

2019089050

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Thorntree Grading and Mini Storage (ER 19-01)

Lead Agency: City of Chico Contact Person: Shannon Costa, Associate Planner
Mailing Address: PO Box 3420 Phone: 530-879-6807
City: Chico Zip: 95928 County: Butte

Project Location: County: Butte City/Nearest Community: Chico
Cross Streets: Thorntree Drive at Cohasset Road Zip Code: 95973

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 6.9
Assessor's Parcel No.: 016-200-122 Section: 11 Twp.: 22N Range: 1E Base:
Within 2 Miles: State Hwy #: Waterways: Sycamore Creek
Airports: Chico Municipal Airport Railways: Schools:

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: [] FONSI

Governor's Office of Planning & Research

APR 15 2019

STATE CLEARINGHOUSE

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Grading

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. 68,000 Acres 6.9 Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Vacant land, Industrial Office Mixed Use (zoning and GP designation)

Project Description: The proposed project involves grading of an approximate 6.9-acre area to facilitate the future development of the site with a personal storage facility (mini storage). The grading will involve a cut volume of approximately 1,017 cubic yards with a fill volume of approximately 8,550 cubic yards of material across the site.

State Clearinghouse Contact:

(916) 445-0613

M.A

State Review Began:

8 - 15 - 2019

SCH COMPLIANCE

7 - 13 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
X Central Valley Flood Prot. ARB: Transportation Projects
Coastal Comm X ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl.& Recovery
Conservation SWRCB: Div. of Drinking Water
X CDFW # 2 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
X Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 5R
DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
X Aeronautics
CHP
X Caltrans# 3
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089050

Please forward late comments directly to the Lead Agency

AQMD/APCD 3

(Resources: 8 / 17)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 20, 2019 Ending Date September 19, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Thorntree Grading and Mini Storage

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

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

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