project Architect/Engineer</i></p>	<p>Design Review and Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i></p>

Number	Mitigation Measure	Mitigation Timing	Monitoring Timing
		Responsible Party	Monitoring Party
Air Quality			
Mitigation Measure 3.2-1	<p>Consistent with BCAQMD Indirect Source Review Guidelines, the following construction dust and equipment exhaust emissions measures should be required in all construction contracts:</p> <ul style="list-style-type: none"> • Watering should be used to control dust generation during demolition of structures and break-up of pavement. • Cover all trucks hauling demolition debris from the site. • Use dust-proof chutes to load debris into trucks whenever feasible. • Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil and wind exposure. • Use chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • On-site vehicles limited to a speed of 15 mph on unpaved areas. • Plant vegetative ground cover in disturbed areas as soon as possible. • Cover inactive storage piles. • Paved streets adjacent to the development site should be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site. • Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 and 207 (Nuisance and Fugitive Dust Emissions). • Provide temporary traffic control as appropriate during all phases of construction to improve traffic flow (e.g., flag person). • Require contractors to minimize exhaust emissions by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications and by not allowing construction equipment to be left idling for long periods. 	<p>Include dust and equipment exhaust emissions measures in project specifications</p> <p><i>Project Manager</i></p>	<p>(1) Confirm specifications prior to Construction Plans Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i></p> <p>(2) During demolition <i>Construction Inspector</i></p>
Biological Resources			
Mitigation Measure BIO-1	<p>To avoid impacts to special-status and native migratory birds protected by the federal Migratory Bird Treaty Act (MBTA), a nesting bird survey will be completed by a qualified biologist no earlier than 2 weeks prior to</p>	<p>Conduct survey no more than 2 weeks prior to demolition and</p>	<p>Confirm survey results prior to demolition and grading</p>

Number	Mitigation Measure	Mitigation Timing	Monitoring Timing
		Responsible Party	Monitoring Party
	construction during the nesting season (February 1–August 30) to determine if any special-status or other native migratory birds are nesting on or near the site (including a 250-foot buffer for raptors and a 0.5-mile buffer for Swainson’s hawk). If any active nests are observed during surveys, an avoidance buffer will be determined and flagged by the qualified biologist based on species, location, and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active. Any nesting habitat (i.e., trees and vegetation) will be removed outside of the breeding bird season to avoid impacts to nesting birds. If it is infeasible to remove trees or other vegetation outside of the breeding season, a survey will be performed no earlier than 1 week prior to removal to determine if active nests are present. (Note: This mitigation measure incorporates and supersedes Master Plan EIR Mitigation Measure 3.3-1b.)	grading during the nesting season (Feb 1 – Aug 30). <i>Project Manager</i>	<i>CSU Chico Executive Director of Facilities Management and Services or designee</i>
Mitigation Measure BIO-2	To avoid impacts to special-status bat species, no sooner than 30 days prior to demolition, a preconstruction roosting bat survey shall be performed by a qualified biologist (i.e. a biologist with several years’ experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains, guano piles, etc.) to determine if roosting bats or maternity colonies exist in any of the ten homes. If any active roosts are observed, consultation with CDFW will be sought to potentially develop an exclusion plan, under the direction of CDFW. If maternity roosts are observed, demolition should be postponed until the maternity colonies have dispersed, usually between late August and the end of September.	Conduct roosting bat survey no earlier than 30 days prior to demolition. <i>Project Manager</i>	Prior to demolition <i>CSU Chico Executive Director of Facilities Management and Services or designee</i>
Hydrology and Water Quality			
Mitigation Measure 3.5-3	Future development projects that may occur as a result of implementation of the CSU Chico Campus Master Plan 2004 shall comply with Best Management Practices. Examples of Best Management Practices include, but are not limited to the following: <ul style="list-style-type: none"> Placing fiber rolls around on-site drain inlets to prevent sediment and construction related debris from entering inlets. 	Include best management practices in project plans and specifications <i>Project Manager</i> Ongoing implementation <i>Contractor</i>	Plan Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i> Ongoing monitoring of implementation <i>Construction Inspector</i>

Number	Mitigation Measure	Mitigation Timing	Monitoring Timing
		Responsible Party	Monitoring Party
	<ul style="list-style-type: none"> Placing fiber rolls along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site. Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment. Specifying that all disturbed soil will be seeded, mulched, or otherwise protected by October 15th. Stabilizing construction entrance to reduce the tracking of mud and dirt onto public roads by construction vehicles. Applying hydraulic mulch that temporarily protects exposed soil from erosion by raindrop impact or wind. 		
Noise			
Mitigation Measure 3.9-3a	All heavy construction equipment and all stationary noise sources (such as diesel generators) shall be in good working order and have manufacturer installed mufflers.	Include measure in project specifications <i>Project Manager</i> Ongoing implementation <i>Contractor</i>	Plan Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i> Ongoing monitoring of implementation <i>Construction Inspector</i>
Mitigation Measure 3.9-3b	Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.	Include measure in project specifications <i>Project Manager</i> Ongoing implementation <i>Contractor</i>	Plan Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i> Ongoing monitoring of implementation <i>Construction Inspector</i>
Mitigation Measure 3.9-3c	All construction shall be between the hours of 7:00 a.m. and 9:00p.m. daily except Sundays and holidays. Construction activities between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and holidays shall meet at least one of the following noise limitations: <ol style="list-style-type: none"> No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of twenty-five feet from the source. If the device is housed within a structure on the property, the measurement shall be made outside the structure 	Include measure in project specifications <i>Project Manager</i> Ongoing implementation <i>Contractor</i>	Plan Approval <i>CSU Chico Executive Director of Facilities Management and Services or designee</i> Ongoing monitoring of implementation <i>Construction Inspector</i>

Number	Mitigation Measure	Mitigation Timing	Monitoring Timing
		Responsible Party	Monitoring Party
	<p>at a distance as close to twenty-five feet from the equipment as possible.</p> <p>2. The noise level at any point outside of the property plan of the project shall not exceed 86 dBA.</p>		
Public Services & Facilities			
Mitigation Measure 3.11-1a	<p>Currently there are several "Blue Light" emergency telephones located throughout the campus which ring directly into the Communications Center of the University Police Department. These auto-dialing phones may be used to summon emergency police, fire or medical assistance. Before construction is completed on new facilities on the main campus, new "Blue Light" phones can be added to ensure safety at these locations.</p> <p>Community Service Officers (CSO) of the CSU Chico Police Department are student positions. The CSO provides support to the staff of sworn and non-sworn police personnel. Duties include parking enforcement, special event security, escort detail, bicycle licensing, property engraving, room unlocks, clerical dispatch support, and campus lot patrol. More of these positions can be created if needed to ensure proper enforcement of laws and safety concerns.</p>	<p>Determine need prior to construction</p> <p><i>Project manager to coordinate with University Police Department</i></p>	<p>Prior to project completion</p> <p><i>CSU Chico Executive Director of Facilities Management and Services or designee</i></p>

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