



Department of Development Services

Paula Daneluk, Director
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buttecounty.net/dds

BUTTE COUNTY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
MINOR USE PERMIT MUP16-0014

NOTICE IS HEREBY GIVEN that Butte County has prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and is considering the adoption of a Mitigated Negative Declaration for the project described below. The Mitigated Negative Declaration establishes that although the proposed project could have a significant effect on the environment, there will not be a significant effect because required mitigation measures will address potential project effects. The County has prepared this Notice of Intent to Adopt a Mitigated Negative Declaration to provide an opportunity for input from public agencies, organizations, and interested parties on the environmental analysis addressing the potential effects of the proposed project. The IS/MND is available for review on the County's website at <http://www.buttecounty.net/dds/Planning/CEQA.aspx>.

Project Information

Project: Patrick Ranch Museum Minor Use Permit (MUP16-0014)

Location: The project site encompasses 28-acres located at 10381 Midway, on the west side of the Oroville-Chico Hwy and Midway intersection, approximately 2 miles south from the city of Chico; APN: 039-060-088.

Project Description: The project proposes establishing the 28-acre Patrick Ranch Museum (PRM) as a Cultural Institution, as defined under the Zoning Ordinance, to preserve and interpret the agricultural history of the Sacramento Valley, including social, cultural, and economic aspects. Ancillary operations to the museum include hosting private and public special events. The facility will also host private special events through rental agreements, including weddings, corporate functions, and other similar event types. Special events would accommodate 50 to 2500 guests per event, or 12,000 people annually, and may include amplified music.

The Initial Study/Mitigated Negative Declaration (IS/MND) is on file for public review and comment starting **February 17, 2022**, to **March 18, 2022**. All comments for the IS/MND must be submitted in writing and received no later than **5:00 pm Thursday, March 18, 2022**. Written comments may be submitted to the project planner Rowland Hickel, Senior Planner, Butte County Development Services Department, Planning Division, 7 County Center Drive, Oroville, CA 95965. Phone: (530) 552-3684 Email: rhickel@buttecounty.net. The Butte County Planning Commission will consider the proposed project at a public hearing on a future date to be determined.

PAULA DANELUK, DIRECTOR OF DEVELOPMENT SERVICES

INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST

California Environmental Quality Act (CEQA)

PROJECT INFORMATION

1. Project Title: Patrick Ranch Museum Minor Use Permit (MUP16-0014)
2. Lead Agency Name and Address: Butte County – Department of Development Services
Planning Division
7 County Center Drive
Oroville, CA 95965
3. Contact Person and Phone Number: Rowland Hickel, Senior Planner
530.552.3684
rhickel@buttecounty.net
4. Project Location: The project site encompasses 28-acres located at 10381 Midway, on the west side of the Oroville-Chico Hwy and Midway intersection, approximately 2 miles south from the city of Chico; APN: 039-060-088.
5. Project Sponsor’s Name and Address: Far West Heritage Association (FWHA)
10381 Midway
Chico, CA 95928
6. General Plan Designation: Public (P)
7. Zoning: PB (Public)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

This project proposes establishing the 28-acre Patrick Ranch Museum (PRM) as a Cultural Institution, as defined under the Zoning Ordinance, to preserve and interpret the agricultural history of the Sacramento Valley, including social, cultural, and economic aspects. Ancillary operations to the museum include hosting private and public special events. Special events would accommodate 50 to 2500 guests per event, or 12,000 people annually, and may include amplified music. The facility will also host private special events through rental agreements, including weddings, corporate functions, and other similar event types.

Patrick Ranch currently hosts several annual events at the facility. The number of attendees at these events ranges from 150 to 2,500 but may grow more prominent in the future. The project would permit these existing events and allow new events at the facility.

Existing Events	Event Attendance
California Nut Festival	2,500
First Saturday-Family Crafts	250
Country Faire & Threshing Bee	1,000

Family Farm Day	500
Fiber Fusion/Stock Dog Trials	1,100
Autumn Fest (4 weekends)	2,500
Field Trips	1,500
Break Bread with a Farmer	250
History Night Series	400
Bunco (3x/year)	150
Fine Art Show	700
Holiday Tea	200

Bring Existing Structures and Uses Into Conformance

Existing structures and uses associated with the property's current use will be brought into conformance with zoning upon approval of the Minor Use Permit. Structures and uses include the 2,500 square foot visitor's center, gift shop and educational exhibit building, Master Gardener demonstration garden and shed, Pat's Barn, and the 10,000 square foot tractor storage building.

Museum and Event Staffing

The staff consists of a part-time Director, a part-time foreman, a part-time Administrative Assistant, and two part-time seasonal employees to assist with events and field maintenance. Additional volunteer staff is used during museum activities and events.

Site Access

Direct access to the facility is provided through an existing paved driveway off Midway (County Road). No new roads or encroachments are required to implement the proposed project.

Parking

Onsite parking includes a developed parking area consisting of approximately 100 spaces, including disabled-access parking spaces in compliance with the American Disability Act. An overflow parking area capable of accommodating about 340 vehicles is located along the south property line, along the primary access driveway. Employee parking areas are located on the west side of the facility and can accommodate approximately 17 vehicles.

Water Availability

Domestic water is provided to the project site by an onsite well.

Domestic Wastewater Discharge

Permanent restrooms serviced by onsite wastewater discharge systems are available throughout the facility.

Portable bathroom and handwashing facilities will be provided at each event with over 100 attendees. Portable restrooms are self-contained units that would be rented for use during the events and are not permanent fixtures of the property.

Future Planned Operations and Construction

New buildings and exhibits are anticipated to be constructed when funding becomes available.

Vintage Iron Museum

The Vintage Iron Museum will provide a display and storage area for vintage equipment, horse-drawn carriages, and a work wagon to help preserve this region's cultural and historical heritage. The proposed facility will be on the northwest corner of the property and consist of a 40'x100'x18' pre-engineered building with a 12' overhang for outdoor exhibits. The building will contain educational exhibits and displays and an area to restore vintage farm equipment and carriages, allowing for random movement of visitors. Vintage equipment invented and built in this community and used worldwide will be highlighted in this display. Pathways to the building will meet ADA requirements.

Bee Museum and Learning Center

The Bee Museum and Learning Center will help inform children and adults about one of the most important insects to our natural environment and agricultural world. The proposed facility will be located east of the visitor center, adjoining the Master Gardener bee and natural habitat gardens. It is designed to hold a 60'x40' learning laboratory on the east side, 30'x40' breezeway, and 40'x40' gallery.

Blacksmith Shop

A local blacksmith group is interested in building a blacksmith shop to educate the public and smiths and preserve the art and craft of blacksmithing. The building is proposed to be 95'x30'x21' and located on the open field west of the windmill.

9. Surrounding Land Uses and Project Setting:

The project area is comprised of large agricultural and residential parcels. Orchards in a large Agriculture-zoned property under a single ownership are located north and west of the project site. One single-family residence and orchards on Agriculture-zoned land is situated south of the project site. Midway, a County-maintained roadway, borders the eastern property line. Further east, beyond Midway, are two additional single-family residences and orchards, also zoned Agriculture.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Agriculture	AG-40	Orchard
South	Agriculture	AG-40	Single-Family Residence/Orchard
East	Agriculture	AG-40	Single-Family Residential/Orchard
West	Agriculture	AG-40	Orchard

The Far West Heritage Association (FWHA), the steward of the Patrick Ranch Museum, is a non-profit public corporation-501(c)(3) governed by an 11-member board of directors whose mission is historic preservation, cultural and artistic exhibitions, and education for its members, local residents and visitors to the area. The FWHA acquired the Patrick Ranch in 2001 as a bequest from the previous owner, Hester Patrick, to develop the property into a museum preserving agricultural history. The Patrick Ranch property consists of 28-acres developed with an 1877 Italianate-style Glenwood Farm House (a National Registered Landmark), a barn that served as Mr. Garrison Patrick's garage, a tank house, a 250-year old Valley Oak grove, and farmland.

Since 2001, additional buildings and uses have been constructed on the property that is related to the museum. A barn was built in 2004. A 2,500 square foot, three-story barn was built in 2012 and subsequently converted by permit to a visitor center, gift shop, and educational facility with rotating exhibits in 2014. A prep kitchen was added on the south end of the original barn. A one-acre Master Gardener demonstration garden was added to the site in 2013 to teach sustainable practices. In 2014, a small shed used to store books and tools for the garden was built. Also, in 2014, a shade structure was built around the shed for use in education programs and tour groups. In 2020, a 10,000 square foot tractor storage building was constructed, with an approved building permit, to store equipment related to the future Vintage Iron Museum. The building, or portion of the building, may be remodeled in the future to accommodate the general public.

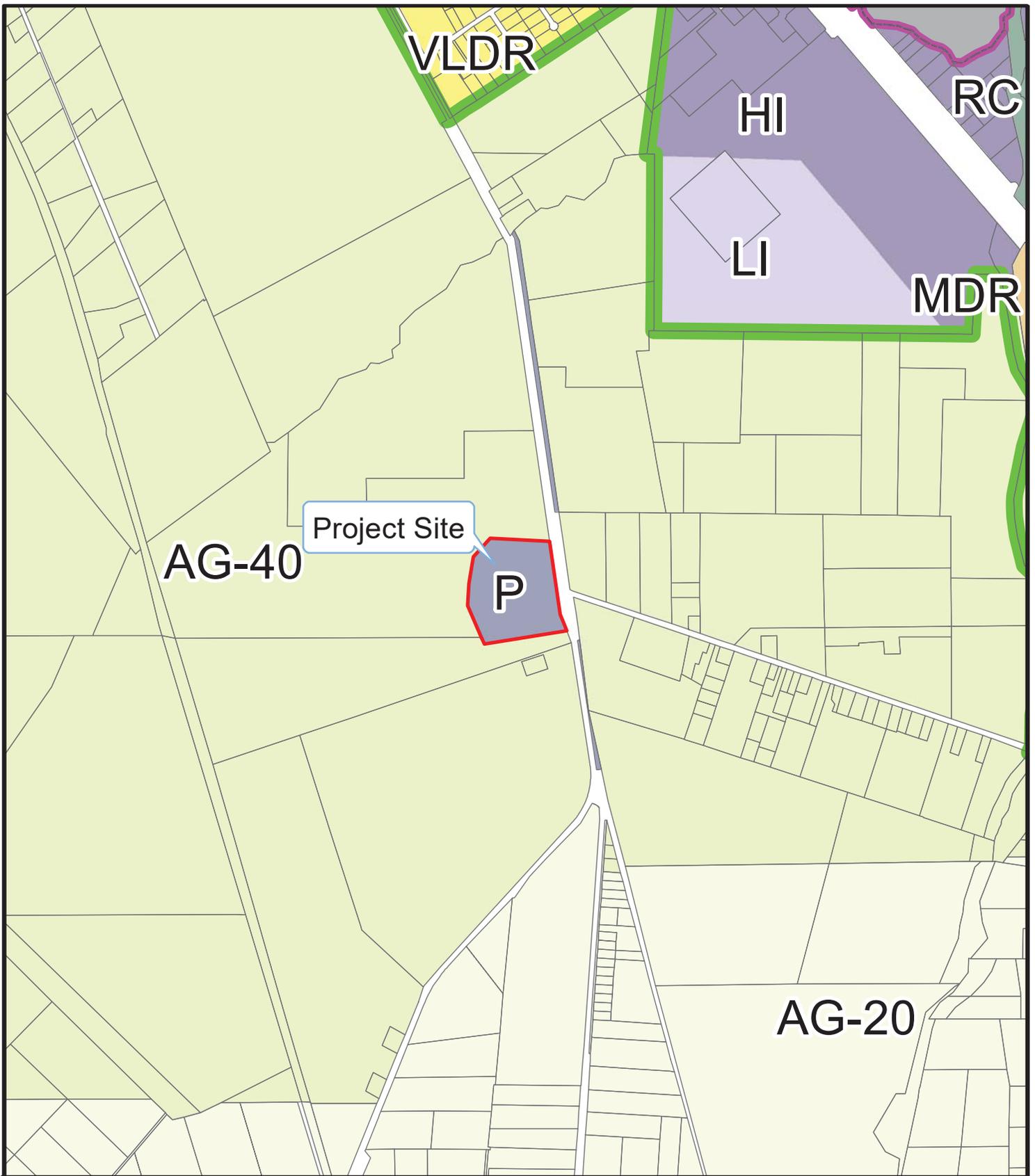
Midway provides direct access to the project site. The road is a two-lane paved public road approximately 24 feet wide with paved shoulders.

10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

No additional public agency approvals are required for the project.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal consultation pursuant to AB 52 was initiated on December 2021. The Mechoopda Indian Tribe requested consultation. The Tribe requested mitigation measure TCR-1, which would require notification of tribal representatives before construction activities to ensure the tribe's presence at the site to monitor grading activities.



Butte County Zone Districts



Supervisory District #4

Applicant: Far West Heritage Assoc.

Zoning: PB (Public)

Request: Minor Use Permit

Assessor Parcel No: 039-060-088

File: MUP16-0014



NOISE ANALYSIS

- No change to current events

DUST CONTROL PLAN

- All gravel areas are graded annually to maintain road
- Roads are watered for large events

LIGHTING PLAN

- See master plan

SIGN PLAN

- All signs are existing, see master plan

AGRICULTURAL MAINTENANCE PLAN

- NA



Patrick Ranch Museum Minor Use Permit
10381 Midway, Durham, CA

Request: This application is for a Minor Use Permit to use the property for cultural and historic purposes and to continue holding events allowing development of the Patrick Ranch Museum (PRM), Interactive Agriculture and Natural History Museum.

The activities of PRM are not detrimental to the health, safety and welfare of the residence in the vicinity and will not adversely affect uses and property in the surrounding neighborhood. The 28 acres is physically adequate for the type, density and intensity of the uses proposed.

Reasons for Request: The Museum will continue to serve our community. The Ranch played a central role in Chico during the late 19th and early 20th century. Our focus is to continue providing historical and cultural experiences which will not merely present the facts but will provide opportunities and stimulate visitors to engage proactively in the community and world around them. Our future lies in successfully facilitating the interconnectedness of our audiences within our unique venue and in being in tune with the community, contributing to the local and regional economy.

Bringing adequate revenues into the PRM is paramount to fulfilling our mission and is important to creating a Museum that can focus on its mission rather than on its survival. To do this, PRM is mindful of PRM's needs and plan for the required resources. PRM works at building relationships with individuals, with organizations and with the community and works to continually seek a variety of funding sources. Fundraising for PRM is an ongoing process.

Patrick Ranch Museum

Organization-Far West Heritage Association

The Far West Heritage Association (FWHA) is the steward of the Patrick Ranch Museum (PRM) and Chico Museum. Far West Heritage Association is a non-profit public corporation--501(c)(3) corporation, Federal Tax ID # 94-2740978. FWHA is governed by an 11-member board of directors with monthly meetings. The mission of FWHA is historic preservation, cultural and artistic exhibition and education for its members, local residents and visitors to the area.

Mission of Patrick Ranch Museum: The preservation and interpretation of the agricultural history of the Sacramento Valley, including social, cultural and economic aspects.

History and Original Site:

The FWHA acquired the Patrick Ranch in 2001 as a bequest from the last occupant, Hester Patrick, to develop the property into a museum preserving agricultural history. PRM, located on the Midway in Durham is 28 acres. Having accepted the gift of the Patrick Ranch and Glenwood

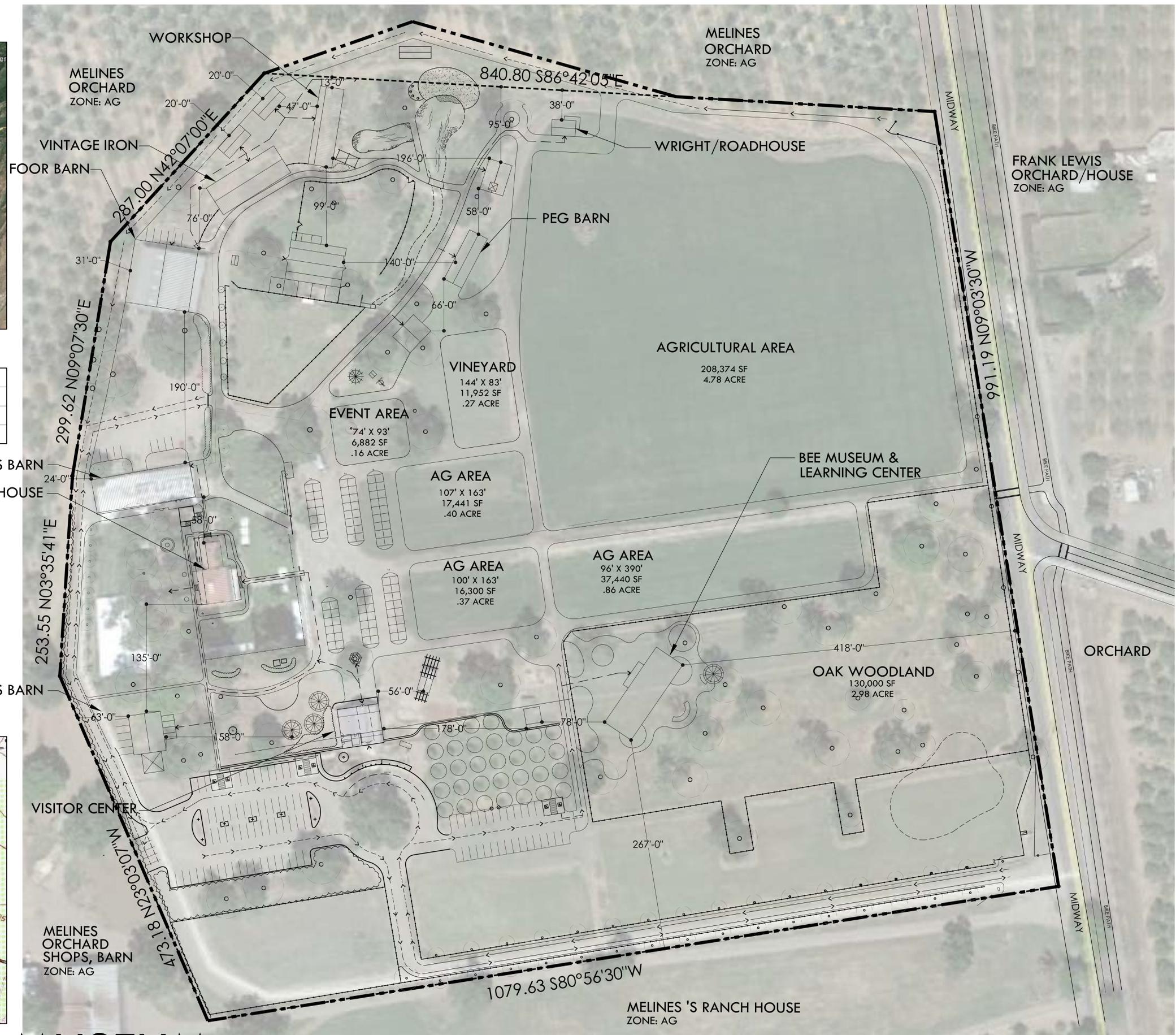
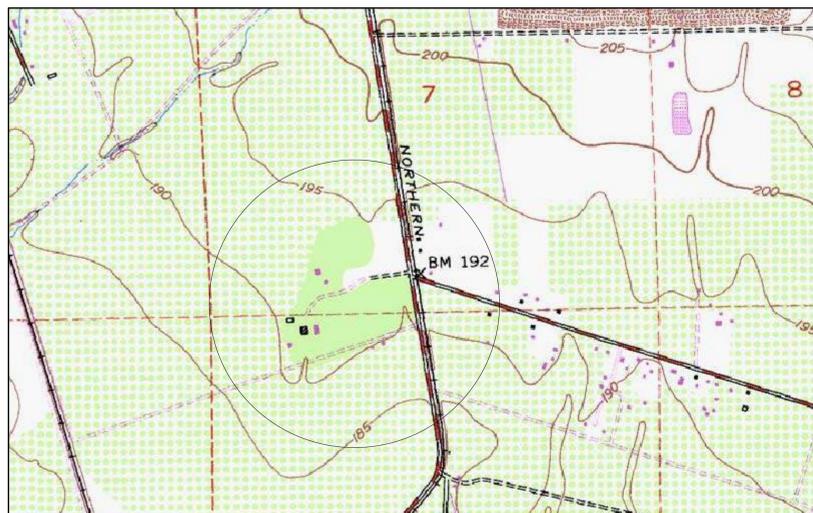
VICINITY MAP



SYMBOL LEGEND

	(E) TREE
	VEHICULAR ACCESS
	GRAIN SILO - STRUCTURE
	PEDESTRIAN/ADA ACCESS

TOPOGRAPHY MAP



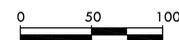
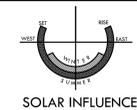
PATRICK RANCH MUSEUM

SITE PLAN, VICINITY & TOPO MAP

PREPARED FOR:
FAR WEST HERITAGE ASSOCIATION
 10381 MIDWAY DURHAM, CA 95928

APN: 039-060-0886
 ZONE: PUBLIC
 28 ACRES

DESIGNED BY:
MELTON DESIGN GROUP
 309 WALL STREET CHICO, CA 95928



SCALE: 1" = 50'-0"

DATE: SEPTEMBER 13, 2016
 PROJECT NUMBER: 2016



EXISTING SITE ELEMENTS

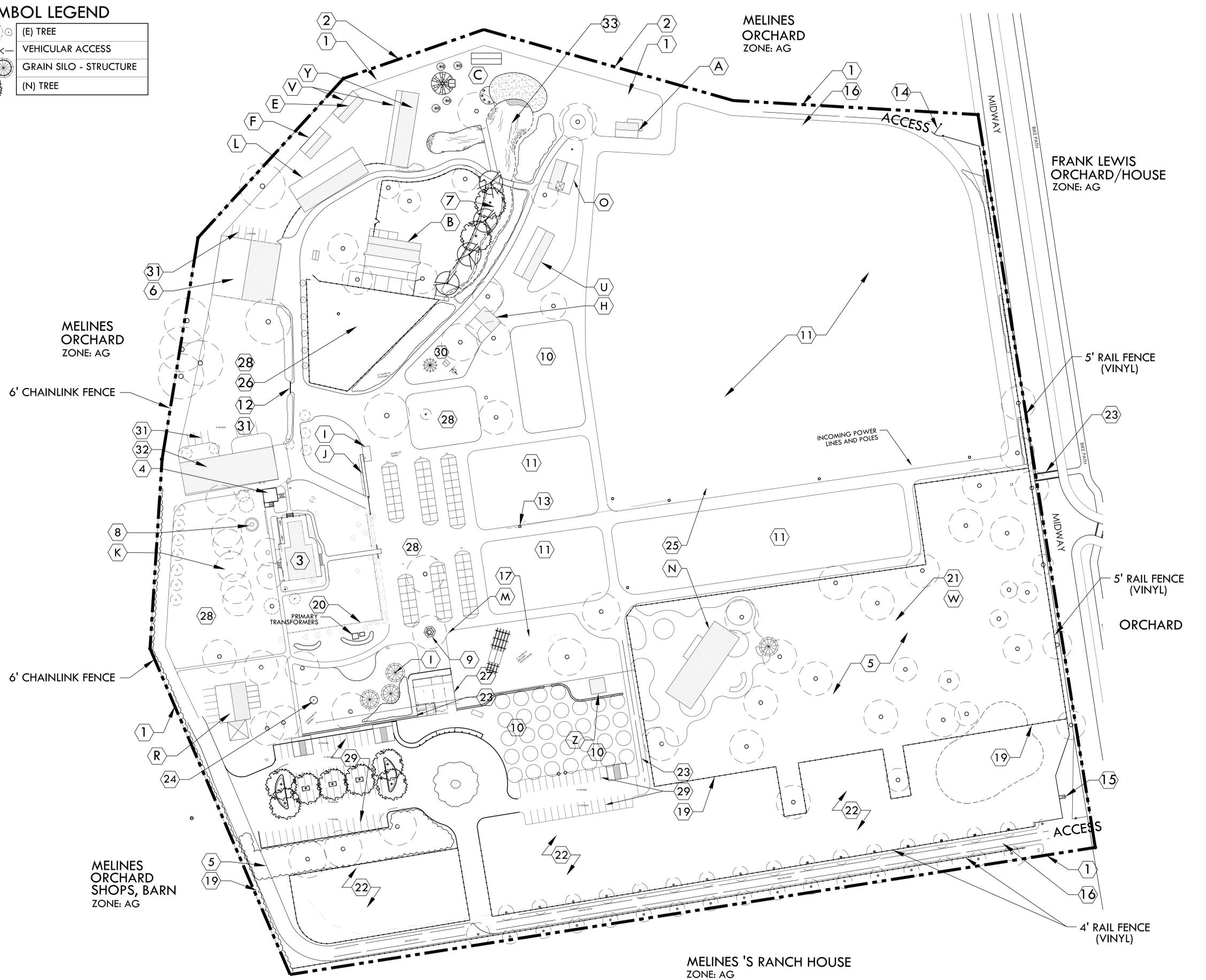
SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	LIMIT OF WORK
③	HISTORIC GLENWOOD HOUSE (2230 SF)
④	HISTORIC TANK HOUSE
⑤	HERITAGE OAK WOODLAND
⑥	FOOR BARN (6,400 SF)
⑦	HISTORIC LANDSCAPE
⑧	EXISTING FOUNTAIN
⑨	INTERPRETIVE KIOSK
⑩	DEMONSTRATION ORCHARD - VINYARD
⑪	AGRICULTURAL AREA
⑫	GATEWAY
⑬	UTILITY POLE & OVERHEAD LINES (UTILITY PLAN)
⑭	NORTH MAINTENANCE GATE
⑮	ENTRY SIGN / FLAGPOLE
⑯	EXISTING GRAVEL ENTRY ROAD
⑰	MASTER GARDENER AREA
⑱	INTERACTIVE IRRIGATION CANAL
⑲	SPLIT RAIL FENCE
⑳	WHITE PICKET FENCE WITH GATES
㉑	CAMPING AREA
㉒	PASTURE OVERFLOW PARKING - 340 SPACES
㉓	PEDESTRIAN ACCESS
㉔	MOTHER ORANGE / 49ER EXHIBIT
㉕	SUBSURFACE COOLING TO HOUSE
㉖	PASTURE
㉗	ENTRY PAVILION & VISITOR CENTER (2,567 SF)
㉘	EVENT AREA - GRAVEL OPEN SPACE
㉙	ACCESSIBLE PARKING - 100 SPACES
㉚	WINDMILL & HISTORIC PUMPHOUSE/WELL
㉛	EMPLOYEE PARKING - 17 SPACES
㉜	PATS BARN, RESTROOM & KITCHEN (3,500 SF)
㉝	BOG

SYMBOL LEGEND

	(E) TREE
	VEHICULAR ACCESS
	GRAIN SILO - STRUCTURE
	(N) TREE

PROPOSED SITE ELEMENTS

A	HISTORIC WRIGHT/ROADHOUSE (600 SF)
B	INTERACTIVE BARN YARD (2,800 SF)
C	MAIDU EXPERIENCE
E	WORK SHOP, SHED AND YARD (700 SF)
F	GREENHOUSE (700 SF)
H	INTERACTIVE BLACKSMITH SHOP (1,120 SF)
I	INTERACTIVE WATER STORY (300 SF. EA.)
K	EVENT VENUE
L	VINTAGE IRON (4,000 SF)
M	MASTER GARDENER ENTRANCE
N	BEE MUSEUM & BEE GARDEN (3,300 SF)
O	YORK SCHOOL HOUSE (1,000 SF)
R	NATURAL HISTORY & LEARNING CENTER (2,500 SF)
U	PEG BARN (1,750 SF)
V	CONDITIONED STORAGE
Y	WORKSHED/STORAGE (2250 SF)
Z	HULLER SHED (400 SF)



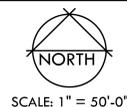
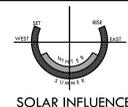
PATRICK RANCH MUSEUM

MASTER PLAN

PREPARED FOR:
FAR WEST HERITAGE ASSOCIATION
 10381 MIDWAY DURHAM, CA 95928

APN: 039-060-088
 ZONE: PUBLIC
 28 ACRES

PREPARED BY:
MELTON DESIGN GROUP
 309 WALL STREET CHICO, CA 95928



DATE: SEPTEMBER 13, 2016
 PROJECT NUMBER: 2016



EXISTING SITE ELEMENTS

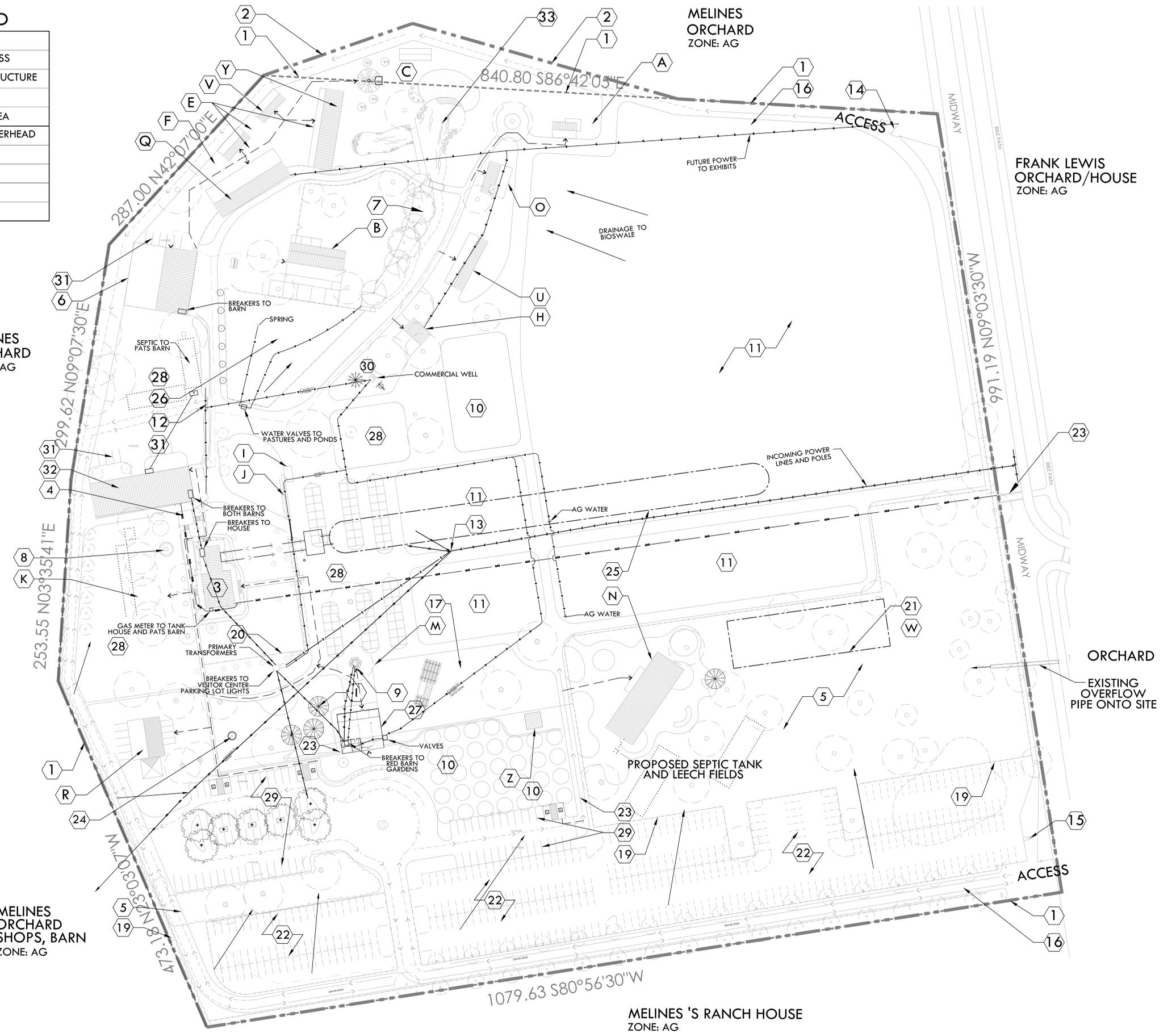
SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	HISTORIC GLENWOOD HOUSE (2230 SF)
4	HISTORIC TANK HOUSE
5	HERITAGE OAK WOODLAND
6	FOOR BARN (6,400 SF)
7	HISTORIC LANDSCAPE
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12	GATEWAY
13	UTILITY POLE AND OVERHEAD LINES
14	NORTH MAINTENANCE GATE
15	ENTRY SIGN / FLAGPOLE
16	EXISTING GRAVEL ENTRY ROAD
17	MASTER GARDENER AREA
18	INTERACTIVE IRRIGATION CANAL
19	SPLIT RAIL FENCE
20	WHITE PICKET FENCE WITH GATES
21	CAMPING AREA
22	PASTURE OVERFLOW PARKING - 340 SPACES
23	PEDESTRIAN ACCESS
24	MOTHER ORANGE / 49ER EXHIBIT
25	SUBSURFACE COOLING TO HOUSE
26	PASTURE
27	ENTRY PAVILION & VISITOR CENTER (2,567 SF)
28	EVENT AREA - GRAVEL OPEN SPACE
29	ACCESSIBLE PARKING - 100 SPACES
30	WINDMILL & HISTORIC PUMPHOUSE/WELL
31	EMPLOYEE PARKING - 17 SPACES
32	PATS BARN, RESTROOM & KITCHEN (3,500 SF)
33	BOG

SYMBOL LEGEND

(E) TREE
VEHICULAR ACCESS
GRAIN SILO - STRUCTURE
(N) TREE
SEPTIC LEACH AREA
ELECTRICITY - OVERHEAD
GAS LINE
WATER LINE
GEOTHERMAL
FIRE HYDRANT

PROPOSED SITE ELEMENTS

A	HISTORIC WRIGHT/ROADHOUSE (600 SF)
B	INTERACTIVE BARN YARD (2,800 SF)
C	MAIDU EXPERIENCE
E	WORK SHOP, SHED AND YARD (700 SF)
F	GREENHOUSE (700 SF)
H	INTERACTIVE BLACKSMITH SHOP (1,120 SF)
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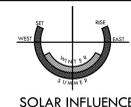
PATRICK RANCH MUSEUM

UTILITY PLAN

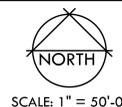
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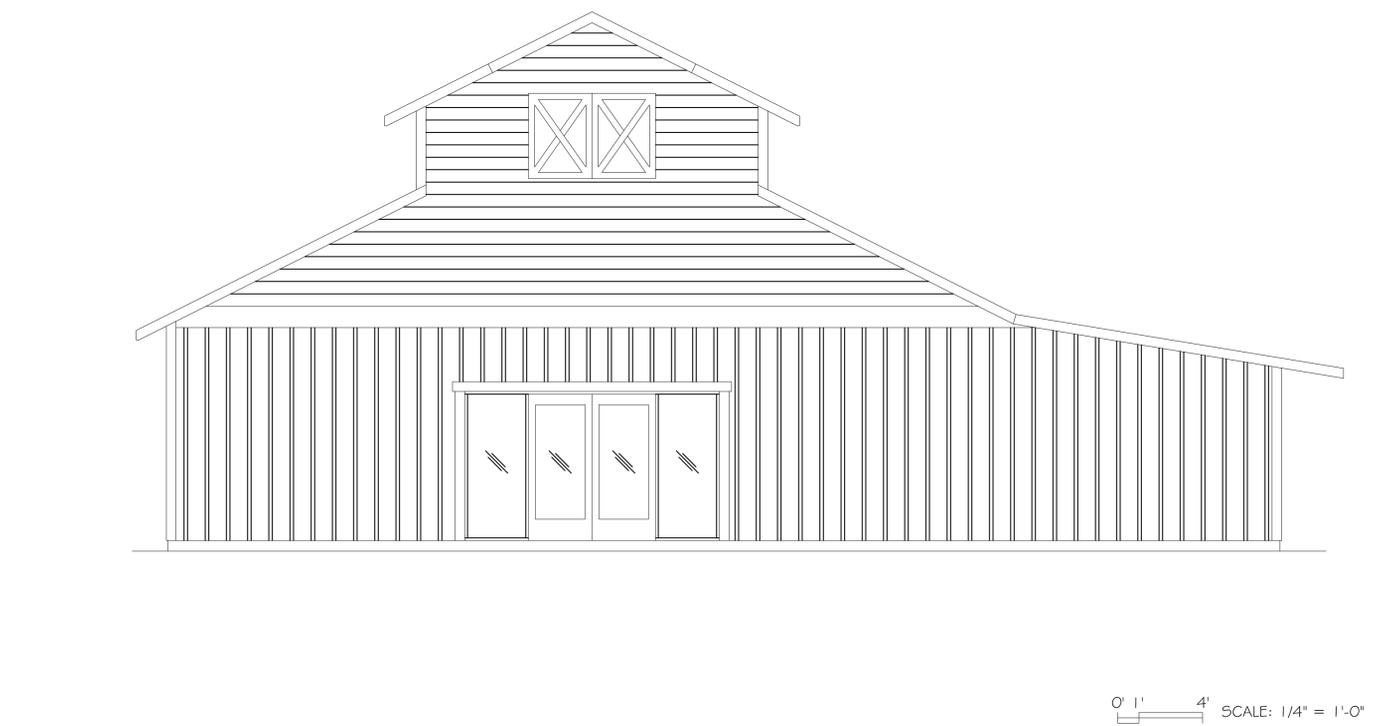
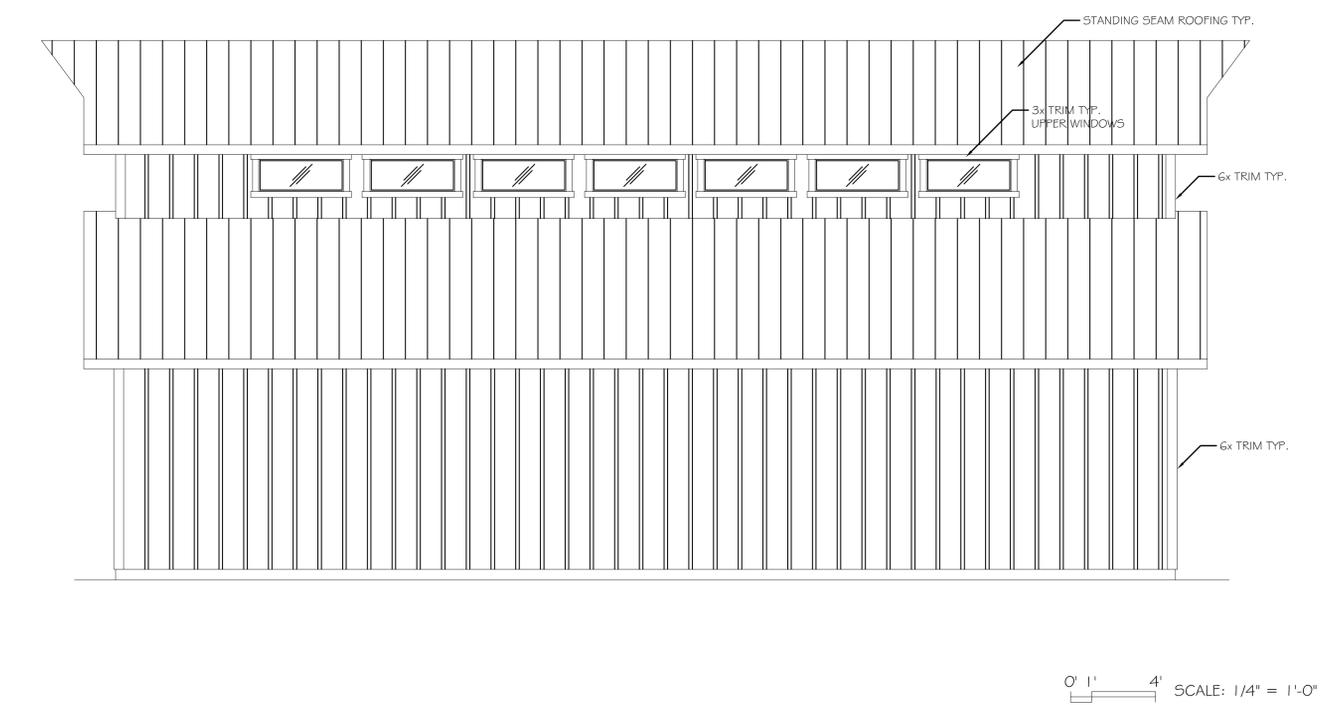
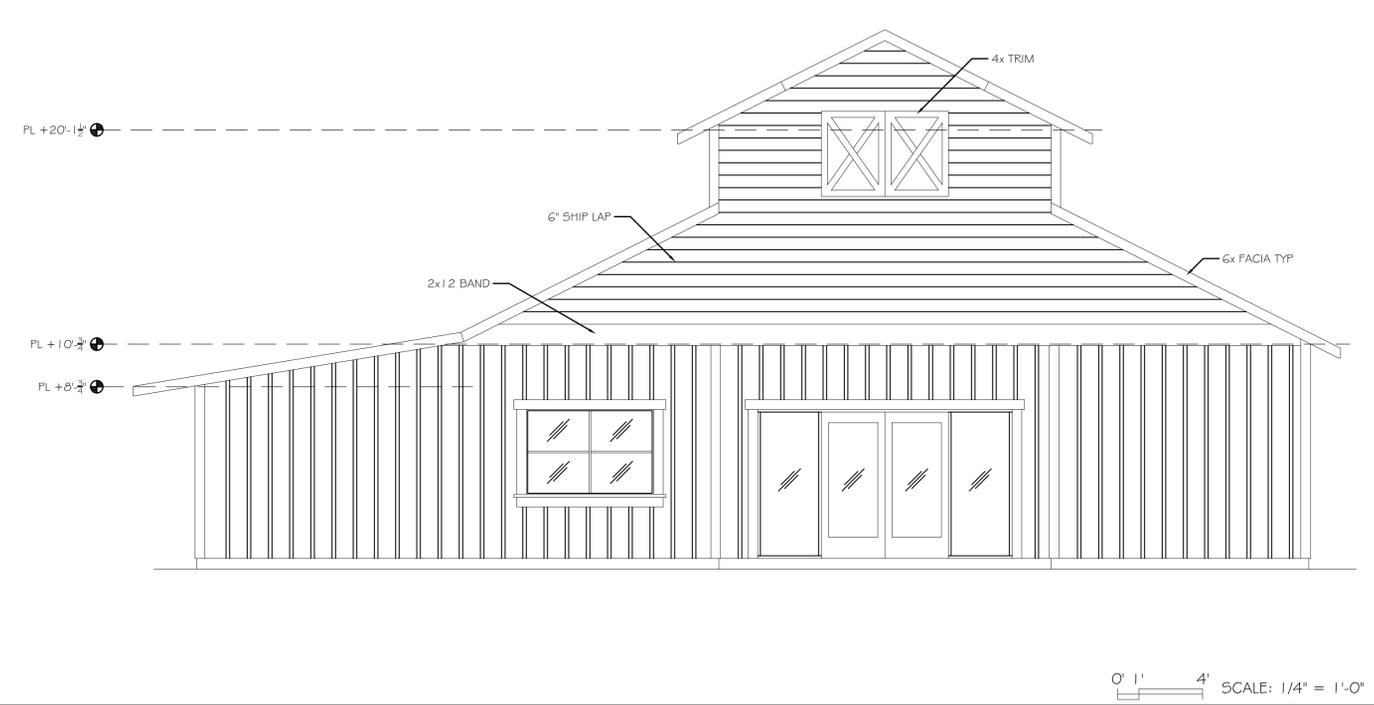
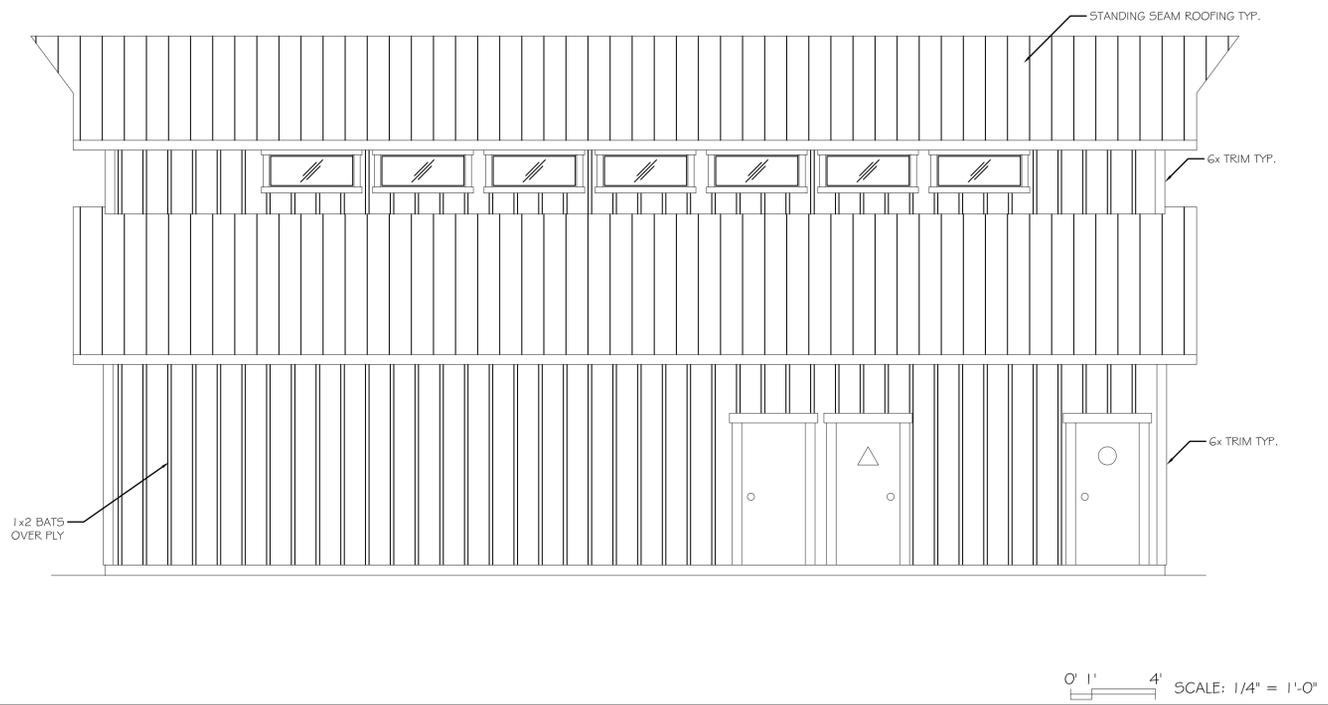
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SCALE: 1" = 50'-0"

DATE: OCTOBER 27, 2016
PROJECT NUMBER: 2016





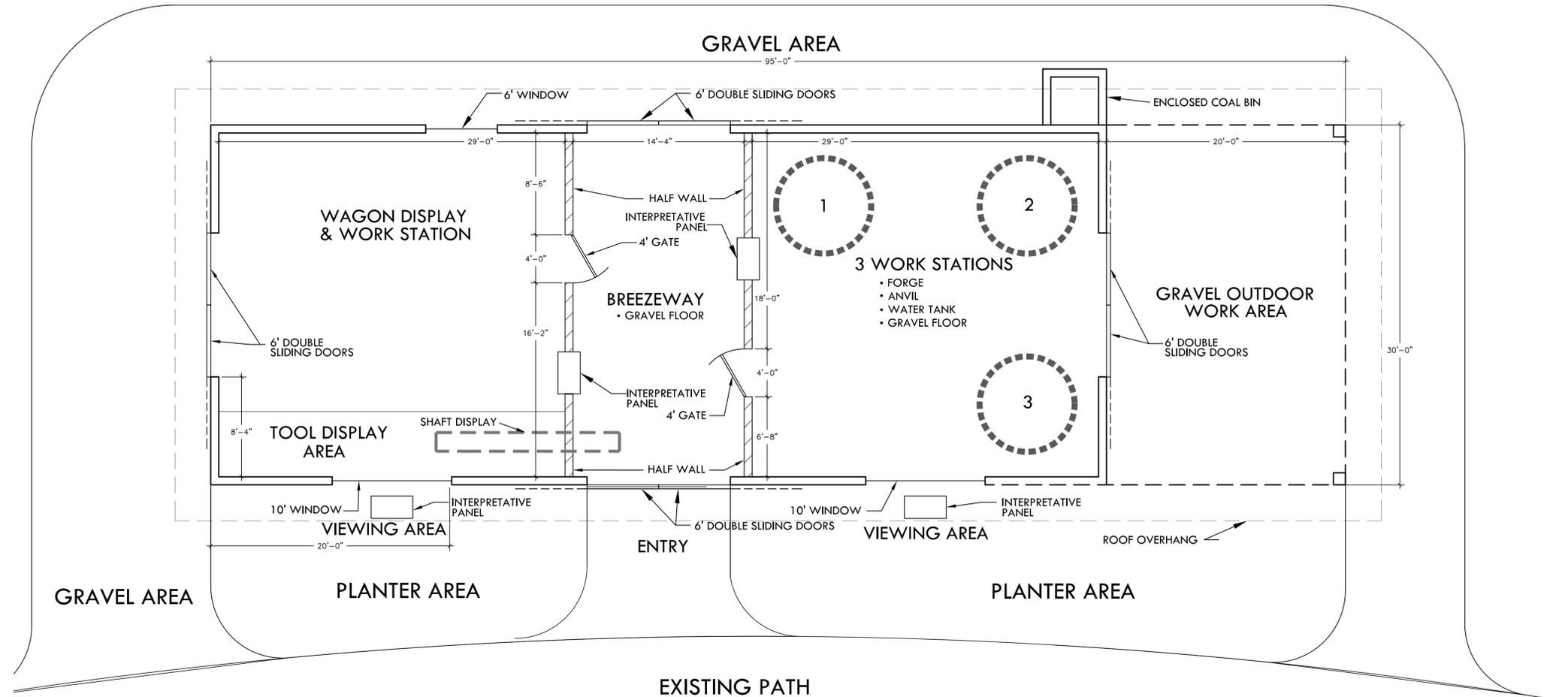
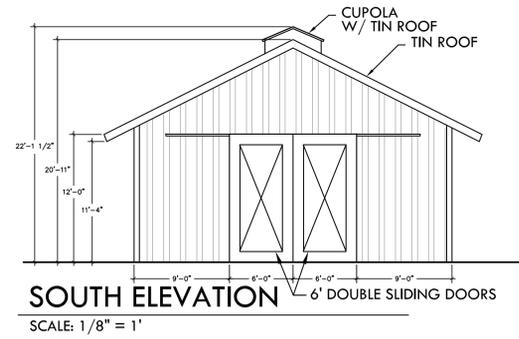
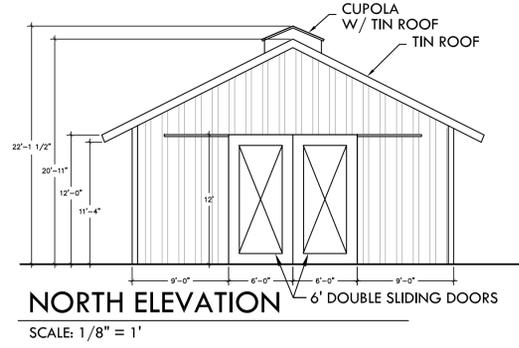
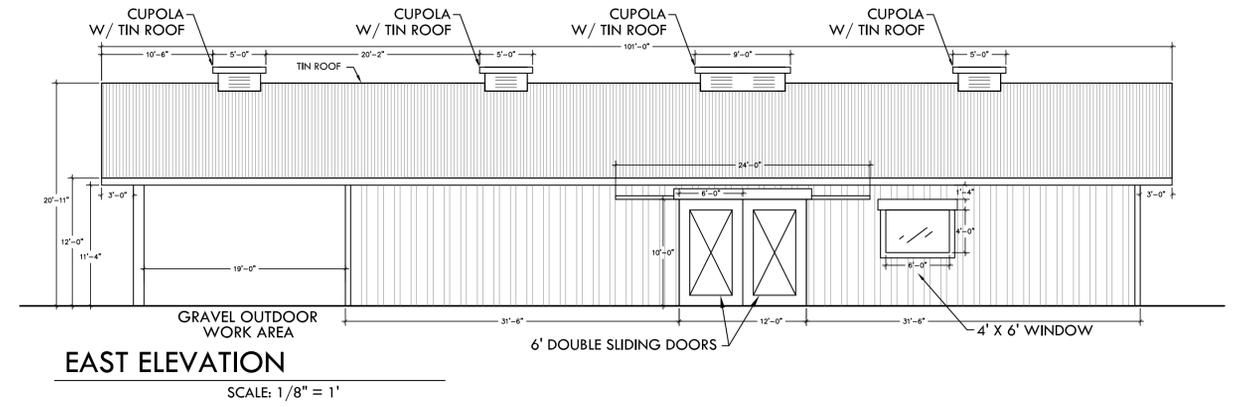
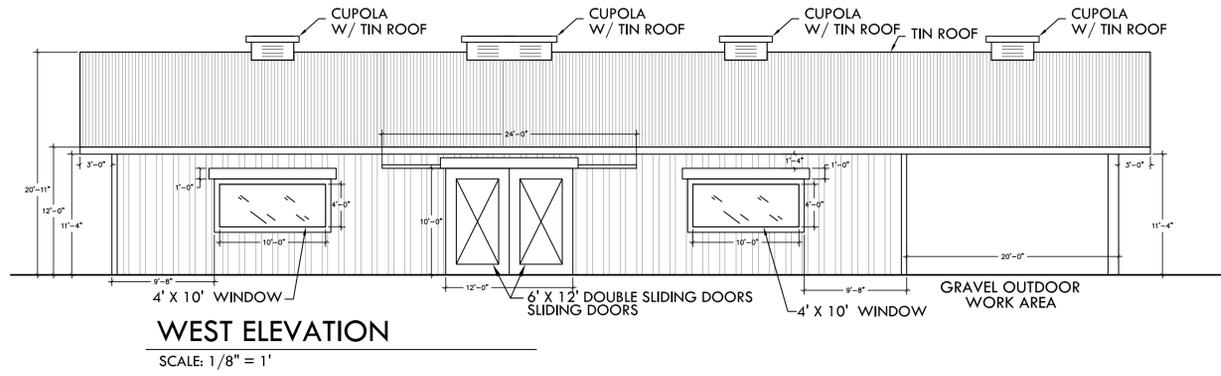
REVISIONS

TROVER DESIGNS
 COMMERCIAL - RESIDENTIAL
 SITE DESIGN & HOME PLANS
 NICK TROVER 530-519-7132
 nicktrover@yahoo.com

PATRICK RANCH MUSEUM
 10381 Midway, Chico, CA 95928
 APN 039-060-088

Elevations

DATE: 1-7-12



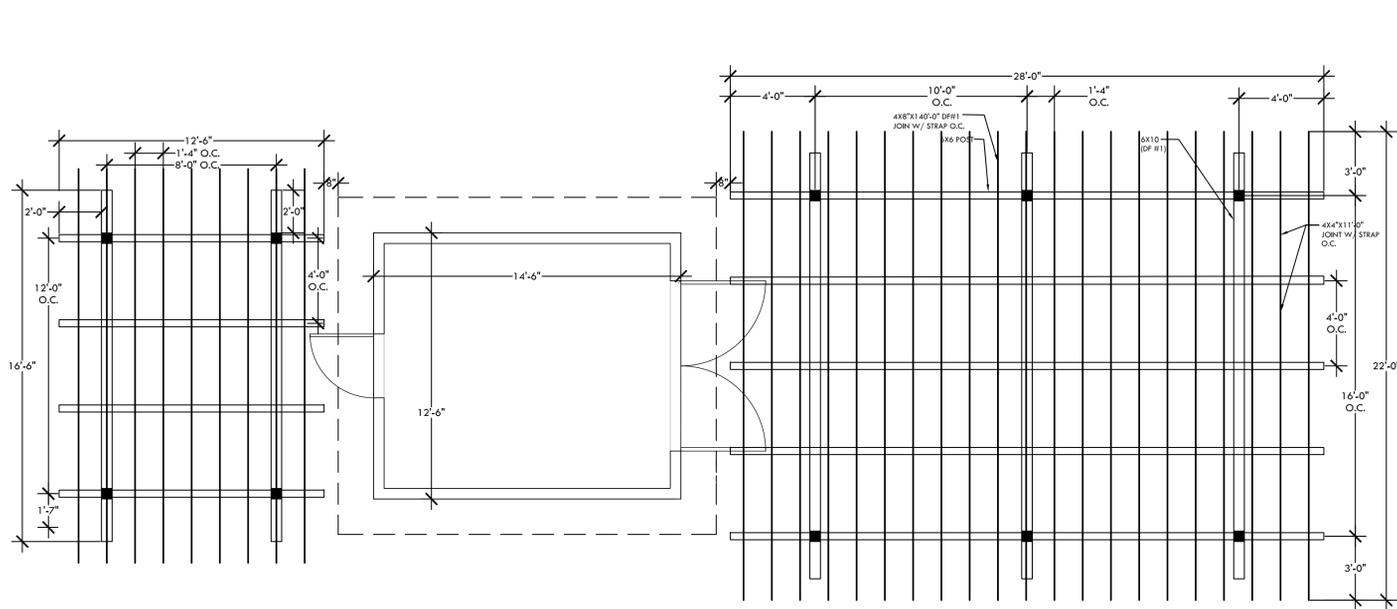
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Plot Date: February 12, 2013 3:41 pm

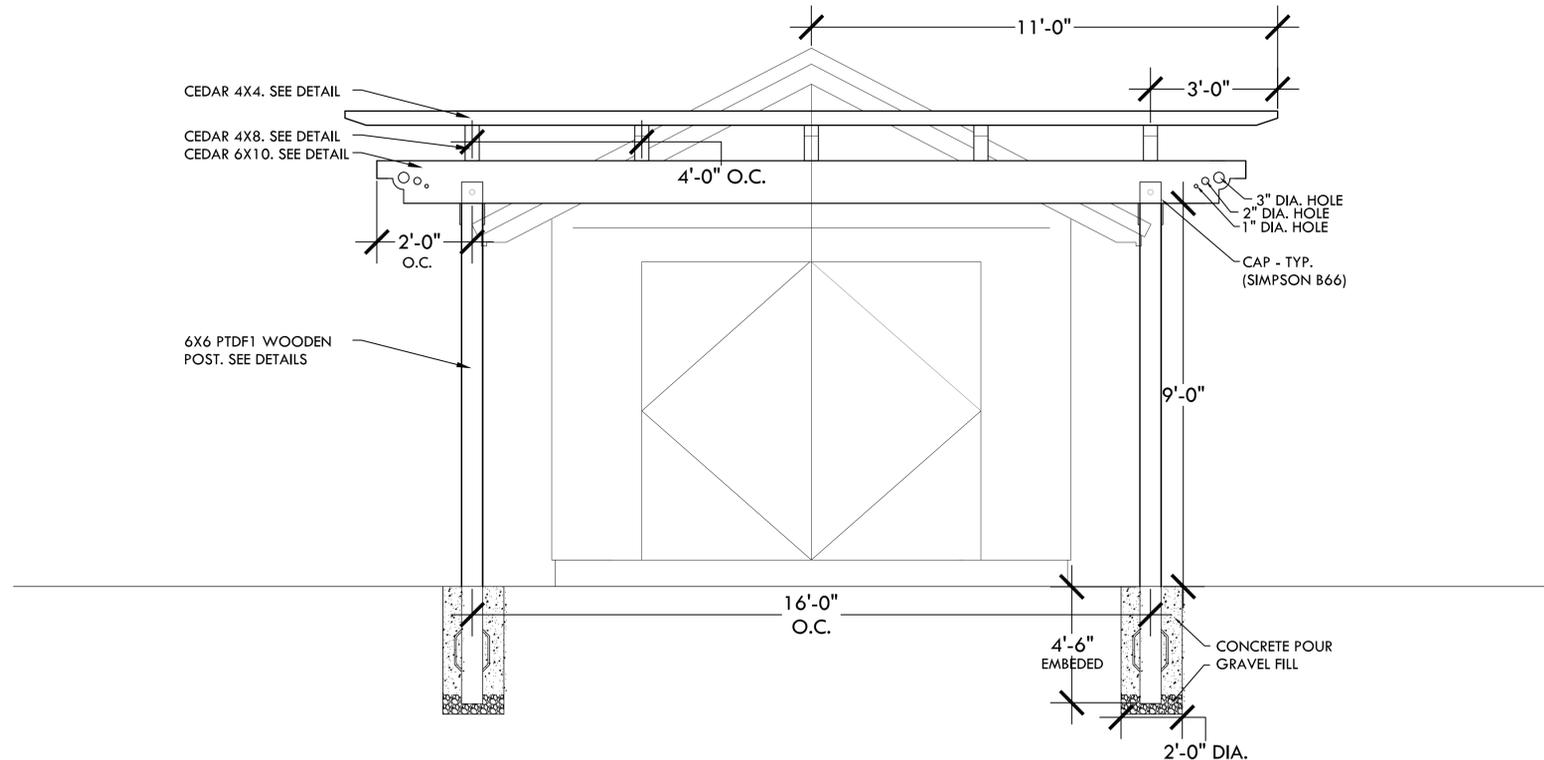


**PATRICK RANCH
BLACKSMITH SHOP**

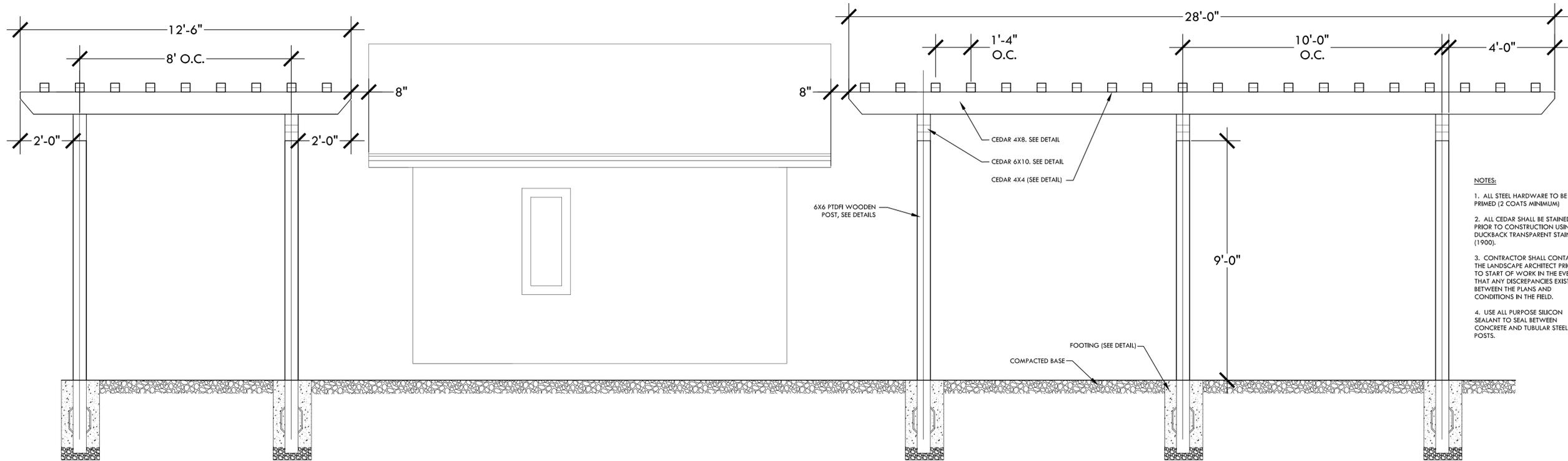
2013-2-12 #2053



PLAN VIEW
SCALE: 1'-0"=1/4"



SOUTH WEST ELEVATION
SCALE: 1'-0"=1/2"



- NOTES:
1. ALL STEEL HARDWARE TO BE PRIMED (2 COATS MINIMUM)
 2. ALL CEDAR SHALL BE STAINED PRIOR TO CONSTRUCTION USING DUCKBACK TRANSPARENT STAIN (1900).
 3. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK IN THE EVENT THAT ANY DISCREPANCIES EXIST BETWEEN THE PLANS AND CONDITIONS IN THE FIELD.
 4. USE ALL PURPOSE SILICON SEALANT TO SEAL BETWEEN CONCRETE AND TUBULAR STEEL POSTS.

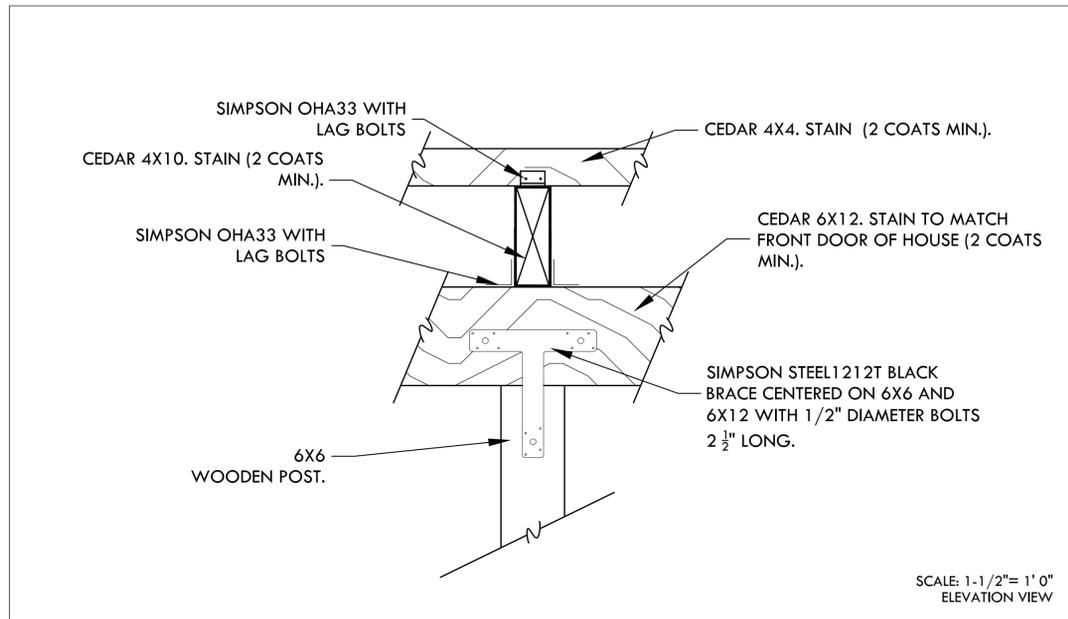
SOUTH EAST ELEVATION
SCALE: 1'-0"=1/2"



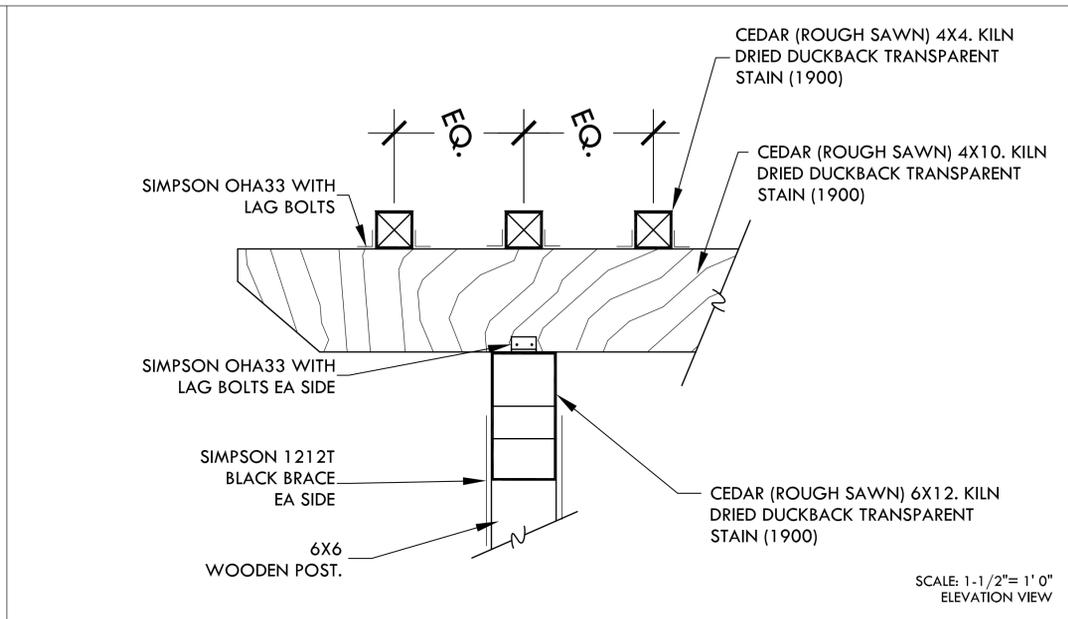
PATRICK RANCH TRELIS-B

PLAN & ELEVATIONS

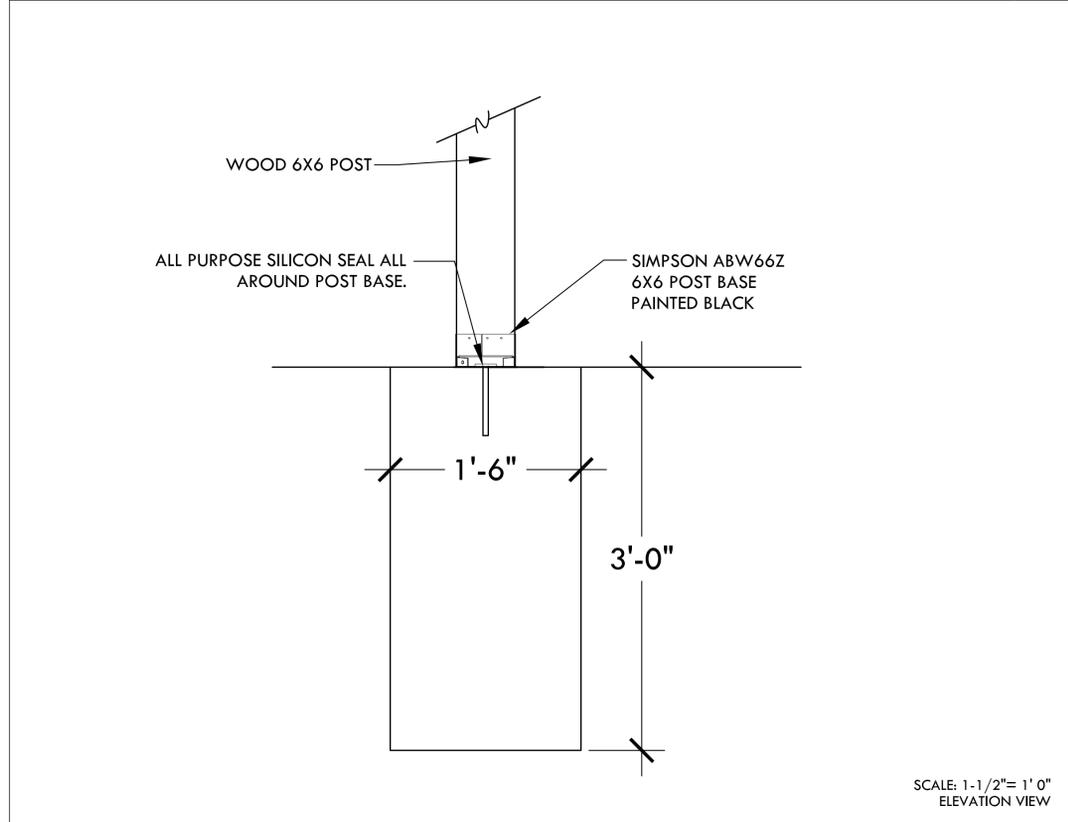




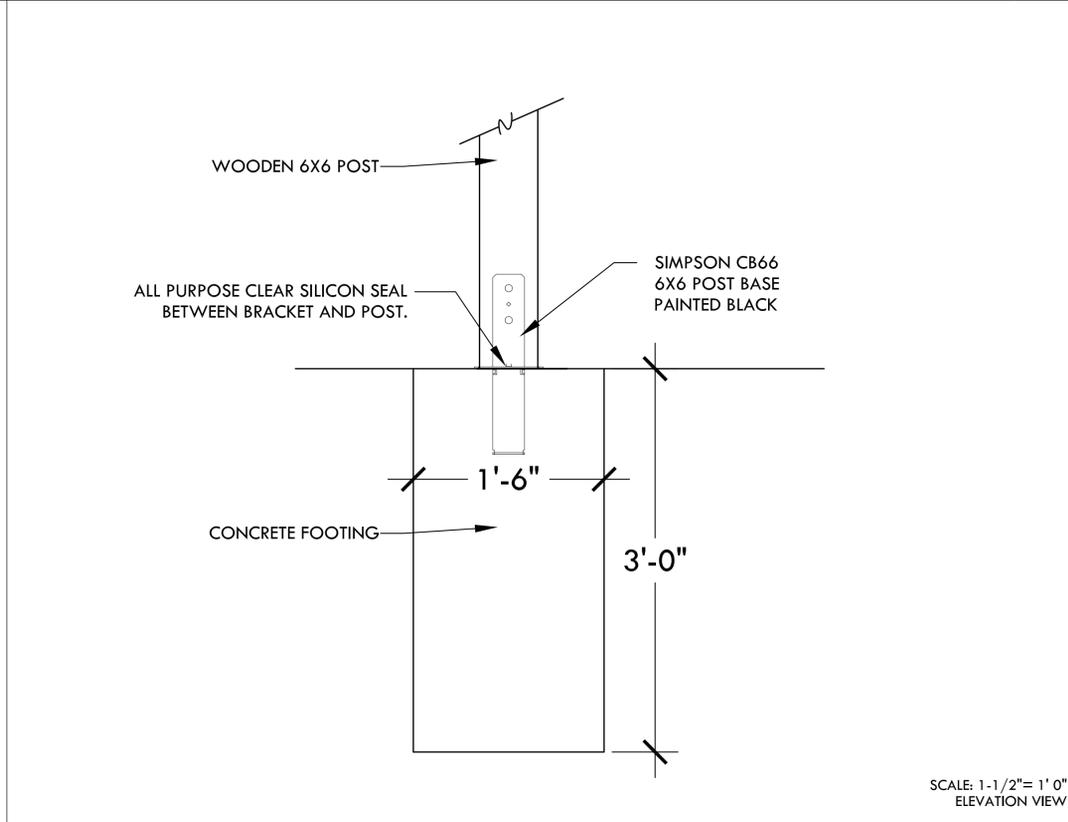
TRELLIS POST 4



TRELLIS POST 3



STEEL TRELLIS POST BASE 2



WOODEN TRELLIS POST BASE 1



309 WALL STREET
CHICO, CA 95928
530.899.1616

9-01-2016 #2225

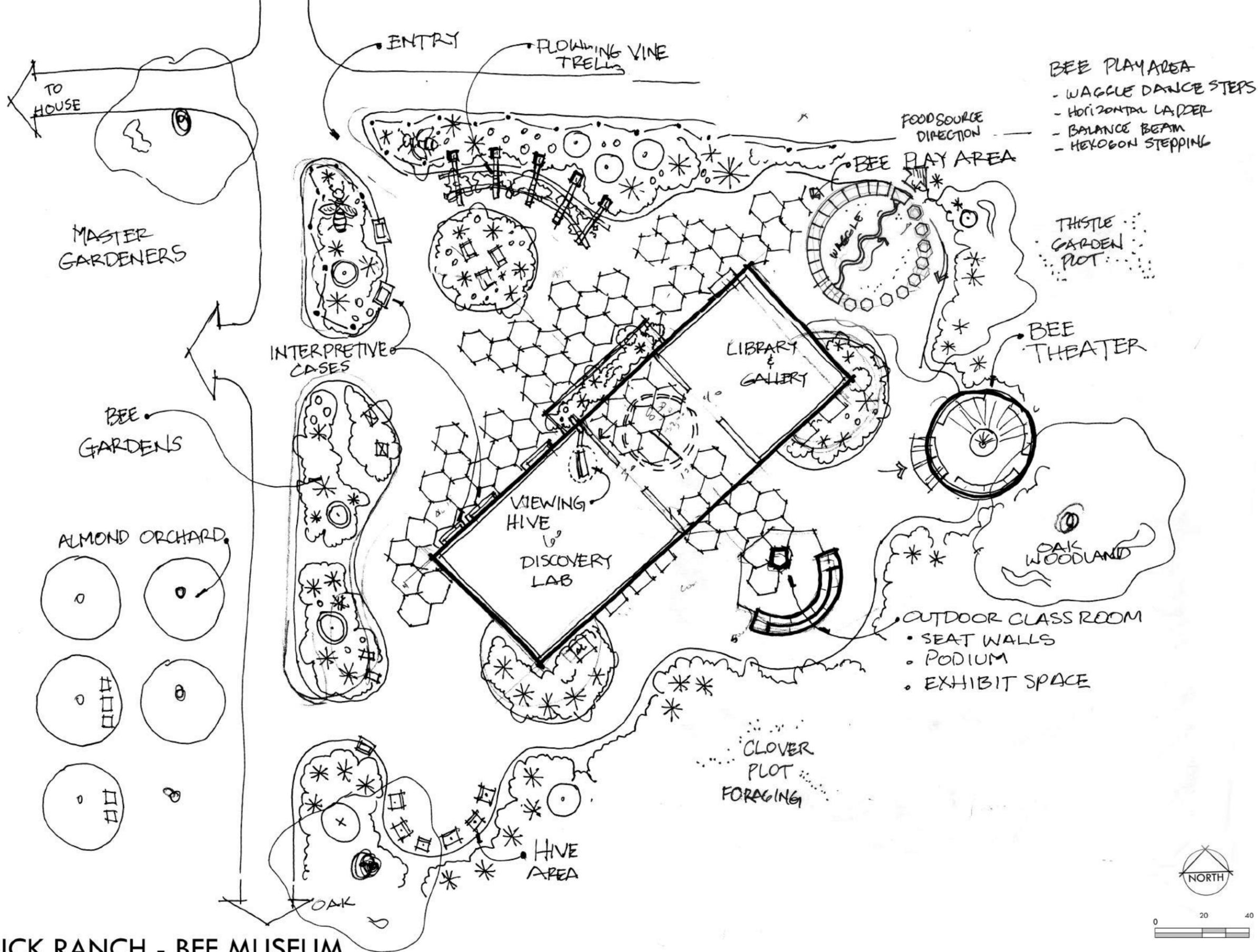
PATRICK RANCH TRELLIS

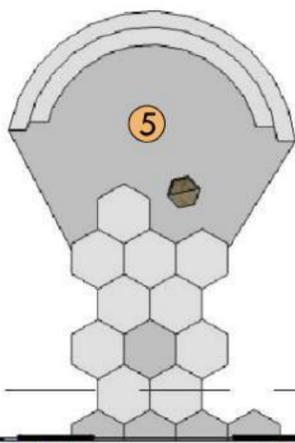
DETAILS





HONEY BEE DISCOVERY CENTER

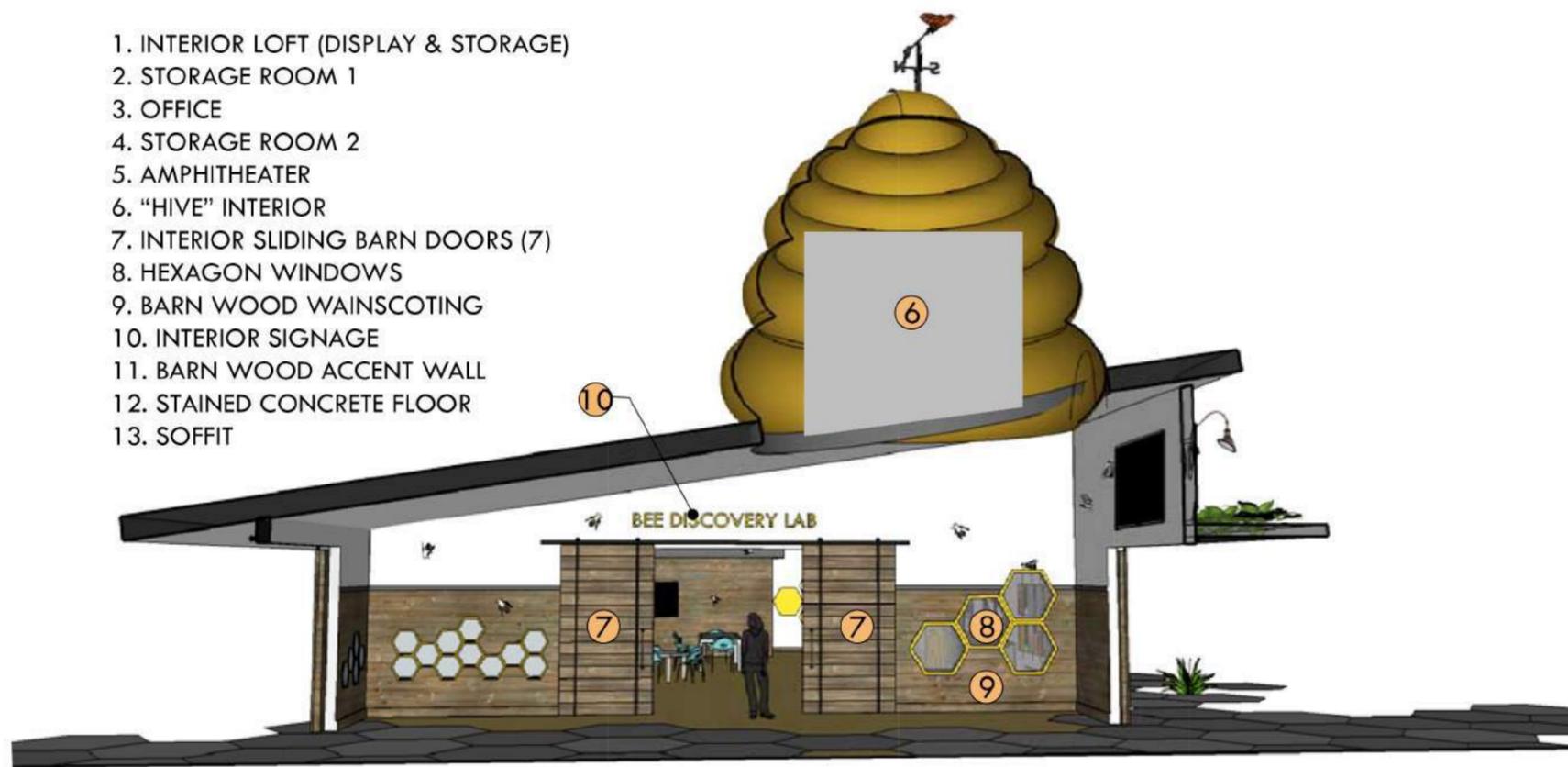




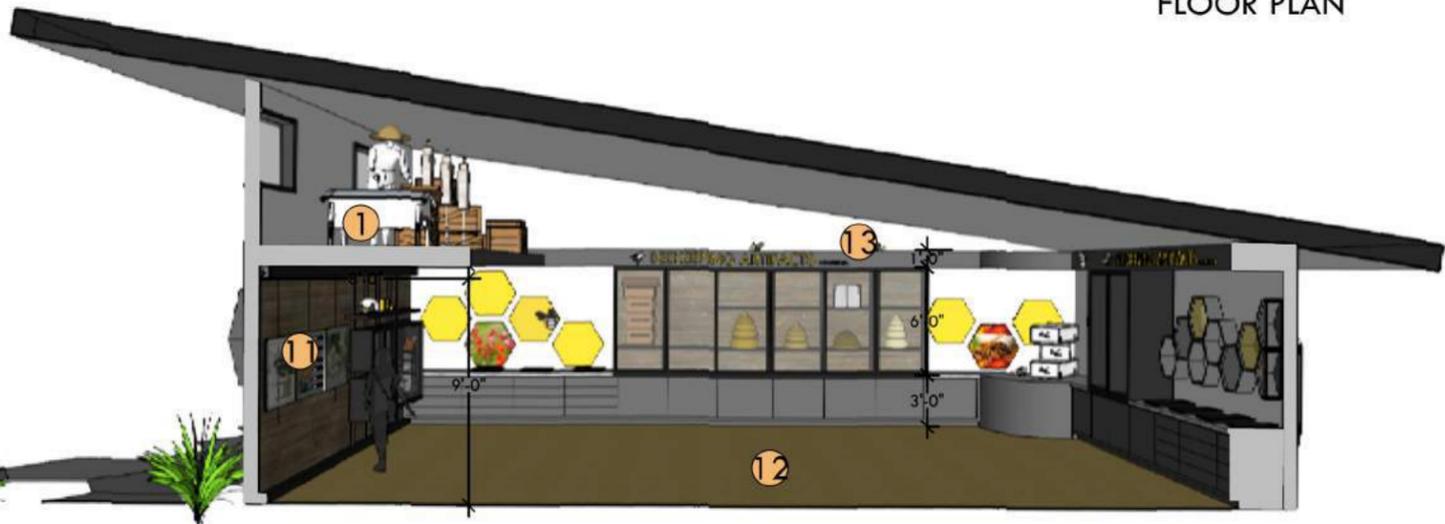
1. INTERIOR LOFT (DISPLAY & STORAGE)
2. STORAGE ROOM 1
3. OFFICE
4. STORAGE ROOM 2
5. AMPHITHEATER
6. "HIVE" INTERIOR
7. INTERIOR SLIDING BARN DOORS (7)
8. HEXAGON WINDOWS
9. BARN WOOD WAINSCOTING
10. INTERIOR SIGNAGE
11. BARN WOOD ACCENT WALL
12. STAINED CONCRETE FLOOR
13. SOFFIT



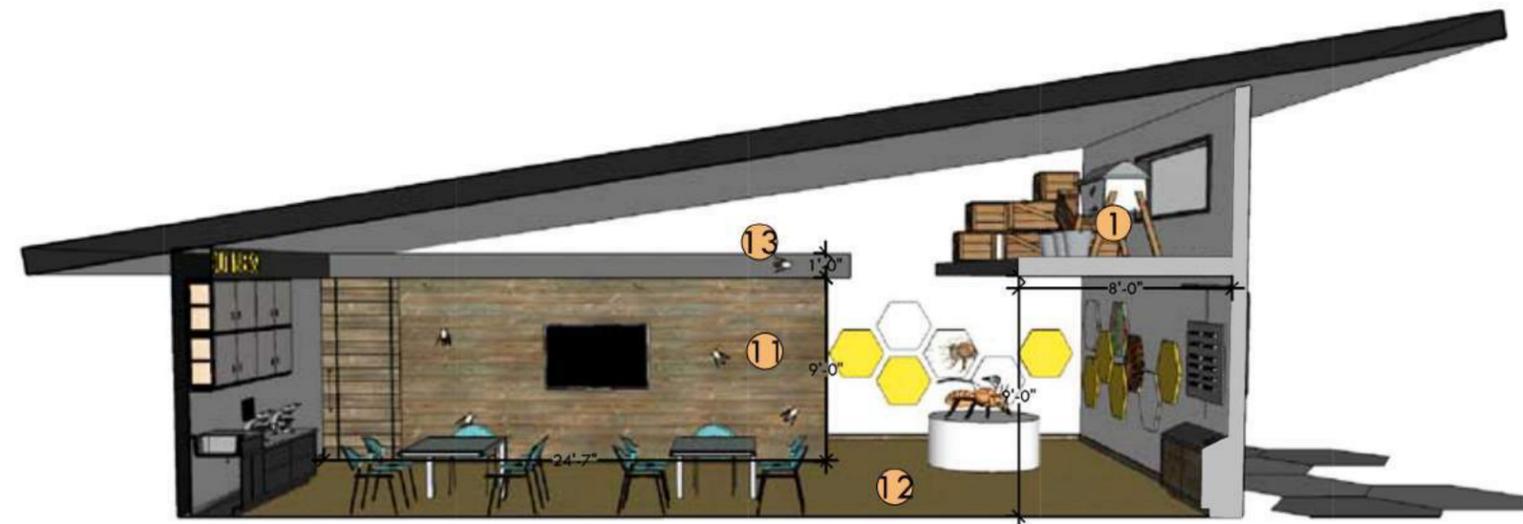
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FLOOR PLAN



BREEZWAY SECTION
NTS



GALLERY SECTION
NTS

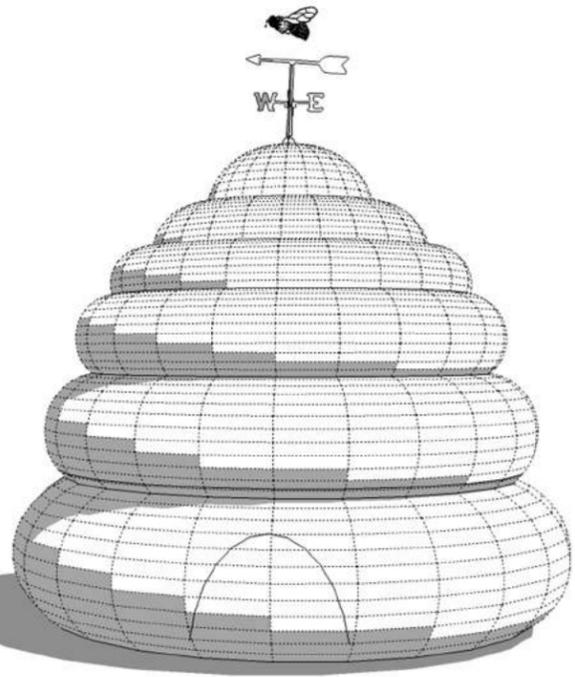


LAB SECTION
NTS

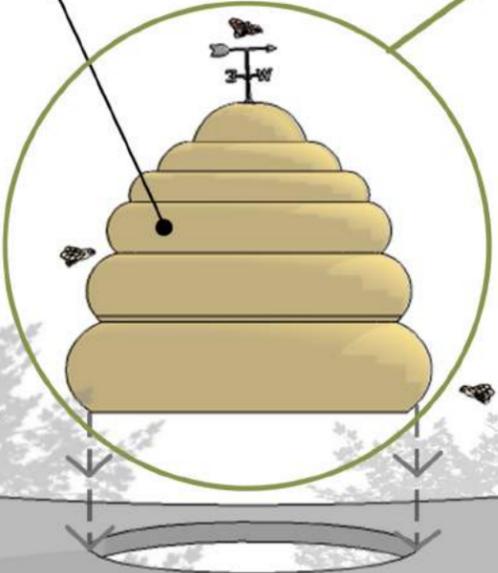


PATRICK RANCH BEE MUSEUM - INTERIOR ELEMENTS
BID DRAWING

SKEP + WEATHERVANE
MADE OF FIBERGLASS OR FOAM -
HOLLOW INSIDE -
WEATHERVANE ADDS A RUSTIC ELEMENT -



SKEP + BEE ART
BEEKEEPING -
MURAL INSIDE



LIVE HIVE
LIVE BEE VIEWING -
BEE TUBE TO LIVING ROOF -

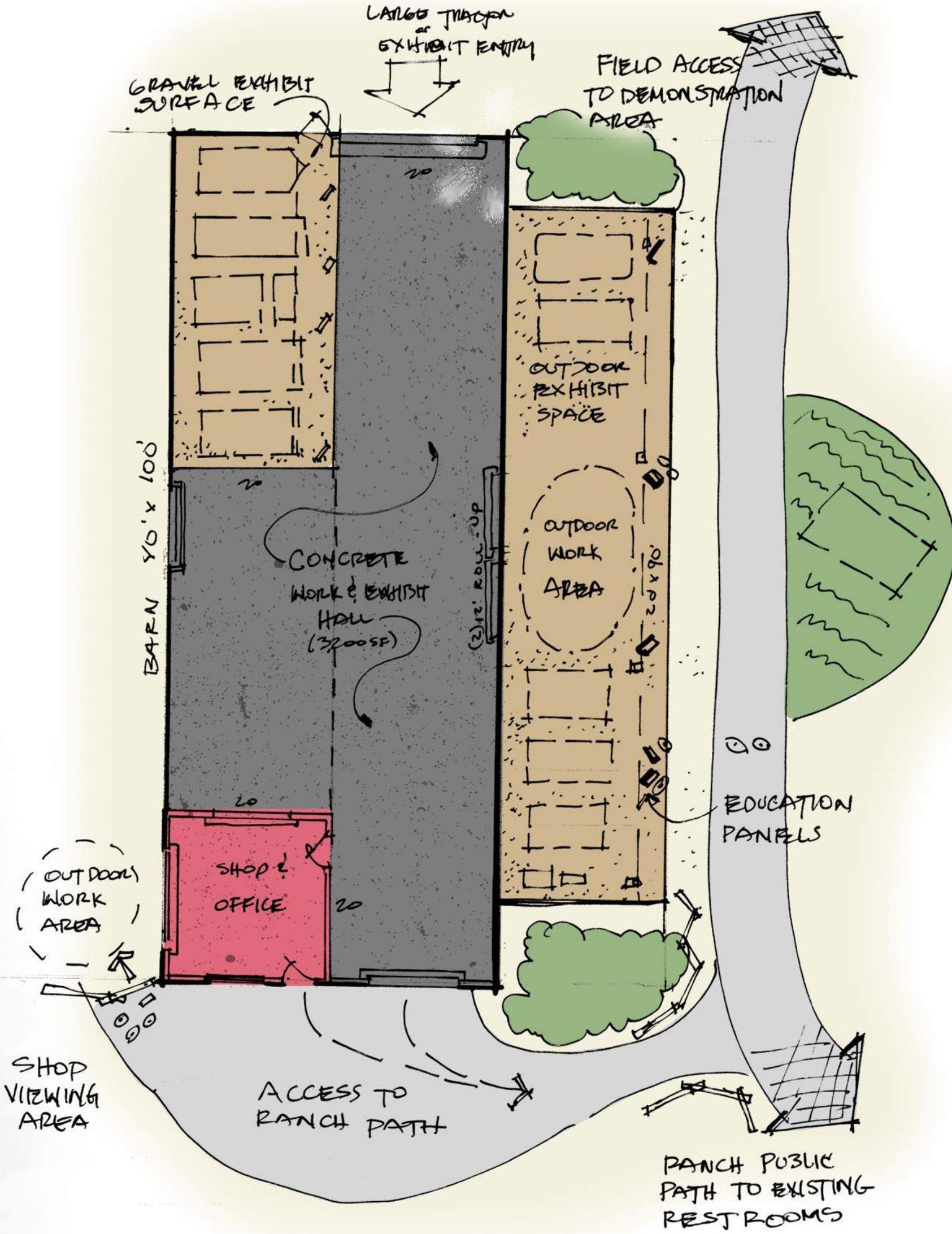
MODULAR DISPLAYS
- ADJUSTABLE FOR
DISPLAY CHANGE

DISPLAY LOFT
- RUNS LENGTH OF
LAB + GALLERY









GRAVEL EXHIBIT SURFACE

LARGE TRUCK or EXHIBIT ENTRY

FIELD ACCESS TO DEMONSTRATION AREA

BARN 90' x 100'

CONCRETE WORK & EXHIBIT HALL (3200SF)

OUTDOOR EXHIBIT SPACE

OUTDOOR WORK AREA

SHOP & OFFICE

EDUCATION PANELS

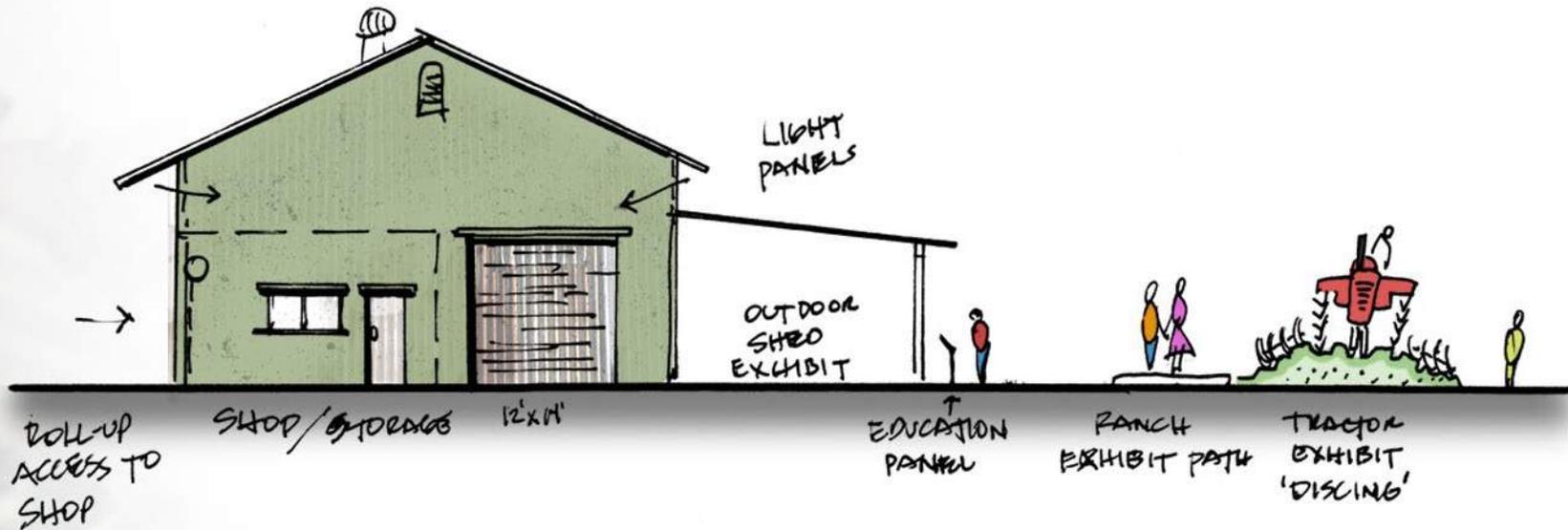
OUTDOOR WORK AREA

SHOP VIEWING AREA

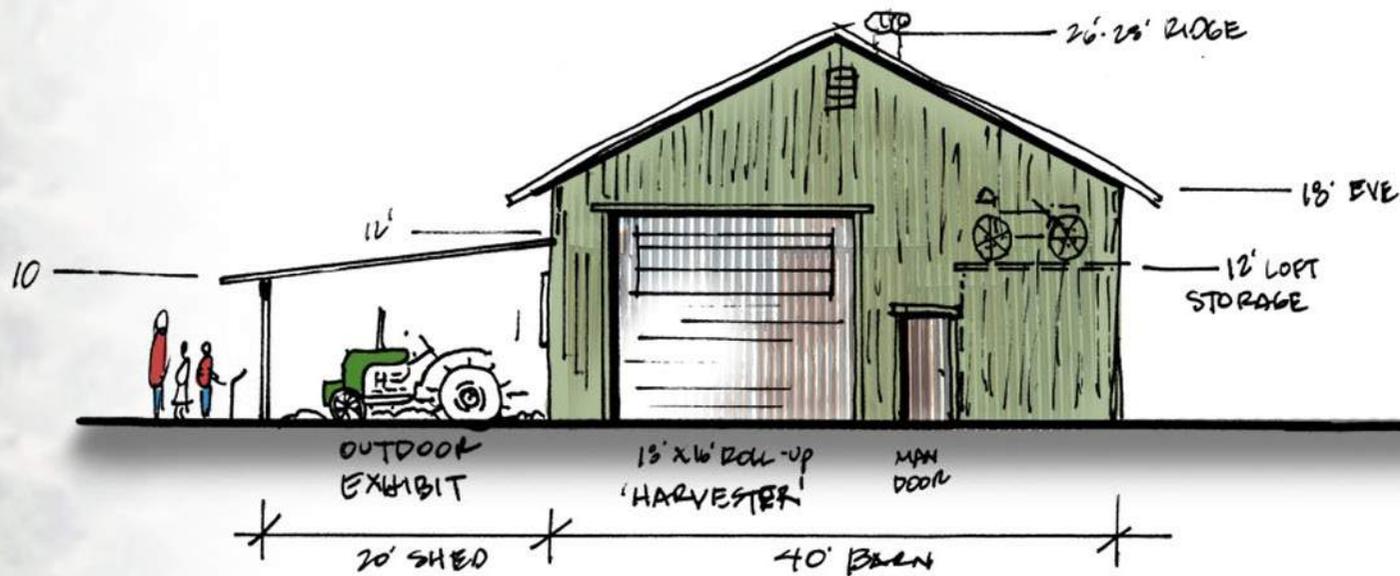
ACCESS TO RANCH PATH

RANCH PUBLIC PATH TO EXISTING RESTROOMS

WEST



EAST



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. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forest Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology / Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards / Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance
		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

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 "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** 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, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) 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, nothing further is required.

Rowland Hickel

2/16/2022

Prepared by Rowland Hickel, Senior Planner

Date

Dan Breedon

2/16/2022

Reviewed by: Dan Breedon, Planning Manager

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. 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 as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. 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.
3. Once the lead agency has 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 are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. 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 significance.

1.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Have a substantial adverse effect on a scenic vista?

No impact. There are no unique visual features or scenic vistas in the project area due to the project site and surrounding area being modified for agricultural production and residential development. Project improvements would be screened from neighboring properties by the existing landscape features located around the facility's perimeter. Only the residence situated south of the project site and the general public along Midway can view the project site. Due to the flat topography of the project site and surrounding orchards, there are no long-range views of the project site. Therefore, the project will not substantially interfere with scenic views or have a substantive negative aesthetic impact.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No impact. The proposed project would not substantially damage scenic resources. The project would ensure that existing historic buildings and features in the facility are protected by securing long-term financial support to maintain the structures and property. The project site is not located near a designated State Scenic Highway or other designated scenic corridor.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than significant impact. The project consists of preserving existing historic buildings characteristic of the surrounding area. As such, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its non-urbanized surroundings. Midway Road is the nearest publicly accessible area to the project site, located east of the project site, and is the property's only public vantage point. Further, the proposed project site is consistent with the Public zoning designation, which allows the establishment of museums (i.e., cultural institutions) with the approval of a minor use permit.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than significant impact with mitigation incorporated. The proposed project would not create a new source of substantial light or glare. While the project would introduce new light sources on the site, lighting would emit only low to medium nighttime ambient light levels. Implementation of **Mitigation Measure AES-1** is recommended to provide further protection for adjacent residential uses from on-site lighting. With the implementation of applicable outdoor lighting standards through **Mitigation Measure AES-1**, the proposed project would not create new sources of substantial lighting or glare that would generate a significant impact. Impacts would be less than significant under this threshold.

Mitigation Measures

Mitigation Measure AES-1:

All exterior lighting shall be designed and located to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or the abutting highway or street.

Plan Requirements: This note shall be included as a condition of approval on the minor use permit.

Timing: The provisions of this mitigation measure shall be complied with at all times.

Monitoring: The Development Services Department shall investigate and respond to excess glare or light complaints originating from the project site.

1.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest Resources.				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.</p> <p>In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p>				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Setting

Williamson Act/Land Conservation Act (LCA) Contracts

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents. The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 9-year term that is automatically renewed each year unless the property owner or county requests a non-renewal or the contract is canceled.

Farmland Mapping and Monitoring Program

The California Farmland Mapping and Monitoring Program (FMMP) develops statistical data for analyzing impacts on California's agricultural resources. The FMMP program characterizes "Prime Farmland" as land with the best combination of physical and chemical characteristics that can sustain the long-term production of crops. "Farmland of Statewide Importance" is characterized as land with a good combination of physical and chemical characteristics for agricultural production but with less ability to store soil moisture than prime farmland. "Unique Farmland" is used to produce the state's major crops on soils not qualifying as prime farmland or of statewide importance. The FMMP also identifies "Grazing Land," "Urban and Built-up Land," "Other Land," and "Water" that is not included in any other mapping category.

California Public Resources Code Section 4526

"Timberland" means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

California Public Resources Code Section 12220(g)

"Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Discussion

- a) 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?

No impact. The California Farmland Mapping and Monitoring Program designates the project site as "Grazing" and does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the Proposed Project would not result in the conversion of farmland to a non-agricultural use. There would be no impact on agricultural resources.

- b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No impact. The project site is zoned Public and is not encumbered by an existing Williamson Act contract. All existing and proposed activities are confined to the project site. The project will not conflict with existing zoning or agricultural use of a parcel under a Williamson Act contract.

- c) 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))?

No impact. The project site and surrounding area is not classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as defined in Public Resources Code Section 4526. The project site is not zoned or designated for forest or timber resource uses.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The project site is located in the valley region of Butte County and does not contain trees or timber resources classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as defined in Public Resources Code Section 4526. Therefore, the proposed project would not result in the loss or conversion of forest land to a non-forest use.

- e) 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?

No impact. The project site does not contain land classified as forest land. The California Farmland Mapping and Monitoring Program designates the project site as "Grazing" and does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the project would not result in the conversion of Farmland to a non-agricultural use.

1.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Butte County is located within the Sacramento Valley Air Basin (SVAB), comprising the northern half of California's 400-mile long Great Central Valley. The SVAB encompasses approximately 14,994 square miles with a largely flat valley floor (excepting the Sutter Buttes) about 200 miles long and up to 150 miles wide, bordered on its east, north and west by the Sierra Nevada, Cascade and Coast mountain ranges, respectively.

The SVAB, containing 11 counties and some two million people, is divided into two air quality planning areas based on the amount of pollutant transport from one area to the other and the level of emissions within each. Butte County is within the Northern Sacramento Valley Air Basin (NSVAB), which is composed of Butte, Colusa, Glenn, Shasta, Sutter, Tehama, and Yuba Counties.

Emissions from the urbanized portion of the basin (Sacramento, Yolo, Solano, and Placer Counties) dominate the emission inventory for the Sacramento Valley Air Basin, and on-road motor vehicles are the primary source of emissions in the Sacramento metropolitan area. While pollutant concentrations have generally declined over the years, additional emission reductions will be needed to attain the State and national ambient air quality standards in the SVAB.

Seasonal weather patterns have a significant effect on regional and local air quality. The Sacramento Valley and Butte County have a Mediterranean climate, characterized by hot, dry summers and cool, wet winters. Winter weather is governed by cyclonic storms from the North Pacific, while summer weather is typically subject to a high pressure cell that deflects storms from the region.

In Butte County, winters are generally mild with daytime average temperatures in the low 50s°F and nighttime temperatures in the upper 30s°F. Temperatures range from an average January low of approximately 36°F to an average July high of approximately 96°F, although periodic lower and higher temperatures are common. Rainfall between

October and May averages about 26 inches but varies considerably year to year. Heavy snowfall often occurs in the northeastern mountainous portion of the County. Periodic rainstorms contrast with occasional stagnant weather and thick ground or “tule” fog in the moister, flatter parts of the valley. Winter winds generally come from the south, although north winds also occur.

Diminished air quality within Butte County largely results from local air pollution sources, transport of pollutants into the area from the south, the NSVAB topography, prevailing wind patterns, and certain inversion conditions that differ with the season. During the summer, sinking air forms a “lid” over the region, confining pollution within a shallow layer near the ground that leads to photochemical smog and visibility problems. During winter nights, air near the ground cools while the air above remains relatively warm, resulting in little air movement and localized pollution “hot spots” near emission sources. Carbon monoxide, nitrogen oxides, particulate matters and lead particulate concentrations tend to elevate during winter inversion conditions when little air movement may persist for weeks.

As a result, high levels of particulate matter (primarily fine particulates or PM2.5) and ground-level ozone are the pollutants of most concern to the NSVAB Districts. Ground-level ozone, the principal component of smog, forms when reactive organic gases (ROG) and nitrogen oxides (NOx) – together known as ozone precursor pollutants – react in strong sunlight. Ozone levels tend to be highest in Butte County during late spring through early fall, when sunlight is strong and constant, and emissions of the precursor pollutants are highest (Butte County CEQA Air Quality Handbook 2014).

Air Quality Attainment Status

Local monitoring data from the BCAQMD is used to designate areas a nonattainment, maintenance, attainment, or unclassified for the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The four designations are further defined as follows:

Nonattainment – assigned to areas where monitored pollutant concentrations consistently violate the standard in question.

Maintenance – assigned to areas where monitored pollutant concentrations exceeded the standard in question in the past but are no longer in violation of that standard.

Attainment – assigned to areas where pollutant concentrations meet the standard in question over a designated period of time.

Unclassified – assigned to areas where data are insufficient to determine whether a pollutant is violating the standard in question.

Table 1.3-1. Federal and State Attainment Status of Butte County

POLLUTANT	STATE DESIGNATION	FEDERAL DESIGNATION
1-hour ozone	Nonattainment	-
8-hour ozone	Nonattainment	Nonattainment
Carbon monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10	Nonattainment	Attainment
24-Hour PM2.5	No Standard	Attainment
Annual PM10	Attainment	No Standard
Annual PM2.5	Nonattainment	Attainment

Source: Butte County AQMD, 2018

Sensitive Receptors

Sensitive receptors are frequently occupied locations where people who might be especially sensitive to air pollution are expected to live, work, or recreate. These types of receptors include residences, schools, churches, health care facilities, convalescent homes, and daycare centers. The project site is located in a rural area with residential uses on parcel sizes between 5 and 200 acres. Table 1.3-2 lists sensitive receptors that were identified in the project vicinity and the distances from the project site.

Table 1.3-2. Sensitive Receptors in the Project Vicinity

SENSITIVE RECEPTORS	DISTANCE FROM EVENT AREA TO RECEPTOR
Residence (10331 Midway)	240 feet south
Residence (2282 Oroville-Chico Hwy)	230 feet east
Residence (2300 Oroville-Chico Hwy)	320 feet east

Source: Butte County Geographical Information System/Google Earth imagery

Butte County Air Quality Management District

The Butte County Air Quality Management District (BCAQMD) is the local agency with primary responsibility for compliance with both the federal and state standards and for ensuring that air quality conditions are maintained. They do this through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues.

Activities of the BCAQMD include the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution, inspection of stationary sources of air pollution and response to citizen complaints, monitoring of ambient air quality and meteorological conditions, and implementation of programs and regulations required by the FCAA and CCAA.

According to the State CEQA Guidelines, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make significance determinations for potential impacts on environmental resources. BCAQMD is responsible for ensuring that state and federal ambient air quality standards are not violated within Butte County. Analysis requirements for construction and operation-related pollutant emissions are contained in BCAQMD's *CEQA Air Quality Handbook: Guidelines for Assessing Air Quality and Greenhouse Gas Impacts for Projects Subject to CEQA Review*. Established with these guidelines are screening criteria to determine whether or not additional modeling for criteria air pollutants is necessary for a project. The CEQA Air Quality Handbook also contains thresholds of significance for construction-related and operation-related emissions: ROG, NOx and PM10. The screening criteria listed in Table 1.3-4 were created using CalEEMod version 2013.2.2 for the given land use types. To determine if a proposed project meets the screening criteria, the size and metric for the land use type (units or square footage) should be compared with that of the proposed project. If a project is less than the applicable screening criteria, then further quantification of criteria air pollutants is not necessary, and it may be assumed that the project would have a less than significant impact on criteria air pollutants. If a project exceeds the size provided by the screening criteria for a given land use type then additional modeling and quantification of criteria air pollutants should be performed (Butte County Air Quality Management District 2014).

Table 1.3-4. Screening Criteria for Criteria Air Pollutants

LAND USE TYPE	MAXIMUM SCREENING LEVELS FOR PROJECTS
Single-Family Residential	30 Units
Multi-Family (Low Rise) Residential	75 Units
Commercial	15,000 square feet
Educational	24,000 square feet
Industrial	59,000 square feet
Recreational	5,500 square feet
Retail	11,000 square feet

Source: Butte County AQMD, CEQA Air Quality Handbook, 2014

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact. A project is deemed inconsistent with an air quality plan if it would result in population or employment growth that exceeds the growth estimates in the applicable air quality plan (i.e., generating emissions not accounted for in the applicable air quality plan emissions budget). Therefore, proposed projects need to be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rate included in the applicable air quality plan.

The proposed project would not result in population growth in the County. Special event attendees are transitory, intermittently arriving from local and regional population centers for a short duration. A minimal number of employees are needed to operate the facility. Employment levels currently consist of a part-time Director, part-time foreman, a part-time Administrative Assistant, and two part-time seasonal employees to assist with events and field maintenance. Additional volunteer staff is used during museum activities and events. All employees would come from the local population. This would not cause relocation of populations or necessitate the need for new housing. Further, the project would not result in a substantial increase in criteria air pollutants that would cause significant impacts on regional air quality.

Construction activities would generate criteria air pollutants from construction equipment (primarily diesel-operated), worker automobiles, and land disturbance. Overall, anticipated construction activities are minimal and would not exceed applicable significance thresholds, nor result in a cumulatively considerable net increase of any criteria air pollutant for which the region is in nonattainment.

- b) **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?**

Less than significant impact. The proposed project can potentially impact air quality primarily from mobile sources emissions generated by employees and attendees traveling by motor vehicles to and from the facility and from energy emissions associated with the operations. Mobile source emissions produced from motor vehicles include tailpipe and evaporative emissions. Energy use emissions related to operation are typically generated by heating and cooling systems, lighting, and powering of equipment. Overall, operational emissions generated by the project are not expected to be substantial and would not violate existing air quality standards because operations and events are intermittent and short in duration. Further, proposed commercial activities on the property are not expected to exceed 15,000 square feet, the Commercial land-use type screening criteria listed above in Table 1.3-3. Thus, the project would not exceed the significance thresholds established in the BCAQMD, CEQA Air Quality Handbook.

- c) **Expose sensitive receptors to substantial pollutant concentrations?**

Less than significant impact with mitigation. Sensitive receptors in the project area and their distances from the project site area are shown in Table 1.3-2. Based on the information provided in section b.) above, the proposed project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation, except for potential fugitive dust emissions during the construction of future phases and operations of the facility. **Mitigation Measure AIR-1** would reduce potential cumulative construction and fugitive dust emission impacts to less than significant.

- d) **Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Less than significant impact. The project would not result in emissions adversely affecting a substantial number of people because the proposed project does not include any components that would generate long-term odors or similar emissions. Construction activities that can emit odors and similar emissions from the operation of diesel equipment, generation of fugitive dust, and paving (asphalt). Odors and similar emissions from construction are intermittent and temporary and generally would not extend beyond the construction area. Due to the temporary and intermittent nature of construction odors and the limited range of potential impacts, odors produced during construction would be less than significant.

No objectionable odors would be caused during the operation of the project. Any odors generated by the facility would be similar to odors typically generated by residential and agricultural uses found in the area. Any such odors caused by the project would be temporary and limited to the area adjacent to the project site, thereby not impacting a substantial number of people. Since odor impacts would be temporary and limited to the area adjacent to the operations, and because the project site is located in a rural area of the county, odors would not impact a substantial number of people for an extended time.

Mitigation Measures

Mitigation Measure AIR-1

The following best practice measures to reduce impacts to air quality shall be incorporated by the project applicant, subject property owners, or third-party contractors during construction activities on the project site. These measures are intended to reduce criteria air pollutants that may originate from the site during the course of land clearing and other construction operations.

Diesel PM Exhaust from Construction Equipment and Commercial On-Road Vehicles Greater than 10,000 Pounds

- All on- and off-road equipment shall not idle for more than five minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the five-minute idling limit.

- Idling, staging and queuing of diesel equipment within 1,000 feet of sensitive receptors is prohibited.
- All construction equipment shall be maintained in proper tune according to the manufacturer's specifications. Equipment must be checked by a certified mechanic and determined to be running in proper condition before the start of work.
- Install diesel particulate filters or implement other CARB-verified diesel emission control strategies.
- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted areas.
- To the extent feasible, truck trips shall be scheduled during non-peak hours to reduce peak hour emissions.

Operational TAC Emissions

- All mobile and stationary Toxic Air Contaminants (TACs) sources shall comply with applicable Airborne Toxic Control Measures (ATCMs) promulgated by the CARB throughout the life of the project (see <http://www.arb.ca.gov/toxics/atcm/atcm.htm>).
- Stationary sources shall comply with applicable District rules and regulations.

Fugitive Dust

Construction activities can generate fugitive dust that can be a nuisance to local residents and businesses near a construction site. Dust complaints could result in a violation of the District's "Nuisance" and "Fugitive Dust" Rules 200 and 205, respectively. The following is a list of measures that may be required throughout the duration of the construction activities:

- Reduce the amount of the disturbed area where possible.
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used.
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Butte County Air Quality Management District.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with local regulations.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

- Post a sign in prominent location visible to the public with the telephone numbers of the contractor and the Butte County Air Quality Management District - (530) 332-9400 for any questions or concerns about dust from the project.

All fugitive dust mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend period when work may not be in progress. The name and telephone number of such persons shall be provided to the District prior to land use clearance for map recordation and finished grading of the area.

Please note that violations of District Regulations are enforceable under the provisions of California Health and Safety Code Section 42400, which provides for civil or criminal penalties of up to \$25,000 per violation.

Plan Requirements: This note shall be included as a condition of approval on the minor use permit.

Timing: The provisions of this mitigation measure shall be complied with at all times.

Monitoring: Butte County Development Services Department shall monitor the implementation of onsite measures. Butte County Air Pollution Control District inspectors shall respond to nuisance complaints.

1.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Vegetation Communities

Agricultural Land

Agricultural land is the dominant vegetation community within the project site. The site's conversion of native habitat into agricultural lands in the past has greatly diminished the land's ability to provide habitat for sensitive plant and animal species. Many species of rodents and birds have adapted to the agricultural vegetation community, but they are often controlled by fencing, trapping, and poisoning to prevent excessive crop losses. Common species observed within this community type includes mourning dove, American crow, Brewer's blackbird, Sandhill crane, various raptor species, egrets, and many species of rodents.

Special-Status Species

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as "Candidates" for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as "Species of Special Concern". The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened or endangered. Collectively, these plants and animals are referred to as "special status species."

Various direct and indirect impacts to biological resources may result from the small amount of development enabled by the project, including the loss and/or alteration of existing undeveloped open space that may serve as habitat. Increased vehicle trips to and from the project site can result in wildlife mortality and disruption of movement patterns within and through the project vicinity. Disturbances such as predation by pets (e.g., cats and dogs) and human residents may also occur at the human/open space interface.

California Environmental Quality Act Guidelines Section 15065 requires a mandatory finding of significance for projects that have the potential to substantially degrade or reduce the habitat of a threatened or endangered species, and to fully disclose and mitigate impacts to special status resources. For the purposes of this Initial Study, the California Environmental Quality Act (Sections 21083 and 21087, Public Resources Code) defines mitigation as measure(s) that:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The California Natural Diversity Database (CNDDDB) was reviewed to determine if any special-status species have the potential to occur on the project site or its vicinity. Table 1.4-1 lists each special-status species identified within a two-mile radius of the project site, along with regulatory status and habitat requirements for each special-status species. A total of ten special-status species are known to inhabit areas within the vicinity of the project site.

Table 1.4-1. Special-Status Species in the vicinity of the project site

Scientific Name	Common Name	Federal Status	State Status	CNPS/DFG List	Habitat
PLANTS					
<i>Fritillaria pluriflora</i>	Adobe-lily	None	None	1B.2	Annual grasslands and chaparral.
<i>Sidalcea robusta</i>	Butte County checkerbloom	None	None	1B.2	Chaparral and woodland habitat
AMPHIBIANS					
<i>Rana boylei</i>	foothill yellow-legged frog	None	Endangered	SSC	Creeks or rivers in woodlands or forests with rock and gravel substrate.
REPTILES					
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	Marshes, rivers, streams and irrigation ditches with aquatic vegetation.
BIRDS					
<i>Buteo swainsoni</i>	Swainson's hawk	None	Threatened	IUCN-VU	Nests in oaks or cottonwoods near riparian habitats

Scientific Name	Common Name	Federal Status	State Status	CNPS/DFG List	Habitat
MAMMALS					
<i>Erethizon dorsatum</i>	North American porcupine	None	None	IUCH_LC	Coniferous and mixed woodland habitat.
<i>Eumops perotis californicus</i>	Western mastiff bat	None	None	SSC	Roosts in crevices in cliff faces, high buildings, tree and tunnels
FISH					
<i>Oncorhynchus Mykiss</i>	Central Valley Steelhead	Threatened	None		Aquatic
INSECTS					
<i>Actinemys marmorata</i>	Western pond turtle	None	None	SSC/IUNC-VU	Ponds, marshes, rivers, streams and canals

Source: California Natural Diversity Database/RareFind 5.

SSC - Species of Special Concern in California.

1B.2 - California Native Plant Society - Fairly threatened species in California.

IUCN: International Union for Conservation of Nature Red List.

(LC) Least Concern

(NT) Near Threatened

(VU) Vulnerable

Discussion

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No impact. The project site has been extensively disturbed with existing development (i.e., residence, accessory buildings, driveways, etc.) and long-established agricultural activities. As a result, the biological features and soils of the project site do not have the necessary habitat that would support sensitive wildlife and plant species identified in Table 1.4-1.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No impact. A review of the project site and project area did not discover the presence of any riparian habitat or other sensitive habitat types, including waterways or wetland features.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. No federally protected wetlands exist within the project site, as defined by Section 404 of the Clean Water Act.

- d) 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?

Less than significant impact. The project site is not located within the Butte County migratory deer corridors. No major migratory routes or corridors have been designated through the project site. The existing developed components of the project area (i.e., roads and fenced parcels) typically preclude the use of the area as a migratory wildlife corridor for large mammals. However, the site may facilitate home range and dispersal movement of resident wildlife species, including birds, small mammals, and other wildlife. It's not anticipated that proposed activities would interfere with existing migratory wildlife populations.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than significant impact. Proposed activities would be located in areas of the property already disturbed by existing residential and agricultural uses. No trees are proposed for removal.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. The Butte Regional Conservation Plan (BRCP) is a joint Habitat Conservation Plan (HCP)/National Community Conservation Plan (NCCP) that is currently being prepared for the western half of the Butte County. If the BRCP is adopted, individual projects and development in the BRCP planning area would need to be coordinated with the Butte County Association of Governments to ensure that the project does not conflict with the BRCP. As the plan has not been adopted, the proposed project will not conflict, nor interfere with, the attainment of the goals of the proposed plan.

1.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than significant impact with mitigation. Patrick Ranch is a designated Historic Place (National Register #72000217). The project's objective is to protect the property's historical significance while providing the public an opportunity to experience the building and surrounding grounds. New construction or ground-disturbing activities are proposed on vacant areas of the property and would avoid any potential impacts to historic or cultural resources. There is always the potential to encounter previously unknown historical or cultural resources during subsurface construction activities. This is a potentially significant impact. Implementation of **Mitigation Measure CUL-1** would ensure that inadvertently discovered resources eligible for the NHRP or CRHR would be investigated and evaluated for eligibility to the NRHP and CRHR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than significant impact with mitigation. There are no known archeological resources within the project site. However, there is always the potential, however remote, that previously unknown archaeological resources could be encountered during subsurface construction activities. This is a potentially significant impact. Implementation of **Mitigation Measure CUL-1** would ensure that inadvertently discovered resources eligible for the NHRP or CRHR would be investigated and evaluated for eligibility to the NRHP and CRHR. **Mitigation Measure CUL-1** would reduce potential impacts to previously unidentified archaeological resources to a less-than-significant level.

- c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than significant impact with mitigation. There is always the potential to encounter previously unknown human remains during subsurface construction activities. Under CEQA, human remains are protected under the definition of archaeological materials as being "any evidence of human activity." Additionally, [Public Resources Code section 5097.98](#) has specific stop-work and notification procedures to follow if human remains are inadvertently discovered during project implementation. **Mitigation Measure CUL-1** provides for the protection of unexpected finds made during ground-disturbing activities. With the implementation of this mitigation measure, potential impacts to previously unidentified human remains are less than significant.

Mitigation Measures

Mitigation Measure CUL-1

At the discretion of Butte County Development Services staff, a cultural resources report can be prepared to identify any site-specific resources and determine whether mitigation is needed. Alternatively, if grading activities reveal the presence of prehistoric or historic cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans glass, etc.; structural remains; or human skeletal remains) work within 50 feet of the find shall immediately cease until a qualified professional archaeologist can be consulted to evaluate the find and implement appropriate mitigation procedures. If human skeletal remains are encountered, State law requires immediate notification of the County Coroner (530.538.7404). If the County Coroner determines that the remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State Law, to arrange for Native American participation in determining the disposition of such remains. The provisions of this mitigation shall be followed during construction of all improvements, including land clearing, road construction, utility installation, and building site development.

Plan Requirements: This note shall be shown on all site development and building plans.

Timing: This measure shall be implemented during all site preparation and construction activities.

Monitoring: If potential cultural resources are discovered, the landowner shall notify the Planning Division and a professional archaeologist. The Planning Division shall coordinate with the developer and appropriate authorities to avoid damage to cultural resources and determine appropriate action. State law requires the reporting of any human remains.

1.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less than significant impact. The proposed project would not result in a potentially significant environmental impact due to the consumption of energy resources. Construction of the project would consume energy primarily from fuel consumed by construction vehicles and equipment. Fossil fuels used for construction vehicles and other equipment would be used during site clearing, grading, paving, and building. Fuel consumed during construction would be temporary and not represent a significant demand for available fuel.

Long-term energy consumption would occur during the operation of the facility. Existing and new buildings would consume electricity for lighting, heating, and well operation. The project would also generate additional vehicle trips by event attendees traveling to and from the site, resulting in transportation fuel consumption. Operations would not require considerable energy demands and would be within the region's anticipated growth. State and federal regulatory requirements addressing fuel efficiency are expected to increase fuel efficiency over time as older, less fuel-efficient vehicles are retired. This would reduce vehicle fuel energy consumption rates over time. Therefore, energy impacts related to fuel consumption/efficiency during project operations would be less than significant.

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency**

No impact. Many state and federal regulations regarding energy efficiency focus on increasing building efficiency and renewable energy generation and reducing water consumption and Vehicles Miles Traveled. The proposed project would comply with applicable state and local energy standards, such as the California Building Code, CALGreen, and County Code. Therefore, the proposed project would not conflict with a State or local plan for renewable energy or energy efficiency. No impact would occur.

1.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? (Refer to California Geological Survey Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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? (Refer to California Geological Survey Special Publication 42.)

Less than significant impact. No known active faults are underlying or adjacent to the project site. The Cleveland Hill fault is the only active fault zone in Butte County identified in the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Cleveland Hill fault is located east of Dunstone Drive and Miners Ranch Road, between North Honcut Creek and Mt. Ida Road, approximately 4± miles southeast of the City of Oroville. Because the nearest active fault is located a considerable distance from the project site, the likelihood of a surface rupture at the project site is very low and would not be a design consideration for the project.

ii) Strong seismic ground shaking?

Less than significant impact. Ground shaking at the project site could occur due to the earthquake potential of the region's active faults. However, active faults are relatively distant from the project site and would result in low to moderate intensity ground shaking during seismic events.

Although potential damage to people or structures from seismic ground shaking could occur, compliance with the California Building Code (CBC) would require the seismic-design response spectrum to be established and incorporated into the design of new structures. Any new structures and utilities would be designed to withstand seismic forces per CBC requirements. Adherence to these construction standards would minimize the seismic ground shaking effects on developed structures to a less than significant level.

iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. According to Butte County General Plan 2030, areas at risk for liquefaction can be found on the valley floor, especially near the Sacramento and Feather Rivers and their tributaries, which are more likely to contain sandy and silty soils. The project site is located in the valley region of the County and may experience ground failure during a seismic-related event. However, all new structures will be constructed in compliance with CBC to minimize damage to structures due to liquefaction to a less than significant level.

iv) Landslides?

Less than significant impact. The project area is primarily level with 0-2% slopes. As a result, the landslide potential for the project site and surrounding area is low.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. Figure 4.6-4 of Butte County General Plan 2030 shows that the project site has a "slight" soil erosion potential. Nevertheless, surface soil erosion and loss of topsoil can occur in any area of the county from disturbances associated with construction-related activities. Construction activities could also result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at the construction site and staging areas.

Construction activities associated with the project would be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program if one acre or more is disturbed. Construction activities that result in a land disturbance of less than one acre, which is part of a larger common plan of development, also require a permit. This program requires implementing erosion control measures during and immediately after construction designed to avoid significant erosion during the construction period. In addition, the project operation would be subject to State Water Resources Control Board requirements for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site, including excessive erosion and sedimentation. The SWPPP, if required, must be obtained before any soil disturbance activities. Implementation of standard erosion control BMPs during future construction-related activities, together with adherence to State requirements regarding grading activities, would ensure that potential erosion impacts are less than significant.

- c) **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?**

Less than significant impact. According to Butte County General Plan 2030 (Figure HS-4 and HS-6), the project site is located in an area with low to moderate potential for landslides. There have been no documented incidents of subsidence in Butte County to date. Future development on the project site would require implementing standard engineering design features and construction procedures to address site-specific geotechnical issues, including lateral spreading. However, there is no known evidence that this is an issue in the project area. Compliance with site-specific design recommendations would reduce the potential for liquefaction, lateral spreading, and subsidence to less than significant.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?**

Less than significant impact. According to Figure 4.6-3 of Butte County General Plan 2030, the project site is located in an area with a moderate potential to have expansive soils, which can cause structural damage to existing structures, mainly when concrete structures are in direct contact with the soils.

Appropriate design features to address expansive soils may include excavating potentially problematic soils during construction and replacement with engineered backfill, ground-treatment processes, directing surface water and drainage away from foundation soils, and using deep foundations such as piers or piles. Implementation of these standard engineering methods and adherence to California Building Code (CBC) standards at the time of development would ensure that any impacts associated with expansive soils would remain less than significant

- e) **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?**

Less than significant impact. Portable toilets and handwashing stations provide wastewater disposal for large events brought to the site for each event. The Butte County Environmental Health Division provided conditions for the on-site use of these facilities as conditions of project approval. When buildings that have a permanent restroom or kitchen facilities are constructed, a certified wastewater designer must provide a design to the Butte County Environmental Health Division along with an application for review and approval. The future wastewater system will be constructed according to Butte County Code, Chapter 19, and the Butte County Onsite Wastewater Manual. The Butte County Environmental Health Division must approve an On-Site Wastewater System Construction Permit under a ministerial permit application. Application for a Construction Permit will include detailed plans of the proposed wastewater system, prepared by a Certified Installer or Certified Designer, demonstrating compliance with County regulations and the County's On-Site Wastewater

Manual and ensuring a safe, sanitary, and environmentally sound wastewater system. Compliance with Environmental Health Division conditions would reduce potential impacts to less than significant.

f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less than significant impact with mitigation. Implementation of **Mitigation Measure CUL-1** would reduce potential impacts to any possible undiscovered paleontological resources during ground-disturbance activities to less than significant. No paleontological resources are known to occur on the project site.

1.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project would generate greenhouse gas (GHG) emissions during construction and operation. Construction-related emissions during development may be generated from construction equipment exhaust, construction employee vehicle trips to and from the worksite, application of architectural coatings, and asphalt paving. The project's construction GHG emissions would occur over a short duration and consist primarily of equipment exhaust emissions. The long-term regional emissions associated with the project would mainly arise from the creation of new vehicular trips and indirect sources emissions, such as electricity consumption, water use, and solid waste disposal.

The Butte County Climate Action Plan (CAP) was adopted in February 2014 and updated in December 2021. The Butte County CAP includes strategies and associated actions related to public education and outreach efforts regarding reducing GHG emissions, administrative actions to monitor progress, and encouraging participation in programs. The strategies either apply to existing buildings that have already completed the environmental analysis, address operational characteristics of the county, or encourage options for actions that would reduce GHG emissions.

The proposed project's construction activities and operations are consistent with the Butte County General Plan. GHG emissions associated with the build-out of the project site have been analyzed and mitigated with the adoption of the Butte County CAP and the continued implementation of its strategies. Electricity consumed during construction and operations is provided primarily by the area service provider that is regulated by state renewable energy plans. Vehicles used during construction, and generated by the project's operations, would conform to state regulations and plans regarding fuel efficiency. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may significantly impact the environment. Impacts are less than significant.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The project's consistency with the Butte County General Plan would ensure compliance with the GHG emission reduction strategies in the Butte County CAP, which in turn, support County-wide efforts to meet statewide GHG emission reduction goals. Therefore, impacts are less than significant.

1.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. The proposed use may involve potentially hazardous materials, including paints, cleaning materials, vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. It is not anticipated that large quantities of hazardous materials would be permanently stored or used within the project site. It is more likely that only small quantities of publicly-available hazardous materials (e.g., paint, maintenance supplies, and fuel for maintenance

equipment) may be routinely used within the project site for routine maintenance and cleaning. However, these materials would not be used in sufficient strength or quantity to create a substantial risk of fire or explosion or otherwise pose a substantial risk to human or environmental health associated with accidental spills or human contact.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than significant impact. The project would not emit hazardous emissions or handle hazardous materials. Small quantities of publicly-available hazardous materials (e.g., paint, maintenance supplies) would be routinely used within the project site for maintenance and cleaning, and these materials will not be used in sufficient strength or quantity to create a substantial risk of fire or explosion, or otherwise pose a substantial risk to human or environmental health. Therefore, implementing the proposed project would not create a permanent significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. No existing or proposed schools have been identified within one-quarter mile of the project site.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify a contamination site within one-quarter mile of the project site.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No impact. No public use airports are located within two miles of the project site. The closest public use airport is the Rancho Airport, located approximately 4.25 miles northwest of the project site. The proposed project is located outside the compatibility zones for the area airports and, therefore, would not impact people residing on, or visiting, the project site.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. The proposed project would use existing driveways in accordance with applicable standards associated with vehicular access, allowing for adequate emergency access and evacuation. Implementing the project would not include any actions that physically interfere with emergency response or emergency evacuation plans. Traffic would be added to area roadway before and after events; however, not to the extent that route use of roads and intersections would be adversely affected. If future construction activities require work to be performed in the roadway, implementation of a traffic control plan in conjunction with a Butte County Encroachment Permit is required. No impact would occur under this threshold.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than significant impact. The project site is located in an area surrounded by cultivated agricultural land and residential uses and is not located in a Moderate, High, or Very High Fire Hazard Severity Zone. Additionally, due to the low wildfire risk of the area, the project site is located in a Local Responsibility Area (LRA), with the local agency responsible for preventing and suppressing fires. As a result, the project site is not located in an area susceptible to wildland fire hazards. The project site is subject to local fire standards implemented through permit conditions of approval.

1.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

No impact. Butte County General Plan 2030 identifies the soil conditions in the general project as having a slight potential for erosion. Site development would require grading, excavation, and general site preparation activities, which would disturb soils; thus, increasing the potential for soil erosion during precipitation or high wind events. Without erosion control methods, erosion of on-site soils may temporarily impact surface water quality and water quality within nearby waterways. Downstream impacts from erosion may include increased turbidity and suspended sediment concentrations in waterways. Eroded soils can also contain nitrogen, phosphorous, and other nutrients that may trigger algal blooms that reduce water clarity, deplete oxygen and create odors when deposited in water bodies.

As referenced in Section 1.7(b), future construction activities associated with the project would be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program if one acre or more is disturbed. Construction activities that result in a land disturbance of less than one acre, which is part of a larger common plan of development, also require a permit. This program requires implementing erosion control measures during and immediately after construction designed to avoid significant erosion during the construction period. In addition, project operation would be subject to State Water Resources Control Board requirements to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site, including excessive erosion and sedimentation. The SWPPP, if required, must be obtained before any soil disturbance activities. Implementation of standard erosion control BMPs during future construction-related activities, together with adherence to State requirements regarding grading activities, would ensure that potential erosion impacts are less than significant. A less than significant impact would occur under this threshold.

Wastewater disposal for large gatherings would be provided by portable, self-contained toilets and handwashing stations, with the property's existing septic system providing additional wastewater disposal. If new wastewater disposal systems are constructed for future buildings or uses, an On-Site Wastewater System Construction Permit must be approved by the Butte County Environmental Health Division under a ministerial project application. Application for a Construction Permit will include detailed plans of the proposed wastewater system, prepared by a Certified Installer or Certified Designer, demonstrating compliance with County regulations and the County's On-Site Wastewater Manual, ensuring a safe, sanitary, and environmentally sound wastewater system.

b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Less than significant impact. Water use for the proposed project is minimal and would not substantially deplete groundwater supplies. Domestic water to proposed uses on the subject parcel may be provided by groundwater extraction; however, bottled water would be primarily provided during event gatherings.

The development of permanent structures would have a net increase in impervious surfaces relative to existing conditions. However, the stormwater runoff would be directed to pervious areas during precipitation events. The additional impervious area would be negligible and would not cause a measurable reduction in surface infiltration or a decrease in deep percolation to the underlying aquifers. Impacts on groundwater supplies and recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation;

Less than significant impact. Future development would alter existing site drainage with the construction of impervious surfaces. During construction-related activities, construction personnel will implement specific erosion control and surface water protection methods for each construction activity on the site. The type and number of measures implemented would be based upon location-specific attributes (i.e., slope, soil type, weather conditions). These control and protection measures, or BMPs, are standard in the construction industry and are commonly used to minimize soil erosion and water quality degradation. Applying BMPs administered through the construction process would minimize the potential increase of surface runoff from erosion. Impacts would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less than significant impact. The increase in impervious surface area from constructing permanent buildings would alter drainage patterns on-site. Storm flows would be retained and treated on-site. Future development would be reviewed by the Butte County Public Works Department to ensure any potential drainage concerns are addressed and that no net increase in stormwater runoff leaves the project site. The project would not result in on- or off-site flooding. Impacts would be less than significant.

iii) 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; or

Less than significant impact. The project's stormwater drainage systems currently consist of roadside ditches and culverts that capture surface runoff, which ultimately infiltrate into the underground aquifer or convey to area waterways. Precipitation that falls on vacant land percolates into the soil.

General Plan 2030 Water Resource Element contains policies that address stormwater runoff capacity. Policy W-P1.4 encourages Low Impact Development, which minimizes impervious areas, minimizes runoff and pollution, and incorporates best management practices. Policy W-P5.3 allows and encourages pervious pavements. Policy W-P5.5 requires that stormwater collection systems be installed concurrently with new roadways to maximize efficiency and minimize disturbance due to construction activity. Policy HS-P3.2 requires that applicants for new development provide plans detailing existing drainage conditions and specifying how runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility, without increasing the peak flow runoff to said channel or facility. Policy HS-P3.3 requires that all development include stormwater control measures and site design features that prevent any increase in the peak flow runoff to existing drainage facilities.

The project would increase runoff from impervious surfaces, which would be conveyed to an on-site retention area where it would likely percolate into the soil. The minor increase in runoff quantity would not exceed the capacity of the existing stormwater drainage systems or substantially increase polluted runoff. Impacts would be less than significant.

iv) Impede or redirect flood flows?

Less than significant impact. The project site is not within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06007C0520E, January 6, 2011). As referenced, the project would redirect on-site drainage patterns; however, it would not impede or redirect flood flows. All on-site drainage would

be managed to ensure pre-construction flows off-site are maintained. Butte County Public Works would review future site improvements to ensure that surface flows would be adequately directed to planned stormwater drainage facilities. Impacts would be less than significant.

d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Less than significant impact. The project site is not within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06007C0520E, January 6, 2011). As referenced, the project would redirect on-site drainage patterns; however, it would not impede or redirect flood flows. All on-site drainage would be managed to ensure pre-construction flows off-site are maintained. Butte County Public Works would review future site improvements to ensure that surface flows would be adequately directed to planned stormwater drainage facilities. Impacts would be less than significant.

e) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No impact. The project site is located within the Butte County Groundwater Management Plan area. As referenced, the site is within the Sacramento River Valley Groundwater Basin. Provided future development is consistent with the zoning designation, the project would be part of demand projections through 2030, as summarized above. No impact would occur under this threshold.

1.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Butte County General Plan

The General Plan represents the community's values, ideals and aspirations with respect to land use, development, transportation, public services, and conservation policy that will govern Butte County through 2030. The Land Use Element of the General Plan designates the land use of areas within the County and includes a description of the characteristics and intensity of each land use category. The land use designation for the proposed project site is *Public*.

Butte County Zoning Ordinance

The Zoning Ordinance implements the goals and policies of the Butte County General Plan by regulating the uses of land and structures within the County. The zoning designation of the proposed project site and the intended uses of the site are as follows:

Public (PB)

The purpose of the PB zone is to allow for public and quasi-public facilities that serve Butte County residents and visitors and enhance the quality of life within the county. Permitted uses in the PB zone include public and private schools; parks and playgrounds; community centers; interpretive facilities; public libraries; governmental offices; and police and fire stations. Uses permitted with the approval of a Conditional Use Permit include hospitals, cultural institutions, religious facilities, and large scale facilities such as dams and reservoirs, landfills, cemeteries and mausoleums, correctional institutions, major utilities, and other similar public works projects. The maximum FAR in the PB zone is one-half (0.5). The PB zone implements the Public land use designation in the General Plan.

[Butte County Code §24-222 \(Minor Use Permit - Findings\)](#)

- A. The proposed use is allowed in the applicable zone.
- B. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.
- C. The proposed use will not be detrimental to the public health, safety, and welfare of the County.
- D. The proposed use is properly located within the County and adequately served by existing or planned services and infrastructure.
- E. The size, shape, and other physical characteristics of the subject property are adequate to ensure compatibility of the proposed use with the existing and future land uses in the vicinity of the subject property.

Discussion

a) Physically divide an established community?

No impact. The subject property is currently developed with a single-family residence and accessory structures, including septic systems and a well. Proposed new buildings and events would be on vacant areas of the property, with on-site parking located in the existing area designated on the site. No structures would be removed, nor would the project affect the use of neighboring parcels.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No impact. The project is deemed consistent if the proposed uses are consistent with the applicable General Plan designation and text, the applicable General Plan is legally adequate and internally consistent, and the anticipated types of services to be provided and proposed activities are appropriate to the land use designated for the area. The proposed project does not include an amendment to the existing land use designation and would be consistent with the zoning designation provided an MUP is approved.

The proposed project requests a Minor Use Permit to establish a Cultural Institution, consistent with Section 24-29 of the Butte County Zoning Ordinance. Butte County Code defines Cultural Institutions as public or nonprofit facilities for the cultural, intellectual, scientific, environmental, or artistic enrichment of the people of Butte County. Cultural Institutions include historic areas, interpretative institutions, public theatres and auditoriums, libraries, museums, botanic gardens, and zoos. Implementation of the project would not conflict with County zoning ordinance because museums are classified as Cultural Institutions, which is a conditionally allowed use in the PB zone with an MUP. The project will be designed and conditioned to be consistent with applicable zoning standards and General Plan policies.

1.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **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?**

No impact. The majority of Butte County's sand and gravel deposits occur in two regions, along the Sacramento River and within a band running from north to south down the center of the county. There are no known economically viable sources of rock materials in the project site's immediate vicinity, and no mining has occurred on the project site or surrounding area. The project's development would not preclude the future extraction of available mineral resources. No impact would occur under this threshold.

- b) **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?**

No impact. The project site is not within or near any designated locally-important mineral resource recovery site.

1.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According to the Butte County General Plan 2030, noise is a concern throughout Butte County, especially in rural areas and in the vicinity of noise-sensitive uses such as residences, schools, and churches. Noise is discussed in the Health and Safety Chapter of the Butte County General Plan 2030. Tables HS-2 and HS-3 in the County General Plan (included as Tables 1.13-1 and 1.13-2 below) outline the maximum allowable noise levels at sensitive receptor land uses.

Table 1.13-1. Maximum Allowable Noise Exposure Transportation Noise Sources

LAND USE	Exterior Noise Level Standard for Outdoor Activity Areas ^a		Interior Noise Level Standard	
	Ldn/CNEL, dB	Leq, dBAb	Ldn/CNEL, dB	Leq, dBAb
Residential	60c	-	45	-
Transient Lodging	60c	-	45	-
Hospitals, nursing homes	60c	-	45	-
Theaters, auditoriums, music halls	-	-	-	35
Churches, meeting halls	60c	-	-	40
Office Buildings	-	-	-	45
Schools, libraries, museums	-	70	-	45
Playgrounds, neighborhood parks	-	70	-	-

Source: Table HS-2, Butte County General Plan 2030

^a Where the location of outdoor activity areas is unknown, the exterior noise-level standard shall be applied to the property line of the receiving land use.

^b As determined for a typical worst-case hour during periods of use.

^c Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed, provided that available exterior noise-level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table 1.13-2. Maximum Allowable Noise Exposure Non-Transportation Noise Sources

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm		Evening 7 pm - 10 pm		Night 10 pm - 7 am	
	Urban	Non-Urban	Urban	Non-Urban	Urban	Non-Urban
Hourly Leq (dB)	55	50	50	45	45	40
Maximum Level (dB)	70	60	60	55	55	50

Source: Table HS-3, Butte County General Plan 2030

Notes:

1. "Non-Urban designations" are Agriculture, Timber Mountain, Resource Conservation, Foothill Residential and Rural Residential. All other designations are considered "urban designations" for the purposes of regulating noise exposure.
2. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).
3. The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
4. In urban areas, the exterior noise level standard shall be applied to the property line of the receiving property. In rural areas, the exterior noise level standard shall be applied at a point 100 feet away from the residence. The above standards shall be measured only on property containing a noise sensitive land use. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all affected property owners and approved by the County.

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm		Evening 7 pm - 10 pm		Night 10 pm - 7 am	
	Urban	Non-Urban	Urban	Non-Urban	Urban	Non-Urban
Hourly Leq (dB)	55	50	50	45	45	40
Maximum Level (dB)	70	60	60	55	55	50

Source: Table HS-3, Butte County General Plan 2030

Notes:

1. "Non-Urban designations" are Agriculture, Timber Mountain, Resource Conservation, Foothill Residential and Rural Residential. All other designations are considered "urban designations" for the purposes of regulating noise exposure.
2. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).
3. The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
4. In urban areas, the exterior noise level standard shall be applied to the property line of the receiving property. In rural areas, the exterior noise level standard shall be applied at a point 100 feet away from the residence. The above standards shall be measured only on property containing a noise sensitive land use. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all affected property owners and approved by the County.

Table 1.13.1, above, identifies the maximum allowable noise exposure to a variety of land uses from transportation sources, including from roadways, rail and airports. Table 1.13-2 identifies the maximum allowable noise exposure from non-transportation sources. In the case of transportation noise sources, exterior noise level standards for residential outdoor activity areas are 60 dB (Ldn/CNEL). However, where it is not possible to reduce noise in an outdoor activity area to 60 dB Ldn /CNEL or less using a practical application of the best-available noise-reduction measures, an exterior noise level of up to 65 dB may be allowed, provided that available exterior noise-level reduction measures have been implemented and interior noise levels are in compliance with applicable standards.

Butte County Noise Ordinance

Chapter 41A, Noise Control, of the Butte County Code applies to the regulation of noise. The purpose of the noise ordinance is to protect the public welfare by limiting unnecessary, excessive, and unreasonable noise. Section 41A-7 specifies the exterior noise limits that apply to land use zones within the County, which are provided in Table 1.13-2.

The Butte County Noise Ordinance provides the County with a means of assessing complaints of alleged noise violations and to address noise level violations from stationary sources. The ordinance includes a list of activities that are exempt from the provisions of the ordinance; however, some noise-generating activities associated with future residential uses would not be considered to be exempt from the Noise Ordinance. Relevant information related to the exterior and interior noise limits set out by the Butte County Noise Ordinance are included below.

Chapter 41A-9 Exemptions

The following are exempted activities identified in Chapter 41A-9 that are applicable to the proposed project:

- (f) Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property or public works project located within one thousand (1,000) feet of residential uses, provided said activities do not take place between the following hours:
 - Sunset to sunrise on weekdays and non-holidays;
 - Friday commencing at 6:00 p.m. through and including 8:00 a.m. on Saturday, as well as not before 8:00 a.m. on holidays;
 - Saturday commencing at 6:00 p.m. through and including 10:00 a.m. on Sunday; and,
 - Sunday after the hour of 6:00 p.m.

Provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work into the hours delineated above and to operate machinery and equipment necessary to complete the specific work in progress until that specific work can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner;

- (g) Noise sources associated with agricultural and timber management operations in zones permitting agricultural and timber management uses;
- (h) All mechanical devices, apparatus or equipment which are utilized for the protection or salvage of agricultural crops during periods of adverse weather conditions or when the use of mobile noise sources is necessary for pest control;
- (i) Noise sources associated with maintenance of residential area property, provided said activities take place between 7:00 a.m. to sunset on any day except Saturday, Sunday, or a holiday, or between the hours of 9:00 a.m. and 5:00 p.m. on Saturday, Sunday, or a holiday; and, provided machinery is fitted with correctly functioning sound suppression equipment;

Chapter 41A-8 Butte County Interior Noise Standards

Interior noise standards discussed in Chapter 41A apply to all noise sensitive interior area within Butte County. The maximum allowable interior noise level standards for residential uses is 45 dB Ldn/CNEL, which is designed for sleep

and speech protection. The typical structural attenuation of a residence from an exterior noise is 15 dBA when windows facing the noise source is open. When windows in good condition are closed, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling constructed consistent with Title 24 of the California Energy Code.

Table 1.13-3. Maximum Allowable Interior Noise Standards

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm	Evening 7 pm - 10 pm	Nighttime 10 pm - 7 am
Hourly Leq (dB)	45	40	35
Maximum Level (dB)	60	55	50

Source: Butte County Code Chapt. 41A-8, Interior Noise Standards

Sensitive Receptors

Sensitive receptors are frequently occupied locations where people who might be especially sensitive to noise pollution are expected to live, work, or recreate. These receptors include residences, schools, churches, health care facilities, convalescent homes, and daycare centers. The project site is a rural area with residential uses on parcel sizes between 5 and 40 acres. Table 1.13-4 lists sensitive receptors identified in the project vicinity and the distances from the project site.

Table 1.13-4. Sensitive Receptors in the Project Vicinity

SENSITIVE RECEPTORS	DISTANCE FROM EVENT AREA TO RECEPTOR
Residence (10331 Midway)	240 feet south
Residence (2282 Oroville-Chico Hwy)	230 feet east
Residence (2300 Oroville-Chico Hwy)	320 feet east

Source: Butte County Geographical Information System/Google Earth imagery

Discussion

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?**

Less than significant impact. The project will generate temporary noise increases from construction activities associated with new building construction. The project will also generate noise during intermittent use of the facility for events that include amplified noise and live music. Sounds emanating from vehicles accessing and exiting the facility and maneuvering in the parking area during events will also increase noise.

Construction activities are considered an intermittent noise impact throughout the construction period. Activities could result in various effects on sensitive receptors, depending on the presence of intervening barriers or other insulating materials. Construction would occur near the center of the facility, which is approximately 550 feet from the nearest sensitive receptor. Due to the distances of construction activities from sensitive receptors, the presence of intervening vegetation, and the limitations of construction activities to daytime hours, potential impacts are less than significant.

Facility operations as an event venue would generate noise from the congregation of people and amplify music and sounds. The majority of events, including weddings, are small, with an average of 175 attendees. However, large events may have up to 2500 attendees.

Events will primarily be situated on the west side of the project site, behind the residence, near Pat's Barn. This area is approximately 900 feet from the nearest sensitive receptor at 10331 Midway. There are intervening structures, including the Patrick Ranch house, and landscaping between the event area and sensitive receptors to reduce noise levels that may affect residents. Further, events would occur primarily on Fridays, Saturdays, and Sundays during daytime and evening hours, with events ending by 10 pm.

The applicant commits to controlling amplified noise in compliance with Butte County Code, Chapter 41A (Noise Control). The ordinance provides the County with a means of assessing complaints of alleged noise violations. The applicant would be subject to enforcement action if noises exceed identified noise standards specified in Chapter 41. Compliance with noise level standards established in the Butte County Code and the conditions of approval would ensure that potential noise impacts would be less than significant.

- b) **Generation of excessive groundborne vibration or groundborne noise levels?**

Less than significant impact. The proposed project may involve temporary sources of ground-borne vibration and ground-borne noise from heavy equipment operation during construction. The type of heavy equipment typically used during construction would only generate localized ground-borne vibration and ground-borne noise that could be perceptible at residences adjacent to and north of the site. However, the duration of impact would be infrequent and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.); thus, the impact from construction-related ground-borne vibration and ground-borne noise would be less than significant.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No impact. The Rancho Airport is approximately 4.25 miles northwest of the site. As referenced, the project site is outside the Airport Influence Area. Thus, while aircraft overflights may be audible at the project site, the proposed project would not expose people to excessive noise levels from a public use airport or private airstrip. No impact would occur under this threshold.

1.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing.				
Would the project:				
a) Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) Induce substantial unplanned 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)?

No impact. The proposed project would not result in population growth in the County. Facility attendees are transitory, arriving from local and regional population centers for a short duration. The project would not result in a substantial amount of new employees. Any new employees would likely come from the local workforce; and thus, would not cause relocation of populations or the need for additional housing.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact. The facility is a stand-alone development and does not require the removal or construction of any housing. Therefore, the proposed project would not result in the loss of existing housing or cause a significant increase in the local population that would displace existing residents, necessitating the construction of additional housing.

1.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

Less than significant impact. The Butte County Fire Department provides fire protection services. The project is within a rural area and a Local Responsibility Area for wildland fires. The nearest staffed fire station is the Chico Fire Station 44, located at 2334 Fair Street, Chico, California, approximately 2.7 miles south of the project site. The project's build-out may incrementally increase the demand for fire protection services. However, approval of the MUP and project would be consistent with the planned growth documented in Butte County General Plan 2030.

Additionally, Butte County will assess fire protection impact fees for new development on the site to help offset the impacts on the fire protection services. Impact fees are used to fund capital costs associated with acquiring land for new fire stations, constructing new fire stations, purchasing fire equipment, and providing additional staff as needed. A less than significant impact would occur under this threshold.

Police protection?

Less than significant impact. The Butte County Sheriff's Office (BCSO) provides law enforcement service to the site. The BCSO also maintains a mutual aid agreement with the Chico Police Department. Municipal police departments are responsible for protecting the citizens and property within their jurisdictions. Under the terms of the mutual aid agreements, the BCSO can assume that role in these jurisdictions upon request or in the event of the inability of municipal police departments to provide law enforcement. Implementation of the proposed project could increase

service calls during events. While the project is not expected to cause a noticeable increase in demand for law enforcement services, it is presumed adequate resources are available in the Chico area. The project would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives. A less than significant impact would occur under this threshold.

Schools?

No impact. The project site is within the Chico Union School District. The project would not affect the demand for school facilities in the area.

Parks?

No impact. The project would not affect demand for existing local and regional park facilities. The facility would host temporary and periodic events. No impact would occur under this threshold.

Other public facilities?

Less than significant impact. Development of the project does not require the extension of any public infrastructure, such as roads, water, or sewer systems. The project may increase demand for County services, such as law enforcement, fire protection, and road maintenance. Other services such as schools, recreation, and libraries would not be affected. Butte County collects various development impact fees to partially offset the cost and impacts associated with new development. With payment of fees, a less than significant impact would occur under this threshold.

1.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) 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?

No impact. The project's build-out is consistent with the PB zoning designation, with an approved MUP, and will not affect demand for existing local and regional park facilities. No impact would occur under this threshold.

- b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No impact. The project would likely not include plans for recreational facilities, nor would development require expansion of existing recreational facilities. The project would not result in any adverse physical effects on the environment from expanding recreational facilities. No impact would occur under this threshold.

1.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

Less than significant impact. The proposed project would generate varying traffic volumes based on the type of event, the number of event attendees and facility visitors, and operation times. The facility operates intermittently for only a few hours on weekends. At other times, the facility may host private groups that are typically small. Overall, facility operations would generate minimal automobile traffic, typically only by the local population. Most automobile traffic to the facility would occur during large and medium-sized events. The facility's most prominent events (up to 2,500 attendees) would generate about 625 vehicles trips (e.g., one vehicle trip per four attendees) throughout the day. However, these are temporary trips that would not result in a permanent increase in daily traffic counts.

The primary access road serving the facility is Midway. Recent traffic data for Midway, between Hegan Lane and Durham-Dayton Highway, show a peak hour volume of 730 trips, with a "C" Level of Service. The Circulation Element of the Butte County General Plan considers a Level of Service (LOS) of A through C as acceptable, while a LOS D is considered marginally acceptable. A LOS below D is not considered acceptable.

The traffic volumes associated with the project would contribute to periodic increases in volumes but not reduce Midway's Level of Service below C during peak hours. As a result, traffic flows along the roadway are stable, with only minimal restrictions and delays for the individual driver.

- b) **Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Less than significant impact. CEQA Guidelines 15064.3(b) implements Senate Bill 743. It establishes metrics to determine the significance of transportation impacts through the metric of Vehicle Miles Traveled (VMT) rather than the level of service (LOS). VMT accounts for the number of trips generated by a project, multiplied by the length in miles of each trip. The legislation intends to reduce greenhouse gas emissions from automobile use by reducing the length and/or the number of automobile trips.

Public Resources Code 21099 directs the Governor's Office of Planning and Research (OPR) to develop criteria for determining the significance of transportation impacts for projects. Butte County has not yet adopted a significance threshold for VMT. However, technical guidance offered by OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018) suggests development projects would have a potentially significant VMT impact if it were not reduced by 15 or more percent below the per capita average for the region. OPR's technical advisory provides no direct guidance for short-term projects or construction impacts. However, it does include a screening criterion of 110 new permanent vehicle trips, below which a project would not be anticipated to have a significant impact.

The proposed project would generate varying traffic volumes based on the type of event, number of attendees, facility visitors, and operation times. The facility operates intermittently for only a few hours on weekends. At other times, the facility may host private groups that are typically small. Overall, facility operations are anticipated to generate minimal automobile traffic, typically serving the local population. Most automobile traffic to the facility would occur during large and medium-sized events. The facility's largest events (up to 2,500 attendees) are anticipated to generate about 625 vehicles trips throughout the day. However, these are temporary trips that would not result in a permanent increase in daily traffic counts.

As set forth in the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, "absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact". Daily operations are anticipated to generate fewer than 110 trips per day due to the limited hours of operation and infrequent use of the facility. Events held at the facility are intermittent and generate only temporary vehicle trips. A less than significant impact would occur because the project would be considered consistent with the Butte County General Plan and would not generate a significant number of trips and associated vehicles miles traveled, and additional VMT analysis is unnecessary.

c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less than significant impact. A two-lane driveway along the south property line provides access to the project site and is approximately 800 feet in length. The driveway has an existing road connection, approved by Butte County Public Works. For most planned events, the length of the driveway is adequate to accommodate vehicles entering the site from the road without creating a queue onto Midway. However, larger events can cause vehicles to queue on the roadway during peak arrival times if left unmanaged.

During large events, the applicant manages traffic in many ways, including the use of temporary parking space striping in the overflow parking area, parking attendants to direct the flow of traffic, and temporary bicycle parking to reduce overall traffic levels. These traffic control measures would continue to be provided by onsite staff and volunteers and will be required through permit conditions.

The project would not change the configuration (alignment) of area roadways and would not introduce vehicle types that would result in dangerous conditions on area roads. Additionally, with the implementation of permit conditions for events traffic by a Traffic Management Plan, impacts are less than significant.

c) **Result in inadequate emergency access?**

No impact. The project site would be accessed via an existing driveway off Midway, a county-maintained roadway. Driveways and approach aprons (encroachments) from the project site to the road are designed and constructed to meet all applicable local development standards, ensuring that access is adequate to provide emergency ingress and egress and not create unsafe conditions.

1.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Would the project 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Tribal Cultural Resources are defined as a site feature, place, cultural landscape, sacred place or object, which is of cultural value to a Tribe and is either on or eligible for the California Historic Register, a local register, or a resource that the lead agency, at its discretion, chooses to treat as such (Public Resources Code Section 21074 (a)(1)).

Butte County contains a rich diversity of archaeological, prehistoric, and historical resources. The General Plan 2030 EIR observes that the "archaeological sensitivity of Butte County is generally considered high, particularly in areas near water sources or on terraces along water courses" (Butte County General Plan EIR, 2010, p. 4.5-7).

A substantial adverse change upon a historically significant resource would be one wherein the resource is demolished or materially altered so that it no longer conveys its historical or cultural significance in such a way that justifies its inclusion in the California Register of Historical Resources or such a local register (CEQA Guidelines Section 15064.5, sub. (b)(2)). Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

Per Assembly Bill AB 52 (Statutes of 2014) Notification Request, Public Resources Code Section 21080.3(b), the County sent a project notification letter to the Mechoopda Indian Tribe and the United Auburn Indian Community, located near the City of Auburn. However, the County did not receive any requests for consultation.

Discussion

Would the project 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)?

Less than significant impact with mitigation. Native American populations used the local region for seasonal and/or permanent settlement and gathering plants, roots, seeds, and seasonal game. Historically, Euro-Americans utilized the region for mining, farming, and cattle ranching. With the historical use of the project area by prehistoric and historical populations, unanticipated and accidental archaeological discoveries may be encountered during ground-disturbing activities, resulting in potentially significant impacts. Implementation of **Mitigation Measure CUL-1**, discussed in Section 1.5 – Cultural Resources, would avoid potential impacts to undiscovered prehistoric resources, historic resources, and human remains that may be uncovered during development activities.

The project site is also located near the designated Mechoopda village site. It is known to be the site visited frequently by the tribe and may have undiscovered artifacts. The Mechoopda Tribe was notified of the project and provided an opportunity to request a consultation with the County. Upon receipt of the notice, the Tribe requested the applicant notify the Tribe before construction activities so that a tribal representative may be present to monitor subsurface grading activities. This requirement is reflected as **Mitigation TCR-1**. With the implementation of **Mitigation Measure CUL-1 and TCR-1**, impacts under this threshold would be less than significant.

- 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?

Less than significant impact with mitigation. No features exist on the property, including objects, sites, or landscapes, that are considered of cultural value to California Native American tribes or eligible for listing in the California Register of Historic Resources. Unanticipated and accidental archaeological discoveries may be encountered during ground-disturbing activities, resulting in potentially significant impacts. Implementation of **Mitigation Measure CUL-1**, discussed in Section 1.5 – Cultural Resources, would avoid potential impacts to undiscovered prehistoric resources, historic resources, and human remains that may be uncovered during development activities.

Mitigation Measures

Mitigation Measure TCR-1

Prior to the start of grading-disturbing activities associated with the construction of new structures or expansion of existing structures, the Applicant shall provide reasonable notice and site access for a tribal representative of the Mechoopda Indian Tribe of Chico Rancheria to be present at the project site during any ground-disturbing activities. If any archaeological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery

until a qualified archaeologist evaluates the significance of the find(s) and prepares a recommendation for further action.

Plan Requirements: The Applicant shall notify the Department of Development Services and the Mechoopda Indian Tribe of Chico Rancheria representatives. This measure shall be incorporated in the conditions of approval for the use permit and noted on all building and site development plans for new construction.

Timing: This measure shall be implemented prior to and during all site preparation and grading activities.

Monitoring: The Department of Development Services shall work with the Applicant and the Mechoopda Indian Tribe of Chico Rancheria to ensure a tribal monitor is allowed to be onsite during all ground-disturbing activities.

1.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Solid Waste

Most municipal wastes are hauled to the Neal Road Recycling and Waste Facility, owned by Butte County and managed by the Butte County Department of Public Works. The Neal Road Facility is located at 1023 Neal Road, one mile east from State Highway 99 and seven miles southeast of Chico, on 190 acres owned by Butte County. The Neal Road Facility accepts municipal solid waste, inert industrial waste, demolition materials, special wastes containing nonfriable asbestos, and septage. Hazardous wastes, including friable asbestos, are not accepted at the Neal Road Facility or any other Butte County disposal facility and must be transported to a Class I landfill permitted to receive untreated hazardous waste. The Facility has a design capacity of 25,271,900 cubic yards and is permitted to accept 1,500 tons per day; however, the average daily disposal into the landfill is approximately 466 tons. As of November 2017, the remaining capacity of the Neal Road Facility is approximately 15,449,172 cubic yards, which would give the landfill a service life to the year 2048 (Neal Road Recycling & Waste Facility, 2017).

Discussion

- a) Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

No impact. The project site is currently served by electric power (PG&E) and wireless phone service. Wastewater disposal for the project site is provided by permitted onsite septic systems, installed in accordance with applicable Regional Water Quality Control Board regulations. Use of portable toilets during events and the use of the County-approved wastewater disposal septic systems will be reflected as a condition of approval and is enforceable through the terms of the condition. The project would not result in relocating or constructing new or expanded infrastructure, including water services, wastewater treatment, stormwater drainage, natural gas, or telecommunication facilities.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than significant impact. Domestic water to planned uses on the project site would be from bottled water and the existing well. Existing groundwater supplies are anticipated to be available to serve the proposed project, and no additional or expanded entitlements are required for groundwater extraction and use.

- c) Result in a determination by the wastewater treatment provider that 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?

No impact. Wastewater disposal for the proposed project would be provided by portable facilities conditioned by Butte County Environmental Health Department. A private, on-site septic system would also be used to manage wastewater. No wastewater treatment provider currently serves the project area.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than significant impact. Operations would result in a minor increase of solid waste that would require disposal at the Neal Road Recycling and Waste Facility. Solid waste would be removed from the property every seven days or as needed. The Neal Road Facility has a maximum permitted throughput of 1,500 tons per day and an estimated daily average throughput of 466 tons per day. Therefore, the facility would have adequate capacity to accommodate solid waste generated by the project.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No impact. The proposed project would comply with statutes and regulations related to solid waste. Waste generated by the proposed project would consist only of domestic refuse, collected in approved trash bins and removed from the project site by a waste hauler or by the onsite applicant.

1.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site is not located in a designated fire hazard area by the State Department of Forestry and Fire Protection. Therefore, the project site is within a designated Local Responsibility Area (LRA), with the County having fiscal responsibility for preventing and suppressing any potential wildfires.

1.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Less than significant impact with mitigation. Potential impacts to biological resources and cultural resources associated with future project development were analyzed in this Initial Study. All direct, indirect, and cumulative impacts were determined to have no impact, a less than significant impact, or reduced to a less than significant impact with the implementation of mitigations. No special status species or their habitat was identified on the site. Development of the project would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species.

The development would not affect known significant historic resources or known archaeological or paleontological resources. There are no known unique ethnic or cultural values associated with the project site, nor are known religious or sacred uses related to the project site. **Mitigation Measure CUL-1** is recommended to address the potential discovery of unknown resources during excavation or other soil disturbances associated with development. Additionally, the project applicant is required to comply with California Code of Regulations (CCR) Section 15064.5(e), California Health and Safety Code Section 7050.5, and Public Resources

Code (PRC) Section 5097.98 as a matter of policy in the event human remains are encountered at any time. Implementation of **Mitigation Measure CUL-1** and regulations governing human remains would reduce potential impacts to cultural and paleontological resources to less than significant.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less than significant impact with mitigation incorporated. The project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of direct physical impacts on the project's environment, potential impacts are project-specific.

The proposed project site is within an area that has been designated by the County for Public (PB) uses. Short-term construction-related air quality impacts may occur from the construction and operation of the site improvements. Those potential impacts are less than significant levels with the implementation of **Mitigation Measure AIR-1**. **Mitigation Measure GHG-1** would reduce potential impacts from the generation of greenhouse gas emissions to less than significant. Implementation of **Mitigation Measure NOI-1** would avoid temporary construction noise impacts at neighboring sensitive receivers to the east and west. Potential impacts associated with lighting would be addressed with implementing **Mitigation Measure AES-1** if needed.

The cumulative effects resulting from the build-out of the Butte County General Plan 2030 were previously identified in the General Plan EIR. The type, scale, and location of the type of development proposed would be consistent with the County's General Plan and zoning designation with the approval of an MUP and is compatible with the pattern of development on adjacent properties. Because of this consistency, the potential cumulative environmental effects of the proposed project would fall within the impacts identified in the County's General Plan EIR. The project would be subject to required “fair share” development impact fees, which are paid at the time of development.

- c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant impact with mitigation. There have been no impacts discovered through the review of this application demonstrating that approval of the MUP application and future project development would cause substantial adverse effects to human beings either directly or indirectly. However, the proposed development can cause temporary and future impacts related to aesthetics, air quality, cultural resources, greenhouse gas emissions, and noise. With the implementation of mitigation measures included in this Initial Study, these impacts are mitigated to less than significant.

Authority for the Environmental Checklist: Public Resources Code Sections 21083, 21083.5.

Reference: Government Code Sections 65088.4.

Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Environmental Reference Materials

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2. Butte County. *Butte County Bicycle Plan*. June 14, 2011. Available at https://www.buttecounty.net/Portals/22/downloads/BikewayMasterPlan/5-23-11%20FINAL%20Draft_County_Bike_Plan%20June%2014%202011%20with%20Table%20of%20Contents.pdf
3. Butte County. *Butte County Climate Action Plan*. February 25, 2014. Available at <http://www.buttecap.net/>
4. Butte County. *Butte County General Plan 2030 Final Environmental Impact Report*. April 8, 2010. Available at http://www.buttegeneralplan.net/products/2010-08-30_FEIR/default.asp.
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6. Butte County. *Butte County General Plan 2030 and Zoning Ordinance Amendments – Draft Supplemental Environmental Impact Report*. June 17, 2015. Available at http://www.buttegeneralplan.net/products/2012-05-31_GPA_ZO_SEIR/default.asp
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9. Butte County. *Butte County Department of Development Services GIS Data*. December 2021.
10. Butte County Air Quality Management District. *CEQA Air Quality Handbook – Guidelines for Assessing Air Quality and Greenhouse Gas Impacts for Projects Subject to CEQA Review*. October 23, 2014. Available at <https://bcaqmd.org/planning/air-quality-planning-ceqa-and-climate-change/>
11. Butte County Association of Governments (BCAG). *BCAG SB743 Implementation*. June 2021. Available at <http://www.bcag.org/documents/planning/SB%20743%20Study/BCAG-SB743-Implementation-Documents-Package.pdf>
12. Butte County Public Works Department, Division of Waste Management. [Joint Technical Document-Neal Road Recycling and Waste Facility, Butte County, California](#). November 2017.
13. California Department of Conservation. *Fault-Rupture Hazard Zones in California. Altquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps*. Special Publication 42. Interim Revision. 2007.
14. California Department of Conservation, Division of Land Resource Protection. *A Guide to the Farmland Mapping and Monitoring Program*. 2004.
15. California Department of Toxic Substance Control. 2009. *Envirostor Database*. Accessed on December 2021. <http://www.envirostor.dtsc.ca.gov/public>.

Mitigation Measures and Monitoring Requirements

Patrick Ranch Museum Minor Use Permit (MUP16-0014)

Mitigation Measure AES-1:

All exterior lighting shall be designed and located to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or the abutting highway or street.

Plan Requirements: This note shall be included as a condition of approval on the minor use permit.

Timing: The provisions of this mitigation measure shall be complied with at all times.

Monitoring: The Development Services Department shall investigate and respond to excess glare or light complaints originating from the project site.

Mitigation Measure AIR-1

The following best practice measures to reduce impacts to air quality shall be incorporated by the project applicant, subject property owners, or third-party contractors during construction activities on the project site. These measures are intended to reduce criteria air pollutants that may originate from the site during the course of land clearing and other construction operations.

Diesel PM Exhaust from Construction Equipment and Commercial On-Road Vehicles Greater than 10,000 Pounds

- All on- and off-road equipment shall not idle for more than five minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the five-minute idling limit.
- Idling, staging and queuing of diesel equipment within 1,000 feet of sensitive receptors is prohibited.
- All construction equipment shall be maintained in proper tune according to the manufacturer's specifications. Equipment must be checked by a certified mechanic and determined to be running in proper condition before the start of work.
- Install diesel particulate filters or implement other CARB-verified diesel emission control strategies.
- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted areas.
- To the extent feasible, truck trips shall be scheduled during non-peak hours to reduce peak hour emissions.

Operational TAC Emissions

- All mobile and stationary Toxic Air Contaminants (TACs) sources shall comply with applicable Airborne Toxic Control Measures (ATCMs) promulgated by the CARB throughout the life of the project (see <http://www.arb.ca.gov/toxics/atcm/atcm.htm>).
- Stationary sources shall comply with applicable District rules and regulations.

Fugitive Dust

Construction activities can generate fugitive dust that can be a nuisance to local residents and businesses near a construction site. Dust complaints could result in a violation of the District's "Nuisance" and "Fugitive Dust"

Butte County Department of Development Services – Planning Division

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Mitigation Measures and Monitoring Requirements

Patrick Ranch Museum Minor Use Permit (MUP16-0014)

Rules 200 and 205, respectively. The following is a list of measures that may be required throughout the duration of the construction activities:

- Reduce the amount of the disturbed area where possible.
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used.
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Butte County Air Quality Management District.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with local regulations.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- Post a sign in prominent location visible to the public with the telephone numbers of the contractor and the Butte County Air Quality Management District - (530) 332-9400 for any questions or concerns about dust from the project.

All fugitive dust mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend period when work may not be in progress. The name and telephone number of such persons shall be provided to the District prior to land use clearance for map recordation and finished grading of the area.

Please note that violations of District Regulations are enforceable under the provisions of California Health and Safety Code Section 42400, which provides for civil or criminal penalties of up to \$25,000 per violation.

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Mitigation Measures and Monitoring Requirements

Patrick Ranch Museum Minor Use Permit (MUP16-0014)

Plan Requirements: This note shall be included as a condition of approval on the minor use permit.

Timing: The provisions of this mitigation measure shall be complied with at all times.

Monitoring: Butte County Development Services Department shall monitor the implementation of onsite measures. Butte County Air Pollution Control District inspectors shall respond to nuisance complaints.

Mitigation Measure CUL-1

At the discretion of Butte County Development Services staff, a cultural resources report can be prepared to identify any site-specific resources and determine whether mitigation is needed. Alternatively, if grading activities reveal the presence of prehistoric or historic cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans glass, etc.; structural remains; or human skeletal remains) work within 50 feet of the find shall immediately cease until a qualified professional archaeologist can be consulted to evaluate the find and implement appropriate mitigation procedures. If human skeletal remains are encountered, State law requires immediate notification of the County Coroner (530.538.7404). If the County Coroner determines that the remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State Law, to arrange for Native American participation in determining the disposition of such remains. The provisions of this mitigation shall be followed during construction of all improvements, including land clearing, road construction, utility installation, and building site development.

Plan Requirements: This note shall be shown on all site development and building plans.

Timing: This measure shall be implemented during all site preparation and construction activities.

Monitoring: If potential cultural resources are discovered, the landowner shall notify the Planning Division and a professional archaeologist. The Planning Division shall coordinate with the developer and appropriate authorities to avoid damage to cultural resources and determine appropriate action. State law requires the reporting of any human remains.

Project Sponsor(s) Incorporation of Mitigation into Proposed Project

I/We have reviewed the Initial Study for the Patrick Ranch Museum Minor Use Permit (MUP16-0014) application and particularly the mitigation measures identified herein. I/We hereby modify the applications on file with the Butte County Planning Department to include and incorporate all mitigations set forth in this Initial Study.


Project Sponsor/Project Agent

2-11-2022
Date

Project Sponsor/Project Agent

Date

Butte County Department of Development Services – Planning Division

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