



NEGATIVE DECLARATION

CITY OF CHICO PLANNING SERVICE DEPARTMENT

Based upon the analysis and findings contained within the attached initial study, a Negative Declaration Mitigated Negative Declaration is proposed for adoption by the City of Chico Planning Commission on September 1, 2016, for the following project:

PROJECT NAME: Chico Scrap Metal

PROJECT NUMBERS: DA 15-01, RZ 15-06 and AR 15-17

APPLICANTS NAME: Chico Scrap Metal, 878 East 20th Street, Chico, CA 95928

PROJECT LOCATION: 878 East 20th Street, Chico, CA 95928 (005-422-009, 005-422-013, 005-422-017, 005-450-030 and 005-450-014.

PROJECT DESCRIPTION:

The project involves the continued operation of CSM as a large scale collection and recycling facility, by removing an amortization requirement found in Chico's Municipal Code (CMC) as directed by the Chapman-Mulberry Neighborhood Plan. The amortization requirement directs that nonconforming commercial and industrial uses to be amortized, or terminated no later than December 31, 2014. Through a series of City Council actions, CSM has been granted extensions and allowed to continue to operations. Removal of the amortization requirement would allow the existing use to continue at the site with modifications to operational standards and site aesthetics as called for by other project components discussed in more detail below. The project includes the following:

- 1) An amendment the Chapman-Mulberry Neighborhood Plan and Section 19.51.070 – Special Design considerations (SD) zoning overlay of the CMC to remove language regarding the amortization of the scrap metal use at the project site (Rezone 15-06).
- 2) Installation of onsite improvements, including:
 - Remove and replace fencing along East 16th and East 20th Streets along with the installation of new entrance and exit gates.
 - Inclusion of art elements along the new fence that are made from recycled materials found on site.
 - Façade remodels to 3 existing structures.

- Reorganizing and improving onsite parking and circulation for both customers and employees, including the relocation of stored materials away from vacant residential property.
 - Comprehensive landscaping along both public right-of-ways and on-site including shade streets, shrub screens, chip mulch and drip irrigation (Architectural Review 15-17).
- 3) Modifications to operational standards, including:
- Upgrade, replace and maintain equipment located on site including a new bailer (2011 Model 580 CL), which has already replaced an older, louder model. The bailer is placed along the West 20th Street frontage, the furthest location from existing residential uses.
 - Maintain existing operating hours which are 8:00 am to 4:00 pm, Monday through Friday, Saturday 8:00 am to Noon and closed on Sundays.
 - Develop and maintain a new comprehensive Best Management Practices manual, which will address on-site operations, incident and emergency planning and response requirements, and house permit requirements from regulatory agencies.
 - Continue dust suppression measures, including installation of gravel over unused portions of the site that are not paved.
 - Install new and updated signage informing customers of CSM best practices and requirements for material intake.
 - Prohibit on-site bailing and shredding of whole vehicle shells. Vehicle shells may still be collected on site, so long as they do not contain any liquid material. The shells would then be transferred off-site for processing (Development Agreement 15-01).

PREPARED BY: Jake Morley/Mark Wolfe

FINDING: The attached Initial Study concludes that:

There is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

The project could result in potentially significant effects, and mitigation measures were adopted for the project which will reduce the significant effects to a less than significant level.

ATTACHMENT: Initial Study

**Draft Initial Study / Environmental Checklist
City of Chico
Environmental Coordination and Review**

I. PROJECT DESCRIPTION

- A. Project Title:** Chico Scrap Metal (DA 15-01, RZ 15-06 and AR 15-17)
- B. Project Location:** 878 East 20th Street, Chico, CA 95928
- C. Application:** Development Agreement, Rezone (text amendment) and Architectural Review
- D. Assessor's Parcel Number (APN):**
005-422-009, 005-422-013, 005-422-017, 005-450-030 and 005-450-014
- E. Total Parcels Size:** 2.02 acres
- F. General Plan Designation**
005-422-009, 005-422-013, 005-422-017 and 005-450-030: Neighborhood Commercial
005-450-014 – Low Density Residential
- G. Zoning**
005-422-009, 005-422-013, 005-422-017 and 005-450-030 – CN-PD- SD6
(Neighborhood Commercial with Plan Development and Special Design Considerations 6
overlay zone)
005-450-014 – R1-SD6 – (Single Family Residential with Special Design Considerations
6 overlay zone)
- H. Environmental Setting:** The project site is 2.02 acres, located at 878 East 20th Street within an urbanized area of incorporated City of Chico, Butte County, California. The Site is between East 16th Street and East 20th Street and northeast of C Street in the Chapman neighborhood of Chico. The site is bounded on the north and west by a residential neighborhood and to the south and east by commercial and industrial uses and zones. The Chapman Elementary School is located within 300 feet of the northern edge of the site. The site is served by existing utilities.

As early as 1964 the site was an active auto wrecking business. The site was purchased by Chico Scrap Metal (CSM) in 1983, which conducts a business of a scrap metal collection and recycling facility (not auto wrecking or dismantling of vehicles). After purchasing the site, CSM poured concrete over portions of the site between 1983 and 1984 (APNs 005-450-014 and 005-422-017). Parcel 005-450-003 was paved with a concrete driveway installed in 1983 and is utilized as employee parking. The site contains 5 structures, which are used for storage of tools and batteries, service counter for customers, the administrative office and a metal building used to maintain equipment and secure storage of non-ferrous materials.

The topography of the project site is flat, and there are no trees or other prominent vegetation on the site with the exception of street trees along East 20th Street. Most of the ground is either exposed soil or paved with concrete.

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existing use to continue at the site with modifications to operational standards and site aesthetics as called for by other project components discussed in more detail below. The project includes the following:

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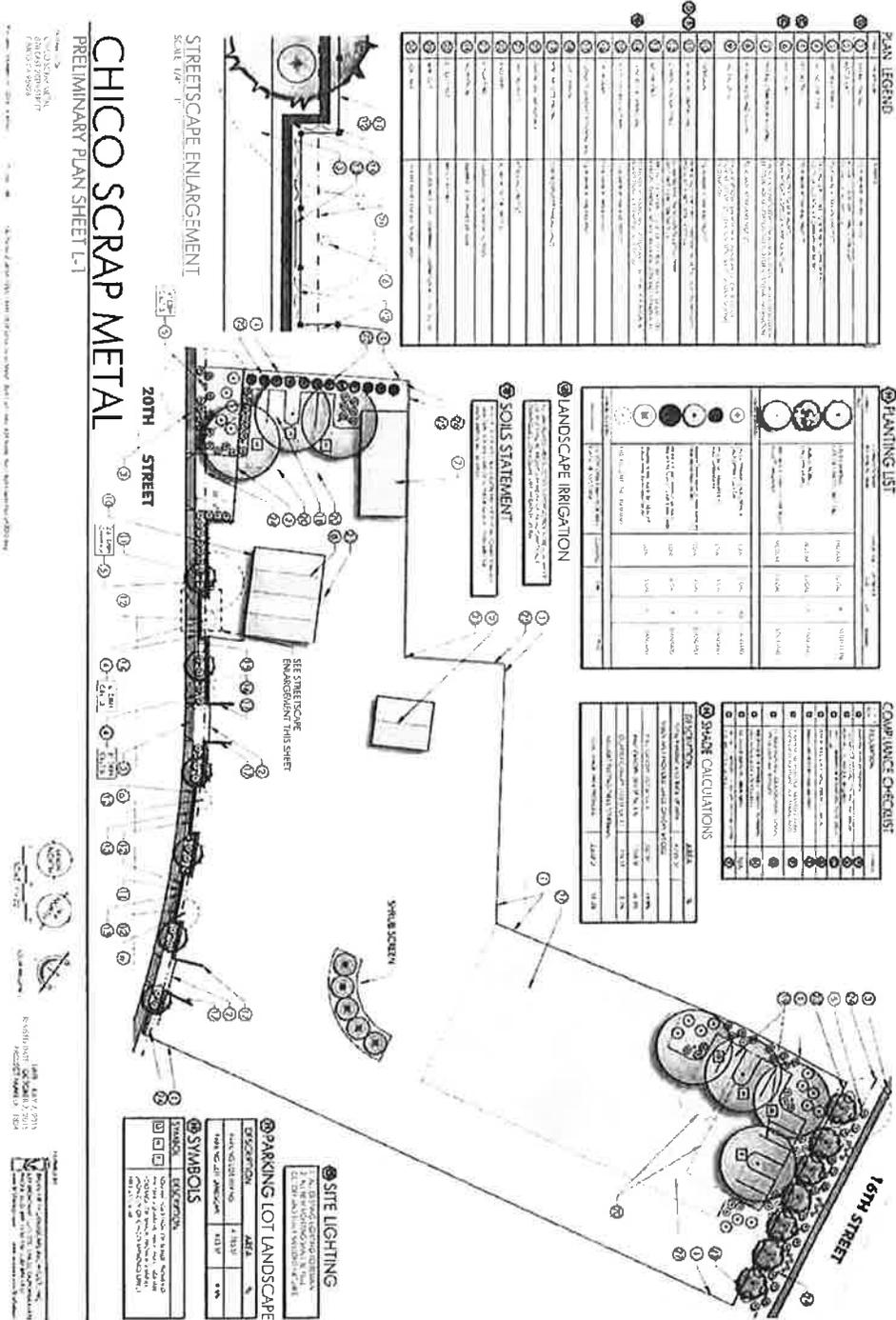
I. Public Agency Approvals:

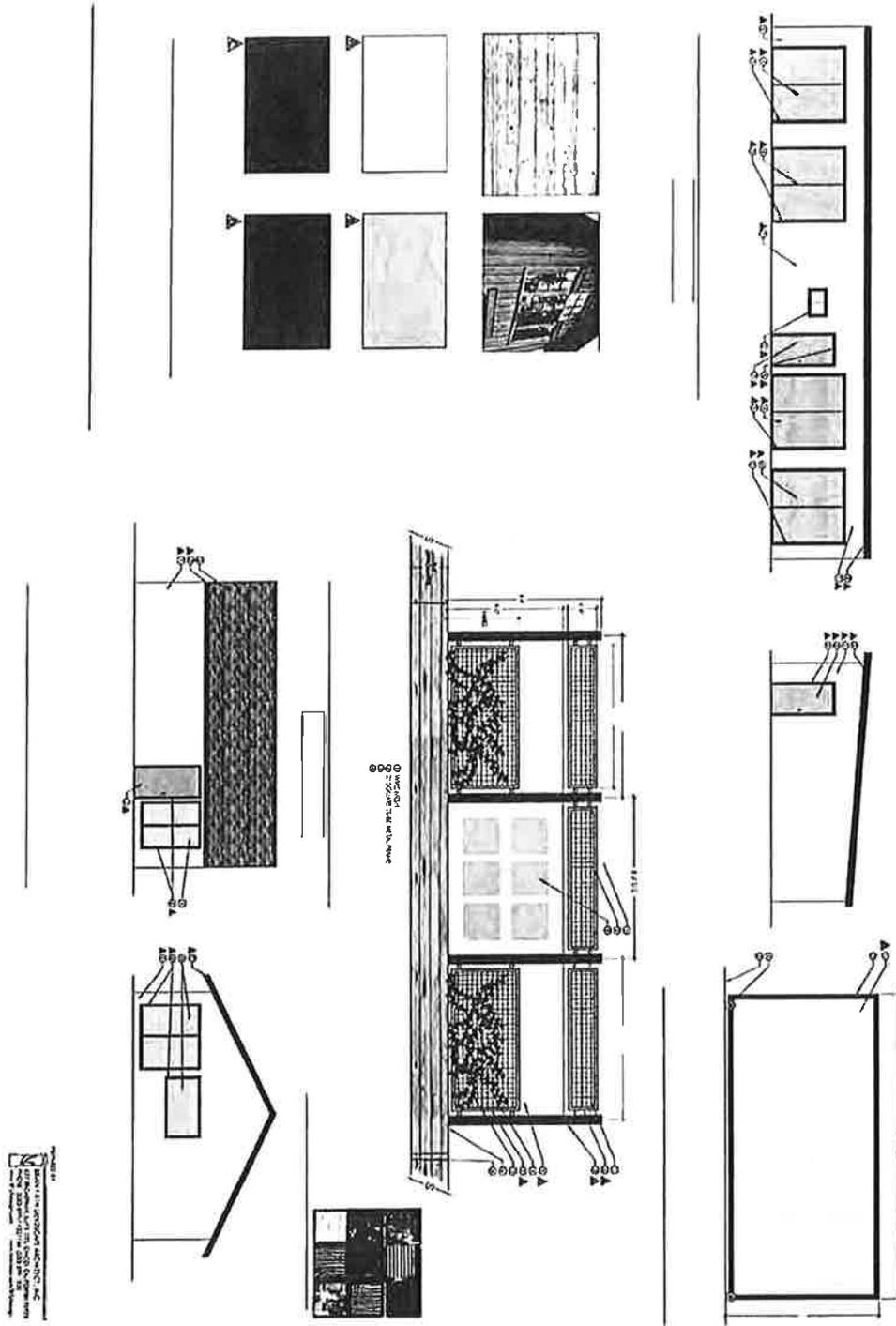
1. Rezone (text amendment) to Chico Municipal Code 19 and Chapman/Mulberry Neighborhood Plan (City of Chico).
2. Architectural Review (City of Chico).
3. Development Agreement (City of Chico).

J. Applicant: Chico Scrap Metal, Attention: Kim Scott, 878 East 20th Street, Chico, CA 95928

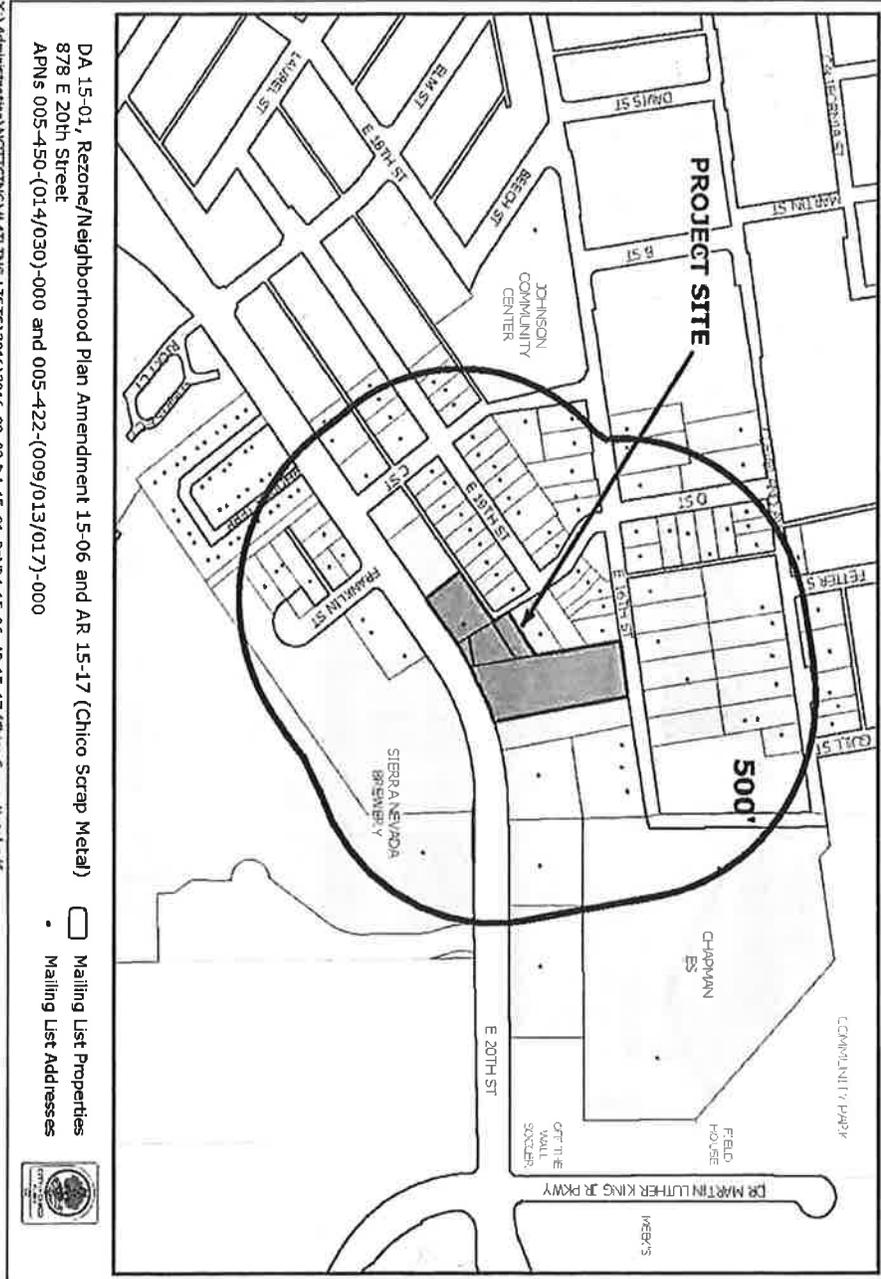
K. City Contact:
Jake Morley, Associate Planner, City of Chico, 411 Main Street, Chico, CA 95928
Phone: (530) 879-6810, email:jake.morley@chicoca.gov

PROPOSED SITE IMPROVEMENTS





PROJECT LOCATION



II. 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 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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input 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

Jake Morley, Associate Planner, for

Printed Name (for Mark Wolfe, Community Development Director)

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.3. The project will not have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, Federal Wild and Scenic River, historic buildings, or state scenic highway as there are no designated scenic vistas or designated scenic resources associated with or neighboring the project site. The project site is neither located in the vicinity of a designated Wild and Scenic River, nor is it preserved under a scenic easement or contract. The project will have **No Impact** on any scenic vista or roadway, and **No Impact** on any lands preserved under a scenic easement or contract.

A.2, A.4. Development associated with the project will improve the visual character along East 16th and East 20th Street with the installation of a new fence, art and landscaping. All other improvements are located on-site and not visible from the public right of way. Improvements on-site consist of a façade remodels of existing structures and parking lot improvements, landscaping such as shrub screens, climbing vegetation to soften fences, chip mulch and drip irrigation system. Proposed improvements are consistent with the City of Chico Design Guideline Manual (DG), in that the manual discusses art elements, providing interest to projects, creating awareness and creating a sense of place that by including elements and materials found on site (DG 6.1.45, DG 6.1.6, DG 1.4.11, DG 1.2.32 and DG 1.4.13). The proposed project is a visual enhancement over existing conditions, specifically along the public right-of-ways where the majority of landscaping and improvements will take place. The site is not considered sensitive with regard to scenic resources, therefore, the project would have **Less Than Significant** impact on the visual character or quality of the site and its surroundings.

A.5. The project will introduce pedestrian scale lighting on site in areas that are currently devoid of such improvements. Proposed lighting will be a shoe-box design, downward directed illumination with full cutoffs. Proposed lighting is typical for the urban environment. The project would have **Less Than Significant** impact on light or glare that could affect day or nighttime views.

MITIGATION: None Required.

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

B.1.–B.5. 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, the project site is identified 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 on a parcel that is already developed with a scrap metal and recycling facility that does not contain agriculture or timber resources, is surrounded by existing urban development. Therefore, the project will result in **No Impact** to Agriculture and Forest Resources.

MITIGATION: None required.

C. Air Quality Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plans (e.g., Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, Chico Urban Area CO Attainment Plan, and Butte County AQMD Indirect Source Review Guidelines)?				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.				X

C. Air Quality Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

C.1-C.4. 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.

According to Butte County Air Quality Management District (BCAQMD or Air District) CEQA Air Quality Handbook, October 23, 2014, <http://www.bcaqmd.org/page/files/CEQA-Handbook-Appendices-2014.pdf>, Butte County is designated as a federal and state non-attainment area for ozone and particulate matter.

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (September, 2014)		
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	Nonattainment
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.

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.

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:

LAND USE TYPE	Model Emissions for Project Greater Than:
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 square feet
Retail	11,000 square feet
Industrial	59,000 square feet

The proposed project would not result in any expansion of CSM operations. Therefore, impacts related to air quality would be considered **Less Than Significant**.

C.5. The proposed project does not involve the introduction objectionable odors. **No Impact.**

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, D.2, D.4 – D. 6. The subject site is substantially developed and allowing the proposed project will not result in an impact upon habitat, as the site does not contain 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. The site does not contain any riparian habitat, including oak wood lands, riparian corridors or other natural communities as Identified in plans, policies or regulations. Therefore, the project will have **No Impact** upon special status species.

D.3: The project site has been in operation, in some capacity, as a scrap metal and recycling collection facility since 1964. The site is developed, and has historically been graded several times and routinely heavily disturbed, including the removal of contaminated soils in 2007. There are no federally protected wetlands on site. **No Impact.**

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.3. The project site is in an area of medium archaeological sensitivity as designated the Chico 2030 General Plan. The subject site has been in operation as a scrap metal and recycling collection facility since 1964. The site is developed, and has historically been graded several times, including the removal of soils in 2007. There are no historic resources on site as defined by PRC Section 15064.5, nor any unique paleontological resources or geological features. Due to the chronically disturbed nature of the site, and historical activities that were/are present there would be **No Impact** on cultural resources.

E.4. Grading and construction activities for the project will be required to adhere to BMP protocols in the instance that archaeological resources or human skeletal remains are discovered during excavation activities. Halting construction work and observing BMP protocols for evaluating cultural resources in the case of a discovery is standard notation required on grading and building plans. Since existing regulations require implementation of BMPs for archaeological resources, potential future impacts to archaeological resources are considered **Less Than Significant**.

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:				
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	

F. Geology/Soils Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 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, structural improvements 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. No aspect of the proposed project will cause a substantial amount of soil erosion or soil instability. No new structural foundations are proposed that would be effected by expansive soils. As a result, potential future impacts relating to geology and soils are considered to be **Less Than Significant**.

F.5. The project is already connected to the City sewer system, resulting in **No Impact** relative to policies governing sewer service control.

MITIGATION: None Required

G. Greenhouse Gas Emissions Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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DISCUSSION:

G.1.-2. 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.

Section 15183.5(b) of Title 14 of the California Code of Regulations states that a GHG Reduction Plan, or a Climate Action Plan, may be used for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation provided that the CAP does the following:

- A. Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- B. Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- C. Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- D. Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- E. Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- F. Be adopted in a public process following environmental review.

Chico's CAP, in conjunction with the General Plan, meet the criteria listed above. 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.

New development and redevelopment must adhere to a number of City policy documents, building code requirements, development standards, design guidelines, and standard practices that collectively further the goals and, in many cases, directly implement specific actions required by the CAP. Below is a list of measures found in the CAP which are applied on a project-by-project basis, and which aid in implementing the CAP:

- Consistency with key General Plan goals, policies, and actions that address sustainability, smart growth principles, multi-modal circulation improvements, and quality community design
- Compliance with California's Title 24 Building Energy Efficiency Standards for Residential and Non-Residential Buildings
- Compliance with the City's tree preservation ordinance
- Incorporation of street trees and landscaping consistent with the City's Municipal Code
- Consistency with the City's Design Guidelines Manual
- Consistency with the State's Water Efficient Landscape Ordinance (AB 1881)
- Compliance with the City's Residential Energy Conservation Ordinance, which requires energy and water efficiency upgrades at the point-of-sale, prior to transfer of ownership (e.g., attic insulation, programmable thermostats, water heater insulation, hot water pipe insulation, etc.)
- Provision of bicycle facilities and infrastructure pursuant to the City's Bicycle Master Plan

- Installation of bicycle and vehicle parking consistent with the City’s Municipal Code
- Coordination with the Butte County Association of Governments to provide high quality transit service and infrastructure, where appropriate
- Consistency with the Butte County Air Quality Management District’s CEQA Handbook
- Adherence to Butte County Air Quality Management District mitigation requirements for construction sites (e.g., dust suppression measures, reducing idling equipment, maintenance of equipment per manufacturer specs, etc.)
- Requirement for new employers of 100+ employees to submit a Transportation Demand Management Plan
- Diversion of fifty percent (50%) of construction waste
- Compliance with the City’s Capital Improvement Plan, which identifies new multi-modal facilities and connections
- Option to incorporate solar arrays in parking areas in lieu of tree shading requirements
- Consistency with the City’s Storm Drainage Master Plan

As part of the City’s land use entitlement and building plan check review processes, development projects in the City are required to include and implement applicable measures identified in the City’s CAP. As the proposed project is consistent with the City’s General Plan, includes development contemplated in the scope of the General Plan Update EIR, and is subject to measures identified in the City-adopted CAP, it is therefore 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

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:				
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.4, H.6 – H.8. The project site has been in operation as a scrap metal and recycling collection facility since 1964, and conducts all operational aspects (storage, moving, process, etc.) of material on concrete paved surfaces. Council approval of the proposed project would ensure that CSM operations do not include the collection or storage of hazardous materials, including liquids.

The project site is currently listed on the Cortese List (Government Code Section 65962.5) as a result of low level PCBs found on site after an investigation conducted by the California Department of Toxic Substance Control (DTSC). *As a result, DTSC has active oversight of the project site under State regulations. In compliance with DTSC requirements, CSM has submitted a Remedial Investigation and Feasibility Study (RIFS), which is an assessment prescribed by DTSC used to determine whether hazardous substances are present, and, if present, determine the nature of the impacts upon soils, surface water, and groundwater. DTSC provided written approval of the RIFS in correspondence to CSM dated April 12, 2012 (attached). The RIFS concluded that metals and other potentially organic contaminants were at background or insignificant concentrations in the soil samples taken. The groundwater samples were also determined to have no significant contamination. A human-health risk assessment was prepared as part of the RIFS and it concluded there was no significant human health risk from the identified on-site contaminants.

Based on the findings of the RIFS, DTSC subsequently requested the submittal of a Removal Action Workplan (RAW) detailing the evaluation and selection of the most appropriate remedial action. A RAW is defined as "a work plan prepared or approved by DTSC or a California Regional Water Quality Control Board which is developed to carry out a removal action, in an effective manner, that is protective of the public health and safety and the environment" (California HSC 25323.1). Attached is a copy of an April 20, 2015 letter from Lawrence & Associates which contains a summary of the RIFS and remedial actions activities.

In this case, the RAW represents a work plan that will serve to manage soil impacted by shallow sources of low levels of PCBs under at the project site. The focus of the RAW is APN 005-422-017 (the northeastern portion of the property). DTSC will consider the draft RAW and will direct a series of remedial activities, which include containment by capping, activity use limitations (e.g., deed restrictions limiting land uses), and/or removal and off-site disposal of soils.

Approval of the project as defined in the Project Description would authorize CSM to continue operations on-site with modifications to operational standards and installation of site aesthetics and improvements. Project implementation will not prevent CSM's implementation of DTSC requirements discussed above. Rather, by installing improvements proposed in the project, such as employee parking at the northeastern portion of the property, the project would be implementing recommendations found in the draft RAW by capping in place the low level PCBs, and reducing fugitive dust from leaving the site. Because the proposed project will aide implementation of the RAW, the project has a **Less Than Significant Impact** with regards to the releasing of hazardous materials into the environment.

H.5 and H.6. The project site is located over 4 miles south from the Chico Municipal Airport, and not within an airport land use plan or the vicinity of the airport. Therefore there would be **No Impact** on airport land uses or on people residing or working near the airport.

*Please see attached Hazardous Waste and Substances Statement (Attachment 1)

H.8. The project site is located in an urbanized area, not located near an area dominated by wildlands, therefore there is **No Impact** to risk of loss, injury or death involving wildland fires.

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 and I.6. Existing and future CSM operations are subject to an Industrial Activities Storm Water permit through the Regional Water Quality Control Board (Board). Under this permit (number 5R04102784) a annual report for storm water discharges associated with CSM activities is submitted to the Board. The Board requires Best Management Practices (BMPs) to be implemented to minimize or prevent pollutants from discharging off-site.

As part of the Board’s BMPs requirements, a Storm Water Pollution Prevention Plan (SWPPP) has been developed by CSM, and is annually submitted to the Board. Pursuant to the Board’s authority, CSM is subject to regulatory site inspections and oversight. Since water quality standards and waste discharge requirements are regulated through an existing state permitting process the project would have **Less Than Significant** impacts on water quality.

Further, at time of issuance of building permits for implementation of new construction components of the project, a construction Storm Water Pollution Prevention Plan (SWPPP) will be required and will incorporate water quality control Best Management Practices (BMP’s). Implementing storm water BMP requirements would minimize the impacts from project related construction to a level that is **Less Than Significant**.

I.2. The project will not 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). California Water Service Company (Cal Water) is the local water provider in the Chico area with the sole source of water for the Chico District, including the project site. Therefore, the proposed project is anticipated to result to a level that is **Less Than Significant**.

I.3. No aspects of the proposed project would substantially alter existing drainage patterns at the site. Adherence to erosion control measures required under the existing SWPP regulations will ensure that no substantial erosion or siltation results from the project. **Less Than Significant**.

I.4 and H.5. Development could result in an increase in surface water runoff due to reduced absorption from the addition of impervious surfaces. However as of July 1, 2015, the City of Chico is responsible for implementation of Low Impact Development (LID) requirements as part of the State Water Resource Control Board’s MS4 General Permit (Water Quality Order No. 2013-0001-DWQ, National Pollution Discharge System General Permit No. CAS000004). With implementation of these existing requirements, the potential impacts from changing drainage patterns and increasing surface runoff would be **Less Than Significant**.

I.7.-I.10. No substantial evidence has been identified to suggest that the long-standing levee system in the City would potentially fail and expose people or structures in the project area to significant risk of loss, injury or death involving flooding as a result of the failure of a levee. Therefore, it is concluded that the project would not expose people or structures to a significant risk of loss, injury or death involving flooding events and potential flooding impacts are considered **No Impact**. The project is not located in a Federal Emergency Management Agency (FEMA) flood zone, and would not be subject to inundation by seiche, tsunami, or mudflow; therefore, the project will result in **No Impact**.

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
7. Conversion of viable prime agricultural land and/or land under agricultural contract to non-agricultural use, or substantial conflicts with existing agricultural operations? (Viable agricultural land is defined as land on Class I or Class II agricultural soils of 5 acres or greater, adjacent on no more than one side to existing urban development.)	X

DISCUSSION:

J.1 - The project site is existing and in an urbanized area and continuation of CSM operations would not physically divide an established community. **No Impact.**

J.2 - The Chapman/Mulberry Neighborhood Plan was subject to the California Environmental Quality Act at its time of adoption, and a Negative Declaration was prepared. Amending the Plan as proposed would not conflict or negate any mitigation measures adopted for the Plan. The Neighborhood Plan and CMC discuss amortization of CSM, by approving the proposed project, the result would be an improved and enhanced compatibility with the surrounding neighborhood which was the intent of the amortization noted in the Neighborhood Plan and CMC. Therefore, the impact is **Less Than Significant.**

J.3 -There are no resource management or resource conservation plans for the area. Therefore there would be **No Impact.**

J.4 - The subject site has been in operation, in some capacity, as a scrap metal and recycling collection facility since 1964, with the community developing around the use since that time. The project includes aesthetics enhancements which would visually enhance and improve the overall look of the facility. The improvement would improve the aesthetic character of the site, but the impact on the surrounding community would not change. Therefore, **Less Than Significant Impact.**

J.5 - The project includes all necessary discretionary entitlements, and does not involve a series of cumulative actions. **No impact.**

J.6 - No people or businesses would be displaced by the project, therefore, this impact is considered to have **No Impact.**

J.7 - The subject site is not located on prime agricultural soils as identified by the California Dept. of Conservation's Farmland Mapping and Monitoring Program, which maps the site as "Urban and Built-up Land." Therefore, the project will not affect farmlands and there would be **No impact**.

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
K. Mineral Resources.				
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.-2. 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
L. Noise				
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
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DISCUSSION:

L.1- L.4. Providing for the continuation of the existing use would not result in any new noise impacts beyond those associated with current operations. The proposed project would ensure that noise levels associated with onsite activity operate within specific operational hours, and require equipment, such as the bailer, to be kept in good working order. Aspects of the proposal contain improvements that would itself decrease noise associated with the project (e.g., higher fences along street frontages, increased landscaping widths and new parking areas against vacant residential lots). Noise levels associated with the project site would result in noise exposure levels that are equal to the existing uses and are therefore considered **Less Than Significant**.

L.5. Temporary noise events will be generated during the improvement, or 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 noise levels. Therefore the impact is considered to be **Less Than Significant**.

L.6. The project site is located approximately four miles from the nearest runway at the Chico Municipal Airport, which is not close enough to be subject to significant aircraft noise levels. **No Impact** on noise exposure levels due to proximity to a public airstrip.

L.7. The project site is not located within vicinity of a private airstrip, therefore noise exposure levels from aircraft would be **Less Than Significant**.

MITIGATION: None Required

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
M. Open Space/ Recreation 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.-4. The project site is private property that is not in an open space contract, nor does it contain an open space easement, or affect potential community recreation areas. The project does not involve the creation of additional residential structures nor increase users of these facilities. Therefore, with respect to open space and potential community recreation areas, the proposed project would have **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. The proposed project would not induce substantial population growth, nor would it displace people or housing as it does not contain new residential structures or the removal of existing homes. Project impacts to population/housing are therefore considered to have **No Impact**.

MITIGATION: None Required.

O. Public Services	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 altered governmental services in any of the following areas:				
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.-5. The project site is currently being served by City services including police, fire and sewer as well as water services from Cal Water. The project does not involve the creation of residential structures therefore there would be no need for park and recreation facilities nor would it impact schools. **No Impact**.

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
P. Transportation/Circulation				
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.6. No aspect of the proposed project has been identified to be in conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, nor will the project conflict with an applicable congestion management program or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or safety of such facilities. The project does not contain new streets, or require additional emergency access. The site is not located in an Airport Overlay zone and would not affect air traffic patterns. **No Impact.**

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Q. Utilities				
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

Q. Utilities 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.9. All necessary utilities (water, storm drain, sewer, gas, phone or other communications, and electric facilities) are servicing the site therefore no extension, construction or additional services are required. **No Impact.**

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:

A-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 plant or animal 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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HAZARDOUS WASTE AND SUBSTANCES STATEMENT
Chico Scrap Metal - City Files AR 15-17, RZ 15-06, and DA 15-01

This proposed development project is included on a list compiled pursuant to Section 65962.5 of the Government Code.

Name of applicant: Kim Scott/Chico Scrap Metal

Address: 2608 Fair Street, Chico, Calif., 95928

Phone number: (530) 513-7185

Address of site: 878 East 20th Street, Chico, Calif., 95928

Local agency: City of Chico

Assessor's book, page, and parcel number: 005-450-014, 005-450-030, 005-422-009, 005-422-013, and 005-422-017

Specify any list pursuant to Section 65962.5 of the Government Code: "Cortese" List

Regulatory identification number: 60000800

Date of list: As of August 2, 2016

Applicant Signature: 

Date: AUG 2 2016

ATTACHMENT 1
TO Negative Declaration