



ADDENDUM TO AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION CITY OF CHICO PLANNING DIVISION

The City of Chico has prepared an Addendum for the Thorntree Grading and Mini Storage Mitigated Negative Declaration (MND) and Initial Study (IS), pursuant to the California Environmental Quality Act (CEQA). The proposal involves grading and leveling an approximate 7.67 acre area. The grading will involve a cut volume of approximately 1,017 cubic yards and a fill volume of approximately 8,550 cubic yards of material across the site. Since the proposed grading change would alter the analysis for the biological review in the CEQA document, this Addendum provides the substantial evidence for the administrative record to demonstrate that no changes to the significance findings have occurred, nor have new significant impacts been identified, to warrant a supplemental MND.

CEQA GUIDELINES

The CEQA recognizes that one or more of the following changes may occur between the date a MND is adopted and a project is fully implemented:

- 1) the scope of the project may change;
- 2) the environmental setting in which the project is located may change;
- 3) certain environmental laws, regulations, or policies may change; and/or
- 4) previously unknown information may arise.

CEQA requires a Lead Agency to evaluate these changes and determine whether they are significant or otherwise substantially affect the conclusions in a previously certified [or adopted] environmental document.

The CEQA Guidelines §15162 describes a process for determining whether a subsequent IS/MND is warranted:

- a) *When an EIR has been certified or a negative declaration is adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or*
 - 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

- B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Under CEQA Guidelines §15164, an Addendum to an adopted negative declaration is appropriate if only minor technical changes or additions are necessary or none of the conditions excerpted above (CEQA Guidelines §15162) have occurred. The Addendum need not be circulated for public review (CEQA Guidelines §15164[c]); however, an addendum is to be considered by the decision making body prior to making a decision on the project (CEQA Guidelines §15164[d]). The CEQA Guidelines (§15164(e)) states that a brief explanation of the decision not to prepare a subsequent EIR [or MND] pursuant to §15162 should be included in an addendum to an EIR [or MND], the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

BACKGROUND

In September of 2019, the City of Chico Community Development director adopted a Mitigated Negative Declaration for Thorntree Grading and Mini Storage (State Clearing House Number 2019089050). The previously analyzed project involved grading approximately 6.9-acre area to facilitate the future development of the site with a personal storage facility (mini storage). The grading would have involved a cut volume of approximately 1,017 cubic yards with a fill volume of approximately 8,550 cubic yards of material across the site. For purposes of this Addendum this approval will be known as the Previously Analyzed Project.

Since adoption of the MND, revised grading plans have been submitted for approval. An additional approximate 1.52 acres will need to be graded as the project has been expanded for a redesigned access. For purposes of this Addendum this submittal will be known as the Proposed Project.

PROPOSED PROJECT DESCRIPTION

The proposed project involves grading and leveling an approximate 1.52-acre area. The purpose of the grading is to facilitate the future development of the site consistent with the existing zoning and general plan land use designations. The grading will involve a cut volume of approximately 1,017 cubic yards and a fill volume of approximately 8,550 cubic yards of material across the entire project site. The types of equipment utilized for the project may include, but are not limited to a grader, dump haul trucks, backhoe, excavator, and work trucks.

An upland flow conveyance ditch will be constructed along the eastern, southern, and a portion of the western boundaries of the property. The conveyance ditch will be approximately 10 feet wide and contain a berm approximately 0.5 feet tall and one foot wide. Additionally, a bio-retention basin will be constructed on the western side of the parcel. The bio-retention basin will be

approximately 10 feet wide and the base and approximately two feet deep. The bottom of the bio-retention basin will contain a subsurface drainage/storage layer consisting of gravel overlain with a layer of soil. Native grasses will be planted along the slope of the basin to prevent erosion. The basin will also include an outfall weir near its southern intersection with the upland flow ditch. The project will maintain a distance of 15 feet away from the toe of the existing Sycamore Creek Federal setback levee. With the addition of the 10-foot width for the upland flow conveyance ditch, the distance the grading will maintain from the setback levee is 25 feet. The project is approximately 110 and 165 feet away from the top-of-bank and centerline of Sycamore Creek, respectively.

The proposed project will require the building of an access road on the adjacent city owned parcel to the west. The project owner has obtained necessary permission from the City of Chico. The access road will extend approximately 250' into the City of Chico owned parcel. Additionally, the proposed project will tie into the existing utilities service box which is located on the eastern side of Cohasset Road on the opposite of the bike path.

EVALUATION OF THE PROPOSED PROJECT

The MND prepared in July of 2019 evaluated all potential environmental impacts as required by the Environmental Checklist in the CEQA Guidelines, Appendix G at the time of adoption. The Proposed Project has been evaluated based on the submitted plans for grading permit (B20-00592) for the Thorntree Mini Storage and the updated Biological and Aquatic Resources Evaluation. City staff has evaluated the new development for the Proposed Project for potential impacts related to every factor in the CEQA Checklist.

It has been determined that in comparison to the Previously Approved Project, all impacts besides the biological resources remain unchanged from the adopted IS/MND. Biological resources impacts are analyzed below.

Biological Resources

A second Biological and Aquatic Resources Evaluation (Appendix B) was prepared by North Star Engineering (April 2020) to determine if any new impacts would occur for the Proposed Project. The assessment concluded that the Proposed Project would not result in any effects to biological resources more severe than those described in the previously analyzed project.

Mitigation Measures

The mitigation measures contained in the Biological Resources section of the previously analyzed project would be adequate to mitigate any potential impacts to biological resources associated with the proposed project. No additional mitigation measures are needed.

SUMMARY AND FINDINGS

This Addendum and attached documents demonstrate that the environmental analysis, impacts, and mitigation requirements identified in the previously approved Thorntree Grading and Mini

Storage MND remain substantively unchanged by the situation described herein and supports the finding that the Proposed Project does not raise any new issues and does not exceed the level of impacts identified in the previous MND/IS (Appendix B).

In summary, the analysis concludes that none of the conditions described in §15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the original MND is appropriate to satisfy CEQA requirements for the Proposed Project. Furthermore, all mitigation measures contained in the Thorntree Grading and Mini Storage Mitigation Monitoring and Reporting Program will remain in effect with the identified minor technical changes.

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Date

Adopted via:



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Date

List of Appendices:

Each appendix listed below is available at City Hall (411 Main Street, 2nd Floor) or on the City of Chico's website at http://www.chico.ca.us/planning_services/OtherPlanningDocumentsandReports.asp (Public Review Documents - Thorntree Grading and Mini Storage).

Appendix A – Biological and Aquatic Resources Evaluation Addendum

Appendix B – Thorntree Grading and Mini Storage Initial Study/Mitigated Negative Declaration

Appendix C – Thorntree Grading and Mini Storage Mitigated Negative Declaration Mitigation Monitoring and Reporting