

Draft Initial Study

Proposed Mitigated Negative Declaration

Thorntree Grading and Mini Storage (ER 19-01)

South side of Thorntree Drive, Chico, CA, APN 016-200-122



Lead Agency:

City of Chico
Community Development Department
411 Main Street
Chico, CA 95928

July 2019

Prepared By:

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**Draft Initial Study / Environmental Checklist
City of Chico
Environmental Coordination and Review
Thorn tree Grading Plan (ER 19-01)**

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**Draft Initial Study / Environmental Checklist
City of Chico
Environmental Coordination and Review
Thorntree Grading and Mini Storage**

I. PROJECT DESCRIPTION

- A. Project Title:** Thorntree Grading and Mini Storage (ER 19-01)
- B. Project Location:** South side of Thorntree Drive, approximately 700 feet easterly of Cohasset Road
- C. Application:** Environmental review, grading permit
- D. Assessor's Parcel Number (APN):** 016-200-122
- E. Parcel Size:** 6.9 acres
- F. General Plan Designation:** Industrial Office Mixed Use (IOMU)
- G. Zoning:** Industrial Office Mixed Use (IOMU)

Environmental Setting: The project site is situated at the southerly side of Thorntree Drive, approximately 700 feet easterly of Cohasset Road, within the City of Chico city limits (**see Figure 1, Location Map**). The project site is undeveloped land, recently used for storage of fill dirt from an off-site location. Approximately 1/3 of the site is covered in 6-foot-tall dirt mounds containing rock and other unknown debris. The remaining 2/3 of the property is covered primarily in native grasses and forbs with some native species present; no trees or shrubs are found within the project area. The site may have historically been used for animal grazing. Surrounding land uses include vacant lands to the east, west and south, and industrial/commercial uses to the north. The topography of the site is gentle and flat, with an elevation of approximately 198 feet above mean sea level. The most prominent man-made feature within the site is the Sycamore Creek Federal Setback Levee, present on the north bank of Sycamore Creek and south of the proposed project area.

Project Description: The proposed project involves grading of an approximate 6.9-acre area to facilitate the future development of the site with a personal storage facility (mini storage) (**see Figure 2, Grading Plan**). The grading will involve a cut volume of approximately 1,017 cubic yards with a fill volume of approximately 8,550 cubic yards of material across the site. The types of equipment used for the project may include, but are not limited to, a grader, dumb haul trucks, backhoe, excavator, and work trucks. An upland flow conveyance ditch will be constructed along the eastern, southern, and a portion of the western boundaries of the property. The conveyance ditch will be approximately 10-feet wide and the base approximately 2-feet deep. The bottom of the bio-retention basin will contain a subsurface drainage/storage layer consisting of gravel overlain with a layer of soil. Native grasses will be planted along the slope of the basin to prevent erosion. The basin will also include an outfall weir near its southern intersection with the upland flow ditch.

The project will maintain a distance of 15-feet away from the top of the existing Sycamore Creek Federal Setback Levee. With the addition of the 10-foot width for the upland flow conveyance ditch the distance grading will maintain from the setback levee is 25-feet. The project is approximately 110 feet away from the top of bank of Sycamore Creek and approximately 165 feet from the centerline of Sycamore Creek.

The proposed grading is to facilitate the future development of the site with a personal storage facility (mini storage). The project involves approximately 68,800 square feet of building footprint, including five storage buildings and one office building. Access to the site would be provided by a private driveway from Thorntree Drive. Other site improvements include landscaping, parking areas and new lighting, such as pole-mounted box lights and building mounted pack-lights. Full Site Design and Architectural Review in compliance with Chico Municipal Code (CMC) section 19.18 will be required at a future date, at which time detailed plans will be reviewed and conditioned as necessary to ensure adherence to all applicable CMC development requirements.

H. Public Agency Approvals:

1. Grading Permit (City of Chico)
2. Water Quality Certification Permit (California Regional Water Quality Control Board)

I. Applicant: Don Brown, 2865 Cactus Avenue, Chico, Ca 95973

J. City Contact:

Shannon Costa, Associate Planner, City of Chico, 411 Main Street, Chico, CA 95928
Phone: (530) 879-6807, email: shannon.costa@chicoca.gov

K. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City of Chico sent a notification and opportunity to consult letter to the Mechoopda Indian Tribe of Chico Rancheria on March 18, 2019.

FIGURE 1 - LOCATON MAP

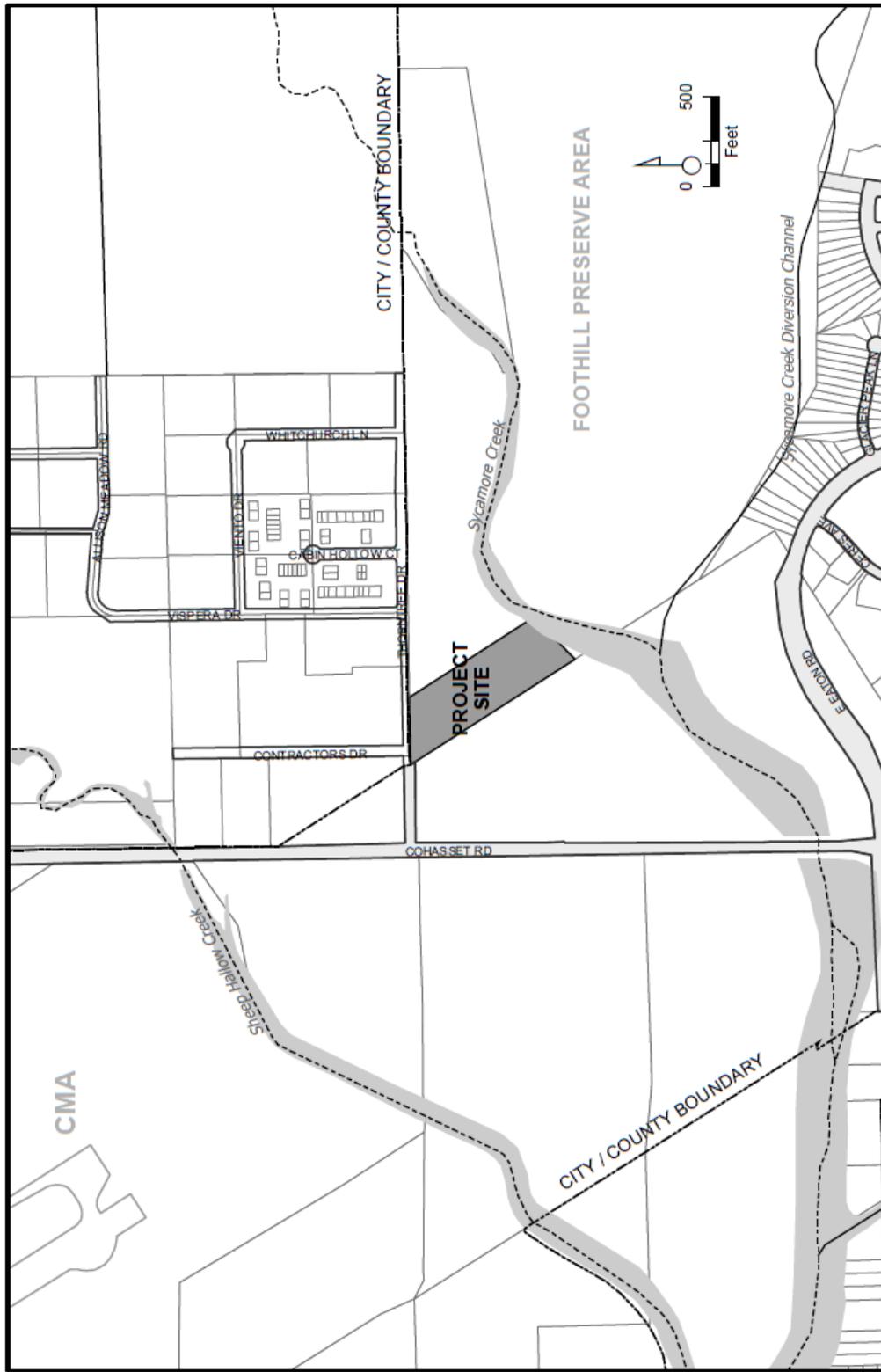
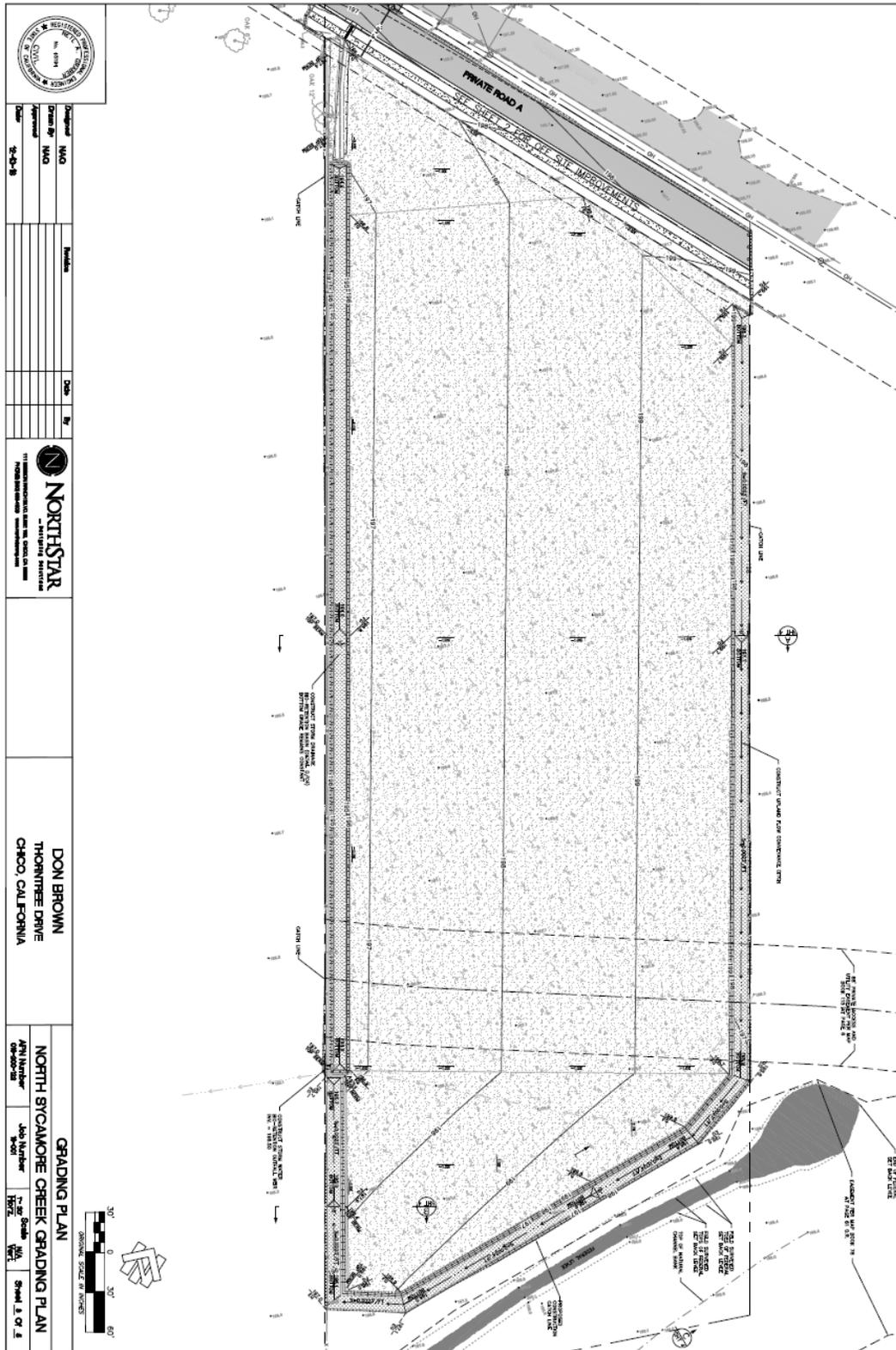


FIGURE 2 - GRADING PLAN



I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Agriculture and Forest | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Open Space/Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Utilities | | |

III. COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION

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 have a potentially significant impact unless mitigated, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) 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, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project. No further study is required.

Signature

Date

Shannon Costa, Associate Planner

Date

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

- Responses to the following questions and related discussion indicate if the proposed project will have or potentially have a significant adverse impact on the environment.
- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by referenced information sources. 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 or general standards.
- 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.
- Once it has been 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 is at least one “Potentially Significant Impact” entry when the determination is made an EIR is required.
- Negative Declaration: “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The initial study will describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 4, “Earlier Analysis,” may be cross-referenced).
- Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D)].
- Initial studies may incorporate references to information sources for potential impacts (e.g. the general plan or zoning ordinances, etc.). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list attached, and other sources used or individuals contacted are cited in the discussion.
- 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 significant.

A. Aesthetics	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Affect lands preserved under a scenic easement or contract?				X
4. Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?				X
5. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

A.1-A.4. No Impact. The proposed grading is to facilitate the future development of the site with a personal storage facility (mini storage). The project involves approximately 68,800 square feet of building footprint, including five storage buildings and one office building (**Figure 3**). Access to the site would be provided by a private access road from Thorntree Drive. Details regarding driveway access locations are yet to be determined but would not ultimately affect the environmental review of the project. Other site improvements include landscaping, parking areas and new lighting, such as pole-mounted box lights and building mounted pack-lights. Full Site Design and Architectural Review in compliance with Chico Municipal Code (CMC) section 19.18 will be required at a future date, at which time detailed plans will be reviewed and conditioned as necessary to ensure adherence to all applicable CMC development requirements. The proposed grading and subsequent development of the site will not have an adverse effect on a scenic vista, including scenic roadways, federal or scenic rivers, historic buildings, or state scenic highways as there are no designated scenic vistas or designated scenic resources present within the project site. The project will have **No Impact** on any scenic vista, roadway, or resource and **No Impact** on any lands preserved under a scenic easement or contract.

A.5. Development of the project will include lighting sources not currently present at the site. Lighting sources will include lighting in the parking area surrounding the storage and office buildings, exterior lighting on the building façades, and lighting sources inside the office building. Because of the nature of the intended personal storage use, it can be expected that new light sources could occur continuously over a 24-hour period for security reasons. All exterior lighting is required to adhere to the City of Chico Municipal Code (CMC) standards regarding full cut off designs and downward orientation to reduce glare. Proposed lighting does have the potential to spill onto neighboring properties and result in substantial sources of light and glare. Incorporation of a condition limiting the overall height of parking lot light poles would reduce the potential for impacts for substantial light and glare affecting day or nighttime views to a level that is **Less Than Significant**.

B. Agriculture and Forest Resources: Would the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. 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?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. 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))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. 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?				X

DISCUSSION:

B.1. –B.5. No Impact. The project will not convert Prime or Unique Farmland, or Farmland of Statewide Importance. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program’s ‘Butte County Important Farmland 2010’ map, identifies the project site as “Urban and Built-up Land” with a small portion nearest Lindo Channel as “Other Land” (see <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/but10.pdf>).

The project will not conflict with existing zoning for agricultural use or forest land and is not under a Williamson Act Contract. The project will not result in the loss of forest land, conversion of forest land, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland or forest land. The site is located a vacant parcel with no agriculture or timber resources, is surrounded by existing urban development, and is designated for residential development in the Chico 2030 General Plan. The project will result in **No Impact** to Agriculture and Forest Resources.

MITIGATION: None required.

C. Air Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Conflict with or obstruct implementation of the applicable air quality plans?			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
3. 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)?			X	
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

DISCUSSION:

The proposed project is located in Butte County, which is part of the Sacramento Valley Air Basin (SVAB). The SVAB also includes Tehama, Shasta, Glenn, Sutter, Colusa, Yolo, and Yuba Counties, plus portions of Placer County and Solano County. In general, the SVAB is flat, it is bordered on the east, west, and north by mountains which can entrap pollutants. Air flows into the basin through the Carquinez Strait, bringing pollutants from the Bay Area into the region. The summers in the basin bring intense heat and sunlight leading to higher ozone concentrations. Inversions in the summer and fall generally have accompanying light winds that do not provide adequate dispersal of airborne pollutants.

According to Butte County Air Quality Management District (BCAQMD or Air District) California Environmental Quality Act (CEQA) Air Quality Handbook, Butte County is designated as a federal and state non-attainment area for ozone and particulate matter (BCAQMD 2014).

Table 1: Butte County Ambient Air Quality Attainment Status

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (2015)		
POLLUTANT	STATE	FEDERAL
1-hour Ozone	Nonattainment	--
8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	Nonattainment	Attainment
24-Hour PM2.5**	No Standard	Attainment
Annual PM10**	Attainment	No Standard
Annual PM2.5**	Nonattainment	Attainment
** PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Potential air quality impacts related to development are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to ongoing operations, such as motor vehicle, water and heating usage, etc.

Construction

Construction-related activities such as grading, and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and oxides of nitrogen (NOx), and fine particulate matter). All stationary construction equipment, other than internal combustion engines less than 50 horsepower, require an "Authority to Construct" and "Permit to Operate" from the District. Emissions are prevented from creating a nuisance to surrounding properties under BCAQMD Rule 200 *Nuisance*, and visible emissions from stationary diesel-powered equipment are also regulated under BCAQMD Rule 201 *Visible Emissions*.

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to quickly settle. Under the Air District's Rule 205 (Fugitive Dust Emissions) all development projects are required to minimize fugitive dust emissions by implementing Best Management Practices (BMPs) for dust control. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive for 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

Continuing the City practice of ensuring that grading plans include fugitive dust BMPs and compliance with existing BCAQMD rules will ensure that construction related dust impacts are minimized.

Operation

The District's CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects. Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

Table 1 - Screening Criteria for Criteria Air Pollutants

Land Use Type	Model Emissions for Project Greater Than:
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 sq ft
Educational	24,000 sq ft
Retail	11,000 sq ft
Recreational	5,500 sq ft
Industrial	59,000 sq ft

Source: BCAQMD 2014

The proposed project type and size does not fall below screening criteria, therefore construction and operational project emissions were quantified using California Emissions Estimator (CalEEMod) Version 2013.2.2 (CAPCOA 2013) (**Appendix A**), however, modeled emissions fall below thresholds established by BCAQMD as described in Table 2.

Table 2: Butte County Air Quality Management District Thresholds for Significance for Construction and Operational Related Criteria Air Pollutants and Proposed Project Modeled Emissions

BCAQMD Thresholds			
Phase	ROG	NO _x	PM ₁₀ or smaller
Construction Thresholds	137 lbs/day, not to exceed 4.5 tons/year	137 lbs/day, not to exceed 4.5 tons/year	80 lbs/day
Construction Modeled Emissions	79.07 lbs/day	45.67 lbs/day	12.17 lbs/day
Operational Thresholds	25 lbs/day	25 lbs/day	80 lbs/day
Operational Modeled Emissions	2.33 lbs/day	2.87 lbs/day	0.27 lbs/day

To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

C.1. – C.3. Less Than Significant with Mitigation Incorporated. The project will neither conflict with nor obstruct implementation of the applicable air quality plan for the Northern Sacramento Valley, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project will not 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.

C.4. - C.5. Less Than Significant. Grading activities would result in a temporary increase of odors associated with diesel-fueled vehicles on-site and to adjacent properties. The proposed project would not expose sensitive receptors (i.e. school, day care center or elder care facility) to substantial pollutant concentrations or create significant objectionable odors. BCAQMD's CEQA Air Quality Handbook provides screening criteria identifying screening levels for potential odor sources for which the project type is not identified as being type of facility that would require additional screening.

Additionally, implementation of standard BMP's reduces potential construction and other short-term odor related air quality impacts, to a **Less Than Significant** level.

D. Biological Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
2. 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 Wildlife or U.S. Fish and Wildlife Service.		X		
3. 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?			X	
4. 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?			X	
5. Result in the fragmentation of an existing wildlife habitat, such as blue oak woodland or riparian, and an increase in the amount of edge with adjacent habitats.			X	
6. Conflict with any local policies or ordinances, protecting biological resources?			X	

DISCUSSION:

D.1.-4. Less Than Significant with Mitigation. NorthStar biologists conducted a biological resources evaluation of the site and surrounding habitat to examine the site for potentially sensitive biological resources. (see **Appendix B**). The survey was conducted by biologists Matt Rogers, Andrew Honeycutt and Jake Silvertson (Northstar) on June 7, 2018. Prior to conducting the onsite survey, existing databases, topographic maps, and aerial photos of the Biological Survey Area (BSA) consisting of the site plus a surrounding 200-foot buffer were reviewed and areas of potential habitat noted. Since the date of the biological survey, the site has been used for dumping and storage of dirt mounds from an off-site location. These mounds are not accounted for in the survey and it is unknown what their impacts to the site could be.

After conducting the survey, agency special-status species lists were reviewed and edited taking into account existing conditions observed within the BSA. NorthStar obtained lists of special-status species that potentially occur in the vicinity of the BSA from the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation, the California Department of Fish and Wildlife’s (CDFW) California Natural Diversity Database (CNDDDB), and the California Native Plant Society’s (CNPS) Online

Rare and Endangered Plant Inventory v8-02. The following narrative focuses on the species identified in agency lists and their potential to occur within the project area. After an examination of the habitat present on-site, there are no federally listed species with potential to occur within the project area or the surroundings. The only special status species with potential to occur on-site are birds protected by the MBTA.

Plants

There were two federally listed plant species found on the official USFWS list Butte County meadowfoam (*Limnanthes floccosa* ssp. *californica*) and slender Orcutt grass (*Orcuttia tenuis*). Two additional federally listed species were identified on the CDFW and CNPS agency lists including Greene's tuctoria (*Tuctoria greenii*), and Hoover's spurge (*Euphorbia hooveri*). All four of these species are associated with vernal pool habitats in California. There are no vernal pools or wetlands present within the project area completely eliminating the potential for those federally listed species to occur. Many of the other special-status species listed in agency lists are found in vernal pools, wetlands, and mesic habitats which are not present within the BSA. The BSA is heavily invaded by non-native and invasive grass species, much of the BSA is covered in slender oat and medusa head eliminating the potential habitat for the special-status species identified in the agency lists. Nonnative and invasive grasses are extremely adept at utilizing moisture and nutrients in the upper soil layers, limiting availability for more deeply rooted native species. Additionally, non-native and invasive grasses produce a layer of thatch that covers the ground limiting germination for special-status species. Due to the disturbed nature of the grassland present within the BSA no special-status plant species have the potential to occur on-site.

Invertebrates

Four federally listed invertebrates were found on the official USFWS list including valley elderberry longhorn beetle (VELB, *Desmocerus californicus dimorphus*), conservancy fairy shrimp (*Branchinecta conservatio*), vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardii*). The VELB is found exclusively in blue elderberry (*Sambucus nigra* spp. *caerulea*) shrubs in California's Central Valley where the species utilizes the shrubs for all life stages. Females will lay eggs on the bark of the shrub where they hatch and the larvae will bore into a stem where it will live for one to two years feeding on the pith. After developing, an adult beetle will exit the stem and emerge to seek a mate. The adults are not particularly strong fliers and do not appear to disperse very far. The beetle will utilize shrubs with stems at least one inch in diameter. Typically, blue elderberry shrubs are found along riparian corridors at lower elevations. A majority of the valley elderberry longhorn beetle occurrences in the northern Central Valley are found along the main stem of the Sacramento River. At a local level, much of the variation in VELB occupancy of elderberry results from variables including elderberry condition, elderberry density, water availability, and the health of the riparian habitat. Research indicates that healthy riparian systems with dense elderberry clumps are the primary habitat of the beetle. No elderberry shrubs are present within the BSA or within the vicinity of the proposed project, completely eliminating the potential for the species to occur. Conservancy fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp are species that rely on vernal pool landscapes in northern California. They require ephemeral water to complete their life cycles. There are no vernal pools or wetland habitats present within the project area completely eliminating the potential for these species to occur.

Fish

The only federally listed fish species found on the official USFWS list is delta smelt (*Hypomesus transpacificus*). The CDFW list contains two additional species, Central Valley Spring Run Chinook Salmon (*Oncorhynchus tshawytscha*), and Central Valley steelhead (*Oncorhynchus mykiss*). Delta smelt are confined to the Delta region of California in estuary habitats. Spring Run Chinook Salmon and Central valley steelhead are found on the Sacramento River and its tributaries, favoring cold and clean water for holding and spawning. The project area does not contain any riverine habitat that would support the four federally listed species found on the agency lists. There is no potential for these species to be affected by the proposed project.

Reptiles and Amphibians

Two federally listed species were found on the official USFWS list including giant garter snake (*Thamnophis gigas*) and California red-legged frog (*Rana draytonii*). The giant garter snake is an endemic species found only within California's Central Valley. The species inhabits seasonal and permanent marsh and wetland habitat, low gradient streams, sloughs, small lakes, and adjacent uplands but will also utilize

agricultural wetlands such as irrigation and drainage canals. Due to direct loss of habitat the species is especially reliant on rice in the Central Valley. The nearest known occurrence of giant garter snake in Butte County is approximately 7.4 miles to the southwest of the project site at the Chico Water Pollution Control Plant. Additionally, there is no aquatic habitat to support the species within the project area. Therefore, there is no potential for the species to occur within the project area. The California red-legged frog is found in deep slow-moving water with dense stands of overhanging willow, cattail, or bulrush. California red-legged frogs have been extirpated from most historical localities including the Central Valley. There is no potential for the species to occur within the project area as they are presumed extinct from the entire Central Valley. Foothill yellow-legged frog (*Rana boylei*) is found in many environs throughout California from the coast range to the transverse mountains in Los Angeles and throughout northern California west of the Cascade crest. It is found in rocky streams in a variety of habitats including riparian, conifer dominated, chaparral, wet meadow, etc. The species generally is found in partially shaded, shallow stream riffles typically in low to moderate gradient streams, especially for breeding and egg laying. The tadpoles require at least three to four months to develop, therefore, the species is rarely found away from permanent water sources. American bullfrog (*Lithobates catesbeiana*) is a voracious predator of foothill yellow-legged frogs of all life stages and is one of the drivers of the species decline in California. There are no permanent sources of water within the BSA that could support foothill yellow-legged frog. Sycamore Creek is ephemeral and only contains water during the winter and early spring. Additionally, the nearest known occurrences are over five miles from the BSA in the foothills near Richardson Springs where permanent water is present. The record found near the confluence of Big Chico Creek and the Sacramento River is presumed extinct as they have not been detected at the location for over 50 years. A prominent expert on the species made that determination. Northwestern pond turtle is found in a variety of aquatic habitats within California and is the only abundant native turtle in the state. They are associated with permanent or nearly permanent water in a wide variety of habitats and elevations ranging from sea-level to 4,500 feet. The species requires basking sites such as rocks, submerged logs, mud banks, etc. Nests are typically constructed along banks of permanent water in soils at least four inches deep. There is no permanent or nearly permanent water within the BSA, water in Sycamore Creek is only ephemerally present during the rainy season. Western spadefoot (*Spea hammondi*) is a relatively small, smooth skinned toad, with white and orange tipped tubercles on its back, and distinctive vertical pupils. It is named for the sharp-edged "spades" on its hind feet utilized for digging. The species occupies grassland, sage scrub, and woodland habitats from Tehama County to Baja. The species is dependent on ephemeral pools or slow-moving water courses that are predator free for breeding. Larval development can be rapid (approximately 30 days) if vernal pools are drying. There is no ephemeral water found within the project area. Sycamore Creek may provide suitable habitat, but the area is heavily invaded with non-native predators including bullfrog, thus limiting the potential for the species to utilize this area for breeding.

Mammals

The special-status mammals found in **Attachment E** primarily consist of bat species such as hoary bat, pallid bat, silver-haired bat, western mastiff bat, and Yuma myotis. There are no potential roosting habitat for any of these species as there are no trees or rocky cliffs found in the BSA. There is potential foraging habitat above the grassland within the BSA, however, it is of lower quality than the greater surrounding areas such as lower and upper Bidwell Park where a variety of habitats are present providing a more robust prey base.

Migratory Birds/Raptors

The only federally listed bird species found on the agency lists was the federally endangered least Bell's vireo (*Vireo bellii pusillus*). The least Bell's vireo is found in willow scrub habitats within riparian habitats in California. The species has not been detected in the northern Central Valley for a very long time, the most recent record from the area is an occurrence from the Chico area in the early 1900's. The most recent record from the Central Valley was from the Yolo Bypass in 2011 over 80 miles from the project area. There is no willow scrub or riparian habitat found within the project area, therefore, there is no potential for the species to occur. Many of the other species listed require trees or shrubs for nesting and none are present within the project area. The cottonwoods found adjacent to Sycamore Creek could provide suitable habitat for raptors such as Swainson's hawk, however, no large stick nests were observed during the biological survey of the site. Migratory birds are protected in varying degrees under California Fish and Game code, Section 3503.5, and the Migratory Bird Treaty Act (MBTA). The habitat within the project area could provide suitable nesting and foraging habitat for several species protected by the MBTA including western meadowlark (*Sturnella neglecta*), lark sparrow (*Chondestes grammacus*), savannah

sparrow (*Passerculus sandwichensis*), Lincoln's sparrow (*Melospiza lincolnii*) and northern harrier (*Circus hudsonius*). Additionally, species protected by the MBTA were observed during the biological survey of the project area. However, there was no evidence they were utilizing the project area for nesting.

All project activities will be conducted in compliance with the federal Migratory Bird Treaty Act and Fish and Game Code § 3503 and 3503.5, though the project is not likely to result in impacts to nesting raptors, owls, or migratory birds because of the highly-disturbed nature of the site and active surrounding neighborhood. However, there remains a potential for the site to provide suitable habitat for migratory birds and/or raptors. Requiring pre-construction field surveys and avoiding any active nests found prior to construction would reduce the potential for impacts to nesting raptors and migratory birds. Mitigation measure D.1 would ensure impacts to special-status species would be avoided or minimized to **Less than Significant Impact**.

D.5. Less Than Significant. The proposed project will not conflict with any local ordinances or policies protecting biological resources. The site contains no trees or shrubs for removal, therefore by the City of Chico Municipal Code Section 16.66 (Tree Preservation Measures) does not apply. Therefore, impacts would be considered **Less Than Significant**.

D.6. Less Than Significant. The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or any other conservation plan. The Butte Regional Conservation Plan is both a federal HCP and state NCCP but it has yet to be adopted. Therefore, impacts would be considered **Less Than Significant**.

MITIGATION:

MITIGATION D.1 (BIOLOGICAL): Vegetation removal or ground disturbance in areas where nests of birds protected by the MBTA (16 USC 703) potentially occur should be conducted between September 1 and February 28 (i.e. the non-breeding season). If vegetation removal or ground disturbance occurs during the breeding season (i.e. March 1 to August 31) then it is recommended that a qualified biologist perform the following:

- Conduct a survey for raptors and all other birds protected by the MBTA and map all nests located within 250 feet of construction areas. The survey should be conducted no more than two weeks prior to the start of project activities.
- If an active nest is located, develop buffer zones around active nests that are sufficient enough in size to ensure impacts to nesting species are avoided. Project activities shall be prohibited within the buffer zones until the young have fledged or the nest fails, as determined by a qualified biologist.

MITIGATION MONITORING D.1: Prior to issuance of the grading permit, Planning staff shall verify that Mitigation Measure D.1 is incorporated into the construction documents, as appropriate.

E. Cultural Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Cause a substantial adverse change in the significance of an historical resource as defined in PRC Section 15064.5?		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to PRC Section 15064.5?		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?		X		
4. Disturb any human remains, including those interred outside of formal cemeteries?		X		

DISCUSSION:

E.1. – E.4. Less Than Significant with Mitigation Incorporated. The project site is in an area of high archaeological sensitivity as designated by the Northeast Information Center and the Chico 2030 General Plan. However, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource, archaeological resource, directly or indirectly destroy a unique paleontological resource or site, geological feature, or unique geological feature. The project is not anticipated to disturb any human remains. Due to the disturbed character of the site, the potential to encounter surface-level cultural resources is considered remote.

Although no known cultural resources exist at the site, there is a potential that site-disturbing activities could uncover previously unrecorded cultural resources. Halting construction work and observing standard protocols for contacting City staff and arranging for an evaluation of cultural resources in the case of a discovery is a required standard City practice, typically noted on all grading and building plans. In the event that resources are inadvertently, Implementation of Mitigation Q.1 would reduce impacts to a less-than-significant level. See Impact Q. Tribal Cultural Resources for mitigation measure specifics. **Less than Significant with Mitigation Incorporated.**

MITIGATION: See Mitigation Q.2

F. Geology/Soils	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
a. 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? (Div. of Mines & Geology Special Publication 42)?			X	
b. Strong seismic ground shaking?			X	
c. Seismic-related ground failure/liquefaction?			X	
d. Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. 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?			X	
4. 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?			X	
5. 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, or is otherwise not consistent with the Chico Nitrate Action Plan or policies for sewer service control?				X

DISCUSSION:

F.1. Less Than Significant. The City of Chico is located in one of the least active seismic regions in California and contains no active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones within the Planning Area, nor are there any known or inferred active faults. Thus, the potential for ground rupture within the Chico area is considered very low. Under existing regulations, all future structures will incorporate California Building Code standards into the design and construction that are designed to minimize potential impacts associated with ground-shaking during an earthquake. The potential for seismically-related ground failure or landslides is considered **Less Than Significant**.

F.2.-F.4. Less Than Significant. Development of the site will be subject to the City’s grading ordinance, which requires the inclusion of appropriate erosion control and sediment transport best management practices (BMPs) as standard conditions of grading permit issuance. Additionally, under the applicable National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control

Board (RWQCB) per §402 of the Clean Water Act, existing state/city storm water regulations require applicants disturbing over one acre to file a Storm Water Pollution Prevention Plan (SWPPP) with the State (which is confirmed by City staff prior to permit issuance) to gain coverage of the activity under the City's Construction General Permit. The project SWPPP is required to include specific measures to minimize potential erosion.

Further, the City and the Butte County Air Quality Management District require implementation of all applicable fugitive dust control measures, which further reduces the potential for construction-generated erosion. Development of the site will also be required to meet all requirements of the California Building Code which will address potential issues of ground shaking, soil swell/shrink, and the potential for liquefaction. As a result, potential future impacts relating to geology and soils are considered to be **Less Than Significant**.

F.5. No Impact. The proposed project involves grading the project site, no septic or alternative wastewater disposal systems are proposed as part of this project. The project will result in **No Impact**.

MITIGATION: None Required

G. Greenhouse Gas Emissions	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

DISCUSSION:

G.1.-2. Less Than Significant. In 2012, the Chico City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City’s GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City’s General Plan (SUS-6, SUS-6.1, SUS-6.2, SUS-6.2.1, SUS-6.2.2, SUS-6.2.3, S-1.2 and OS-4.3). Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Chico’s CAP, in conjunction with General Plan policies, meet State criteria for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be **Less Than Significant**.

MITIGATION: None Required.

H. Hazards / Hazardous Materials	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site which 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?				X
5. For a project located within the airport land use plan, would the project result in a safety hazard for people residing or working in the Study Area?				X
6. 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 Study Area?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. 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?				X

DISCUSSION:

H.1. – H.2. Less Than Significant. Grading activities would require limited, short-term handling of hazardous materials, such as fueling and servicing equipment on site with fuels, lubricating fluids and solvents. Any handling, transportation, use, or disposal of hazardous materials would comply with all applicable federal, state, and local regulations. Therefore, impacts relating to handling and transporting of hazardous materials would be considered **Less Than Significant**.

H.3 - H.4 and H.6 – H.8. No Impact. The proposed project site is not identified as a hazardous site at the local, state, or federal levels, including waste sites listed pursuant to Government Code Section 65962.5. The project is not located within a quarter mile of an existing or proposed school, a public or private airstrip, nor will it result in a safety hazard for people working or residing in the area. The proposed project will not impair implementation or interfere with an adopted emergency response or evacuation plan. The proposed grading project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

H.5 – Less Than Significant. The project site is located in Zone B1 of the Butte County Airport Land Use Compatibility Plan (BCALUCP). Indoor storage, including mini storage facilities are generally permitted in the B1 zone, when intensity criteria can be met. It is not anticipated that the proposed use, neither during construction nor operation, would exceed the allowed intensity limits (people/acre) allowed by the BCALUCP and is considered a **Less Than Significant** impact.

MITIGATION: None Required

I. Hydrology/ Water Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Violate any water quality standards or waste discharge requirements?			X	
2. 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)?				X
3. 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?			X	
4. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
5. 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?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place real property 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?				X
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9. 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?				X
10. Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

I.1. Less Than Significant. Grading activities will result in temporary soil disturbance that could potentially impact water quality within the project site. Under existing State regulations, the project proponent is required to develop and file a Stormwater Pollution Prevention Plan (SWPPP) and obtain a water quality certification or waiver with the central Valley Regional Water Quality Control Board (RWQCB). Through this permitting process, the project will be required to avoid, minimize, and/or compensate for potential discharges into regulated waterways based on a detailed review of the storm drain system design.

Existing State permitting requirements by the RWQCB and development of a SWPPP along with storm water Low Impact Development (LID) requirements, will ensure that the project will not result in the violation of any water quality standards or waste discharge requirements. With these existing permitting and water quality requirements in place, potential impacts to water quality from the project are considered to be **Less Than Significant**.

I.2. No Impact. The proposed grading project will not deplete the groundwater supplies as the project only involves site preparation. The proposed grading project will not result in an increase in the overall quantity of impervious surfaces within the project vicinity and would not interfere with groundwater recharge. There will be **No Impact** to groundwater supplies.

I.3.- I.6. Less Than Significant. The project would alter the existing drainage patterns at the site, however, it would not result in substantial erosion or siltation on- or off-site, or create excessive runoff because prior to construction the project would have to demonstrate compliance with City/State post-construction storm water management and SWPPP requirements. Such measures include proper disposal of site material and waste, final stabilization of the site, and establishment of a long-term maintenance plan. Under these existing regulations, the project will not substantially degrade water quality drainage systems or provide substantial additional sources of polluted runoff. Under existing City/State requirements for the project to implement BMPs and incorporate LID design standards, storm water impacts from anticipated future construction and operation of the project would be **Less Than Significant**.

I.7.- I.10. No Impact. The proposed project involves grading of the site and will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a levee or dam failure. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06007C0506E, a majority of the project site is located in Zone X, which is outside the 500-year flood plain, with a small portion located in the mapped 100-year flood plain. The portion that lies within the 100-year flood plain is the Dead Horse Slough water source. The project is not subject to inundation by seiche, tsunami, or mudflow.

MITIGATION: None Required

J. Land Use and Planning	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Result in physically dividing an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the City of Chico General Plan, Title 19 "Land Use and Development Regulations", or any applicable specific plan) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3. Results in a conflict with any applicable Resource Management or Resource Conservation Plan?				X
4. Result in substantial conflict with the established character, aesthetics or functioning of the surrounding community?				X
5. Result in a project that is a part of a larger project involving a series of cumulative actions?				X
6. Result in displacement of people or business activity?				X

J.1 - J.6. No Impact. The project involves grading of the site to accommodate the future development of a personal storage facility. The project site is zoned Industrial Office Mixed Use (IOMU) and is identified as Industrial Office Mixed Use by the General Plan Land Use Diagram. Personal storage facilities are an allowed use in the IOMU zoning district. The proposed project will not physically divide an established community, or conflict with any applicable plans or ordinances adopted to mitigate environmental impacts. The project is not part of a larger project and will not result in displacement of people or business activities, and will not conflict with the established character, aesthetics or functioning of the surrounding community. The project would not result in the displacement of people or business activity. Therefore, with regard to land use conflicts the project is anticipated to have **No Impact**.

MITIGATION: None Required.

K. Mineral Resources.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project or its related activities:				
1. 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?				X
2. 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?				X

DISCUSSION:

K.1.-K.2. No Impact. The project would not result in the loss of availability of a known mineral resource or mineral resource recovery site. Mineral resources are not associated with the project or located on the project site. **No Impact.**

MITIGATION: None Required.

L. Noise	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities result in:				
1. Exposure of persons to or generation of noise levels in excess of standards established in the Chico 2030 General Plan or noise ordinance.			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels (CNEL) of 65 dBA or higher?			X	
4. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
6. For a project located within the airport land use plan, would the project expose people residing or working in the Study Area to excessive noise levels?				X
7. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Study Area to excessive noise levels?				X

DISCUSSION:

L.1. Less Than Significant. The proposed grading project would generate noise and result in temporary noise level increases in the project vicinity. However, construction activities would be short-term, expecting to last only 2-4 weeks, and would adhere to the City’s noise ordinance which limits the hours during which construction can take place and the maximum noise levels. Implementation of standard BMPs regarding noise attenuation including but not limited to proper tuning of equipment, equipping combustion engine driven equipment with intake and exhaust mufflers, limiting idling, and utilizing quiet compressors where the technology exists, would reduce noise impacts to **Less Than Significant**.

L.2. Less Than Significant. Any ground borne vibration due to the grading activities on the site would be temporary in nature and cease once the grading has been completed. Therefore, the impact from ground borne vibration will be **Less Than Significant**.

L.3. – L.5. Less Than Significant. Temporary noise events will be generated during the construction phase; however, these impacts are considered to be less than significant because they are short term, and project contractors will be required to comply with the City’s existing noise regulations which limit the hours of construction and maximum allowable noise levels.

During the allowable times for construction outlined above, noise-generating activities are limited by the following criteria:

- No individual device or piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source. If the device or equipment is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close as possible to twenty-five (25) feet from the equipment, and

- The noise level at any point outside of the property plane of the project shall not exceed eighty-six (86) dBA.

These existing noise limitations imposed by the municipal code for temporary construction activities will ensure that the project would not result in significant temporary increases in noise levels that require mitigation. Therefore, temporary increases in ambient noise levels associated with the project are considered to be **Less Than Significant**.

L.6 - L.7. No Impact. The proposed grading project site is not located within an airport land use plan or within two miles of a public or private airport and will not expose people in the project area to excessive noise levels.

MITIGATION: None Required

M. Open Space/ Recreation	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Affect lands preserved under an open space contract or easement?				X
2. Affect an existing or potential community recreation area?				X
3. 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?				X
4. 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?				X

DISCUSSION:

M.1.-2. No Impact. The project site is private property that is not in an open space contract, nor does it contain an open space easement. Therefore, with respect to open space and potential community recreation areas, the proposed project would have **No Impact**.

M.3.-4. No Impact. The proposed project involves only grading and would not incrementally add users of parks and recreation facilities in the Chico area. The project does not involve a recreational facility or the expansion of a recreation facility. The proposed project would result in **No Impact**.

MITIGATION: None Required.

N. Population/ Housing	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. 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)?				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

N.1 – N.3. No Impact. The proposed grading project will prepare the site for future commercial development of a personal storage facility. However, it will not induce substantial population growth in the area or displace substantial numbers of people. The project impacts to population and housing would be have **No Impact**.

MITIGATION: None Required.

O. Public Services Will the project or its related activities have an effect upon or result in a need for altered governmental services in any of the following areas:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Fire protection?				X
2. Police protection?				X
3. Schools?				X
4. Parks and recreation facilities? (See Section J Open Space/Recreation)				X
5. Other government services?				X

DISCUSSION:

O.1.-O.5. No Impact. Currently, the area is served with necessary public services and the proposed grading project would not substantially increase demand for services in the area. Therefore, there would be **No Impacts** to police, fire, schools, parks, and other public services.

MITIGATION: None Required.

P. Transportation/Circulation	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. 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?			X	
2. 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?			X	
3. 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?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
5. Result in inadequate emergency access?			X	
6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

DISCUSSION:

P.1.-P.2. Less Than Significant. Future development of the site with a personal storage facility is anticipated to result in only minor and intermittent increases in traffic volumes to the project site and would not conflict with an applicable congestion management plan, including level of service standards and travel demand measures. Increased vehicle traffic to the site for the proposed grading project is anticipated to last only two to four weeks’ time and will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, nor will it conflict with an applicable congestion management program or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or the safety of such facilities. This impact would be considered **Less Than Significant**.

P.3. No Impact. The project site is located in Aircraft Overflight Zone B1 as identified by the Butte County Airport Land Use Plan (ALUCP) (2017). The basic function of the plan is to promote compatibility between the airports in Butte County and the land uses surrounding them. Future development at the project site would be required to satisfy intensity limit criteria as identified by the ALUCP. The proposed grading project would not result in changes to air traffic patterns. There will be **No Impact**.

P.4 – P.5. Less Than Significant. Increased vehicle traffic to the site for the proposed grading project and future development of a personal storage facility is anticipated to last several weeks and will not substantially increase hazards due to a design feature or create incompatible uses. The grading project will not result in inadequate emergency vehicle access. Access to personal storage facility site would be provided by a private access road from Thorntree Drive, reducing impacts to Thorntree Drive. This impact would be considered **Less Than Significant**.

P.6. No Impact. The proposed grading project will not conflict with any adopted policies, plans, or programs related to public transportation. There will be **No Impact**.

Mitigation: None Required

Q. Tribal Cultural Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources 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			X	
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			X	

DISCUSSION:

Q.1, a-b. Less than Significant with Mitigation Incorporated: The site is classified as a medium archaeological sensitivity area on the Prehistoric Archaeological Sensitivity Areas map in the Chico General Plan. In June 2019, the Northeast Center for California Historical Resources Information System conducted a project review for the project site (**Appendix C**). The review examined the official maps and records for archaeological sites and surveys in Butte County. Review results revealed one previous survey for cultural resources, completed in 1980. No further prehistoric or historic resource sites have been recorded in the project area.

City Staff requested consultation with the Mechoopda Tribe on 3/18/2019 and received a response from Kyle McHenry, Tribal Historic Preservation office on 3/25/2019 (**Appendix D**). No substantial evidence has been provided to determine that the project site is listed or eligible for listing in the California Register of historic resources or is or contains a resource to be significant to a California Native American Tribe. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource. In the event that resources are inadvertently discovered, Implementation of Mitigation Q.1 and Mitigation Q.2 would reduce impacts to **Less than Significant with Mitigation Incorporated**.

MITIGATION:

MITIGATION Q.1. (Tribal Monitor): The applicant’s contractor shall, at no fiscal cost to the applicant or applicant’s contractor, provide for the presence of a Mechoopda Indian Tribal Monitor during all earth moving and ground disturbing activities. The applicant shall provide the contractor’s contact information for the purpose of providing direct information to the Tribal Monitor regarding project scheduling and safety protocol, as well as project scope, location of construction areas, and nature of work to be performed. The determination to be present for any, some, or all construction activities shall be at the discretion of the Tribal Monitor.

MITIGATION Q.2. (Inadvertent Discovery): If during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. A

professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and being familiar with the archaeological record of Butte County, shall be retained to evaluate the significance of the find. City staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. If human remains are uncovered, the project team shall notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the City, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the City to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

If paleontological resources are encountered during Project subsurface construction, all ground-disturbing activities within 10 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery.

MITIGATION MONITORING Q.1 and Q.2: Planning staff will verify that the above wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

R. Utilities	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:				
1. Water for domestic use and fire protection?				X
2. Natural gas, electricity, telephone, or other communications?				X
3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
4. 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?				X
5. 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?				X
6. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
7. 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?				X
8. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
9. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION:

Q.1.-Q.7. No Impact. The proposed grading project will prepare the site for future development of a personal storage facility. All necessary utilities (water, storm drain, sewer, gas, phone or other communications, and electric facilities) are available near the site and extending them throughout the site will be required with future development. The project would not exceed the capacity of wastewater treatment facilities. Utilities are available and adequate to serve the proposed development. The project would have **No Impact** regarding the provision of utilities and wastewater services.

Q.8.-Q.9. Available capacity exists at the Neal Road landfill to accommodate waste generated by the project. Recycling containers and service will be provided for the project as required by state law. This impact would be **Less Than Significant**.

MITIGATION: None Required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. The project has 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.			X	
B. The project has possible environmental effects which are individually limited but cumulatively considerable. (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current and probable future projects).			X	
C. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.				X

DISCUSSION:

V.A - V.C: The project does not have the potential to significantly 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 plants or animals; or eliminate important examples of the major periods of California history or prehistory. Based on the preceding environmental analysis, the application of existing regulations and incorporation of identified mitigation measures will ensure that all potentially significant environmental impacts associated with the project, including those related to air quality, biological resources, and cultural resources would be minimized or avoided, and the project will not result in direct or indirect adverse effects on human beings or the environment, nor result in significant cumulative impacts. Therefore, with the incorporation of the identified mitigation measures, the project will result in a **Less Than Significant** impact.

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