

**Draft Initial Study**  
**Proposed Mitigated Negative Declaration**  
**Gonzales Grading Plan ER 18-01**  
**Bruce Road and Highway 32, APN 018-230-001**



**Lead Agency:**

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

**April 2018**

**Prepared By:**

**Shannon Costa, Assistant Planner**

**Draft Initial Study / Environmental Checklist  
City of Chico  
Environmental Coordination and Review  
Gonzales Grading Plan (ER 18-01)**

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

**I. PROJECT DESCRIPTION**

- A. Project Title:** Gonzales Grading Plan (ER 18-01)
- B. Project Location:** Northeast corner of the intersection at Bruce Road and Highway 32
- C. Application:** Environmental review, grading permit
- D. Assessor's Parcel Number (APN):** 018-230-001
- E. Parcel Size:** 4.048 acres
- F. General Plan Designation:** Commercial Mixed Use (CMU)
- G. Zoning:** Community Commercial (CC)

**Environmental Setting:** The project site is situated at the northeast corner of the intersection of State Route 32 (SR 32) and Bruce Road within the City of Chico city limits (**see Figure 1, Location Map**). The project site is largely unimproved, disturbed vacant property approximately four acres in size and is bordered by a California Department of Transportation (Caltrans) right of way on the south and Bruce Road on the west. North of the property is the overflow for California Park Lake while Sierra Sunrise Terrace runs along the northeastern portion of the property. Currently, much of the surrounding area is undeveloped; the property on the west side of Bruce Road is unimproved and land south of SR 32 is being developed into the Oak Valley Subdivision. The South Fork of Dead Horse Slough runs along the western border of the property.

Site topography is gently sloping westerly with an elevation of approximately 250 feet above sea level. The most prominent elevational feature located on-site is a remnant spoil pile left from a local development site. A majority of the site is covered in annual grassland. A small patch of riparian vegetation can be found in the southwestern corner of the property along the South Fork of Dead Horse Slough.

**Project Description:** The proposed project involves grading and leveling of a large spoil pile located on site; no development project is currently proposed (**see Figure 2, Grading Plan**). The purpose of the grading is to facilitate the future sale of the site. The remnant spoil pile will be dispersed across the site and any large pieces of concrete or other debris will be removed and disposed of off-site.

**H. Public Agency Approvals:**

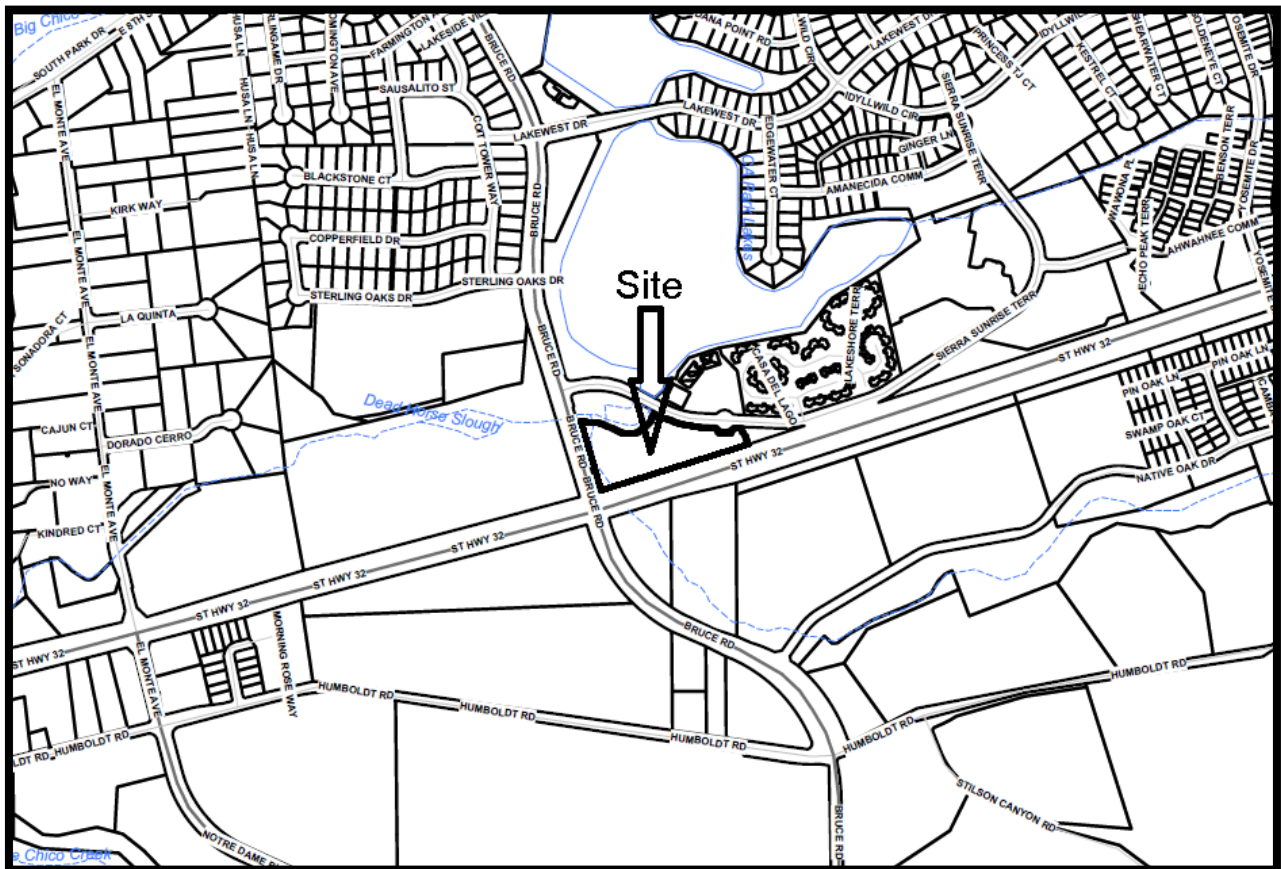
- 1. Grading Permit (City of Chico)
- 2. Water Quality Certification Permit (California Regional Water Quality Control Board)

**I. Applicant:** Gonzales Development Company, Attn.: Dan Gonzales, 1262 Humboldt Road, Chico, CA 95928

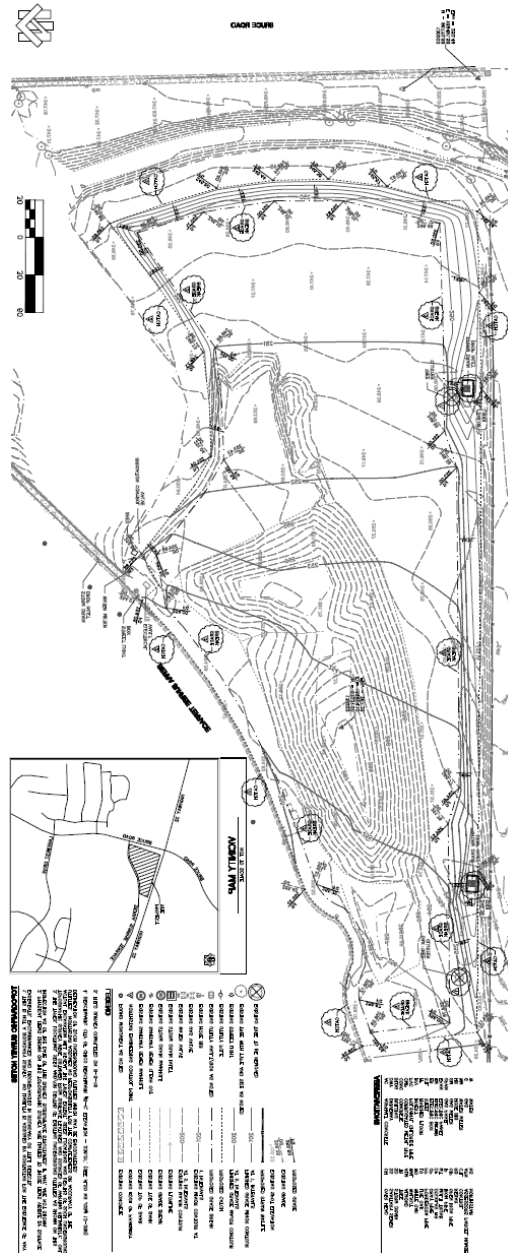
**J. City Contact:**

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Phone: (530) 879-6807, email: [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov)

**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 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.

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Signature

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Date

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Shannon Costa, Assistant Planner

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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.

<b>A. Aesthetics</b>	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.5. No Impact.** The proposed grading project 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.

The proposed grading project would not create a new source of substantial light or glare, therefore there is **No Impact** on lighting or glare that could affect day or nighttime views.

**MITIGATION:** None Required.



<b>B. Agriculture and Forest Resources:</b> 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.

<b>C. Air Quality</b> 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	
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.

The BCAQMD is currently designated as a federal non-attainment area for 8-hour ozone and 24-hour  $PM_{2.5}$  and a state non-attainment area for 1 and 8-hour ozone, 24-hour  $PM_{10}$ , and annual  $PM_{2.5}$ . (**Table 1**)

**Table 1: Butte County Ambient Air Quality Attainment Status**

<b>BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (2015)</b>		
<b>POLLUTANT</b>	<b>STATE</b>	<b>FEDERAL</b>
1-hour Ozone	<b>Nonattainment</b>	--
8-hour Ozone	<b>Nonattainment</b>	<b>Nonattainment</b>
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment

Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	<b>Nonattainment</b>	Attainment
24-Hour PM2.5**	No Standard	<b>Nonattainment</b>
Annual PM10**	Attainment	No Standard
Annual PM2.5**	<b>Nonattainment</b>	Attainment
** PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Short-term construction emissions were modeled using the California Emissions Estimator (CalEEMod) Version 2013.2.2 (CAPCOA 2013). CalEEMod contains region specific default assumptions for construction activities, in the case of the proposed project, Butte County was used to estimate emissions. The BCAQMD has established three threshold levels for ozone precursors, Reactive Organic Gases (ROG), Nitrogen oxides (NO<sub>x</sub>), and PM<sub>10</sub> during construction related activities (**Table 2**).

**Table 2: Butte County Air Quality Management District Thresholds for Significance for Construction Related Criteria Air Pollutants**

ROG	NO <sub>x</sub>	PM <sub>10</sub> or smaller
137 lbs/day, not to exceed 4.5 tons/year	137 lbs/day, not to exceed 4.5 tons/year	80 lbs/day

**C.1 – C.3. Less Than Significant.** The proposed project will not conflict or obstruct implementation of the applicable air quality plan for the northern Sacramento Valley, nor will the project violate any air quality standards or contribute substantially to an existing or projected air quality violation. The project will not result in a cumulatively considerable net increase to any criteria pollutant for which the project region is designated non-attainment under an applicable ambient air standard.

#### **Temporary (Construction Related) Impacts**

Construction activities related to grading would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in heavy-duty vehicle emissions. Emissions of ROG, NO<sub>x</sub>, and particulate matter 10 microns or less all fall well under the BCAQMD threshold levels of significance (**Table 3**). **Appendix A** contains the output from the CalEEMod run for the project.

**Table 3: Modeled Emissions (Mitigated) for the Proposed Project with Associated BCAQMD Significance Thresholds**

	ROG	NO <sub>x</sub>	PM <sub>10</sub> or less
BCAQMD Threshold	137 lbs/day	137 lbs/day	80 lbs/day
CalEEMod Output	3.067 lbs/day	32.53 lbs/day	11.75 lbs/day

Due to the short duration of grading operations, and implementation of standard dust control measures, the temporary increase in heavy duty equipment emissions is considered **Less Than Significant**.

With regard to fugitive dust, the majority of the particulate generated by grading activities is anticipated to quickly settle. Implementing BMPs for dust control will ensure dust related impacts remain **Less Than Significant**. 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 longer than a period of 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).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways with a slope greater than 1 percent.
- Limit speeds on unpaved surfaces to 15 mph.

**C.4 – C.5. Less Than Significant.** Apart from the potential for temporary odors associated with equipment used for grading activities, the proposed grading project will neither expose sensitive receptors to substantial pollutant concentrations, nor create significant objectionable odors affecting a substantial number of people. These potential impacts are temporary in nature and could be considered **Less Than Significant**.

**MITIGATION:** None required.

<b>D. Biological Resources</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Less Than Significant With Mitigation.** The project site supports habitats that could support a diverse array of wildlife species, especially in regard to avian species. Suitable habitat is present for nesting, roosting, foraging, rearing young, and concealment from predators. All project activities would be conducted in compliance with the Migratory Bird Treaty Act (MBTA) and Fish and Game Code 3503 and 3503.5.

A biological assessment (**Appendix B**) conducted in October 2017 by Matt Rogers, Associate Biologist with NorthStar indicates potentially suitable habitat for a number of special status species including Butte Count meadowfoam (BCM), giant garter snake (GGS), northwestern pond turtle, western spadefoot, and Swainson's hawk exists at the site. The proposed grading project will minimize these impacts to less than significant through avoidance and mitigation measures listed later in this section. The implementation of **Mitigations Measures D.1 – D.3 (Biological Resources)** would reduce potential impacts to special-status species to **Less Than Significant With Mitigation**.

**MITIGATION D.1 (Biological Resources)**: Vegetation removal or ground disturbances should be conducted between September 1 and February 28 during the non-breeding season to prevent impacts to protected birds that may be utilizing the project area to nest. If vegetation removal or ground disturbance occurs during the breeding season (March 1 through August 31), then a pre-construction survey should be conducted by a qualified biologist to locate potential nests of protected bird species and establish a no disturbance buffer zone around nests. The buffer should be sufficient in size to ensure that breeding is not likely to be disrupted or adversely impacted by construction activities. No construction activities will commence within the buffer area until a qualified biologist confirms the nest is no longer active. The pre-construction survey should be conducted no more than 14 days prior to the beginning of construction. If no nests are identified, no additional mitigation would be necessary.

*MITIGATION MONITORING D.1*: Planning and Engineering staff will require a pre-construction bird nest survey prior to issuance of any grading permit for the project, unless the work will commence during the non-breeding season (September 1 through February 28).

**MITIGATION D.2 (Biological Resources)**: The project will incorporate the avoidance and minimization measures (AMMs), standard best management practices (BMPs) and other notification requirements identified in applicable permits into project plans and specifications and/or contract documents. Incorporation of these requirements will protect sensitive natural resources and water quality from project impacts and ensure that the project will not jeopardize the continued existence of special-status species.

*MITIGATION MONITORING D.2*: Planning and Engineering staff will require all standard BMPs and AMMs to be incorporated into project plans prior to issuance of any grading permit for the project.

**MITIGATION D.3 (Biological Resources)**: No later than 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for western pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will: 1) be allowed to leave on its own volition, or 2) be moved by the project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location. The biologist will report observations and relocations to the City.

*MITIGATION MONITORING D.3*: Planning and Engineering staff will ensure that 48-hour prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for western pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will: 1) be allowed to leave on its own volition, or 2) be moved by the project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location. The biologist will report observations and relocations to the City of Chico Community Development Department.

**D.2. Less Than Significant.** The riparian vegetation present within the site is disturbed and consists of scattered Fremont's cottonwood (*Populus fremontii*) and a very small amount of mule's fat (*Baccharis salicifolia*). There are no sensitive natural communities (SNCs) present within the proposed project site but there is a SNC found directly adjacent to the project site within the Caltrans right-of-way next to SR-32.

**D.3. Less Than Significant With Mitigation.** The proposed project site contains waters that might be considered jurisdictional by the US Army Corp of Engineers (USACE). Grading activities would result in direct and indirect impacts to these waters. Implementation of **Mitigation Measure D.4 (Biological Resources)** would reduce impacts to wetlands to **Less Than Significant With Mitigation**.

**MITIGATION D.4 (Biological Resources):** The project proponent will obtain a Section 404 permit from USACE, a Section 401 Water Quality Certification from the Regional Water Quality Control Board, before construction begins.

*MITIGATION MONITORING D.4:* Planning and Engineering staff will ensure that prior to issuance of any grading permit, the project proponent has obtained a Section 404 permit for USACE and a Section 401 Water Quality Certification from the Regional Water Quality Control Board.

**D.4. Less Than Significant.** The proposed project involves grading and leveling the site and no development is proposed at this time. Therefore, the project will not substantially interfere with the movement of any resident or migratory fish or wildlife species, nor will it substantially interfere with a migratory wildlife corridor, or impede the use of a native wildlife nursery site. Impacts would be considered **Less Than Significant**.

**D.5. Less Than Significant.** The proposed project will not conflict with any local ordinances or policies protecting biological resources. The only trees that will be removed during grading activities are Fremont cottonwood, which are not protected by the City of Chico Municipal Code Section 16.66. 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**.

<b>E. Cultural Resources</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Less Than Significant.** The project site is in an area of high archeological sensitivity as designated by the Chico 2030 General Plan. In 2016, Genesis Society conducted an Archaeological Inventory Survey (**Appendix C**) of the project site. The survey involved a records search at the Northeastern Information Center, an intensive level pedestrian survey, consultation with the Native American Heritage Commission (NAHC), and consultation with local Native American tribes to identify cultural resources occurring, or potentially occurring in the project area. The evaluation of the site did not discover any historical, archaeological, or paleontological resources. Therefore, impacts would be **Less Than Significant**.

**E.2** No archeological resources are known to exist in or around the proposed project site. However, it is possible that previously undiscovered or unknown cultural remains exist at the site and could be uncovered. The probability is low that grading activities would impact buried archeological resources as the past survey has not located cultural resources within the project site. **Mitigation Measure E.1 (Cultural Resources)** will ensure impacts during grading activities will be **Less Than Significant** in the unlikely event that archeological resources are discovered during project related activities.

**Mitigation Measure E.1. (Cultural Resources):** A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning 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. 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 Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or



avoidance, if applicable. All measures determined by the Community Development Director 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 plans to ensure contractor knowledge and responsibility for proper implementation.

**E. 4.** There are no known grave sites within the proposed project area. Therefore, the disturbance of human remains is not anticipated. However, in the unlikely event that human remains are encountered, implementation of **Mitigation Measure E.2 (Cultural Resources)** would reduce potential impacts to **Less Than Significant** levels.

**Mitigation Measure E.2 (Cultural Resources):** State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and must complete the inspection within 24 hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

*Mitigation Monitoring E.1 and E.2 (Cultural Resources):* Planning staff will verify that the above wording is included on construction plans. Should cultural resources or human remains 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.

<b>F. Geology/Soils</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.** 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

<b>G. Greenhouse Gas Emissions</b> 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

### **DISCUSSION:**

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.

The 2005 baseline GHG emissions were calculated to be 514,332 metric tons of carbon dioxide equivalents (MtCO<sub>2</sub>e). The inventory found a majority of the emissions came from the transportation sector (~65%), while similarly sized portions came from commercial energy consumption (~16%) and residential energy consumption (15%), only small portions came from solid waste sent to the landfill (~4%) and industrial energy consumption (~1%). The goal of the CAP is to reduce emissions for the year 2020 to 385,749 MtCO<sub>2</sub>e.

**G.1. Less Than Significant.** CalEEMod estimates for CO<sub>2</sub>e emissions for the proposed project will be 2,568.58 pounds per day (**Appendix A**). It is anticipated that construction duration would be short,

lasting only two weeks, and grading activities would be temporary in nature. The proposed project GHG emissions would not be significant when compared to the total GHG emissions for the City of Chico, which on a yearly basis are in the hundreds of thousands of metric tons. The proposed projects GHG emissions of 2,568.58 pounds per day represents just over one metric ton, which is a fraction of a percent when compared to the cities estimated yearly GHG emissions. The CO<sub>2</sub>e emissions related to the proposed construction activities would not have a significant impact to the environment and impacts would be **Less Than Significant**.

**G.2. No Impact.** The proposed project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG and will result in **No Impact**.

**MITIGATION:** None Required.

<b>H. Hazards /Hazardous Materials</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.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.

**MITIGATION:** None Required

<b>I. Hydrology/ Water Quality</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Less Than Significant.** 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

<b>J. Land Use and Planning</b> Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 only and 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>K. Mineral Resources.</b>				
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.

<b>L. Noise</b> Will the project or its related activities result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>M. Open Space/ Recreation</b> 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.** 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.** 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>N. Population/ Housing</b>				
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. 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.

<b>O. Public Services</b>					
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.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>P. Transportation/Circulation</b>				
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.** Increased vehicle traffic to the site for the proposed grading project is anticipated to last only two 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.

**P.3. No Impact.** 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 is anticipated to last only two weeks' time 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. The site can be accessed from Sierra Sunrise Terrace. 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

<b>Q. Tribal Cultural Resources</b> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.** The site is classified High Sensitivity on the Prehistoric Archaeological Sensitivity Areas map in the Chico General Plan. However, the proposed project is not anticipated to cause a substantial adverse change in the significance of a tribal cultural resource. In 2016, Genesis Society conducted an Archaeological Inventory Survey (**Appendix C**) of the project site. The survey involved a records search at the Northeastern Information Center, an intensive level pedestrian survey, consultation with the Native American Heritage Commission (NAHC), and consultation with local Native American tribes to identify cultural resources occurring, or potentially occurring in the project area. The evaluation of the site did not discover any historical, archaeological, or paleontological resources. Should an unrecorded cultural or tribal resource be discovered during site-disturbing activities Mitigation Measure E.1, would minimize the potential damage to the previously unknown resource. Implementation of **Mitigation Measure E.1 (Cultural Resources)** would reduce impacts to **Less than Significant** level.

**MITIGATION:** Implementation of **Mitigation E.1 (Cultural Resources)** would reduce impacts to a less-than-significant level. See Section E. Cultural Resources for mitigation measure specifics.

<b>R. Utilities</b> 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
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.** 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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