



DATE: April 27, 2016

TO: PLANNING COMMISSION

FROM: Mike Sawley, Associate Planner (879-6812, mike.sawley@chicoca.gov)

RE: Estates at Lindo Channel Subdivision and Planned Development Project
1511 Manzanita Avenue, APNs 015-520-036 and 015-520-037

Files: S/PDP 15-04,
GPA 15-04, RZ 15-03

SUMMARY

The project site is located on the south side of Manzanita Avenue, approximately 500 feet east of Marigold Avenue. The project includes two main components:

- 1) A General Plan Amendment and rezone (GPA/RZ) to change the land use designation and zoning of the property from Medium Density Residential (R2 zoning, 7.1 to 14 units per acre) to Low Density Residential (R1 zoning, 2.1 to 7 units per acre), and
- 2) A small-lot subdivision and planned development permit (S/PDP) to divide the site into 22 lots for single-family residential development, and two open space lots including a 1-acre lot nearest Lindo Channel to remain undeveloped. The Planned Development Permit is requested to authorize reduced structural setbacks on the proposed lots.

The Architectural Review and Historic Preservation Board (ARHPB) has reviewed the site design and architecture and recommends approval, subject to conditions. Project issues include potential effects to existing neighbors with new lighting and increased vehicle and pedestrian traffic associated with the project.

Recommendation:

Planning staff recommends adoption of Resolution No. 16-06 (**Attachment A**), recommending that the City Council adopt the mitigated negative declaration and approve the General Plan amendment, rezone, subdivision and planned development permit for the Estates at Lindo Channel project, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 16-06, recommending that the City Council adopt the mitigated negative declaration and approve the General Plan amendment, rezone, subdivision and planned development permit for the Estates at Lindo Channel project, subject to the attached conditions.

BACKGROUND

The proposed project is located at 1511 Manzanita Avenue, approximately 500 feet east of Marigold Avenue (see **Attachment B**, Location/Notification Map). The project includes two main components:

1. A General Plan Amendment (GPA) and rezone (RZ) to change the land use designation and zoning of the property from Medium Density Residential (R2 zoning, 7.1 to 14 units per acre) to Low Density Residential (R1 zoning, 2.1 to 7 units per acre) (see Plats, Exhibits II and III of **Attachment A**), and
2. A small-lot subdivision and planned development permit (S/PDP) to divide the site into 22 lots for single-family residential use, and two open space lots including a 1-acre lot nearest Lindo Channel to remain undeveloped (see **Attachments C, D and E**). The existing residence on Parcel 1 (addressed 1511 Manzanita Avenue) would remain. Gross density for the project would be 5.56 units per acre.

A Planned Development Permit is required due to an existing –PD zoning overlay, and to authorize reduced structural setbacks requested for the future residences. The existing single-family residence on Parcel 1 (addressed 1511 Manzanita Avenue) would remain.

The project site consists of a rural residential parcel that fronts on Manzanita Avenue and extends back to Lindo Channel. The site is approximately 190 feet wide at the front, narrowing to 155 feet in width at the rear, and is roughly 1,250 feet deep. A residence and two outbuildings exist near the front of the site, with residential landscaping located behind. The site has been chronically disturbed by mowing and various other residential activities. The topography of the property undulates generally downward toward Lindo Channel, descending about ten feet from the high point near the existing residence to the edge of mapped flood plain toward the rear of the site. No wetlands or special status species were found at the site during a biological resources assessment.

Surrounding land uses include single-family residential to the west, a single-family planned development to the east, Lindo Channel to the south, and an off-street parking area for a school use north of the site across Manzanita Avenue.

Project Design

The proposed development calls for the construction of a new public street extending south from Manzanita Avenue, curving around the existing residence and terminating at a cul-de-sac. The cul-de-sac bulb would terminate approximately 15 feet outside of the mapped 100-year flood plain and approximately 100 feet away from the top of bank of Lindo Channel.

Twenty-one new, single-story, single-family residences would be constructed along on the new street. The site layout for each lot is shown on the Planned Development Site Plan, and landscaping details are provided on the Landscape Plans (see **Attachment E and F**, respectively). Due to the overall width of the site (approximately 170 feet), a reduced street-section width, reduced lot depths, and reduced structural setbacks are proposed to achieve efficient infill development. The reduced street-section width and reduced lot depths are subject to approval as part of the subdivision, and the reduced setbacks require authorization as part of the planned development permit.

Each new residence would have a two-car garage and two off-street parking spaces located in front of the garage. New, six-foot tall “good neighbor” wooden fencing is proposed along all rear

and side yards of the proposed new residences. The development would also necessitate removal of 55 of the 76 existing trees on the site, which is subject to municipal code requirements regarding tree replacement. Approximately ten onsite trees would qualify toward replacement requirements, and the remaining 50 replacement trees will require payment of in-lieu fees.

Requested Subdivision Design Modifications

Modifications of Title 18R *Subdivision Design Criteria and Improvement Standards* include:

- 1) Residential lot depths less than 80 feet on Lots 2 through 22 (59 feet proposed),
- 2) Non-right angle and on-radial side lot lines on Lots 1 through 22 (side lot lines are generally parallel to one another rather than strictly perpendicular to the street),
- 3) Contiguous sidewalk across the frontages of Lots 1 through 22,
- 4) No sidewalk on the west side of Street A, opposite Lot 1,
- 5) Non-standard horizontal street alignment: curve radii less than 200 feet (50 feet minimum proposed), less than 100-foot tangent between reversing curves (no tangent proposed at the reversing curves in Street A), and
- 6) Cul-de-sac length greater than 500 feet (approximately 1,200 feet proposed).

Planned Development Requests

Small-lot subdivisions provide for reduced lot sizes and reduced setbacks relative to standard subdivisions, however, to qualify for the reduced small-lot setbacks the municipal code requires that houses include a front porch with minimum dimensions of four feet by eight feet. The proposed house plans for all of the lots (except Lot 19 and Lot 21), meet the minimum porch size requirement to qualify for reduced small-lot setbacks. Typical R1 setbacks would apply to lots 19 and 21. Standard R1 setbacks, small-lot reduced setbacks and proposed minimum setbacks for the project are provided in the table below.

Development Standard	Typical R1 Standard	Small-lot R1 Standard	Proposed PD Standard
Front Yard Setback	15 feet	12 feet	11 feet
Rear Yard Setback	15 feet	10 feet	10 feet
Side Yard Setback	4 feet	3 feet	3 feet

Requested modifications to development standards only involve setbacks, and occur on four of the proposed lots as follows:

Lot 6 and Lot 14: Small lot setbacks apply to these lots. The requested exception would authorize a minimum front yard setback of 11 feet instead of 12 feet.

Lots 19 and 21: Typical R1 setbacks apply to these lots. The requested exceptions would authorize a minimum front yard setback of 11 feet instead of 15 feet and a rear yard setback of 10 feet instead of 15 feet.

Landscaping

The landscape plans show treatments along the entry to the project, including Lot B, within the front yard areas, and at the end of the cul-de-sac where Street A would terminate at Lot A near Lindo Channel.

Shrubs are proposed along the south side of Street A at the entry to provide a visual buffer between the project and adjacent residential uses located to the west. Landscape improvements at Lot B would include trees and benches that would terminate the view of motorists entering the project.

City Street trees are proposed within front yard areas along the new street with gaps where street lights would be located. Typical front yard planting schemes would include drought-tolerant shrubs near the front of the residence, stepping down to smaller shrubs and decorative boulders toward the front sidewalk. Rear yards would be left to the homeowner to landscape.

Trees and shrubs would round out the cul-de-sac at the end of the new street, with an "overlook" area providing views toward Lindo Channel from a small, fenced, paved area with benches and a doggie station for collecting pet waste. Grouped mailboxes for the development are also proposed at the end of the cul-de-sac, near Lot 14.

Architecture

The proposed architecture for the residences is single-story, stucco with varied rooflines and combinations of lap siding and decorative elements on the front elevations (see **Attachment G**, Elevations and **Attachment H**, Colors and Materials). The decorative elements include raised stucco window trim, stone-clad porch column bases, and built-in windows on the front and garage doors. The sides and rear elevations of the residences would have simpler design elements. Three different home designs and colors schemes are proposed, as follows:

- Slate gray with brown front entry area, placed on Lots 2-8, 20 and 22
- Greenish khaki with brown garage and front doors on Lots 9-18, and
- Beige with tan garage door and brown front door on Lots 19 and 21

Through the use of different roof lines (gables and hip-roof treatments), colors, and other optional elements, no two adjacent homes would be identical. Exterior lighting would include standard 30-foot tall street lighting and Mission-style lantern porch lights (see **Attachment I**).

Prior Review

On April 20, 2016, the Architectural Review and Historic Preservation Board (ARHPB) reviewed the proposal and voted 4-0-1 (Jennings absent) to recommend approval with the following conditions:

1. Replace the proposed 30-foot tall street lights with 18-foot tall City-standard street lights along Street A, and utilize low-level bollards at Lot B and at the end of the cul-de-sac to reduce light spillage onto adjacent residential uses and Lindo Channel area.
2. Relocate the mailboxes to Lot B and incorporate them into the landscape design.

3. Provide window and doorway trim elements matching those shown on the front elevations on the north elevation of the residence on Lot 22, and the south elevations of the residences on Lots 13 and 14.
4. Provide a stone wainscot beneath the living room window on Lots 19 and 21 (house plan A1-B), matching the stone on the porch columns.
5. Home designs on adjacent lots shall be differentiated from one another by varied rooflines, colors, or other façade treatment options.
6. The vertical walls of the lookout platform at the end of the cul-de-sac shall be improved with a colored stone pattern similar to the stone on the Manzanita Avenue bridge over Big Chico Creek.
7. Preserve as many existing trees as possible.
8. All new fencing shall include a two-inch cap with trim and vertical battens.
9. Demonstrate that trash and recycling receptacles will not be visible from the public right-of-way, as required by Chico Municipal Code Chapter 8.12.
10. Screen exterior utilities by appropriate materials and colors prior to issuance of a certificate of occupancy

These, as well as several standard conditions of approval have been attached to the resolution (see **Attachment A, Exhibit IV**).

Neighborhood Meeting

A neighborhood meeting was held at the project site on 08/03/15 to review an earlier version of the project that included a combination of multi-family residential apartments and single-family residences pursuant to the existing R2 (Medium-Density Residential) zoning. This earlier iteration proposed 20 lots with a half-acre apartment site and single family residences at the end of the cul-de-sac with rear yards abutting the Lindo Channel creekside area. The meeting was attended by approximately 30 neighbors as well as City staff. Concerns were raised by the neighbors at the meeting, particularly with regard to loss of privacy from two-story construction adjacent to existing rear yards on neighboring properties, additional traffic in the area, and noise and odors that could result from adding new residential uses.

In response to concerns raised at the meeting, the developer redesigned the project. Changes include the proposed "downzoning" to R1 (Low Density Residential), limiting heights to single-story, and extending the new street to the Lindo Channel creekside area, thereby opening up the resource for general viewing and public access.

A second neighborhood meeting was held on 11/18/15 to review the current project design with the neighbors, and approximately 15 neighbors were in attendance. The applicant answered several questions regarding the project. The revised design (with only single-story, single-family residences proposed), was generally regarded by the neighbors as an improvement over the previous design, however, concerns remained over increased traffic and new street lighting associated with the project.

GENERAL PLAN

Re-designating and rezoning the subject property from Medium Density Residential (R2, 7.1 to 14 units per acre) to Low Density Residential (R1, 2.1 to 7 units per acre), would increase the potential for development compatible with the established neighborhood character and single-family residential development pattern of the adjacent properties. The General Plan's Low Density Residential designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes."

The following General Plan principles and policies are applicable to the project:

- CD-1.1.1 Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.*
- CD-2.1.3 Continue the City's existing program to expand creekside corridors by acquiring properties along creek edges for creekside greenways.*
- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- CD-5.2 Encourage context sensitive transitions in architectural scale and character between new and existing residential development.*
- CD-5.3 For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.*
- LU-4: Promote compatible infill development.*
- LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.*
- LU-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.*
- LU-4.3: For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals. It may be necessary to limit project density, within the allowable density range, to ensure compatibility.*
- PPFS-2.1 Utilize the City's creeks, greenways and other open spaces for public access, habitat protection, and to enhance community connectivity.*
- OS-2.2 Expand creekside greenway areas for open space and additional pedestrian/bicycle routes.*
- OS-2.5 Preserve and enhance Chico's creeks and riparian corridors as open space for their aesthetic, drainage, habitat, flood control, and water quality values.*

DISCUSSION

The project site represents an infill development opportunity in an existing residential area characterized by single-family residences. Designed with a residential density of 5.56 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning.

Downzoning the site to construct only single-story, single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3) relative to surrounding properties. The new public street would provide open public access to the Lindo Channel creek corridor and expand publically-owned creekside areas with the dedication of Lot A, consistent with several policies that encourage expanding creekside greenways promoting public access to them for recreational opportunities (OS-2.2, OS-2.5, CD-1.1.1, CD-2.1.3 and PPFS-2.1). The proposal is consistent with the General Plan.

Subdivision Design

The proposed subdivision design achieves efficient residential infill by utilizing small-lot subdivision standards with shallow-depth lots and a modified street section to enable the new street to be constructed with single-family residences on both sides. The city's small lot subdivision regulations (CMC 19.76.150) allow for a minimum lot size of 3,500 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Minimum small-lot widths are 38 feet for interior lots and 46 feet for corner lots. All proposed lots meet minimum size and width criteria.

The project design is consistent with several Design Guidelines (DGs), including those that encourage heightening the visual prominence and establishing a positive relationship with creeks (DGs 1.1.12, 1.1.26, 1.3.15, 4.1.21 and 4.1.42). The project would consist of a variety of home designs that are placed near the front of each lot and include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Garages are recessed behind the front entryways of the homes, reducing their prominence consistent with DGs 1.1.14 and 4.1.13, and include rich architectural finishes for the garage doors as encouraged by DG 4.1.61.

The proposed street lighting would place a new 30-foot tall street light with six foot mast arm approximately 12 feet from a neighboring residential rear yard near the grouped mailboxes at the end of the cul-de-sac, and on the east side of the new street near the entry to the project, approximately 45 feet from other rear yards of existing neighboring residences. Provided DGs that discourage new lighting that could result in glare impacts to off-site residents and light spillage into natural open space areas (DGs 4.2.44 and 1.5.19, respectively), conditions would require low-level bollard lighting and 18-foot City-standard street lighting instead of the taller fixtures to minimize light spillage impacts to neighboring residences and Lindo Channel open space area. The 18-foot light standards are provided under **Attachment J**.

The requested reductions in setbacks are relatively minor for a small-lot subdivision and staff supports inclusion of the home design with smaller porch proposed on Lots 19 and 21, to add variety to the new streetscape.

Modifications to the subdivision design standards would provide for a low-speed local street with residences on both sides, while maintaining 10-foot minimum rear yard setbacks for the future homes. The exceptional cul-de-sac length is justified based on the lack of potential connections through any of the surrounding properties, and is somewhat offset by the tight and subtle curvatures that will discourage excessive vehicle speeds.

Environmental Review

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 03/31/16, and ending on 04/29/16. The Initial Study identifies four mitigation measures, that would require:

- 1) Incorporating air quality Best Management Practices (BMPs) during construction,
- 2) Avoiding impacts to nesting birds during tree removal and construction activities,
- 3) Halting construction if cultural resources are discovered during construction, and
- 4) Providing enhanced sprinkler systems in homes located beyond 500 feet from Manzanita Avenue on the new street.

Correspondence received during and prior to the public review period as of the date of this report are provided under **Attachment L**. The Mitigated Negative Declaration is **Exhibit I** of the resolution, and all the mitigation measures have been included as conditions of approval on **Exhibit IV** of the resolution (**Attachment A**). Details of the environmental analysis can be found in the Initial Study (**Attachment K**).

FINDINGS

General Plan Amendment Findings (CMC Section 19.06.050)

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed General Plan Amendment based on the required findings noted below. An amendment to the General Plan may be approved only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the plan being amended.*

The General Plan will remain internally consistent because the proposed land use designation amendment from Medium Density Residential to Low Density Residential would increase potential for the site to be developed in a manner that achieves compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3), given the existing adjoining properties developed with single-family residential uses. The Low Density Residential designation would facilitate development of a single-family residential subdivision that includes a new public street with open public access to the Lindo Channel creek corridor and result in the dedication of approximately one acre of creekside area, consistent with several policies that encourage expanding creekside greenways and promoting public access to them for recreational opportunities (OS-2.2, OS-2.5, CD-1.1.1, CD-2.1.3 and PPFs-2.1).

- 2. The site is physically suitable, including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the proposed land use or development.*

There are no physical or environmental constraints on the property which would prohibit use of the majority of the site consistent with the Low Density Residential land use designation. The proposed designation of the site would match that of the existing developed properties on each side, maximizing the potential for development that is compatible with the adjoining land uses. Extending utilities into the site for development of the property will be required as a pre-condition of residential home construction.

Rezone Findings

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zoning map amendment based on the required findings noted below. Pursuant to Chico Municipal Code Section 19.06.050 B. (Findings for Zoning Map and Development Regulations Amendments), an amendment to the zoning map may be approved only if all of the following findings are made:

- 1. The proposed amendment is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood and area plans.*

The proposed rezone, from R2 Medium Density Residential to R1 Low Density Residential, would be consistent with the proposed General Plan designation of Low Density Residential. The rezone would be internally consistent with the General Plan for the same reasons cited above.

- 2. Finding for Zoning Map Amendments: The site is physically suitable, including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the requested zoning designations and anticipated land use and development.*

There are no physical or environmental constraints on the property which would prohibit use of the land consistent with the R1 Low Density Residential zoning regulations. The project site is suitable for single-family residential development, and such development would be compatible with existing adjacent single-family residential uses.

Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the city's subdivision design criteria or improvement standards may only be approved if one of six findings in that chapter can be made. For this project, the finding under CMC 18.44.020.D can be made:

- E. That the subdivision is of such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions.*

In this project, allowing modified street criteria to permit a narrower street section as well as shallower lot depths is desirable because it provides for a double-loaded street that increases infill development potential for the site while supporting future development of single-family residential uses at the site. Permitting relatively tight curves on the new street would enable retention of the existing residence at 1511 Manzanita Avenue, thereby minimizing changes along that existing street, and would serve to reduce vehicle speeds that are one of the concerns with approving a cul-de-sac longer than 500 feet in length. The long cul-de-sac is supported at its proposed length due to a lack of potential connections to the existing street network, and because it would provide clear public access to the Lindo Channel creekside greenway, which achieves consistency with many General Plan policies and City Design Guidelines. Strict application of the subdivision design standards is undesirable because it would preclude the design of a double-loaded street, significantly reducing development potential at the site. The requested modifications would balance neighborhood compatibility and increase general plan consistency for development of the site.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

As supported by the Conditions of Approval and the Subdivision Report (Exhibits IV and V to **Attachment A**), and this staff report, the proposed subdivision map and its design conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

1. *The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

Single-family residential uses are permitted within the R1 district and the proposed project meets applicable provisions of Title 19, except for specific modifications regarding structural setbacks and building projections into setbacks. The project design is consistent with Design Guidelines (DGs) that encourage heightening the visual prominence and establishing a positive relationship with creeks (DGs 1.1.12, 1.1.26, 1.3.15, 4.1.21 and 4.1.42). The project would consist of a variety of home designs that are placed near the front of each lot and include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Garages are recessed behind the front entryways of the homes, reducing their prominence consistent with DGs 1.1.14 and 4.1.13, and include rich architectural finishes for the garage doors as encouraged by DG 4.1.61. The scale

and character of the development is similar to and compatible with adjacent developments that include only single-story, single-family homes.

- 2. The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The project will be harmonious and compatible with existing adjacent developments, in that it would situate new rear yards abutting existing rear yards on adjoining properties and would provide sufficient rear-yard space for residential purposes. The proposed landscape design includes many trees and shrubs that will serve useful functions, including establishment of a future tree-lined street despite the absence of a parkway strip. Layers of shrubs within front yard areas will provide additional visual relief along the new street, resulting in an attractive living environment.

- 3. The proposed entitlement is consistent with the General Plan.*

At 5.56 units per acre the proposal falls within the density range associated with the Low Density Residential General Plan Designation (2.1 to 7 units per acre). The project is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The new public street would provide open public access to the Lindo Channel creek corridor and expand publically-owned creekside areas, consistent with several policies that encourage expanding creekside greenways promoting public access to them for recreational opportunities (OS-2.2, OS-2.5, CD-1.1.1, CD-2.1.3 and PPFS-2.1). The site is not located within a Neighborhood Plan or area plan.

- 4. The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for a single-family residential uses in that it is adjacent to existing single-family residential uses and necessary utilities and infrastructure are available to serve the project. The proposed structures are compatible with their respective sites in that they would provide functional, adequate setbacks, that would provide sufficient air, light and ventilation between proposed and existing structures, and no development is proposed within the mapped floodplain area near Lindo Channel.

- 5. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The new street would provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards. Enhanced sprinkler systems on certain residences and the emergency response access road to Lindo Channel would minimize issues related to emergency vehicle access to and through the project.

6. *The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with all City zoning, building, and public improvement standards, with specific modifications considered and approved herein and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal limits residential construction to single-story buildings, which will ensure that they would not unnecessarily block existing views or cause significant privacy impacts to existing adjoining properties.

7. *The proposed development is consistent with the purpose of [CMC 19.28.010].*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it:

- is consistent with the General Plan and design guidelines as outlined above,
- would protect environmental resources through the dedication of the Lindo Channel creekside area and associated mapped floodway,
- provides open space areas planned as an integral part of the overall design, and
- as conditioned, would promote development of greater quality than might occur with a conventional single-family residential development proposal.

PUBLIC CONTACT

A 30-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. Comments received during the comment period and as of the date of this report are included as **Attachment L**.

DISTRIBUTION:

PC Distribution

AP Sawley

Files: S/PDP 15-04, GPA 15-04, RZ 15-03

External

Chico New Home Builders, Inc., Attn: David Miller, 1834 Mangrove Ave, Chico, CA 92926
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 16-06
 - Exhibit I Mitigated Negative Declaration
 - Exhibit II General Plan Amendment 15-04 Plat
 - Exhibit III Rezone 15-03 Plat
 - Exhibit IV Conditions of Approval for S/PDP 15-04
 - Exhibit V Subdivision Report
- B. Location/Notification Map
- C. Architect's Statements
- D. Estates at Lindo Channel (S/PDP 15-04) Vesting Tentative Subdivision Map (2 sheets)

- E. Planned Development Site Plan
- F. Landscape Plans
- G. Color Elevations and Floor Plans
- H. Colors and Materials
- I. Proposed Lighting
- J. City Standard 18-foot Street Light
- K. Initial Study
- L. Comment Letters

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RESOLUTION NO. 16-06

**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE
DECLARARION AND MITIGATION MONITORING PROGRAM, APPROVAL
GENERAL PLAN AMENDMENT 15-04, APPROVAL OF REZONE 15-04, AND
CONDITIONAL APPROVAL OF THE ESTATES AT LINDO CHANNEL
SUBDIVISION AND PLANNED DEVELOPMENT PERMIT S/PDP 15-04
(Chico New Home Builders, Inc.)**

WHEREAS, applications for a vesting tentative subdivision map and planned development permit have been received to subdivide a five-acre site into 22 residential lots on Manzanita Avenue, approximately 500 feet east of Marigold Avenue, identified as Assessor's Parcel Nos. 015-520-036 and 015-520-037 (the "Development"); and

WHEREAS, an application has been received to amend the General Plan land use designation from Medium Density Residential to Low Density Residential for the Development site (the "GPA"); and

WHEREAS, an application has been received to change the zoning classification from R2 (Medium Density Residential) to R1 (Low Density Residential) for the Development site (the "Rezone") (collectively, the Development, GPA and Rezone constitute the "Project"); and

WHEREAS, the Planning Commission considered the Project, staff report, recommendation from the Architectural Review and Historic Preservation Board, and comments submitted at a noticed public hearing held on May 5, 2016; and

WHEREAS, the Planning Commission has considered the Initial Study and proposed mitigated negative declaration which conclude that the Project, with mitigation included, will not result in a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICO AS FOLLOWS:

1. With regard to the mitigated negative declaration the Planning Commission finds that:
 - A. The mitigation measures set forth in Exhibit I attached hereto are appropriate and will substantially reduce or avoid the described environmental impacts to a less than significant level if included as part of the project;

- 1 B. There is no substantial evidence supporting a fair argument that the Project may have a
2 significant effect on the environment;
- 3 C. The mitigated negative declaration has been prepared in conformance with the provisions
4 of the California Environmental Quality Act and the Chico Municipal Code (CMC),
5 Chapter 1.40, "Environmental Review Guidelines; and
- 6 D. The mitigated negative declaration prepared for the Project reflects the independent
7 judgment of the City of Chico.
- 8 2. With regard to the GPA the Planning Commission finds that:
- 9 A. The General Plan will remain internally consistent because the proposed land use
10 designation amendment from Medium Density Residential to Low Density Residential
11 would increase potential for the site to be developed in a manner that achieves compatible
12 infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-
13 5.3), given the existing adjoining properties developed with single-family residential uses.
14 The Low Density Residential designation would facilitate development of a single-family
15 residential subdivision that includes a new public street with open public access to the
16 Lindo Channel creek corridor and result in the dedication of approximately one acre of
17 creekside area, consistent with several policies that encourage expanding creekside
18 greenways and promoting public access to them for recreational opportunities (OS-2.2,
19 OS-2.5, CD-1.1.1, CD-2.1.3 and PPFs-2.1).
- 20 B. There are no physical or environmental constraints on the property which would prohibit
21 use of the majority of the site consistent with the Low Density Residential land use
22 designation. The proposed designation of the site would match that of the existing
23 developed properties on each side, maximizing the potential for development that is
24 compatible with the adjoining land uses. Extending utilities into the site for development
25 of the property will be required as a pre-condition of residential home construction.
- 26 3. With regard to the Rezone the Planning Commission finds that:
- 27 A. The proposed rezone, from R2 Medium Density Residential to R1 Low Density
28 Residential, would be consistent with the proposed General Plan designation of Low

1 Density Residential. The rezone would be internally consistent with the General Plan for
2 the same reasons cited above.

3 B. There are no physical or environmental constraints on the property which would prohibit
4 use of the land consistent with the R1 Low Density Residential zoning regulations. The
5 project site is suitable for single-family residential development, and such development
6 would be compatible with existing adjacent single-family residential uses.

7 4. With regard to the vesting tentative subdivision map the Planning Commission finds that:

8 A. The overall density of the Project is 6.8 dwelling units per gross acre, which is consistent
9 with the Chico General Plan Diagram designation of Low Density Residential and the
10 provisions in Title 19 of the Chico Municipal Code;

11 B. No substantial evidence has been presented that would require disapproval of the Project
12 pursuant to Government Code Section 66474;

13 C. The requested modifications to the City's subdivision design criteria and improvement
14 standards to allow a narrower street section and shallower lot depths is desirable because
15 it provides for a double-loaded street that increases infill development potential for the
16 site while supporting future development of single-family residential uses at the site.
17 Permitting relatively tight curves on the new street would enable retention of the existing
18 residence at 1511 Manzanita Avenue, thereby minimizing changes along that existing
19 street, and would serve to reduce vehicle speeds that are one of the concerns with
20 approving a cul-de-sac longer than 500 feet in length. The long cul-de-sac is supported
21 at its proposed length due to a lack of potential connections to the existing street network,
22 and because it would provide clear public access to the Lindo Channel creekside
23 greenway, which achieves consistency with many General Plan policies and City Design
24 Guidelines. Strict application of the subdivision design standards is undesirable because
25 it would preclude the design of a double-loaded street, significantly reducing development
26 potential at the site. The requested modifications would balance neighborhood
27 compatibility and increase general plan consistency for development of the site; and

28 D. As supported by the subdivision report prepared for the Project, and the agenda report,

1 the Project and its design conform with both the requirements of Title 18 and 19 of the
2 Chico Municipal Code and the Chico General Plan.

- 3 5. Based on all of the above, the Planning Commission hereby recommends that:
- 4 A. The City Council adopt the mitigated negative declaration and mitigation monitoring
5 program as set forth in Exhibit I, attached hereto;
 - 6 B. The City Council amend the General Plan land use diagram for APNs 015-520-036 and
7 015-520-037, as set forth in Exhibit II, attached hereto;
 - 8 C. The City Council rezone APNs 015-520-036 and 015-520-037, as set forth in Exhibit III,
9 attached hereto; and
 - 10 D. The City Council approve the Development, subject to the conditions set forth in Exhibit
11 IV, and the provisions of the Subdivision Report set forth in Exhibit V, attached hereto.
- 12 6. The Planning Commission hereby specifies that the materials and documents which constitute
13 the record of proceedings upon which its decision is based are located at and under the custody
14 of the City of Chico Community Development Department.

15 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
16 Commission of the City of Chico held on May 5, 2016, by the following vote:

- 17 AYES:
- 18 NOES:
- 19 ABSENT:
- 20 ABSTAIN:
- 21 DISQUALIFIED:
- 22 ATTEST:

23 APPROVED AS TO FORM

24
25 _____
26 MARK WOLFE
27 Planning Commission Secretary

24
25 _____
26 ANDREW L. JARED
27 Assistant City Attorney

28 X:\Current Planning\Subdivision\2015\15-04 Estates at Lindo Channel (72194)\PC 5-5-16\PC Resolution 16-06 - Estates at Lindo Recommendation.docx



Exhibit "I"
**MITIGATED NEGATIVE DECLARATION
& MITIGATION MONITORING PROGRAM**
CITY OF CHICO PLANNING DIVISION

Based upon the analysis and findings contained within the attached Initial Study, a Mitigated Negative Declaration is proposed by the City of Chico Planning Division for the following project:

PROJECT NAME AND NUMBER: The Estates at Lindo Channel
(S/PDP 15-04, GPA 15-04, RZ 15-03)

APPLICANT'S NAME: Chico New Home Builders, Inc, Attn: David Miller,
1140 Mangrove Avenue, Suite D, Chico, CA 92926

PROJECT LOCATION: 1511 Manzanita Avenue
Chico, Butte County, CA
AP Nos. 015-520-036 and 015-520-037

PROJECT DESCRIPTION: The project includes two main components:

(1) A General Plan Amendment and rezone (GPA/RZ) to change the land use designation and zoning of the property from Medium Density Residential (R2 zoning, 7.1 to 14 units per acre) to Low Density Residential (R1 zoning, 2.1 to 7 units per acre), and
(2) A small-lot subdivision and planned development permit (S/PDP) to divide the site into 22 lots for single-family residential development, and two open space lots including a 1-acre lot nearest Lindo Channel to remain undeveloped. Gross density for the project would be 5.56 units per acre. A Planned Development Permit is required due to the –PD zoning overlay, and to authorize reduced structural setbacks on the proposed lots. The existing residence on Parcel 1 (addressed 1511 Manzanita Avenue) would remain. The development would necessitate removal of 55 of the 76 existing trees on the site, which will require compliance with municipal code requirements regarding tree replacement.

FINDING: As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf> Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

MITIGATION MONITORING C.1: Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

Attachment A, Exhibit "I"

Implementation of the above measure will minimize potential air quality impacts to a level that is considered less than significant with mitigation incorporated.

MITIGATION D.1 (Biological Resources): If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within the property. The survey shall be conducted no more than 7 days prior to commencement of tree removal, grading or construction activities. The survey shall identify and map all nests within 200 feet of construction areas and recommend appropriate buffer zones. No construction activities shall occur within the buffer area(s) until a qualified biologist confirms that the nest is no longer active. Active nests shall be monitored by the biologist at least twice per week and a report of the monitoring efforts shall be provided to the Community Development Department on a monthly basis. The survey shall be repeated if construction activity ceases for a continuous 15-day period prior to resuming.

MITIGATION MONITORING D.1: Planning and Engineering staff will require submittal of a bird nest survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 through January 31).

Implementation of the above measure will avoid potential timing conflicts between City approvals and permit approvals issued by state and federal agencies, and will reduce potential impacts associated with wetland disturbance to a level that is considered less than significant with mitigation incorporated.

MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1: Planning staff will verify that the above wording is included on construction plans. Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

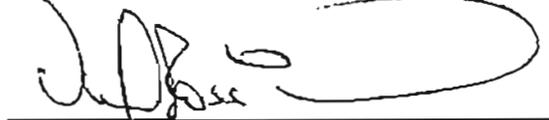
MITIGATION P.1. (Transportation/Circulation): The developer shall equip all homes constructed on lots 5 through 20 (i.e. those located over 500 feet from Manzanita Avenue), with an enhanced automatic sprinkler system designed for property protection and sprinkler coverage in the attic space. Such a sprinkler system shall be designed to the NFPA 13 standard, or other engineered design subject to Fire Marshal approval, which provides sprinkler coverage in the attic space.

Mitigation Monitoring P.1: Planning and Building Division staff will ensure that the enhanced fire suppression systems are included on house plans for the subject lots prior to issuance of building permits.

Implementation of the above measure will minimize potentially significant impacts to previously unknown cultural resources that could be unearthed during construction activities, and will reduce potential impacts to cultural resources to a level that is considered **less than significant with mitigation incorporated**.

PROJECT APPLICANT'S INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:

I have reviewed the Initial Study for The Estates at Lindo Channel (S/PDP 15-04, GPA 15-04, RZ 15-03), and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.



Authorized Signature, Project Applicant

DAVID ROSS MILLER

Printed Name

Prepared by: 

Mike Sawley, Associate Planner
Community Development Department

3/24/16

Date

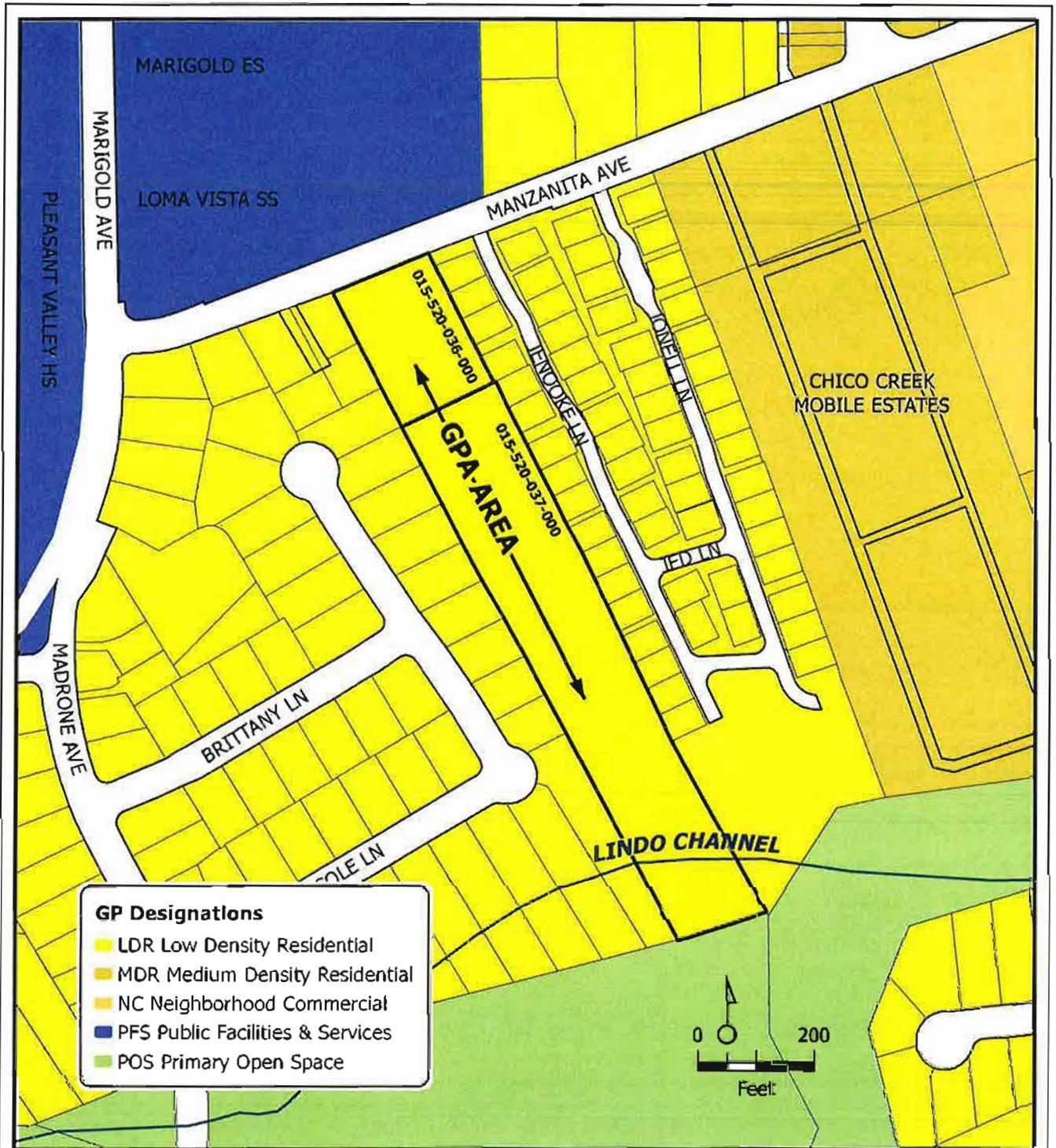
Adopted via: Resolution No: _____
City of Chico City Council

Date

GPA 15-04

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____

Approved by Chico City Council on
by Resolution No. _____



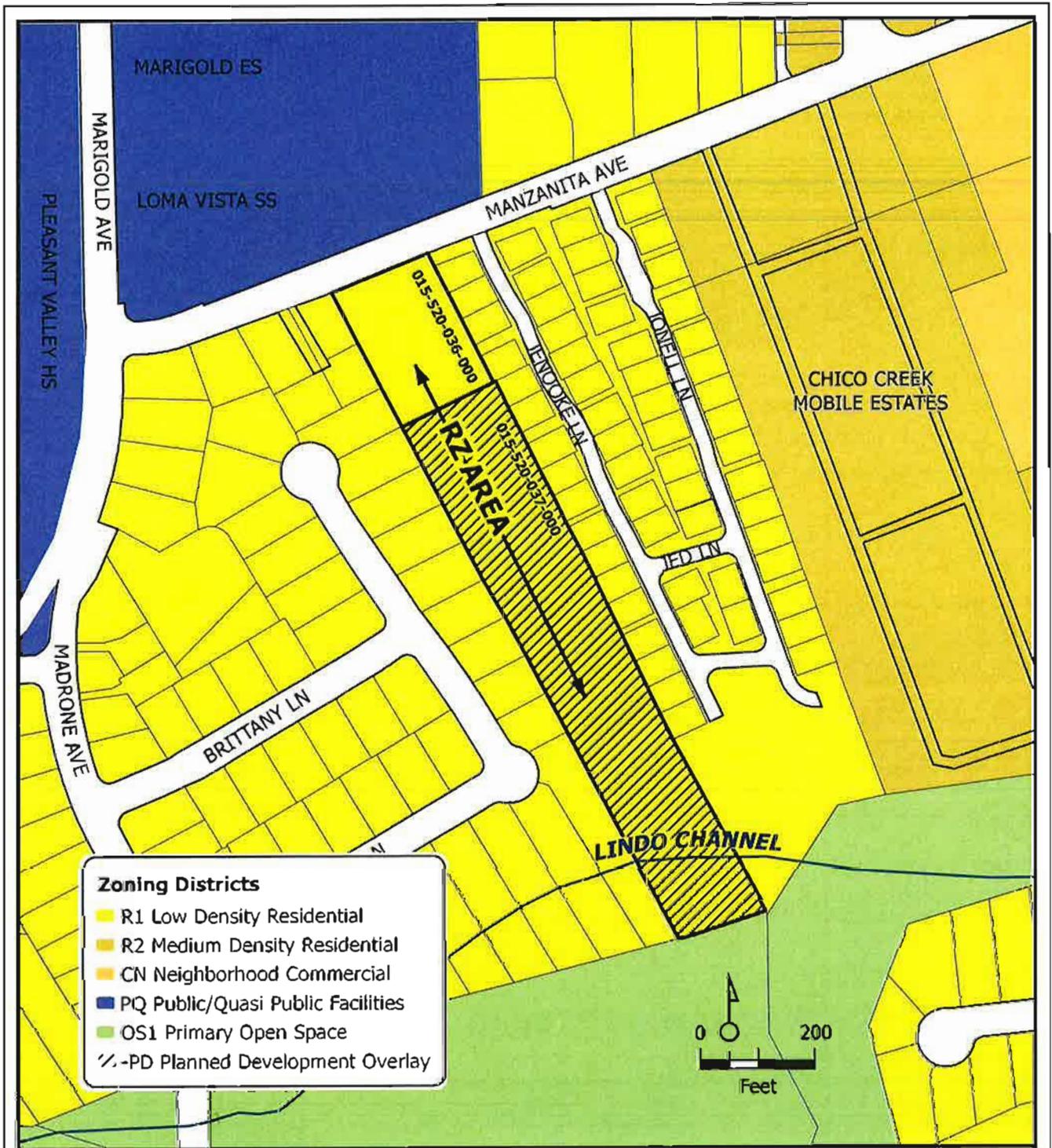
GPA 15-04 (The Estates at Lindo Channel)
 1511 Manzanita Avenue, APNs 015-520-036-000 and 015-520-037-000
 From: Medium Density Residential
 To: Low Density Residential



Rezone **15-03**

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____.

Approved by Chico City Council on
by Ordinance No. _____.



GPA 15-04 (The Estates at Lindo Channel)
1511 Manzanita Avenue, APNs 015-520-036-000 and 015-520-037-000
From: R2 Medium Density Residential
To: R1 Low Density Residential
-PD Planned Development Overlay remains on APN 015-520-037-000



EXHIBIT "IV"
CONDITIONS OF APPROVAL
Estates at Lindo Channel Subdivision S/PDP 15-04
(New Chico Home Builders, Inc.)

1. The creation and improvement of 22 lots is authorized, as depicted on "The Estates at Lindo Channel Vesting Tentative Subdivision Map and Planned Development Permit (S/PD 15-04)" date stamped March 16, 2016, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees."

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.

Exhibit "IV"

6. All approved building plans, final maps and permits shall note that the project shall comply with The Estates at Lindo Channel Planned Development Permit (S/PDP 15-04). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
7. The approval documents for this project include the following exhibits:
 - a. Vesting Tentative Subdivision Map (2 sheets) date-stamped Mar 16, 2016.
 - b. Planned Development Site Plan, date-stamped Apr 7, 2016.
 - c. Landscape Plans (3 sheets) date-stamped Mar 16, 2016.
 - d. Residential Elevations and Floor Plans (6 sheets) date-stamped Mar 16, 2016.
 - e. Color Sample Sheet, date-stamped Apr 12, 2016 and
 - f. Lighting Cut Sheets, date-stamped Apr 7, 2016.
8. Planned Development Permit 15-04 authorizes the following development standards for the Estates at Lindo Channel Subdivision:
 - a. Eleven-foot front yard setbacks
 - b. Ten-foot rear yard setbacks
 - c. Building projections into side yard setbacks, as shown on the elevation drawings.
9. The mailboxes shall be relocated to Lot B and incorporated into the seating area and landscape improvements. Minor modifications to the street alignment and landscape plans may be approved by staff to accommodate this change to the project.
10. The developer shall install City-standard 18-foot tall street lighting substantially consistent with the "Arched Inverted Lantern Type Luminaire and Pole Detail" shown on pages 7 and 8 of Standard Plan SL-1, under Chico Municipal Code Section 18R.12. Locations and spacing of the new street lighting shall be subject to review and approval by the Public Works Department as part of reviewing the subdivision improvement plans for the project.
11. The developer shall install low-level bollard lighting at Lot B to illuminate the relocated mailbox area and at the end of the cul-de-sac nearest Lindo Channel to minimize light spillage into residential rear yards and the Lindo Channel area.
12. Replace the proposed exterior lighting on the residences with low-intensity lighting, directed downward and dark-sky compliant to the extent feasible.
13. On the north elevation of the residence on Lot 22 and the south elevations of the residences on Lots 13 and 14, the developer shall provide raised trim around all exterior windows and door frames matching the same trim elements shown on the front elevations, and throughout the project shall use colored vinyl window frames

(not white) which complement the color scheme of the residence.

14. The developer shall provide a stone wainscot beneath the living room window on Lots 19 and 21 (house plan A1-B), matching the stone on the porch columns.
15. Home designs on adjacent lots shall be differentiated from one another by varied rooflines, colors, or other façade treatment options.
16. The vertical walls of the lookout platform at the end of the cul-de-sac shall be improved with a colored stone pattern similar to the stone on the Manzanita Avenue bridge over Big Chico Creek.
17. All new fencing shall include a two-inch cap with trim and vertical battens.
18. The developer shall preserve as many trees as possible. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and adopted City fee schedule. In-lieu fees shall be paid prior to issuance of any certificates of occupancy within the project.
19. The developer shall demonstrate on the building plans that trash storage for each residence will comply with the provisions of Chico Municipal Code Chapter 8.12, including but not limited to providing storage for trash and recycling receptacles where the receptacles are not visible from the public right-of-way.
20. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

Mitigation Measures from The Estates at Lindo Channel Initial Study/Mitigated Negative Declaration:

21. MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. Examples of these types of measures include but are not limited to:
 - a. Limiting idling of construction vehicles to 5 minutes or less.
 - b. Ensuring that all small engines are tuned to the manufacturer's specifications.
 - c. Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.

- d. Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- e. Using electric powered equipment when feasible.

22. MITIGATION D.1 (Biological Resources): If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within the property. The survey shall be conducted no more than 7 days prior to commencement of tree removal, grading or construction activities. The survey shall identify and map all nests within 200 feet of construction areas and recommend appropriate buffer zones. No construction activities shall occur within the buffer area(s) until a qualified biologist confirms that the nest is no longer active. Active nests shall be monitored by the biologist at least twice per week and a report of the monitoring efforts shall be provided to the Community Development Department on a monthly basis. The survey shall be repeated if construction activity ceases for a continuous 15-day period prior to resuming.

23. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

24. MITIGATION P.1. (Transportation/Circulation): The developer shall equip all homes constructed on lots 5 through 20 (i.e. those located over 500 feet from Manzanita Avenue), with an enhanced automatic sprinkler system designed for property protection and sprinkler coverage in the attic space. Such a sprinkler system shall be designed to the NFPA 13 standard, or other engineered design subject to Fire Marshal approval, which provides sprinkler coverage in the attic space.



Subdivision Report

Meeting Date 4/5/16

DATE: April 22, 2016

File: S 15-04

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Public Works Department

RE: Vesting Tentative Subdivision Map S/PD 15-04 The Estates at Lindo Channel

Exhibit "V"

This office has reviewed the vesting Tentative Subdivision Map S/PD 15-04 The Estates at Lindo Channel and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). These requests have been listed on the Tentative Map application, described by the Subdivider and/or their engineer, or appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Residential lot depths less than 80 feet.

Recommendation: Acceptable.

2. **Request:** Non-right angle and non-radial lot lines.

Recommendation: Acceptable.

3. **Request:** Non-standard street typical sections.

Recommendation: Acceptable.

4. **Request:** Non-standard horizontal street alignment.

Recommendation: Acceptable.

5. **Request:** Cul-de-sac length longer than 500 feet.

Recommendation: Acceptable.

THE CONDITIONS CONTAINED IN THE REMAINDER OF THIS REPORT REFLECT, WHERE APPLICABLE, THE RECOMMENDATIONS ABOVE.

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections as depicted on the Tentative Map:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Full urban improvements
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.
- c) Street name shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

2. Fire Access to Lindo Channel

The Subdivider shall design and construct an access to Lindo Channel from the end of the cul-de-sac as depicted on the Tentative Map. The access shall support the weight of a fire apparatus weight (73,000 lbs.) and provide a clear drive width of 14 feet and a clear height of 13'-6". The access shall be secured by a chain or bollard with lock as approved by the Fire Marshal.

3. Storm Drainage

a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Interior to Subdivision - Curb, gutter, and an underground storm drain system with all appurtenances.
- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

b) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.

c) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements

d) Storm Water Quality and Quantity Mitigation

Storm water quality and quantity shall be mitigated in a manner acceptable to the Public Works Director.

e) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Public Works Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow into Lindo Channel.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon public facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Open, natural swales.
- Improved channels.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

f) **Statement of Effective Storm Water Disposal**

The storm drainage system for this project shall meet the following standards:

- No net increase in the peak flow into Lindo Channel.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site specific storm drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico's Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- g) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to filing the Final Map.

4. **Sanitary Sewer**

a) **Facility Construction**

The Subdivider shall design and install the following City standard sanitary sewer facilities:

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.

b) **Sanitary Sewer Fees**

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction for existing buildings and/or with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

5. **Street Signs and Striping**

The Subdivider shall install City standard street/regulatory signs (High Intensity Prismatic, no less than Grade V), pavement striping and pavement markings on all streets that they are required herein to construct.

6. Street Lights

The Subdivider shall install City standard street lights on steel poles with concrete bases on all streets that they are required herein to construct.

7. Street Trees

Street trees shall be planted in accordance with the recommendation of the Public Works Department.

8. Landscaping

The Subdivider shall install landscaping and an irrigation system at the following locations:

- a) Between the back of curb/sidewalk and the property along the west side of Street "A", Manzanita Avenue to Lot 22.
- b) Area southerly of Lots 13, 14 and the back of sidewalk adjacent to the end of the cul-de-sac (portion of Lot "A") as depicted on the Tentative Map.

C. MAINTENANCE

Prior to filing the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:

1. Between the back of curb/sidewalk and the property along the west side of Street "A", Manzanita Avenue to Lot 22.
2. Area southerly of Lots 13, 14 and the back of sidewalk adjacent to the end of the cul-de-sac (portion of Lot "A") as depicted on the Tentative Map.
3. A "Bollard Style" low level lighting fixture at the end of the cul-de-sac in the landscaped portion of Lot "A."
4. Storm Water Quality and Quantity Mitigation.
5. Fire Access.

The Subdivider shall prepare the necessary documents and provide the required supporting documents. Formation of a maintenance district requires action by the City Council. The district or alternate funding mechanism shall be complete and formed prior to recordation of the Final Map.

D. SUBDIVISION GRADING

1. Soils Report

The Subdivider shall submit a Geological and/or Soils Report, prepared by a registered engineer, that includes, but is not limited to, the following:

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.

- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures
- d) Verification that the site is suited to proposed BMPs.

2. Grading Standards

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

3. Grading Plan

The Subdivider's engineer shall submit a subdivision grading plan that includes, but is not limited to, the following:

- a) The subdivision limits, contours and details of existing terrain and drainage.
- b) Existing structures or other topographic features that are to remain undisturbed.
- c) The proposed subdivision lots and streets, together with a schematic layout of the proposed storm drain system.
- d) Existing ground elevations at all corners of proposed lots.
- e) Proposed finished lot corner grades and finished pad grades.
- f) Proposed lot grades indicating lot drainage.
- g) Pertinent recommendations from the above required Geological and/or Soils Report.
- h) Pertinent construction details to assure compliance with City of Chico Grading Standards.

4. Final Grading Report

Upon completion of the subdivision grading and prior to final inspection by the City, the Subdivider's engineer shall submit a Final Grading Report that certifies the following:

- a) That final grading complies with the approved grading plan or any approved revisions.
- b) That the subdivision grading complies with the recommendations included in the Geological and/or Soils Report. Any changes made during grading that affected these recommendations shall be assessed.
- c) That the subdivision soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.

The subdivision grading plan shall be submitted to the Public Works Director for review and approval prior to the start of any work and shall be considered as part of the construction plans.

E. PROPERTY CONVEYANCES

1. Dedications

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall:

- a) Dedicate a varying width public right-of-way for Street "A" as depicted on the Tentative Map.
- b) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- c) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.
- d) Lot "A" to the City in Fee Simple.

F. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

b) Easement Obstructions

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the Fire Department, City of Chico.

3. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and the Planning Services Department.

4. State of California – Central Valley Flood Protection Board

The State of California, California Natural Resources Agency, Central Valley Flood Protection Board, in its letter dated 4/13/16, has made certain comments relative to this subdivision. Said letter is attached hereto as Exhibit A, and the comments shall be incorporated into the Final Map and/or improvement plans of this subdivision.

5. State of California – Regional Water Quality Control Board

The State of California, Regional Water Quality Control Board, in its e-mail dated 3/28/16, has made certain comments relative to this subdivision. Said e-mail is attached hereto as Exhibit B, and the comments shall be incorporated into the Final Map and/or improvement plans of this subdivision.

G. PERMITS FROM OUTSIDE AGENCIES

The Subdivider shall provide written evidence from all outside agencies demonstrating approval(s) for all proposed work within Lindo Channel prior to commencing any construction activities on the subdivision project site.

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Department for review and approval prior to the start of any construction of public improvements.

All public improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

I. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. Subdivision Fees

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

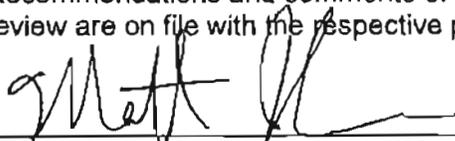
An initial deposit of 1½% of the estimated cost of all public improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

An initial deposit of 2% of estimated cost of all public improvements exclusive of private utility facilities. A final fee equal to actual City costs.

Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Services Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning S/PD 15-04 File
Development Engineering Subdivision File

Attachments:

Exhibit A - State of California, California Natural Resources Agency, Central Valley Flood Protection Board
Exhibit B - State of California, Regional Water Quality Control Board

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Rm. 151
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682

**RECEIVED**

April 13, 2016

APR 15 2016

Mr. Mike Sawley
City of Chico
P.O. Box 3420
Chico, California 95927

CITY OF CHICO
PLANNING SERVICES

Subject: CEQA Comments: The Estates at Lindo Channel Mitigated Negative Declaration
SCH No.: 2016042002

Location: Butte County

Dear Mr. Sawley,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is adjacent to Lindo Channel, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Other federal (Including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

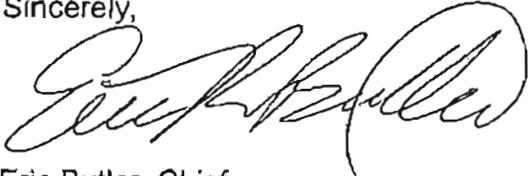
EXHIBIT A
Attachment A, Exhibit V
1 of 2

Mr. Mike Sawley
April 13, 2016
Page 2 of 2

Board permit applications and Title 23 regulations are available on our website at <http://www.cvrpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://qis.bam.water.ca.gov/bam/>.

Should you have any questions, feel free to contact Mr. James Herota of my staff by phone at (916) 574-0651, or via email at james.herota@water.ca.gov.

Sincerely,



Eric Butler, Chief
Projects and Environmental Branch

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, California 95814

Mike Sawley

From: Zaitz, Scott@Waterboards <Scott.Zaitz@waterboards.ca.gov>
Sent: Monday, March 28, 2016 11:17 AM
To: Mike Sawley
Cc: Brown, Whitney@Waterboards; Day, George@Waterboards
Subject: The Estates at Lindo Channel

Good morning Mike, I don't think that we are going to get our comment letter out by 1 April on this project so in a nutshell

The RWQCB comments would be

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under both the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance.

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at: http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_const.shtml

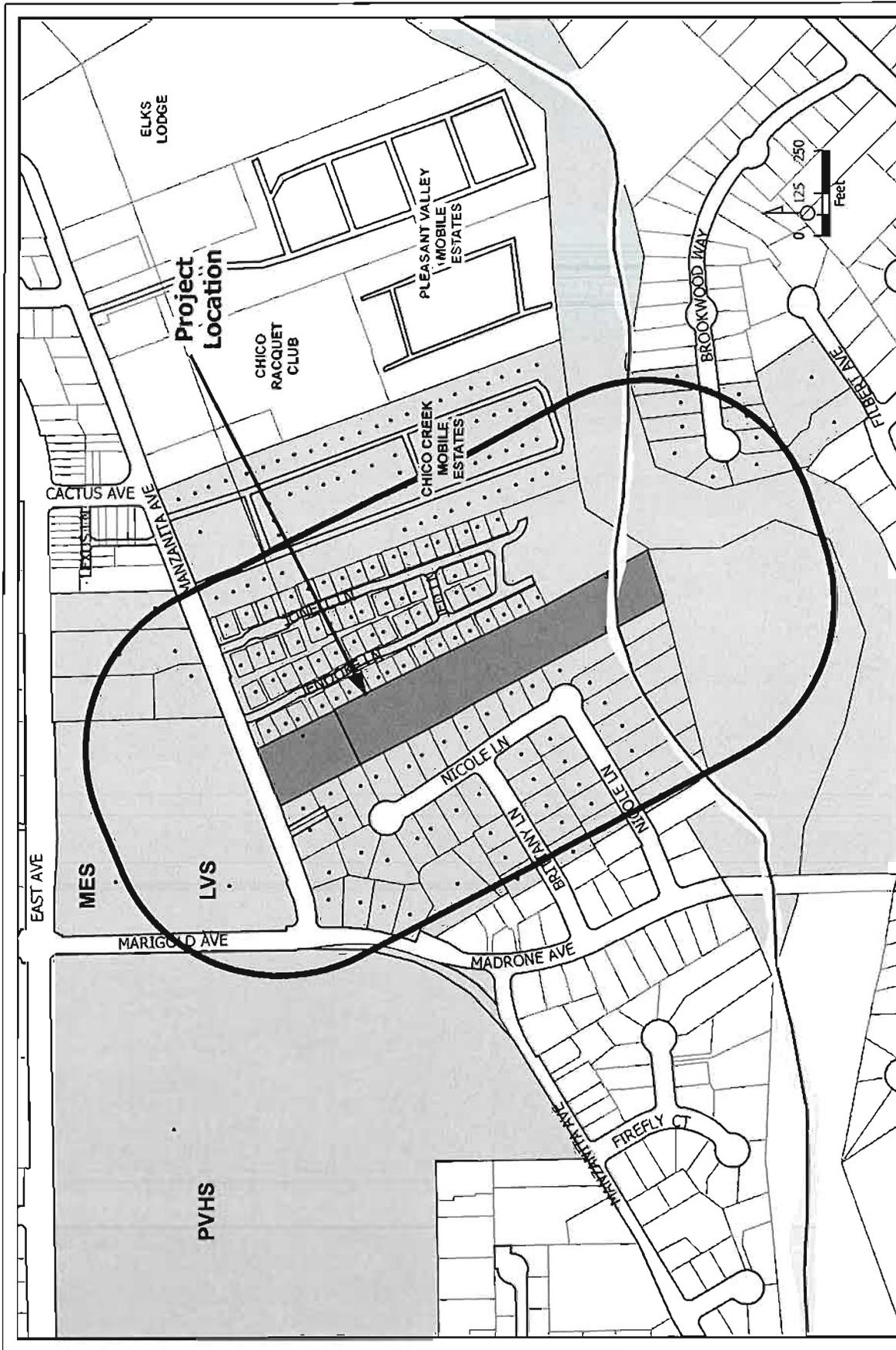
Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the City of Chico must ensure that new developments comply with specific design strategies and

standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and establish maintenance requirements. The proposed project must be conditioned to comply with post construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

Thanks,

Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Central Valley Regional Water Quality Control Board
364 Knollcrest Drive, Suite #205
Redding, CA 96002
530 224-4784
530 224-4857 FAX
Scott.Zaitz@waterboards.ca.gov



- Notified Addresses
- Notified Parcels

S/PDP 15-04, GPA 15-04, RZ 15-03 The Estates at Lindo Channel
 1511 Manzanita Avenue
 APN 015-520-(036, 037)-000

GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

2/7/16

**SUBJECT: THE ESTATES AT LINDO CHANNEL
A PLANNED DEVELOPMENT
PROJECT DESCRIPTION**

The proposed Estates at Lindo Channel is a subdivision of twenty one single family homes on a cul-de-sac street. The homes will be a variety of four different floor plans with several different roof designs to provide a diversity of architectural style. Most of the homes will have oversized front porches to emphasize a pedestrian friendly neighborhood.

Car parking is provided with a two car garage for each residence that is recessed from the front of the residence a minimum of nine feet from the front of the residence. This allows the cars and garages to not be the main visual element from the street. DG 4.1.12, DG 1.1.14

Siding materials will be a mixture of stucco, fiber cement siding of various patterns and cultured stone in order to create a variety of both textures and colors. (DG 4.1.15)

Each unit having its own garage as well as a front porch which connects to the on-street parking and public sidewalks makes each unit accessible both for the tenants and their guests. DG 4.1.52, DG 3.1.34

The mechanical units will be split system units with the furnace mounted in the attic and the air conditioners located in the rear yards so as to make them obscured from any view from the street. DG 3.1.35

January 11, 2016

City of Chico Planning Department
411 Main Street
Chico, CA 95928

Project Description- Landscape

The Estates at Lindo Channel
Chico, California

It is the intent of this project to incorporate many of the City of Chico Design Guidelines for Residential Project Types.

Goals include creating a positive relationship of the project to the Lindo Channel riparian area, getting away from traditional, high water use plantings and lawns and opting for the use of more native species as well as providing a safe, pleasant neighborhood that aims to facilitate interaction between residents.

This project also has the somewhat unique element of abutting the Lindo Channel greenway. The project is being designed so as to provide some integration and connectivity to the greenspace by means of a public space overlooking the channel (providing for passive recreation) that will be landscaped so as to tie into the native landscaping occurring within the channel, providing a positive relationship to the riparian corridor. (DG-1.1.11, DG-1.1.12, DG-1.1.13, DG-1.1.31, DG-1.1.41, DG 1-3.15)

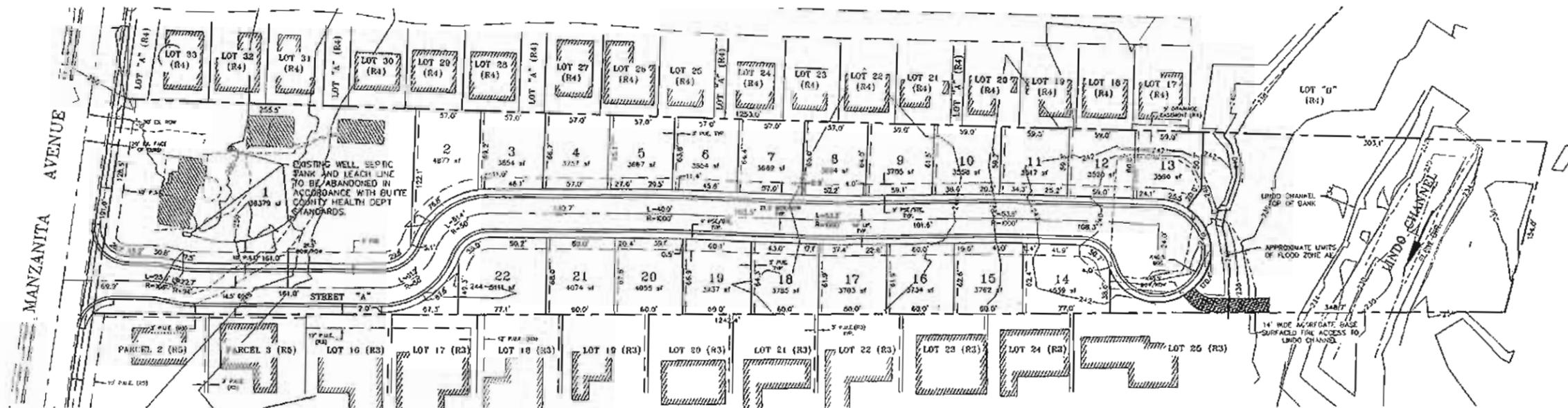
It is the intent of this project to propose some outdoor furniture and amenities so as to encourage neighborly interaction so as to foster a sense of community. These include benches, a community mailbox, sidewalks, outdoor seating areas with benches, and most prominently, a Channel Overlook. (DG 4.1.11, DG 4.1.21, DG 4.1.41, DG-4.1.42).

The landscape has a California Native/ Low Water use theme to minimize the water use and maintenance requirements (thereby making wise use of resources) yet still provide an aesthetically pleasing outdoor space.

Street lighting is integrated into planting design such that street tree locations are being chosen so as to prevent conflicts with the proposed street lights. (DG 1.5.12, 1.5.13)

Shade trees have been provided per City code standards. (DG 2.1.28)

Attachment C



OWNER:
 APN 015-520-036 and 037
 THE SAXON E. GRUBBS LIVING TRUST
 1511 MANZANITA AVENUE
 CHICO, CA 95926

SUBDIVIDER:
 CHICO NEW HOME BUILDERS INC.
 1140 MANGROVE AVENUE, SUITE D
 CHICO, CA 95926
 (760) 578-8635

ENGINEER:
 W. GILBERT ENGINEERING
 WESLEY E. GILBERT, R.C.E. 31689
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315

ASSESSOR'S PARCEL NUMBER:
 015-520-036 AND 037

LAND USE:
 PRESENT: SINGLE FAMILY RESIDENTIAL
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:
 PRESENT: 015-520-036, R2; 015-520-037, R2-PD
 FUTURE: 015-520-036, R1; 015-520-037, R1-PD

UTILITIES:
 SANITARY SEWER: CITY OF CHICO
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: AT&T
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF CHICO

- DESIGN MODIFICATIONS:**
- 1) RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 2 THRU 22 (18R.08.010.C.2).
 - 2) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 1 THRU 22 (18R.08.010.C.4).
 - 3) CONTIGUOUS SIDEWALK ACROSS THE FRONTAGES OF LOTS 1 THRU 22 (18R.08.020.F.4).
 - 4) NO SIDEWALK ON THE WEST SIDE OF STREET "A" ADJACENT TO LOT 1 (18R.08.020.F.4).
 - 5) NON-STANDARD HORIZONTAL STREET ALIGNMENT (18R.08.020.D.1).
 - 6) CUL-DE-SAC LENGTH LONGER THAN 500' (18R.08.020.H).

- SUBDIVISION NOTES:**
- 1) SUBDIVISION INFORMATION:
 TOTAL PARCEL ACREAGE (TO CL): 5.002
 PARCEL ACREAGE (EXCLUDING LOT "A"): 3.958
 TOTAL NUMBER OF LOTS: 22
 UNITS PER ACRE: 3.51
 AVERAGE LOT SIZE: 3,373 sq ft
 - 2) STORM WATER QUALITY WILL BE PROVIDED THROUGH THE USE OF A STORM WATER INTERCEPTOR. THE STORM DRAIN SYSTEM FOR THE SUBDIVISION WILL DRAIN ALONG AND UNDER STREET "A" AND DISCHARGE INTO UPPER BANK AREA NORTH OF THE LINDO CHANNEL TOP OF BANK.
 - 3) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES ARE SHOWN ON SHEET 2 OF 2.
 - 4) THE EXISTING TREES WILL BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE, WHERE NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS OR BUILDINGS.
 - 5) THE FINAL SUBDIVISION MAP WILL INCLUDE A 9' WIDE P.S.E. ALONG STREET "A" AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
 - 6) LOTS 1 THRU 22 LIE IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBERS 06007C0339E AND 06007C0343E DATED JANUARY 6, 2011. LOT "A" AND LINDO CHANNEL ADJACENT TO THE SUBDIVISION LIE IN FLOOD ZONE AE AS SHOWN ON FIRM MAP NUMBERS 06007C0343E AND 06007C0343E DATED JANUARY 6, 2011.
 - 7) FINAL SUBDIVISION IMPROVEMENTS WILL INCLUDE THE INSTALLATION OF A PUBLIC SANITARY SEWER LIFT STATION WITHIN LOT "A" AT THE SOUTH END OF STREET "A" THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF CHICO.
 - 8) LOT "A" AND LOT "B" ARE TO BE DEDICATED TO THE CITY OF CHICO FOR PERMANENT OPEN SPACE.
 - 9) NO SEPTIC TANKS OR WELLS ARE KNOWN TO EXIST ON THE PROJECT SITE.
 - 10) STREET TREES WILL BE PLANTED BEHIND THE SIDEWALK IN THE STREET TREE EASEMENTS/P.S.E ALONG STREET "A"

LEGEND:

	EXISTING GROUND CONTOUR (NAVD 88 DATUM)
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING GUTTER AND SIDEWALK
	PROPOSED EASEMENT
	FINISH GRADE
	EXISTING GROUND ELEVATION
	FINISH
	PUBLIC UTILITY EASEMENT
	PUBLIC SERVICE EASEMENT
	STREET TREE EASEMENT
	RIGHT OF WAY
	BACK OF WALK
	BACK OF CURB
	EXISTING BUILDING TO REMAIN, TYP
	PROPOSED CURB, GUTTER AND SIDEWALK
	TOP OF EMBANKMENT
	TOE OF EMBANKMENT
	LINDO CHANNEL FLOWLINE

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTORSHIP
 BY: *Wesley E. Gilbert* DATE: 3/14/16
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/16



- RECORD REFERENCES:**
- R1 - EIGHTEENTH SUBDIVISION OF THE JOHN BOWIE I RANCHO, BOOK 7 OF MAPS, PAGE 26
 - R2 - PARCEL MAP, BOOK 57 OF MAPS, PAGES 46-47.
 - R3 - LINDO GARDENS UNIT NO 4, BOOK 66 OF MAPS, PAGES 18-19.
 - R4 - THE STABLES, BOOK 85 OF MAPS, PAGES 77-79.

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 MAR 16 2016
 CITY OF CHICO
 PLANNING SERVICES

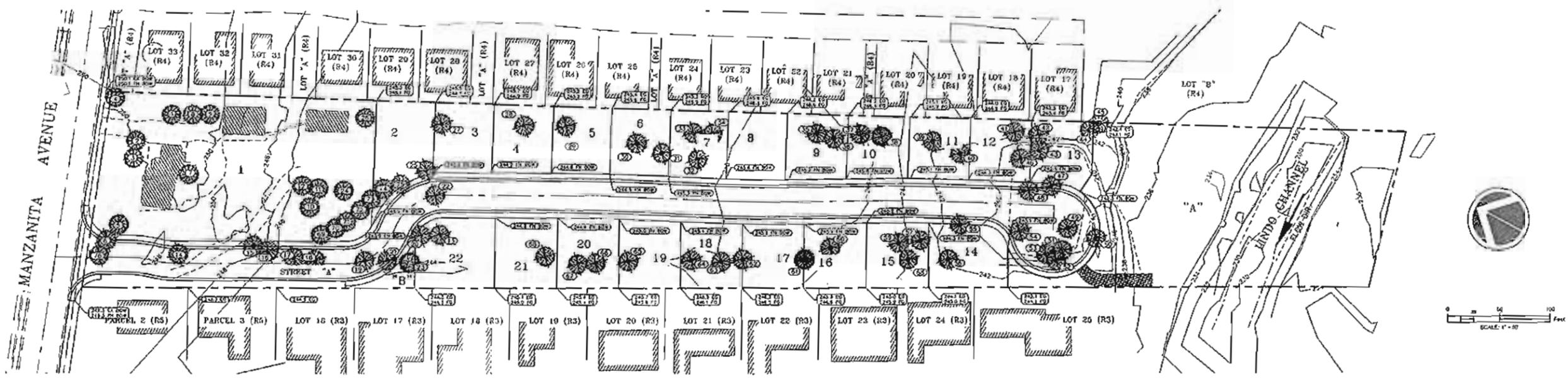
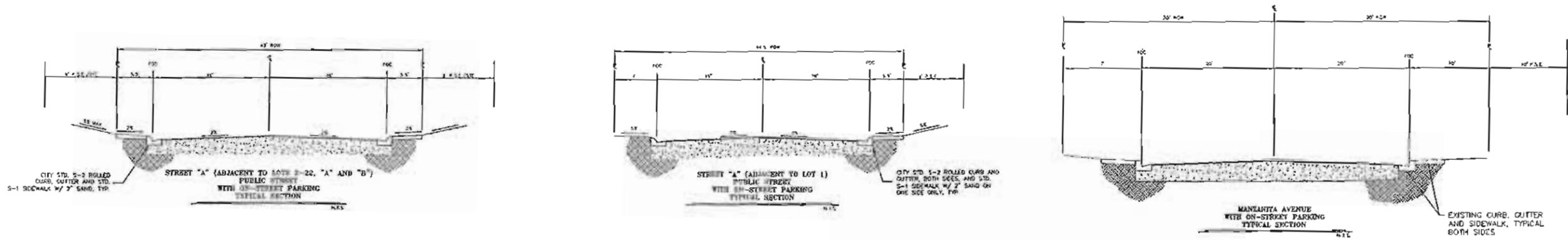


**THE ESTATES AT LINDO CHANNEL
 VESTING TENTATIVE SUBDIVISION MAP AND
 PLANNED DEVELOPMENT PERMIT (S/PD 15-04)
 (A SMALL LOT/PUBLIC STREET SUBDIVISION)**

A PORTION OF LOT 7 PER MAP ENTITLED "EIGHTEENTH SUBDIVISION OF THE BOWIE RANCHO" RECORDED IN BOOK 7 OF MAPS, AT PAGE 26.
 CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

for
 CHICO NEW HOME BUILDERS, INC.

W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315



TREE TABLE

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIFLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	STONE PINE	26"	26'	PROTECT	---
2	COASTAL LIVE OAK	15"	30'	PROTECT	---
3	GINKGO	10"	49'	PROTECT	---
4	CAMPBOR	16"	33'	PROTECT	---
5	PAPER BIRCH	10"	13'	PROTECT	---
6	CHINESE PISTACHE	16"	26'	REMOVE	---
7	VALLEY OAK	50"	59'	PROTECT	---
8	MAGNOLIA	14"	13'	PROTECT	---
9	MAGNOLIA	9"	13'	PROTECT	---
10	PAPER BIRCH	7"	13'	PROTECT	---
11	PAPER BIRCH	6"	13'	PROTECT	---
12	CHERRY	7"	7'	PROTECT	---
13	PINE	7"	13'	REMOVE	---
14	VALLEY OAK	49"	52'	REMOVE	40"
15	ALDER	21"	26'	REMOVE	21"
16	ALDER	19"	23'	REMOVE	19"
17	COASTAL LIVE OAK	12"	26'	REMOVE	12"
18	COASTAL LIVE OAK	13"	23'	REMOVE	13"
19	PINE	23"	23'	REMOVE	13"
20	PINE	11"	23'	REMOVE	17"
21	VALLEY OAK	12"	20'	REMOVE	12"
22	SYCAMORE	9"	30'	REMOVE	---
23	PIN OAK	5"	13'	PROTECT	---
24	VALLEY OAK	17"	43'	PROTECT	---
25	VALLEY OAK	11"	30'	REMOVE	---
26	COASTAL LIVE OAK	15"	30'	PROTECT	---
27	COASTAL LIVE OAK	5"	13'	REMOVE	---
28	RED OAK	8"	20'	REMOVE	---
29	RED OAK	11"	26'	REMOVE	---
30	VALLEY OAK	12"	23'	REMOVE	---
31	VALLEY OAK	11"	13'	REMOVE	---
32	VALLEY OAK	8"	13'	REMOVE	---
33	RED OAK	10"	23'	REMOVE	---
34	RED OAK	10"	23'	REMOVE	---
35	VALLEY OAK	15"	23'	REMOVE	15"
36	PIN OAK	6"	20'	REMOVE	---
37	PIN OAK	5"	13'	REMOVE	---
38	VALLEY OAK	20"	26'	REMOVE	20"
39	PRUNE	6"	10'	REMOVE	---
40	PEACH	9"	7'	REMOVE	---
41	ENGLISH WALNUT	7"	13'	REMOVE	---
42	ENGLISH WALNUT	7"	13'	REMOVE	---

TREE TABLE (cont'd)

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIFLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
43	SYCAMORE	10"	20'	REMOVE	---
44	SYCAMORE	17"	33'	PROTECT	---
45	SYCAMORE	8"	16'	PROTECT	---
46	OLIVE	8"	10'	REMOVE	---
47	ALMOND	7"	13'	REMOVE	---
48	ALMOND	14"	16'	REMOVE	---
49	ALMOND	15"	13'	REMOVE	---
50	SYCAMORE	6"	15'	REMOVE	---
51	ALMOND	5"	10'	REMOVE	---
52	LIVE OAK	9"	23'	REMOVE	16"
53	LIVE OAK	20"	33'	REMOVE	20"
54	LIVE OAK	10"	16'	REMOVE	10"
55	PEACH	7"	20'	REMOVE	---
56	LIVE OAK	3"	23'	REMOVE	9"
57	BLACK WALNUT	22"	36'	REMOVE	22"
58	ALMOND	10"	13'	REMOVE	---
59	LIVE OAK	10"	30'	REMOVE	10"
60	EASTERN LIVE OAK	11"	23'	REMOVE	---
61	VALLEY OAK	10"	20'	REMOVE	---
62	PIN OAK	7"	20'	REMOVE	---
63	LAUREL OAK	15"	26'	REMOVE	13"
64	PERSIMMON	5"	16'	REMOVE	---
65	PIN OAK	15"	33'	REMOVE	15"
66	RING-CUPPED OAK	10"	26'	REMOVE	---
67	LIVE OAK	10"	23'	REMOVE	10"
68	PALM	28"	10'	REMOVE	28"
69	PLUM	9"	13'	PROTECT	---
70	GRAPE MYRTLE	5"	16'	PROTECT	---
71	PLUM	5"	13'	PROTECT	---
72	GRAPE MYRTLE	8"	20'	PROTECT	---
73	PLUM	5"	13'	PROTECT	---
74	GRAPE MYRTLE	6"	13'	REMOVE	---
75	PLUM	6"	13'	REMOVE	---
76	CHINESE PISTACHE	9"	20'	REMOVE	---

TOTAL INCHES REQUIRING MITIGATION = 357" DIVIDED BY 6 = 60 REPLACEMENT TREES REQUIRED

- LEGEND:**
- FG FINISH GRADE
 - EG EXISTING GROUND ELEVATION
 - FN FINISH
 - PUE PUBLIC UTILITY EASEMENT
 - PSE PUBLIC SERVICE EASEMENT
 - ROW RIGHT OF WAY
 - BOW BACK OF WALK
 - BOC BACK OF CURB
 - STC STREET TREE EASEMENT
 - STE STREET TREE EASEMENT
 - (TD) TREE NUMBER, SEE TABLE TO THE RIGHT
 - (Tree Symbol) EXISTING TREE, SEE TREE TABLE FOR SPECIES, SIZE AND DRIP LINE RADIUS
 - (Tree Symbol) EXISTING TREE, TO BE REMOVED
 - TOP OF EMBANKMENT
 - TOE OF EMBANKMENT
 - LINDO CHANNEL FLOWLINE

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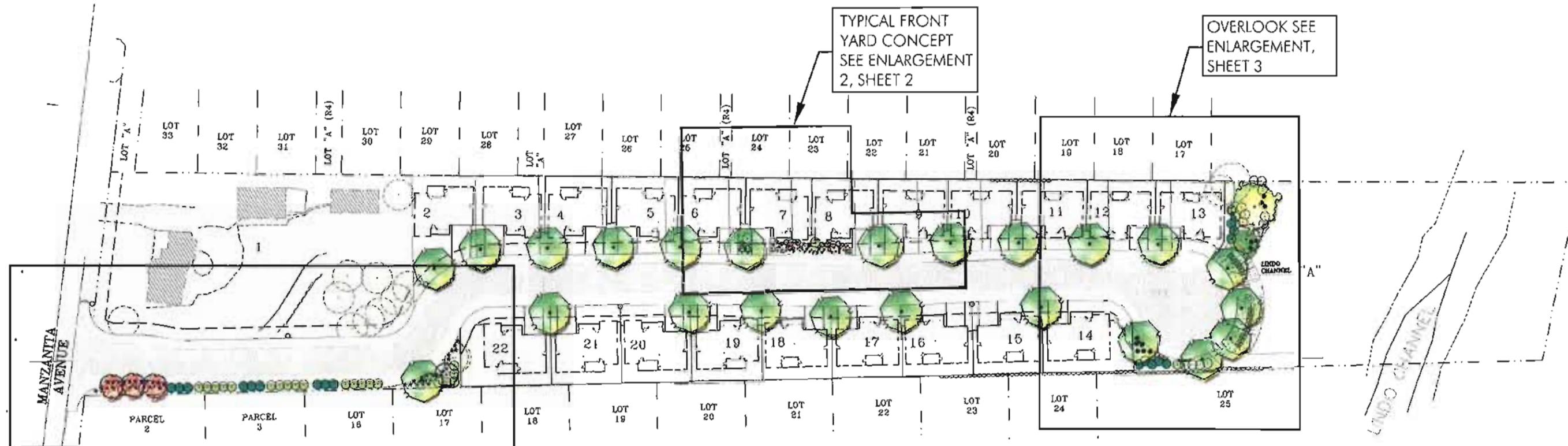
**THE ESTATES AT LINDO CHANNEL
 VESTING TENTATIVE SUBDIVISION MAP AND
 PLANNED DEVELOPMENT PERMIT (S/PD 15-04)
 (A SMALL LOT/PUBLIC STREET SUBDIVISION)**

A PORTION OF LOT 7 PER MAP ENTITLED "EIGHTEENTH
 SUBDIVISION OF THE BIDEWELL RANCHO" RECORDED IN BOOK 7
 OF MAPS, AT PAGE 26.
 CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

for
 CHICO NEW HOME BUILDERS, INC.

W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 805-1315

File Name: Z:\DR-A (1800-1899)\1883 Lindo Channel Catalog\1883 Landscape 2-24-16.dwg
 February 29, 2016 - 2:28am By: V.S. File Name: Z:\DR-A (1800-1899)\1883 Lindo Channel Catalog\1883 Landscape 2-24-16.dwg



TYPICAL FRONT
YARD CONCEPT
SEE ENLARGEMENT
2, SHEET 2

OVERLOOK SEE
ENLARGEMENT,
SHEET 3

ENTRY LANDSCAPE
SEE ENLARGEMENT
1, SHEET 2

TREE LIST

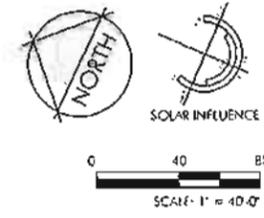
SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	ARJUNIA NARINA NARINA NARINE	EVERGREEN NATIVE	30	15 GAL
	LAGERSTROMIA INDICA RED FLOWERING CRAPPE MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15	15 GAL
	QUERUS ILOSIA WHITE OAK	DECIDUOUS NATIVE	40	15 GAL
	QUERUS AGALIFOLIA CALIFORNIA LIVE OAK	EVERGREEN NATIVE	35	15 GAL

PLAN LEGEND

SYMBOL	DESCRIPTION
	BENCH
	MAILBOX
	DOGGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT, TYPICAL. SEE PLANS BY OTHERS

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
SHRUBS				
	RHAMNUS CALIFORNICA COFFEEBERRY	EVERGREEN NATIVE	8	5 GAL
	APCOSTANANUS HOWARDI MORNING GLORY	EVERGREEN NATIVE	5	5 GAL
	SINUALEX BLANCKI ANTHONY WATERER SPREA	DECIDUOUS ORNAMENTAL	5'	1 GAL
	CAREX DYLEM BERKEY SEDGE	EVERGREEN NATIVE WINGSACCEEN PLANT	3	1 GAL
	PHORBEA AMARANTHIFOLIA AMAZING RED (NEW ZEALAND) FLAX	EVERGREEN ORNAMENTAL	3	1 GAL
	AGAVEA X COPRATA COPRATA AGAVE	EVERGREEN NATIVE ORNAMENTAL	2	1 GAL
	TEUCRIUM LUCIDUM PROSTRATE GERANDE	EVERGREEN NATIVE ORNAMENTAL	2	1 GAL
	AMPHIBROMUS BERTER BUSH GRASS	NATIVE GRASS	3	1 GAL
	LOBELIA SPICATA MORNING GLORY	EVERGREEN ORNAMENTAL	5	5 GAL
	PERSEA MARYLANDICA BRILLIANT RED YUCCA	EVERGREEN ORNAMENTAL	3	5 GAL
	AMORPHAEA CANADENSIS CREEPER	EVERGREEN NATIVE	4	5 GAL
	ERIGONIA SPICATA CALIFORNIA GRAY BUSH	EVERGREEN NATIVE BAINGARDEN PLANT	3	1 GAL
GROUND COVER				
	MONARDELLA PULCHRA CALIFORNIA ANEMONE	NATIVE BUNCHGRASS MEADOW		500



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THE ESTATES AT LINDO CHANNEL (SHEET 1 OF 3)

PRELIMINARY LANDSCAPE PLAN

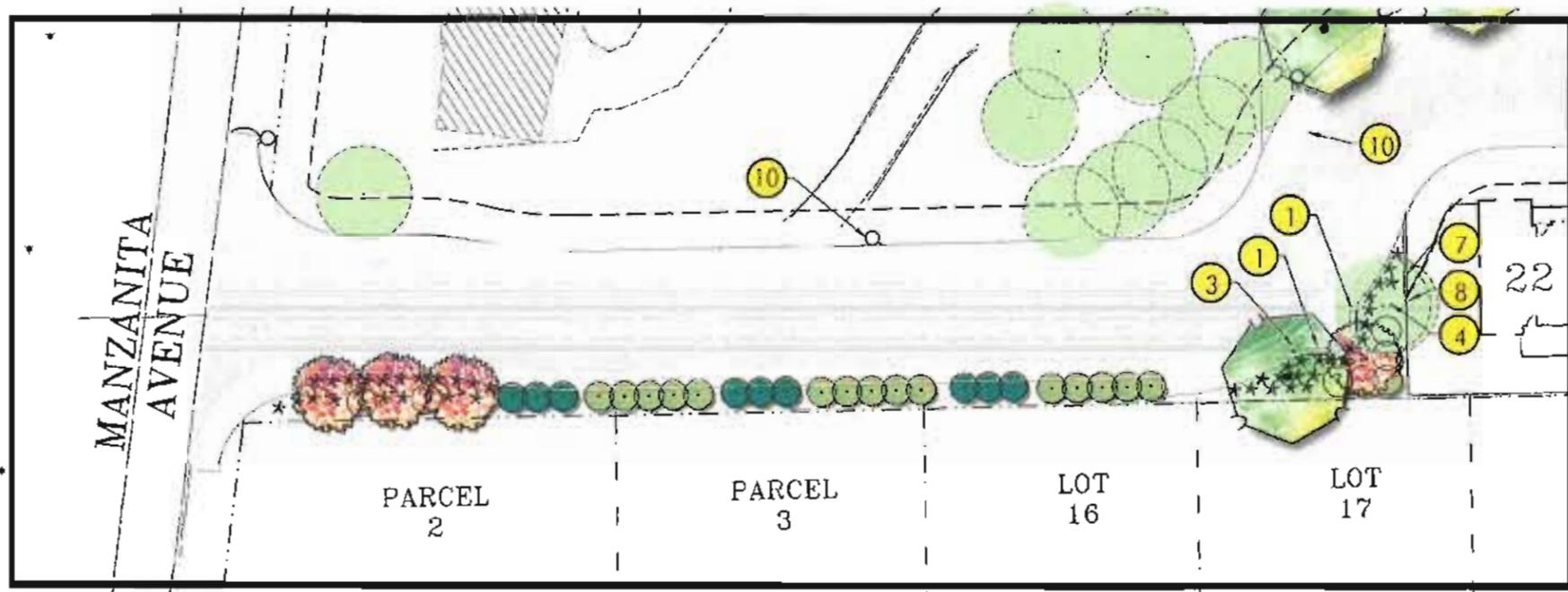
PREPARED FOR:
CHICO NEW HOME BUILDERS, INC.
 1140 MANGROVE AVENUE #D
 CHICO, CA 95926

PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 / FAX: (530) 899-1920
 www.BFLAdesign.com www.facebook.com/BFLAdesign

BFLA PROJECT NUMBER: 1883
 DATE: 2-24-16

ATTACHMENT F

Plot Date: February 29, 2016 - 2:29pm; File Name: 2_BFLA (1800-1883) Lindo Channel Estates 1883; C:\Users\BFLA\Desktop\1883 Lindo Channel Estates\1883 Landscape 2-24-16.dwg



ENTRY LANDSCAPE- ENLARGEMENT 1

TREE LIST

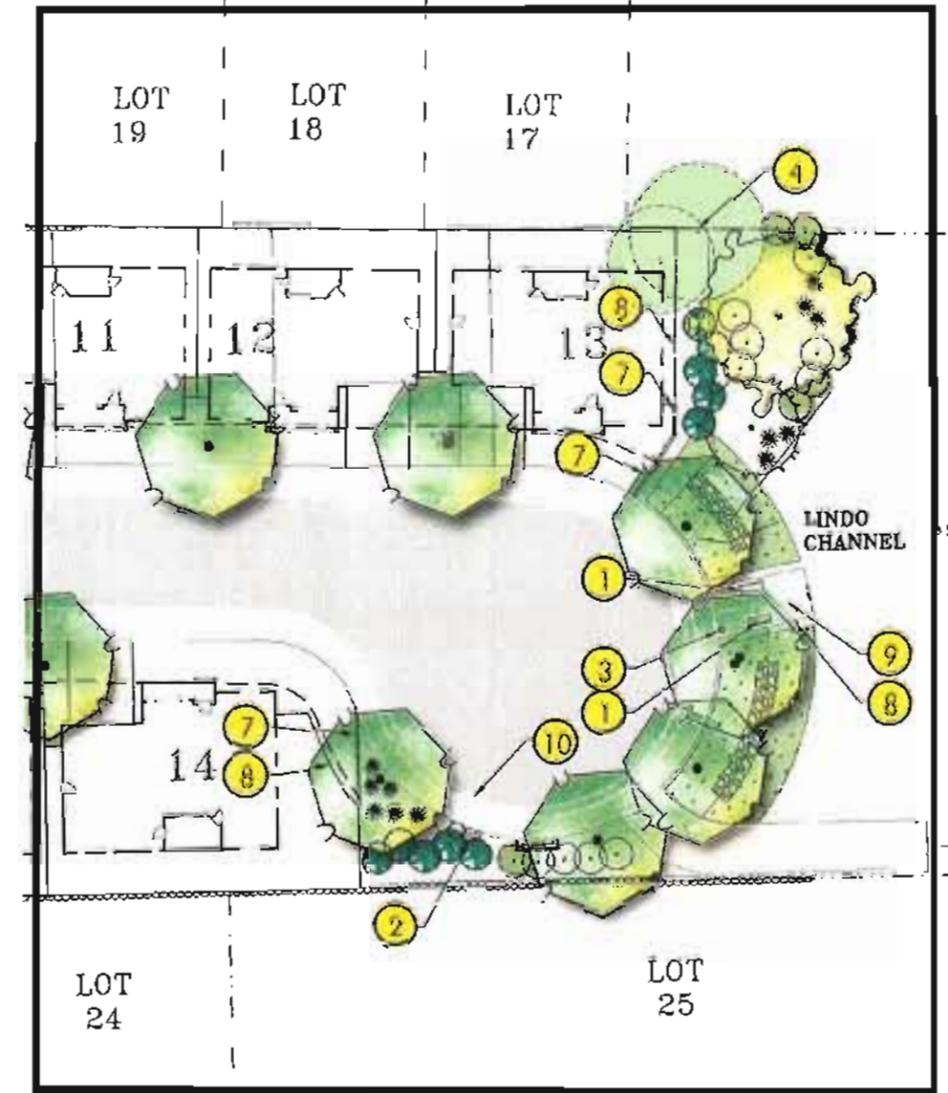
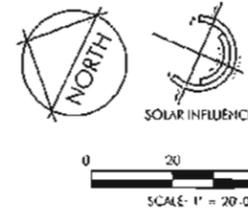
SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	ARJUNUS MAMMIF MADROÑA	EVERGREEN NATIVE	30	15 GAL
	LODFELSIGENILINOKIA ETIMANTE RED FLOWERING CRAFT MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15	15 GAL
	QUERCUS NORTON VALLEY OAK	DECIDUOUS NATIVE	40	15 GAL
	QUERCUS AGRODIA CALIFORNIA LIVE OAK	EVERGREEN NATIVE	35	15 GAL

PLAN LEGEND

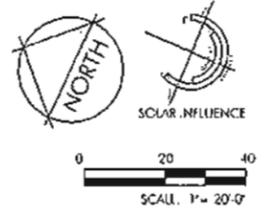
SYMBOL	DESCRIPTION
	BENCH
	MAILBOX
	DOGGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT TYPICAL. SEE PLANS BY OTHERS

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	RHAMNUS CALIFORNICA COFFEESBERRY	EVERGREEN NATIVE	5'	5 GAL
	ACROSTAPHYLOS HOWARD HOWARD MEXICAN MANZANITA	EVERGREEN NATIVE	8	5 GAL
	SAPRAXIS BILAWALDI ANTILOPE WATERER JUNIPEROID ANTELOPE SPRUE	DECIDUOUS ORNAMENTAL	5'	1 GAL
	CAREX DRYAS BORLEET SEDGE	EVERGREEN NATIVE RAIN GARDEN PLANT	2'	1 GAL
	PHOTINIA AMAZING RED AMAZING PINK NEW YEAR BLOSSOM	EVERGREEN ORNAMENTAL	3'	1 GAL
	ACHILLEA 2 CORONATION GOLD CORONATION GOLD YARROW	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	TEUCRIUM EUCODES PROSTRATUS DROUGHT TOLERANT GERANIACEAE	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	SCYLLARIA PACHYLOBA DEER GRASS	NATIVE GRASS	3'	1 GAL
	LOCOPTALON CRIMINEUM MONKEY PACIFICUM IN FERTILE PLANT	EVERGREEN ORNAMENTAL	5'	5 GAL
	HYPERICUM PANDOLLA PERRY BRAND GILLES RED YUCCA	EVERGREEN ORNAMENTAL	3'	5 GAL
	MAKOHIA AQUAPONICA CISCOON GRAY	EVERGREEN NATIVE	4'	1 GAL
	LINDUS PABIS CALIFORNIA GRAY ELST	EVERGREEN NATIVE GARDEN PLANT	3'	1 GAL
GROUND COVER				
	FOREBUN BRACHYANTHERUM, MASSASA RUCHIA, NATIVE BLUNT GRASS MEADOW FORCUM CALIFORNICA, AND FESTUCA RUBRA EPOPHYTON SOD			500



OVERLOOK- ENLARGEMENT 2



THE ESTATES AT LINDO CHANNEL (SHEET 2 OF 3)

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

CHICO NEW HOME BUILDERS, INC.
1140 MANGROVE AVENUE #D
CHICO, CA 95926

PREPARED BY:

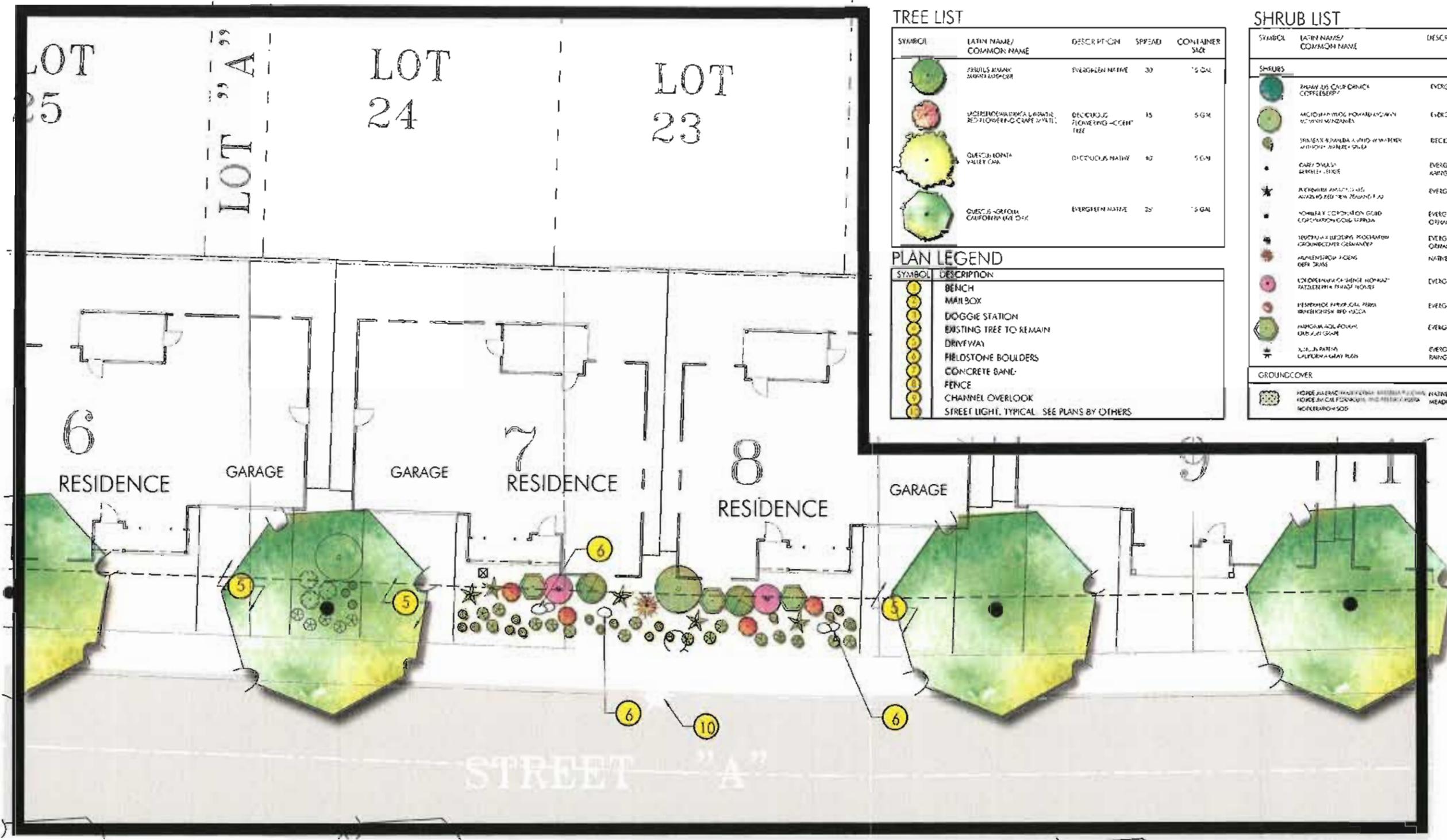
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130/ FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

BFLA PROJECT NUMBER: 1883

DATE: 2-24-16

ATTACHMENT F

File: \\server\44\4010 - Lindo - Prelim - 2-24-16.dwg
 Date: 2/24/16
 User: brian.firth



TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	FRAXILIS ARBorea MOUNTAIN ASH	EVERGREEN NATIVE	30'	1.5 GAL
	MOERBACHIA RED FLOWERING CACTUS	DECIDUOUS FLOWERING ACCENT TREE	15'	5 GAL
	QUERCUS VALLEY OAK	DECIDUOUS NATIVE	40'	5 GAL
	QUERCUS CALIFORNIA LIVE OAK	EVERGREEN NATIVE	25'	1.5 GAL

SHRUB LIST

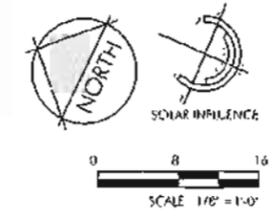
SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	PRUNUS CALIFORNICA COFFEEBERRY	EVERGREEN NATIVE	8'	5 GAL
	ACQUILARIA MOUNTAIN LAUREL	EVERGREEN NATIVE	8'	5 GAL
	STIMMIA MOUNTAIN LAUREL	DECIDUOUS ORNAMENTAL	5'	1 GAL
	CARYOPHALLUM MOUNTAIN LAUREL	EVERGREEN NATIVE LANDSCAPE PLANT	2'	1 GAL
	ARTEMISIA MOUNTAIN LAUREL	EVERGREEN ORNAMENTAL	3'	1 GAL
	NOBLEA MOUNTAIN LAUREL	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	LEUCOPHYLLON MOUNTAIN LAUREL	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	ADONIS MOUNTAIN LAUREL	NATIVE GRASS	5'	1 GAL
	EREMOPHYLLON MOUNTAIN LAUREL	EVERGREEN ORNAMENTAL	5'	1 GAL
	EREMOPHYLLON MOUNTAIN LAUREL	EVERGREEN ORNAMENTAL	3'	1 GAL
	EREMOPHYLLON MOUNTAIN LAUREL	EVERGREEN NATIVE	4'	5 GAL
	EREMOPHYLLON MOUNTAIN LAUREL	EVERGREEN NATIVE LANDSCAPE PLANT	2'	1 GAL

GROUND COVER

	EREMOPHYLLON MOUNTAIN LAUREL	NATIVE BENCHGRASS MEADOW	100'
--	---------------------------------	-----------------------------	------

PLAN LEGEND

SYMBOL	DESCRIPTION
	BENCH
	MAIL BOX
	DOGIE STATION
	EXISTING TREE TO REMAIN
	DRIVEWAY
	FIELDSTONE BOULDERS
	CONCRETE BAND
	FENCE
	CHANNEL OVERLOOK
	STREET LIGHT, TYPICAL SEE PLANS BY OTHERS



THE ESTATES AT LINDO CHANNEL (SHEET 3 OF 3)

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:
CHICO NEW HOME BUILDERS, INC.
 1140 MANGROVE AVENUE #D
 CHICO, CA 95926

PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 / FAX (530) 899-1920
 www.BFLAdesign.com www.facebook.com/BFLAdesign

BFLA PROJECT NUMBER: 1883
 DATE: 2-24-16

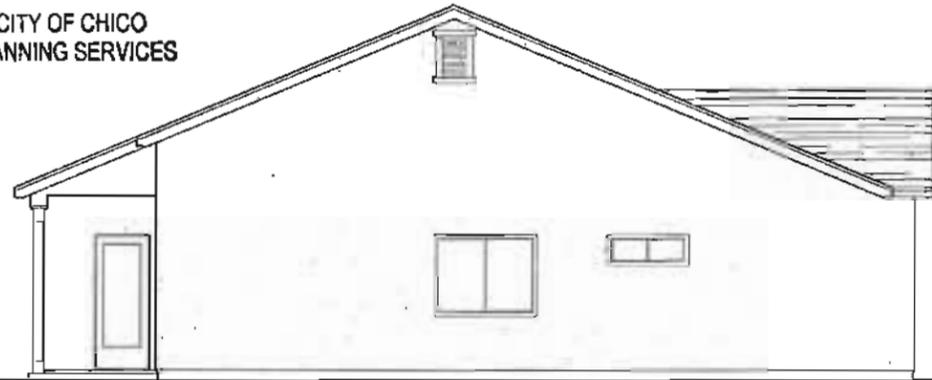


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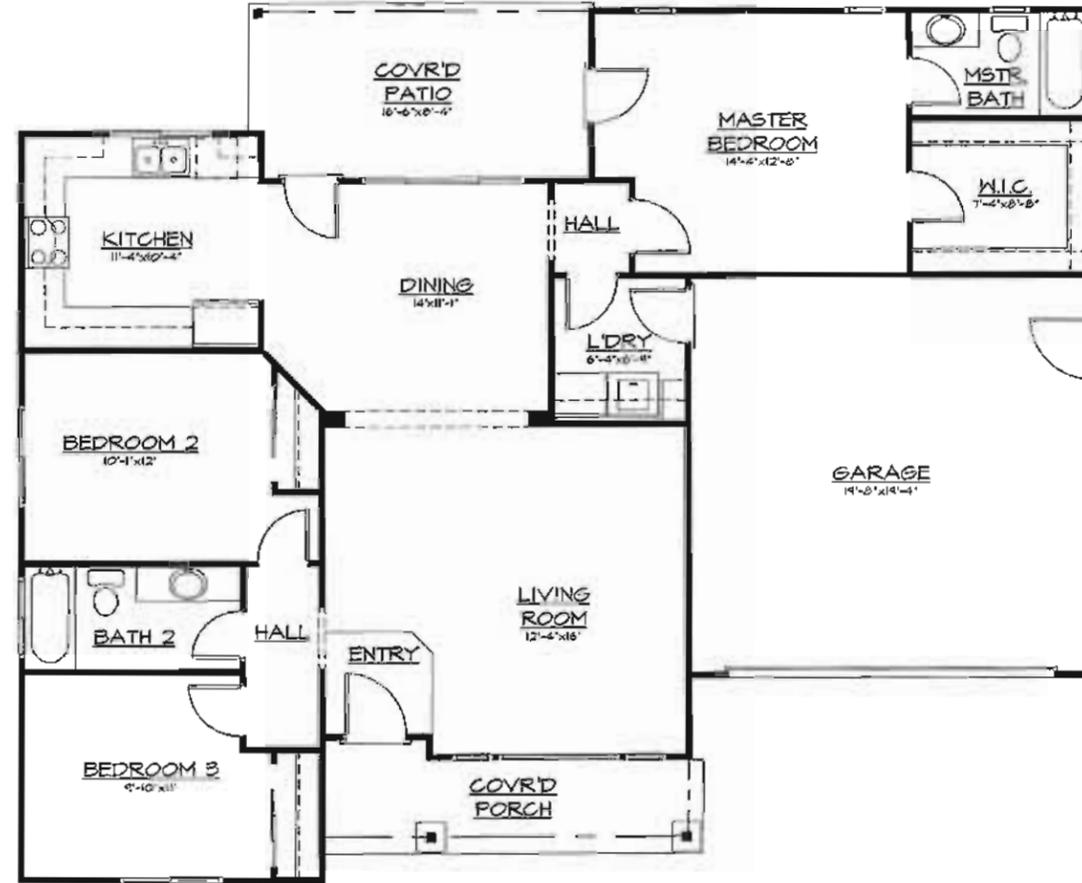
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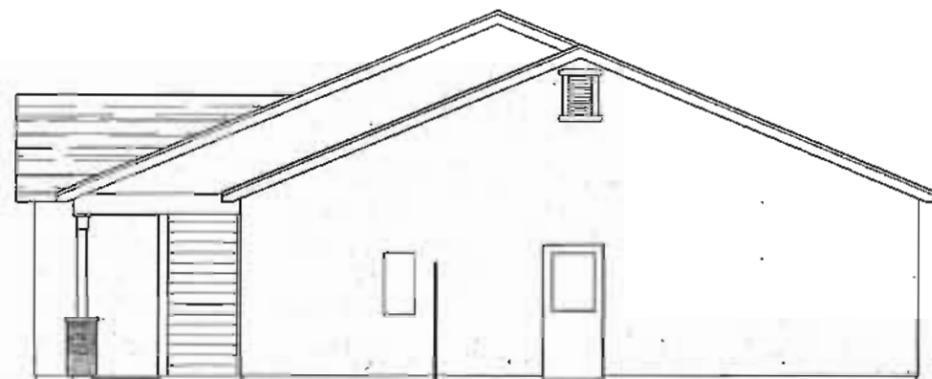
CITY OF CHICO
PLANNING SERVICES



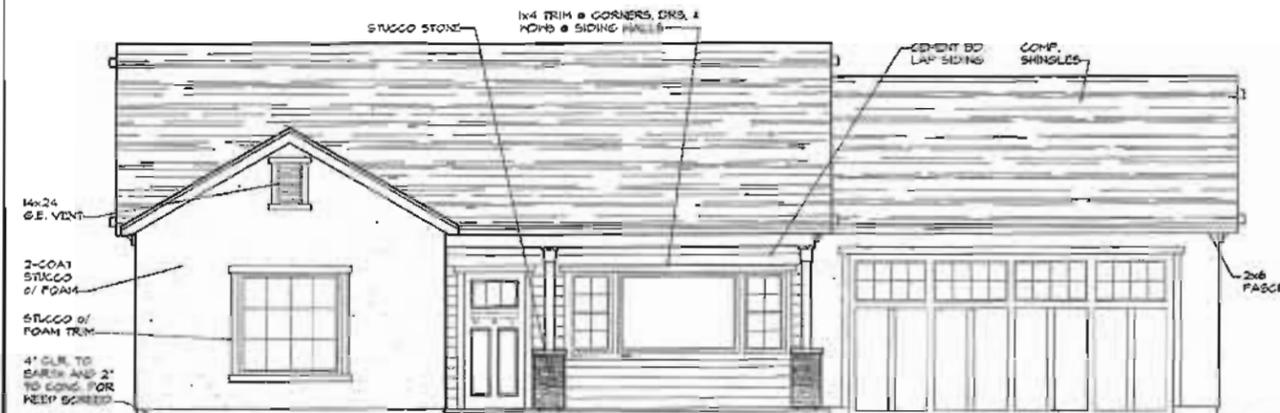
A1-A LEFT ELEVATION



PLAN A1-A - 1368 SQ. FT.



A1-A RIGHT ELEVATION



A1-A FRONT ELEVATION

GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 394-5710
Email: gregpeitz@earthlink.net

THREE BEDROOM RESIDENCE
FOR: MARTY LUGER & MILLER
AT: THE ESTATES
CHICO, CALIFORNIA



LUGER
MILLER
1368

DATE: FEBRUARY 2016
BY: OSTROVSKIY
NO: 15-2129

A1-A



AI-A REAR ELEVATION

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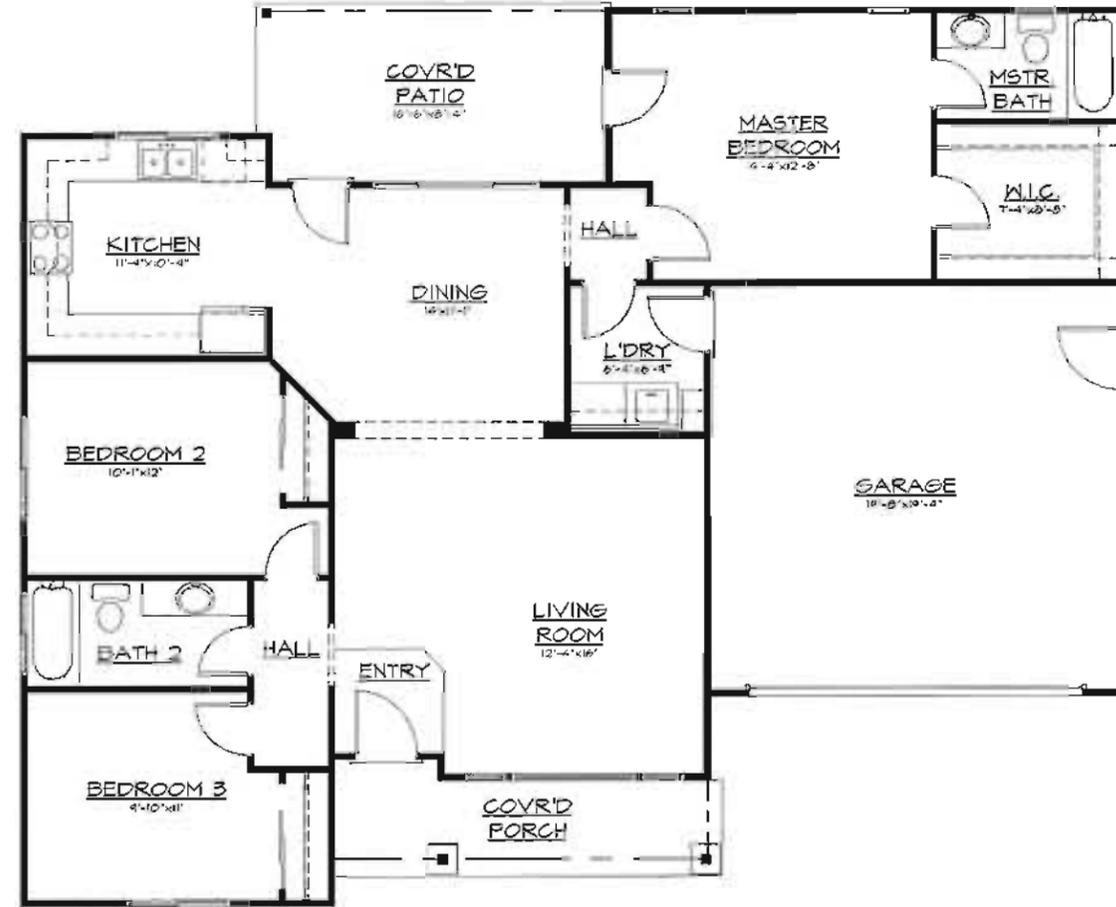
CITY OF CHICO
PLANNING SERVICES



AI-A LEFT ELEVATION



AI-A RIGHT ELEVATION



PLAN AI-A - 1368 SQ. FT.



AI-A FRONT ELEVATION

Version	Date	By

GREGORY A. PEITZ
ARCHITECT
183 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
E-mail: gapeitzi@sbcglobal.net

THREE BEDROOM RESIDENCE
FOR: CHICO NEW HOME BUILDERS, INC.
AT: THE ESTATES AT LINDO CHANNEL
CHICO, CALIFORNIA



PLAN
AI-A
1368

DATE: FEBRUARY 2016

BY: OSTROVSKY

NO: 15-2120

A1-A

Sheet No.	Rev.	Date

GREGORY A. PEITZ
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 283 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719
 Email: gpeitz@stggn.com

THREE BEDROOM RESIDENCE
 FOR: CHICO NEW HOME BUILDERS, INC.
 AT: THE ESTATES AT LINDO CHANNEL
 CHICO, CALIFORNIA

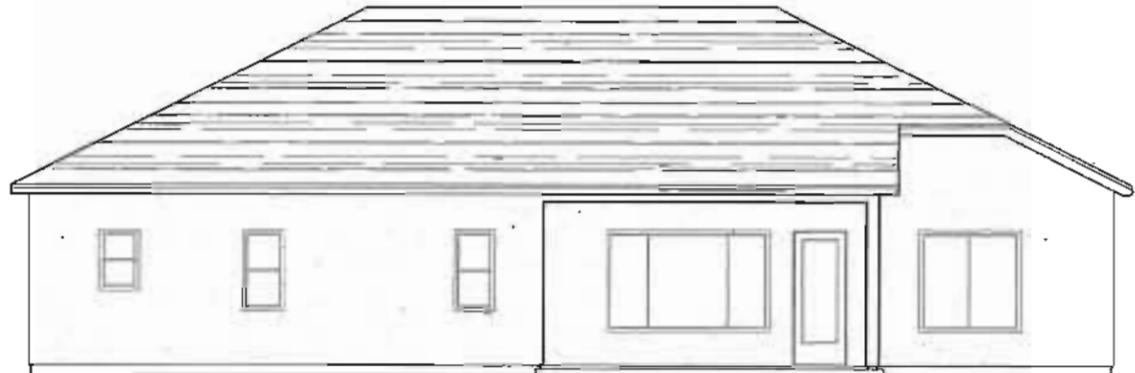


PLAN
 A1-A
 1368

DATE: FEBRUARY 2016

DESIGNER: OSTROVSKIY
 DATE: 12-2-14

A1-B



A1-B REAR ELEVATION

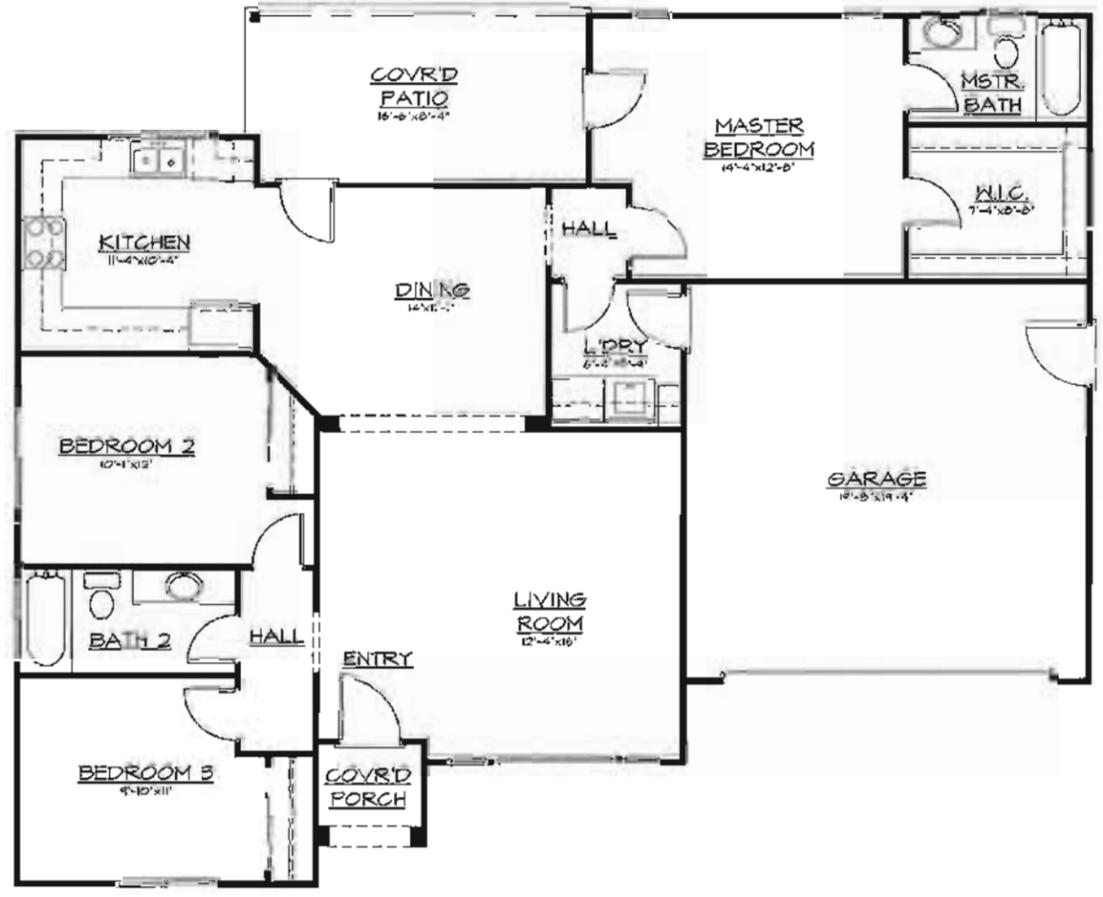
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MAR 16 2016

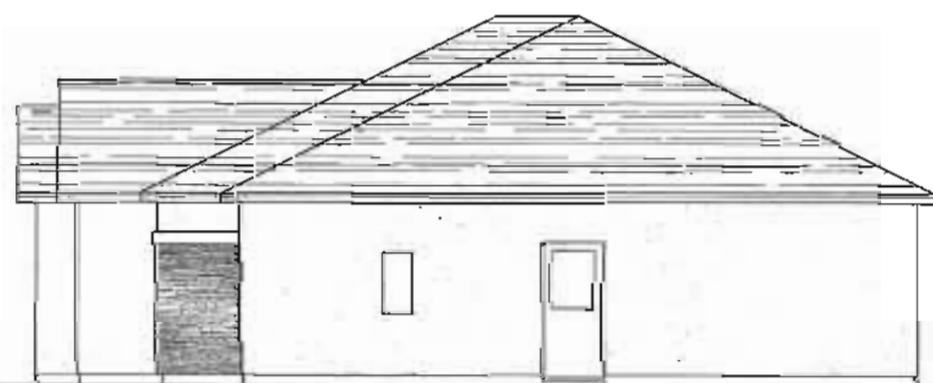
CITY OF CHICO
 PLANNING SERVICES



A1-B LEFT ELEVATION



PLAN A1-B - 1368 SQ. FT.



A1-B RIGHT ELEVATION



A1-B FRONT ELEVATION



A1-B REAR ELEVATION

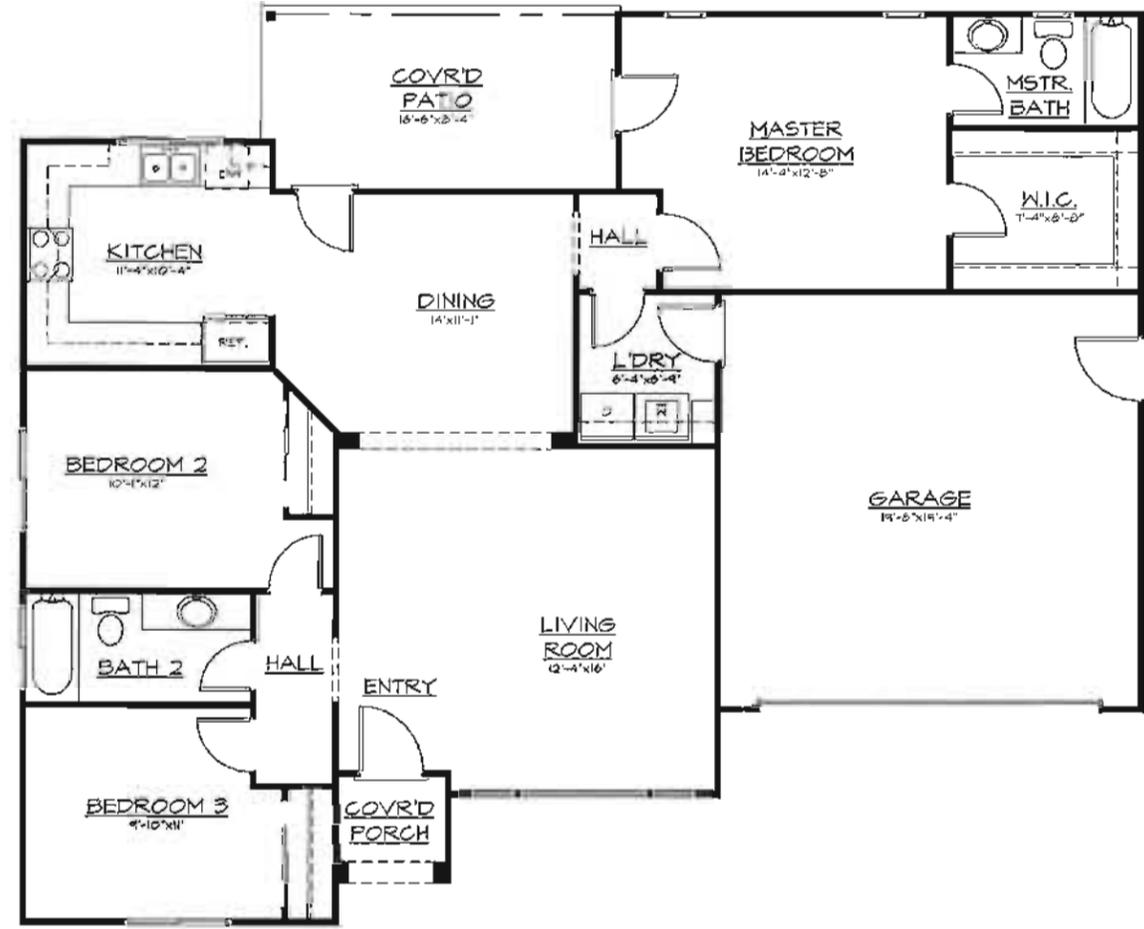
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CITY OF CHICO
PLANNING SERVICES



A1-B LEFT ELEVATION



PLAN A1-B - 1368 SQ. FT.



A1-B RIGHT ELEVATION



A1-B FRONT ELEVATION

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THREE BEDROOM RESIDENCE
FOR: CHICO NEW HOME BUILDERS, INC.
AT: THE ESTATES AT LINDO CHANNEL
CHICO, CALIFORNIA



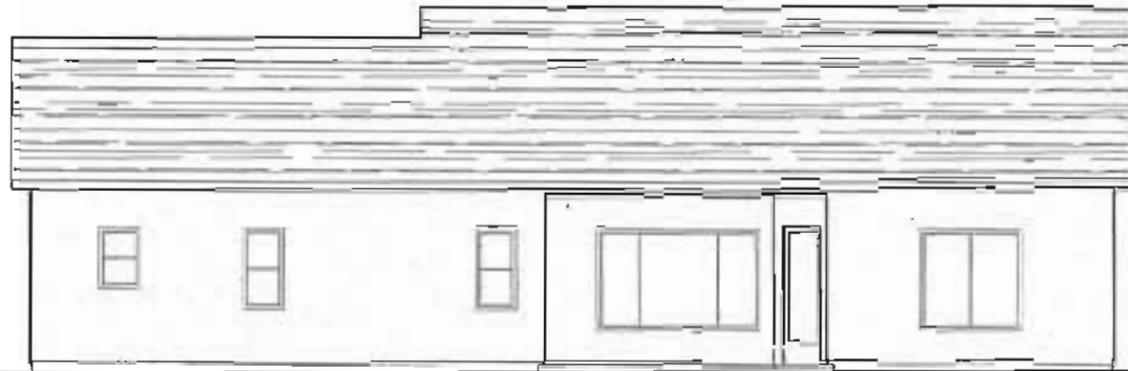
PLAN
A1-A
1368

DATE
FEBRUARY 2016

BY
OSTROVSKY

NO
15-2129

PLAN
A1-B

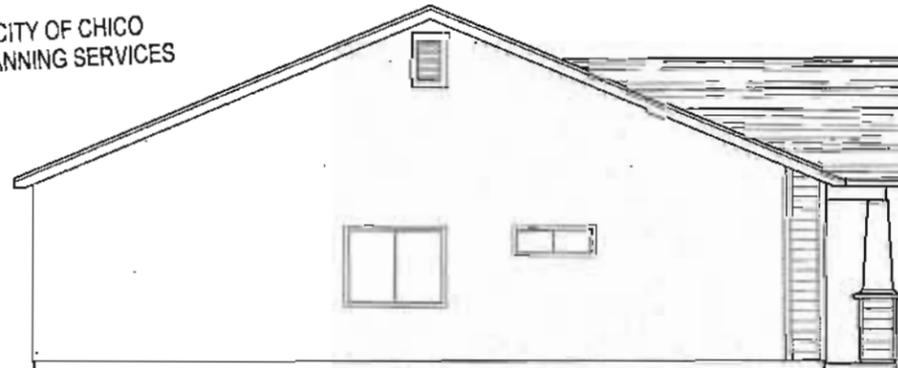


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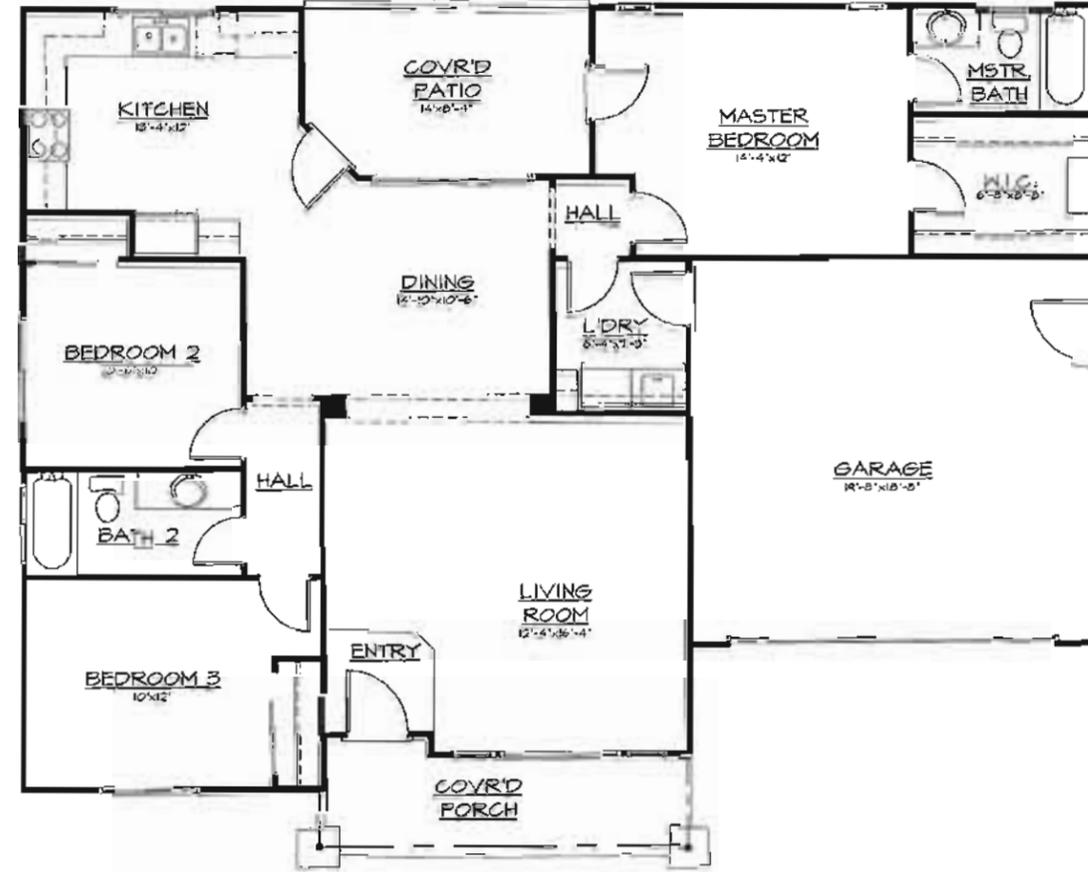
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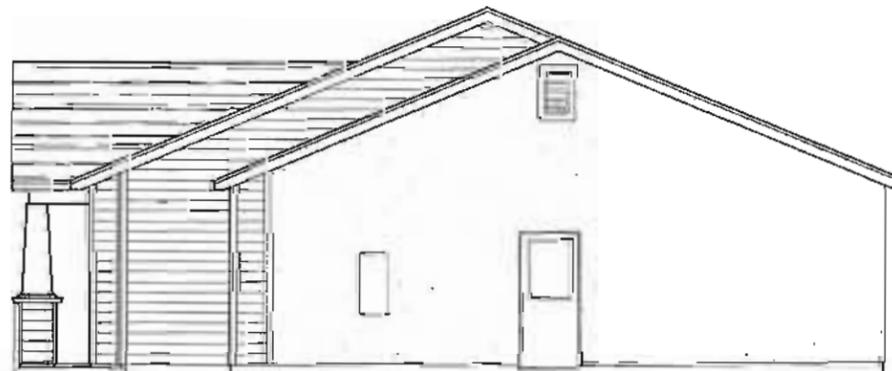
CITY OF CHICO
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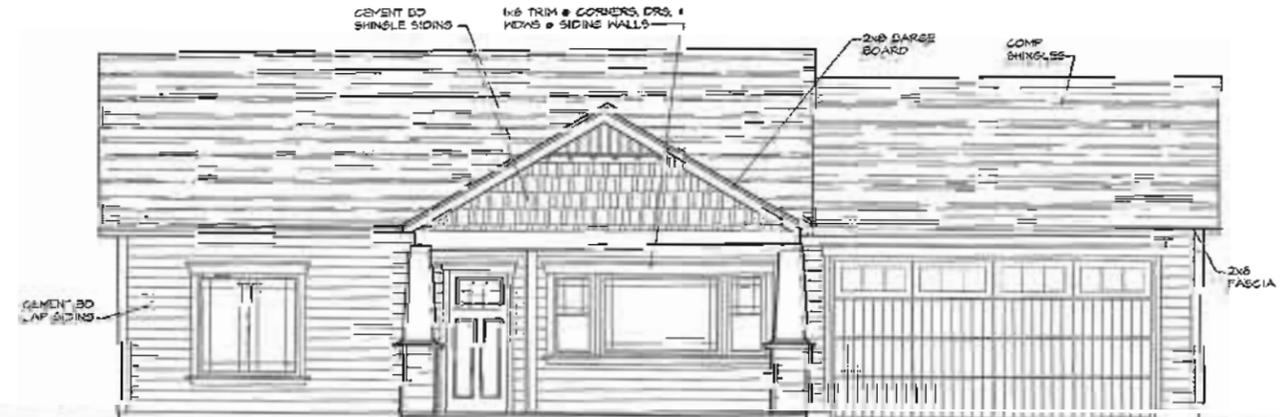
A2 LEFT ELEVATION



PLAN A2 - 1382 SQ. FT.



A2 RIGHT ELEVATION



A2 FRONT ELEVATION

GREGORY A. PEITZ
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THREE BEDROOM RESIDENCE
FOR: CHICO NEW HOME BUILDERS, INC.
AT: THE ESTATES AT LINDO CHANNEL
CHICO, CALIFORNIA



PLAN
A2
1382

FEBRUARY 2016

OSTROVSKIY
15-2129

A2



A2 REAR ELEVATION

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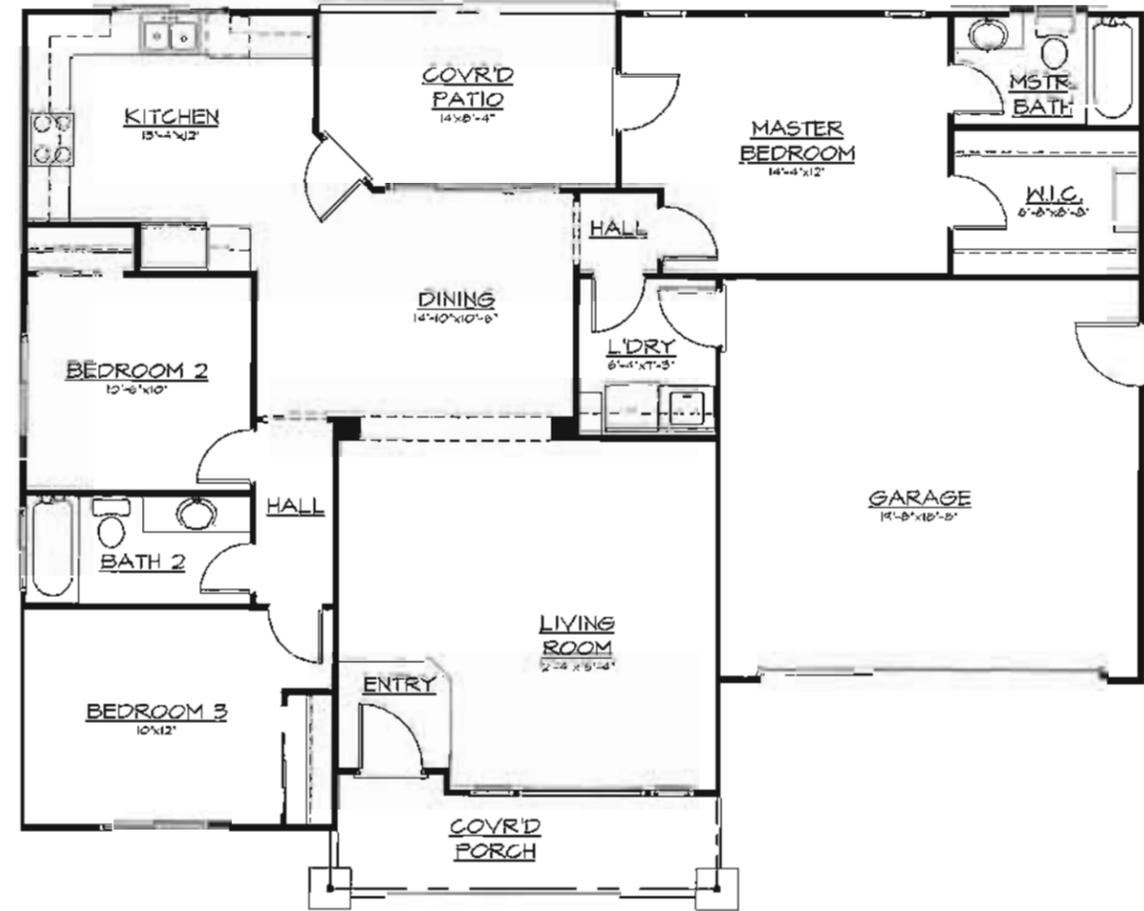
CITY OF CHICO
PLANNING SERVICES



A2 LEFT ELEVATION



A2 RIGHT ELEVATION



PLAN A2 - 1382 SQ. FT.



A2 FRONT ELEVATION

Rev	By	Date

GREGORY A. PEITZ
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Email: gpeitz@stgohai.net

THREE BEDROOM RESIDENCE
FOR: CHICO NEW HOME BUILDERS, INC.
AT: THE ESTATES AT LINDO COUNTRY
CHICO, CALIFORNIA



PLAN
A2
1502

DATE: FEBRUARY 2016
DRAWN BY: OSTROVSKIY
15-2129

A2

THE ESTATES AT LINDO CHANNEL

A1-A PLAN



STUCCO -
'LA HABRA' - BLUE GREY



CEMENT BD. SIDING - 'KELLY MOORE'
MINK - KM 4559



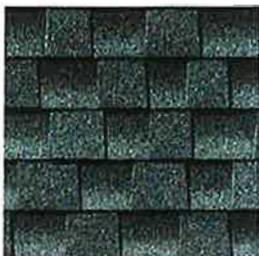
TRIM - 'KELLY MOORE'
LIGHTS OUT - KMA79-5



ACCENT (DOORS) - 'KELLY MOORE'
WATER CHI - KM5016-5



STUCCO STONE -
'EL DORADO' -
LEDGER STONE



ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
NANTUCKET MORNING

RECEIVED

APR 12 2016

CITY OF CHICO
PLANNING SERVICES

ATTACHMENT **H**

THE ESTATES AT LINDO CHANNEL

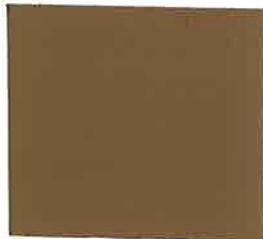
A1-B PLAN



STUCCO -
'LA HABRA' - FALLBROOK



TRIM & ACCENT - 'KELLY MOORE'
NAVAJO WHITE - KM 36



ROOF TRIM & GARAGE DOOR- 'KELLY MOORE'
CARGO - KM 412



STUCCO STONE -
'EL DORADO' -
LEDGER STONE



ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
DESERT TAN

RECEIVED

APR 12 2016

CITY OF CHICO
PLANNING SERVICES

ATTACHMENT **H**

THE ESTATES AT LINDO CHANNEL

A2 PLAN



STUCCO -
'LA HABRA' - SOUTHERN MOSS



CEMENT BD. SIDING - 'KELLY MOORE'
GREEN TEA KM4779-2



TRIM - 'KELLY MOORE'
DOESKIN- KM 202



ACCENT - GABLE ENDS - 'KELLY MOORE'
EAT YOUR GREENS - KM4778-5



ACCENT (DOORS) - 'KELLY MOORE'
MAN CAVE - KM5720-5



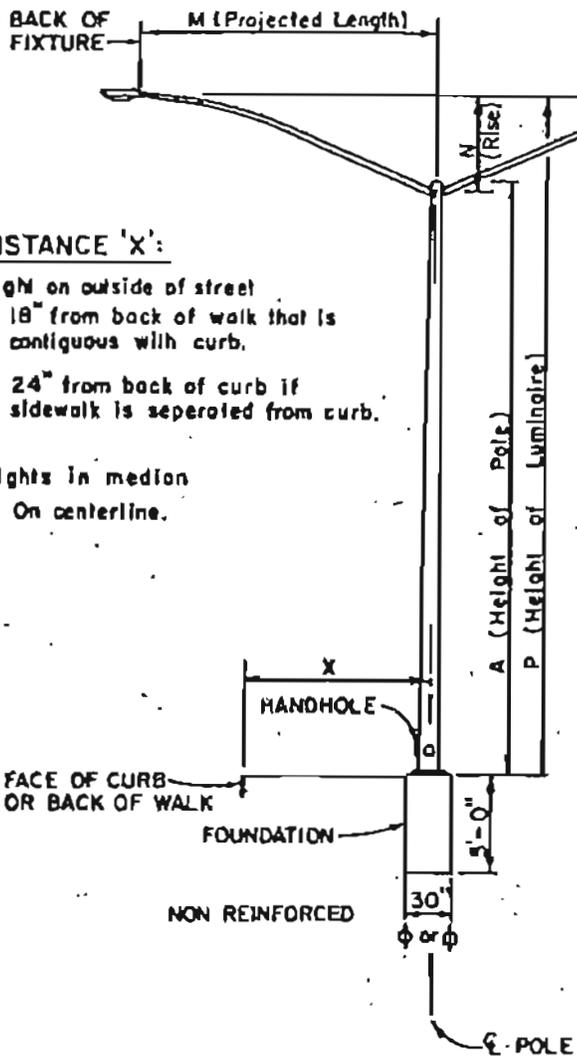
ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
SLATE

RECEIVED

APR 12 2016

CITY OF CHICO
PLANNING SERVICES

ATTACHMENT **H**

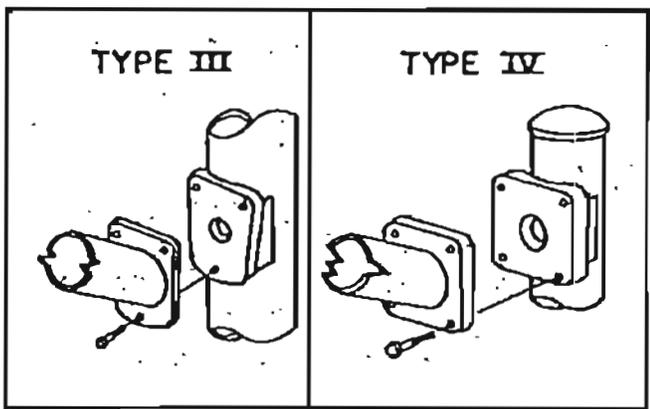


DOUBLE ARM FOR MEDIAN INSTALLATION.

DISTANCE 'X':

- Light on outside of street
 - 18" from back of walk that is contiguous with curb.
 - 24" from back of curb if sidewalk is separated from curb.
- Lights in median
 - On centerline.

POLE AND MAST ARM SHALL BE GALVANIZED STEEL



POLE ELEVATION

MAST ARM MOUNTINGS

REVISION	BY	DATE	APP BY COUNCIL
FOUNDATION; SPACING	E.C.R.	3/12/99	

REVISION	BY	DATE	APP BY COUNCIL
ORIGINAL	M.H.	10/16/90	#59 90-91
POLE SCHEDULE	M.E.T.	1/6/93	
PARKWAY	M.H.	5/18/93	#167 92-93

STREET WIDTH feet	M* feet	A* feet	N* feet	WATTAGE	MAXIMUM SPACING (see note 11, sheet 11) feet
20 - 32	6	30	1.5	70	150
36 - 40	6	30	1.5	100	200
44	6	30	1.5	150	110
60 - 68	12	30	2.5	200	100
74 - 80	12	30	2.5	150	150

LIGHTS IN MEDIAN

* MINOR VARIATIONS - ON APPROVAL BY DIRECTOR OF PUBLIC WORKS

CITY OF CHICO

STANDARD PLAN

DRAWN BY JG DATE OCT., 1998
 CHECKED RB SCALE N.T.S.
 APPROVED *[Signature]*
 DIRECTOR OF PUBLIC WORKS R.C.E. NO.

STREET LIGHTS
 POLE AND MAST ARM DETAIL

NO. SL-1
 SHEET I OF 11

Miseno TST0092A

Imperial Bronze 9" Tall Single-Light Outdoor Wall Sconce with Cream Lantern Shade

116



specialists are here to help

(800) 375-3403

Email an Expert

Live Chat



Helen S

[Overview](#) [Specifications](#) [Reviews](#) [Product Q&A](#) [Matching Products](#)

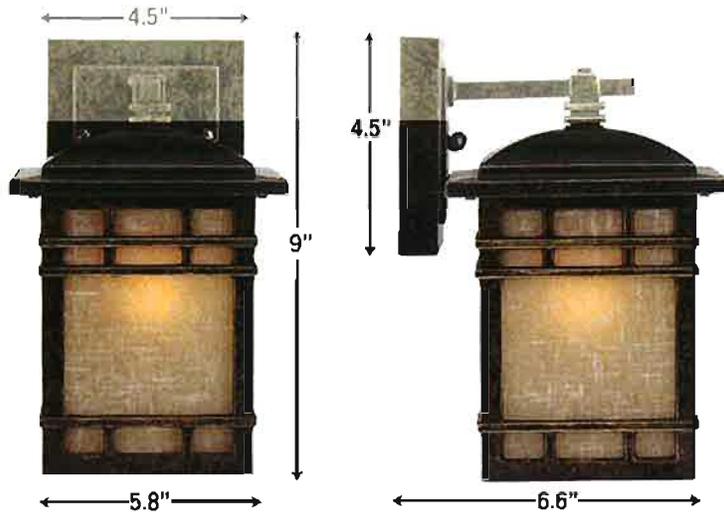
Enhance your fabulous sense of style with this tasteful Mission-inspired outdoor lighting fixture. This Arts Crafts design features linen glass which looks great against its dark finish base. The base is die-cast aluminum. Ideal for Craftsman-style homes, yet versatile enough to work with any style, this fixture will perfectly compliment your home's exterior.

Product Features:

- Outdoor wall sconces are ideal for lighting an entry way or accenting the landscape around the home
- Fully covered under Miseno's limited lifetime warranty
- Housing is constructed of aluminum - providing years of reliable performance
- Features a cream lantern-style glass shade
- Compatible with most standard dimmer switches
- Canopy covers standard 4" hexagonal recessed outlet box
- 2.5" from center of outlet box to top of fixture
- Mounting bracket, screws and wire connectors for outlet box are included

- Easy-access bulb replacement
- Bulb not included - upon checkout coordinating bulbs will be offered
- Ultra secure mounting assembly

Product Specifications:



- Height: 9" (measured from top to bottom of fixture)
- Width: 5.75" (measured from left-most point to right-most point on fixture)
- Depth: 6.75" (measured from mounting surface to outer-most point on fixture)
- ADA: No
- Backplate Height: 4.375"
- Backplate Width: 4.375"
- Bulb Base: Medium (E26)
- Bulb Included: No
- Bulb Shape: A19
- Bulb Type: Compact Fluorescent, Incandescent
- Cord Length: 6"
- Energy Star: No
- ETL Rating: Wet Location
- Location Rating: Wet Location
- Material: Aluminum
- Number of Bulbs: 1
- Product Weight: 2.6 lbs
- Shade Material: Glass
- Shade Type: Lantern
- Voltage: 120v
- Wattage: 100

Additional Miseno Links

- [View the Manufacturer Warranty](#)
- [Browse All Miseno Products](#)
- [Miseno Arezzo Collection](#)

This Miseno Item can also be referenced by the following color/finish specific model #.

Miseno TST0092A
Imperial Bronze

*Discontinued model or finish

More Than Just a Store - Your Reasons to Shop

Discover the **best online deals** for the MLIT0092A and everything else for your home from the leading online home improvement store.

We're committed to providing you with the best assortment of Miseno products with over 400 warehouses across the country.

Our **knowledgeable product specialists** work to bring you the best prices on every product and provide unmatched customer service. Your satisfaction is our highest priority!

LIGHT POLE DETAIL

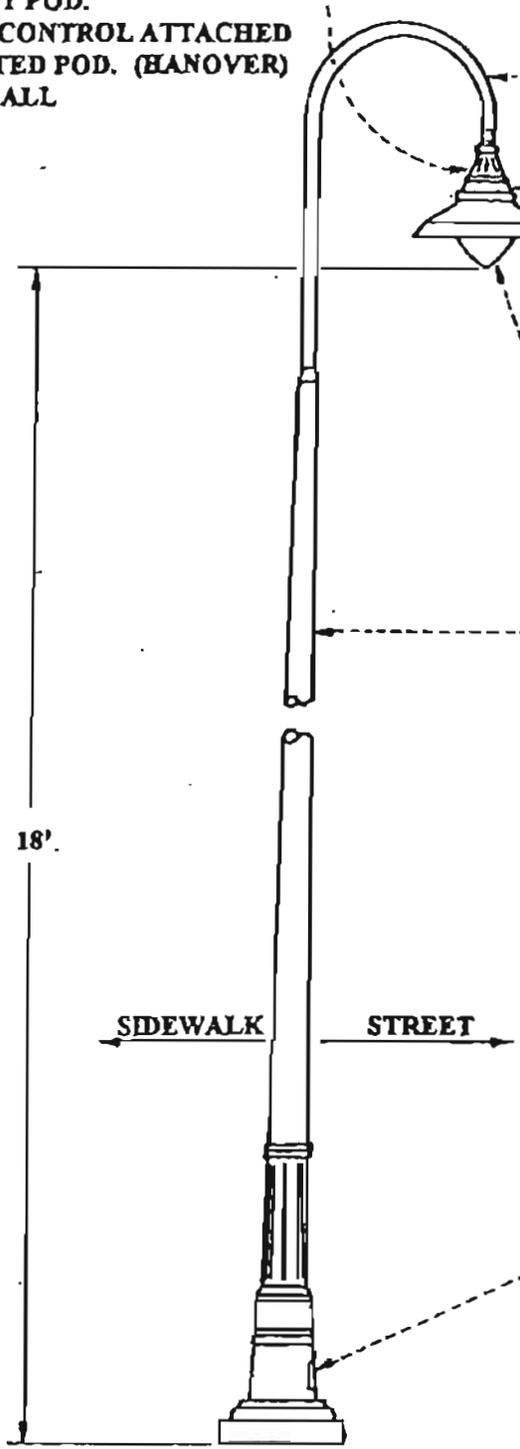
REVISION	BY	DATE	APP. BY	COUNCIL
ORIGINAL	E.C.R.	12/7/99		

CAST ALUMINUM FLUTED BALLAST POD.
PHOTO CONTROL ATTACHED TO FLUTED POD. (HANOVER)
0.250" WALL

2" DIA., 0.125" WALL (STERNBERG)
2" DIA., 0.188" WALL (HANOVER)
6061 - T6 STRUCTURAL GRADE ALUMINUM
BUTTON PHOTOCELL IN FITTER ORIENT NORTH (STERNBERG)
24" DIA. RLM (STERNBERG)
30" DIA. RLM (HANOVER)
UNDERSIDE FINISHED IN HIGH REFLECTIVITY WHITE ENAMEL
POLYCARBONATE ACORNS
STERNBERG - 12" X 12"
HANOVER - 15-3/4" DIA.

TAPERED POLE - 0.250" WALL
6061-T6 STRUCTURAL GRADE ALUMINUM
WELDED FOR SINGLE CONSTRUCTION
STERNBERG (5" BOTTOM - 3" TOP)
HANOVER (5" BOTTOM - 4" TOP)

COLOR:
STERNBERG - ANTIQUE BRONZE
HANOVER - BRONZE



ACCESS DOOR WITH STAINLESS STEEL ALLEN HEAD SCREWS

STERNBERG MDL. 1910 - RLM 24 - 2518 RRT 508
OR
HANOVER MDL. L55390

CITY OF CHICO

STANDARD PLAN

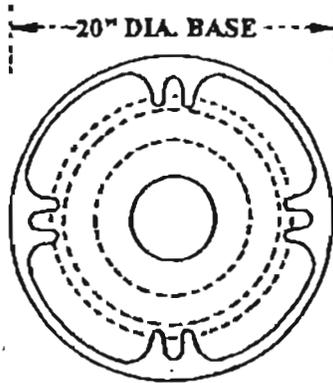
DRAWN BY JG DATE OCT. 1998
CHECKED RB SCALE NTS
APPROVED [Signature]
DIRECTOR OF PUBLIC WORKS

RESIDENTIAL STREET LIGHTING
ARCHED INVERTED LANTERN TYPE
LUMINAIRE AND POLE DETAIL

SL - 1

SHEET 7 OF 11

BOTTOM VIEW OF BASE



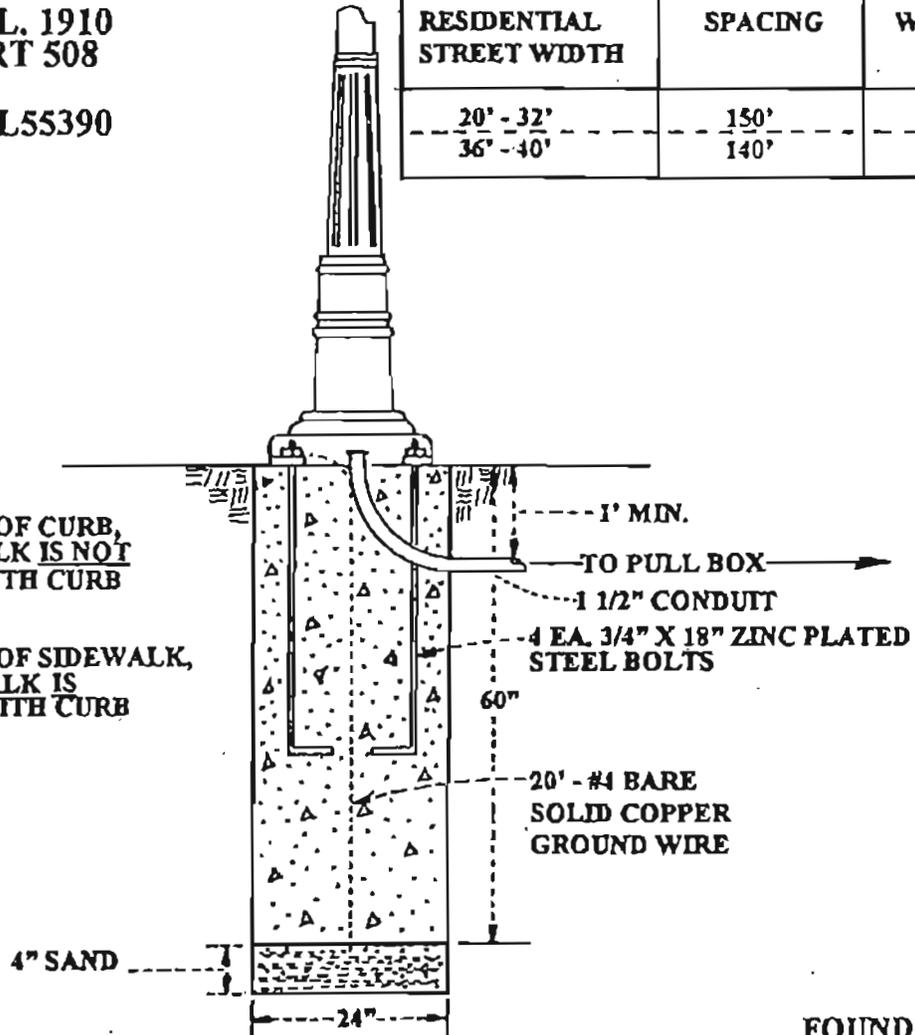
**STERNBERG MDL. 1910
RLM 24 - 2518 RRT 508
OR
HANOVER MDL. L55390**

RESIDENTIAL STREET WIDTH	SPACING	WATTAGE
20' - 32' 36' - 40'	150' 140'	70W HPS 70W HPS

LOCATION:

24" FROM BACK OF CURB,
WHERE SIDEWALK IS NOT
CONTIGUOUS WITH CURB
AND GUTTER

18" FROM BACK OF SIDEWALK,
WHERE SIDEWALK IS
CONTIGUOUS WITH CURB
AND GUTTER



REVISION	BY	DATE	APP. BY	COUNCIL
ORIGINAL	E.C.R.	12/2/98		

FOUNDATION

CITY OF CHICO

STANDARD PLAN

DRAWN BY JG DATE OCT., 1998
 CHECKED RB SCALE NTS
 APPROVED ECR
 DIRECTOR OF PUBLIC WORKS

**RESIDENTIAL STREET LIGHTING
ARCHED INVERTED LANTERN TYPE
FOUNDATION AND BASE DETAIL**

SL - 1

SHEET 8 OF 11

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

I. PROJECT DESCRIPTION

- A. Project Title:** The Estates at Lindo Channel (S/PDP 15-04, GPA 15-04, RZ 15-03)
- B. Project Location:** 1511 Manzanita Avenue, located on the south side of Manzanita Avenue, approximately 500 feet east of Marigold Avenue.
- C. Application:** Vesting Tentative Subdivision Map, Planned Development Permit, General Plan Amendment and Rezone
- D. Assessor's Parcel Number (APN):** 015-520-036 and 015-520-037
- E. Parcel Size:** 5 acres
- F. General Plan Designation**
Medium Density Residential
- G. Zoning**
015-520-036: R2 (Medium Density Residential)
015-520-037: R2-PD (Medium Density Residential with Planned Development overlay)
- H. Environmental Setting:** The project site consists of an old rural residential parcel that fronts on Manzanita Avenue and extends back to Lindo Channel. The site is approximately 190 feet wide at the front, narrowing to 155 feet in width at the rear, and is roughly 1,250 feet deep. A residence and two outbuildings exist near the front of the site. The site is characterized as disturbed annual grasslands and residential landscaping. Several burn piles exist throughout the property. The site has been chronically disturbed by mowing and various other residential activities.

Residential landscaping, comprising a mixture of trees (both native and non-native), low growing shrubs and ornamental flowers have been cultivated around the perimeter of the site. Irrigation has been established around the perimeter to the majority of the trees and shrubs. The topography of the property undulates generally downward toward Lindo Channel, descending about ten feet from the high point near the existing residence to the edge of mapped flood plain toward the rear of the site. No wetlands or special status species were found at the site during a biological resources assessment.

Project Description: The project includes two main components:

- 1) A General Plan Amendment and rezone (GPA/RZ) to change the land use designation and zoning of the property from Medium Density Residential (R2 zoning, 7.1 to 14 units per acre) to Low Density Residential (R1 zoning, 2.1 to 7 units per acre), and
- 2) A small-lot subdivision and planned development permit (S/PDP) to divide the site into 22 lots for single-family residential development, and two open space lots including a 1-acre lot nearest Lindo Channel to remain undeveloped. Gross density for the project would be 5.56 units per acre. A Planned Development Permit is required due to the -PD zoning overlay, and to authorize reduced structural setbacks on the proposed lots. The existing residence on Parcel 1 (addressed 1511 Manzanita Avenue) would remain. The development would necessitate removal of 55 of the 76 existing trees on the site, which will require compliance with municipal code requirements regarding tree replacement.

I. Public Agency Approvals:

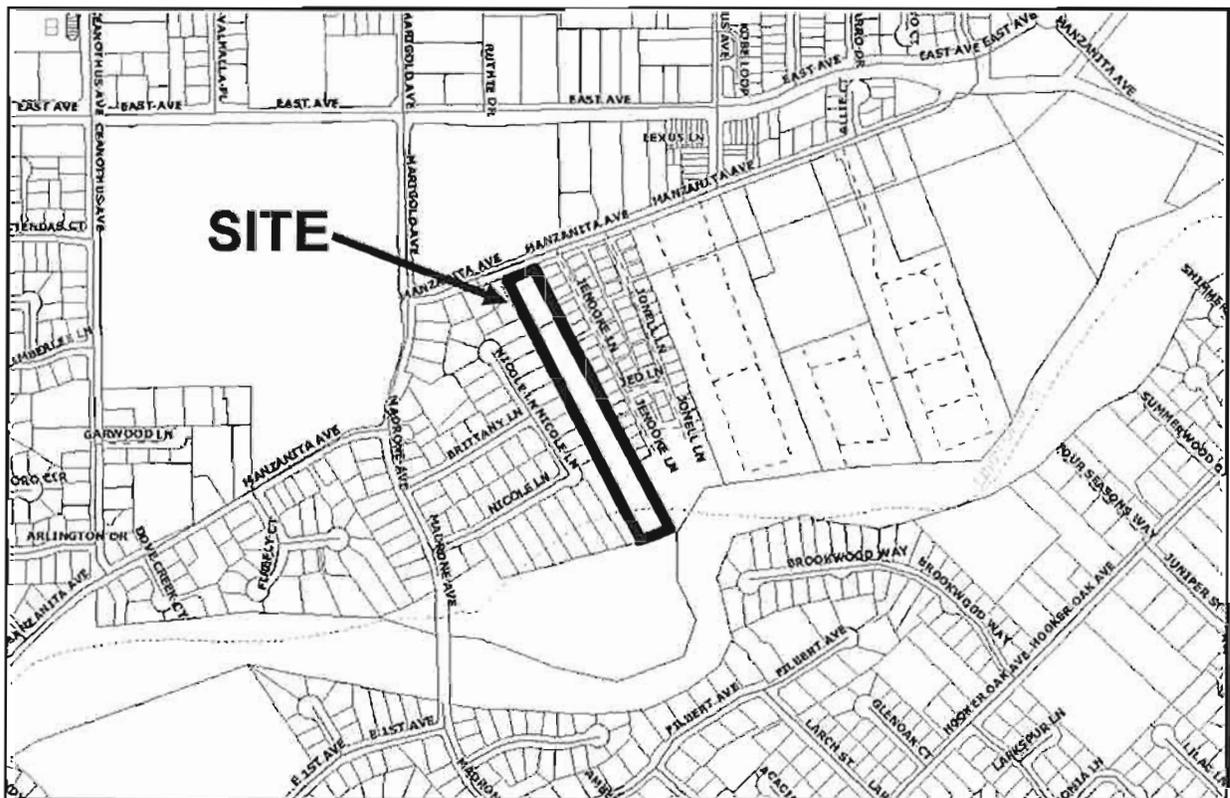
1. Subdivision Map/Planned Development Permit (City of Chico)

2. General Plan Amendment and Rezone (City of Chico)
3. Water Quality Certification Permit (California Regional Water Quality Control Board)

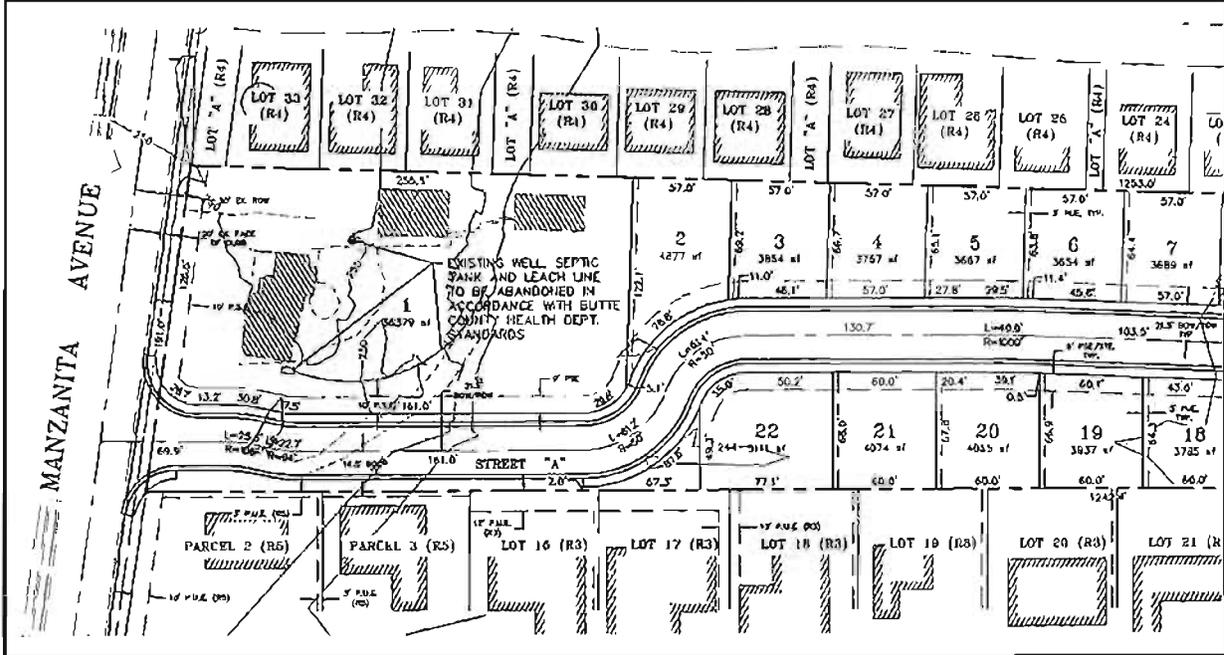
J. **Applicant:** Chico New Home Builders, Inc, Attn: David Miller, 1140 Mangrove Avenue, suite D, Chico, CA 92926; (760) 578-6635

K. **City Contact:**
Mike Sawley, Associate Planner, City of Chico, 411 Main Street, Chico, CA 95928
Phone: (530) 879-6812, email: mike.sawley@chicoca.gov

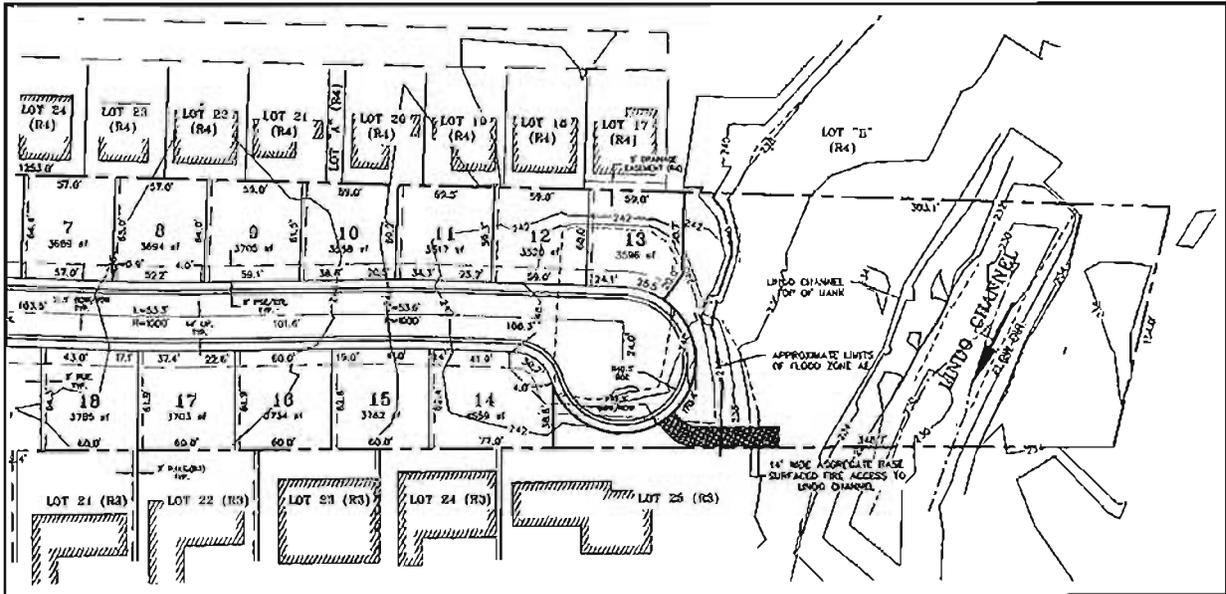
LOCATON MAP



PROPOSED SUBDIVISION



The frame above shows the portion of the subdivision nearest Manzanita Avenue, and the frame below shows the portion of the subdivision nearest Lindo Channel.



II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

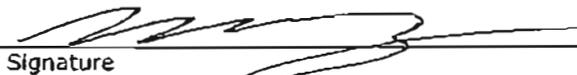
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Agriculture and Forest | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Open Space/Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Utilities | | |

III. COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a potentially significant impact or have a potentially significant impact unless mitigated, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project. No further study is required.


Signature

Mike Sawley, Associate Planner, for

Printed Name (for Mark Wolfe, Community Development Director)

3/24/16
Date

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

- Responses to the following questions and related discussion indicate if the proposed project will have or potentially have a significant adverse impact on the environment.
- A brief explanation is required for all answers except "No Impact" answers that are adequately supported by referenced information sources. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors or general standards.
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there is at least one "Potentially Significant Impact" entry when the determination is made an EIR is required.
- Negative Declaration: "Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The initial study will describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 4, "Earlier Analysis," may be cross-referenced).
- Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D)].
- Initial studies may incorporate references to information sources for potential impacts (e.g. the general plan or zoning ordinances, etc.). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list attached, and other sources used or individuals contacted are cited in the discussion.
- The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

A. Aesthetics Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River?			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
3. Affect lands preserved under a scenic easement or contract?				X
4. Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?			X	
5. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

A.1, A.3. The project will not have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, Federal Wild and Scenic River, historic buildings, or state scenic highway. The project site is neither located in the vicinity of a designated Wild and Scenic River, nor is it preserved under a scenic easement or contract.

Although the site fronts on Manzanita Avenue (considered a scenic roadway by the General Plan) and extends back to Lindo Channel (considered a scenic open space corridor by the General Plan), no physical changes are proposed that would significantly adversely affect the scenic value of either of these adjacent resources. In fact, the proposed dedication of approximately 1 acre of Lindo Channel floodplain to the City for permanent open space would add to the existing City open space areas along the Lindo Channel corridor.

The project will have **Less Than Significant Impact** on scenic roadways and resources, and **No Impact** on any lands preserved under a scenic easement or contract.

A.2, A.4. Development associated with the project will change the visual character of the 5-acre site, consistent with residential zoning. Although tree removal is proposed, the site is not considered sensitive with regard to scenic resources, therefore, the project would have **Less Than Significant impact** on the visual character or quality of the site and its surroundings.

A.5. The project will introduce street lighting and typical residential outdoor lighting, similar to surrounding developed areas. The project would have **Less Than Significant impact** on light or glare that could affect day or nighttime views.

MITIGATION: None Required.

B. Agriculture and Forest Resources: Would the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

B.1.–B.5. The project will not convert Prime or Unique Farmland, or Farmland of Statewide Importance. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program’s ‘Butte County Important Farmland 2010’ map, identifies the project site as “Urban and Built-up Land” with a small portion nearest Lindo Channel as “Other Land” (see <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/but10.pdf>).

The project will not conflict with existing zoning for agricultural use or forest land and is not under a Williamson Act Contract. The project will not result in the loss of forest land, conversion of forest land, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland or forest land. The site is located a vacant parcel with no agriculture or timber resources, is surrounded by existing urban development, and is designated for residential development in the Chico 2030 General Plan. The project will result in **No Impact** to Agriculture and Forest Resources.

MITIGATION: None required.

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

2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

X

C. Air Quality

Will the project or its related activities:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

X

4. Expose sensitive receptors to substantial pollutant concentrations?

X

5. Create objectionable odors affecting a substantial number of people?

X

DISCUSSION:

C.1-3. The project consists of developing approximately 4 acres of undeveloped land with 21 new single-family residences. The project will neither conflict with nor obstruct implementation of the applicable air quality plan for the Northern Sacramento Valley, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

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

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (September, 2014)		
POLLUTANT	STATE	FEDERAL
1-hour Ozone	Nonattainment	--
8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	Nonattainment	Attainment
24-Hour PM2.5**	No Standard	Nonattainment
Annual PM10**	Attainment	No Standard
Annual PM2.5**	Nonattainment	Attainment
** PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Potential air quality impacts related to development are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to ongoing operations, such as motor vehicle usage, water and space heating, etc.

Construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and oxides of nitrogen (NOx), and fine particulate matter). All stationary construction equipment, other than internal combustion engines less than 50 horsepower, require an "Authority to Construct" and "Permit to Operate" from the District. Emissions are prevented from creating a nuisance to surrounding properties under BCAQMD Rule 200 *Nuisance*, and visible emissions from stationary diesel-powered equipment are also regulated under BCAQMD Rule 201 *Visible Emissions*.

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to quickly settle. Under the Air District's Rule 205 (Fugitive Dust Emissions) all development projects are required to minimize fugitive dust emissions by implementing Best Management Practices (BMPs) for dust control. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive for 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

Continuing the City practice of ensuring that grading plans and improvement plans include fugitive dust BMPs and compliance with existing BCAQMD rules will ensure that construction related dust impacts are minimized.

The District's CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects. Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

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

The proposed subdivision would result in the creation of 21 new lots for future development with single-family residential units. Since the number of new units is less than the applicable screening criteria in the table above, no enhanced mitigation is required.

Although no enhanced mitigation is required, implementing standard construction BMP's is still necessary to avoid potentially significant contributions to cumulative air quality impacts in the region. No air quality BMP's were included as part of the proposed project, therefore Mitigation C.1 is included below to ensure

that Air District BMPs are selected and applied to the construction phase of the project. With Mitigation C.1, below, air quality impacts would be **Less Than Significant with Mitigation Incorporated**.

C.4.-5. Apart from the potential for temporary odors associated with construction activities (i.e., paving operations), the proposed project will neither expose sensitive receptors to substantial pollutant concentrations, nor create significant objectionable odors that are inconsistent with residential uses. These potential impacts are short-term in nature, anticipated in an urban area, and considered **Less Than Significant**.

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:

- Limiting Idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

MITIGATION MONITORING C.1: Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

D. Biological Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.			X	
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		

5. Result in the fragmentation of an existing wildlife habitat, such as blue oak woodland or riparian, and an increase in the amount of edge with adjacent habitats.	X
6. Conflict with any local policies or ordinances, protecting biological resources?	X

DISCUSSION:

D.1.-3, 5 and 6. A *Site Assessment for Potential Biological Resources* was complete for the project in March, 2015, by Gallaway Enterprises (Gallaway 2015). The study characterized the existing setting in the context of biological resources, survey methodologies, survey results, and concludes with recommendations for the project to avoid or minimize potential biological impacts.

The property is composed of disturbed annual grasslands and residential landscape. Several burn piles exist throughout the property. These burn piles are visible in aerial photographs. The annual grasslands have been mowed in the past and are heavily disturbed by residential activities. The perimeter of the property consists of non-native and native trees, low growing shrubs and ornamental flowers. This vegetation is primarily the result of residential landscaping. Irrigation has been established around the perimeter to the majority of the trees and shrubs. The topography of the property is convex, where water drains to the north and south from the center of the property. At the southern border of the property there is a slight berm. From the berm the topography drops into a small basin which is bordered to the south by the Lindo Channel levee. There were no wetlands or drainages observed within the portion of the property planned for development.

The site assessment was conducted by walking transects throughout the property and taking notes and photos of vegetation composition and species observations. Prior to the site assessment, Gallaway Enterprises obtained lists of special-status species that potentially occur in the vicinity of the property. A U.S Fish and Wildlife Service (USFWS) species list, California Natural Diversity Database (CNDDDB) search and California Native Plant Society (CNPS) botanical list for the "Richardson Springs, CA" United States Geological Survey (USGS) 7.5 minute quadrangle was obtained and reviewed prior to the site assessment.

The survey concluded that there are no wetlands or drainages within the area proposed for development. The topography of the property and soil composition creates unsuitable conditions for the formation of wetland features. There are several native and non-native tree species along the perimeter of the property, some of which qualify for protection or replacement under the City of Chico's Tree Preservation Regulations, Municipal Code Chapter 16.66.

There were no special-status species observed during the site assessment and there is no suitable habitat to support special-status species within the property. There are no federal or state endangered, threatened, sensitive, or protected wildlife or plant species with recorded observations within the property. Although several special-status species are known to occur in the general vicinity, these occurrences are associated with open grassland areas that contain vernal pools – a habitat type that does not occur at the project site.

The development would avoid and dedicate to the City approximately 1 acre of open space nearest Lindo Channel, which includes floodplain and riparian areas, providing an adequate buffer between the development area and biological resources associated with the watercourse. As such, the project will not result in the fragmentation of an existing wildlife habitat nor conflict with any local policies or ordinances protecting biological resources. The project's impact would be **Less Than Significant** on these resources.

D.4. Although no sensitive species or habitat was found at the project site, the *Site Assessment for Potential Biological Resources* did identify that the proposed tree removal could potentially result in violations of the Migratory Bird Treaty Act (MBTA, 16 USC 703) and California Fish and Game Code (Section 3503), unless mitigation is applied to avoid active nests during the breeding season. Incorporation of

Mitigation Measure D.1 would reduce the potential for impacts to nesting raptors and migratory birds to a level that is **Less Than Significant with Mitigation Incorporated**.

MITIGATION:

MITIGATION D.1 (Biological Resources):

If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within the property. The survey shall be conducted no more than 7 days prior to commencement of tree removal, grading or construction activities. The survey shall identify and map all nests within 200 feet of construction areas and recommend appropriate buffer zones. No construction activities shall occur within the buffer area(s) until a qualified biologist confirms that the nest is no longer active. Active nests shall be monitored by the biologist at least twice per week and a report of the monitoring efforts shall be provided to the Community Development Department on a monthly basis. The survey shall be repeated if construction activity ceases for a continuous 15-day period prior to resuming.

MITIGATION MONITORING D.1 (Biological Resources): Planning and Engineering staff will require submittal of a bird nest survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 through January 31).

E. Cultural Resources Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of an historical resource as defined in PRC Section 15064.5?		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to PRC Section 15064.5?		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?		X		
4. Disturb any human remains, including those interred outside of formal cemeteries?		X		

DISCUSSION:

E.1. – E.4. The project site is in an area of high archaeological sensitivity as designated by the Northeast Information Center and the Chico 2030 General Plan. The project site was studied for potential cultural resources in 2015 and a *Cultural Resource Investigation* was prepared (Sub-Terra, 2015).

The Investigation included a detailed records search and archival document review, an intensive field reconnaissance survey, interpretation of cultural resources found at the site, and recommendations to achieve CEQA compliance for the development project proposed at the site.

The investigation found that no previously recorded prehistoric or historical cultural resources occur within the project area or immediate vicinity, however, the intensive field reconnaissance survey revealed three isolated finds and one pre-historic archaeological site marked by one basalt core tool and 12 basalt flakes. Systematic reconnaissance and auger testing of the site area found strictly low-density, low-diversity cultural materials and no evidence of a subsurface component. The Investigation concluded that the site and the three isolates

lack integrity, and their research potential has been extracted by intensive survey and subsurface probes. No further testing, data recovery or preservation measures are necessary.

Although none of the cultural resources found at the site were determined to be potentially significant, the investigation recommends including standard mitigation to address the potential that site-disturbing activities could uncover previously unrecorded significant cultural resources at the project site. Halting construction work and observing standard protocols for contacting appropriate City staff and arranging for an evaluation of cultural resources in the case of a discovery is a required standard City practice, typically noted on all grading and building plans. Mitigation Measure E.1, below, would minimize the potential damage to previously unknown cultural resources or human remains in the event that such resources are unearthed during construction and would reduce this potential impact to a level that is **Less Than Significant With Mitigation Incorporated**.

MITIGATION:

MITIGATION E.1, (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 879-6800. A professional archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist’s report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1: Planning staff will verify that the above wording is included on construction plans. Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

F. Geology/Soils	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Div. of Mines & Geology Special Publication 42)?			X	

F. Geology/Soils	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
b. Strong seismic ground shaking?			X	
c. Seismic-related ground failure/liquefaction?			X	
d. Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or is otherwise not consistent with the Chico Nitrate Action Plan or policies for sewer service control?				X

DISCUSSION:

F.1. The City of Chico is located in one of the least active seismic regions in California and contains no active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones within the Planning Area, nor are there any known or inferred active faults. Thus, the potential for ground rupture within the Chico area is considered very low. Under existing regulations, all future structures will incorporate California Building Code standards into the design and construction that are designed to minimize potential impacts associated with ground-shaking during an earthquake. The potential for seismically-related ground failure or landslides is considered **Less Than Significant**.

F.2.-4. Development of the site will be subject to the City's grading ordinance, which requires the inclusion of appropriate erosion control and sediment transport best management practices (BMPs) as standard conditions of grading permit issuance. Additionally, under the applicable National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) per §402 of the Clean Water Act, existing state/city storm water regulations require applicants disturbing over one acre to file a Storm Water Pollution Prevention Plan (SWPPP) with the State (which is confirmed by City staff prior to permit issuance) to gain coverage of the activity under the City's Construction General Permit. The project SWPPP is required to include specific measures to minimize potential erosion.

Further, the City and the Butte County Air Quality Management District require implementation of all applicable fugitive dust control measures, which further reduces the potential for construction-generated erosion. Development of the site will also be required to meet all requirements of the California Building Code which will address potential issues of ground shaking, soil swell/shrink, and the potential for

liquefaction. As a result, potential future impacts relating to geology and soils are considered to be **Less Than Significant**.

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

MITIGATION: None Required

G. Greenhouse Gas Emissions	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

DISCUSSION:

G.1.-2. In 2012, the Chico City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City’s GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City’s General Plan (SUS-6, SUS-6.1, SUS-6.2, SUS-6.2.1, SUS-6.2.2, SUS-6.2.3, S-1.2 and OS-4.3). Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

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

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

Chico’s CAP, in conjunction with the General Plan, meet the criteria listed above. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be less than significant.

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

- Consistency with key General Plan goals, policies, and actions that address sustainability, smart growth principles, multi-modal circulation improvements, and quality community design
- Compliance with California’s Title 24 Building Energy Efficiency Standards for Residential and Non-Residential Buildings
- Compliance with the City’s tree preservation ordinance
- Incorporation of street trees and landscaping consistent with the City’s Municipal Code
- Consistency with the City’s Design Guidelines Manual
- Consistency with the State’s Water Efficient Landscape Ordinance (AB 1881)
- Compliance with the City’s Residential Energy Conservation Ordinance, which requires energy and water efficiency upgrades at the point-of-sale, prior to transfer of ownership (e.g., attic insulation, programmable thermostats, water heater insulation, hot water pipe insulation, etc.)
- Provision of bicycle facilities and infrastructure pursuant to the City’s Bicycle Master Plan
- Installation of bicycle and vehicle parking consistent with the City’s Municipal Code
- Coordination with the Butte County Association of Governments to provide high quality transit service and infrastructure, where appropriate
- Consistency with the Butte County Air Quality Management District’s CEQA Handbook
- Adherence to Butte County Air Quality Management District mitigation requirements for construction sites (e.g., dust suppression measures, reducing idling equipment, maintenance of equipment per manufacturer specs, etc.)
- Requirement for new employers of 100+ employees to submit a Transportation Demand Management Plan
- Diversion of fifty percent (50%) of construction waste
- Compliance with the City’s Capital Improvement Plan, which identifies new multi-modal facilities and connections
- Option to incorporate solar arrays in parking areas in lieu of tree shading requirements
- Consistency with the City’s Storm Drainage Master Plan

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

MITIGATION: None Required.

H. Hazards /Hazardous Materials Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste				X

H. Hazards /Hazardous Materials	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities: within one-quarter mile of an existing or proposed school?				
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within the airport land use plan, would the project result in a safety hazard for people residing or working in the Study Area?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Study Area?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION:

H.1. – H.4, H.6 – H.8. The proposed residential development project would not generate significant amount of hazardous materials, result in significant amounts of hazardous emissions or necessitate the handling of acutely hazardous materials. The project will not result in a safety hazard for people residing or working in the area, nor will it interfere with an adopted emergency response plan or emergency evacuation plan. Street designs and improvements would be adequate for ingress and egress of emergency response vehicles. Lindo Channel is a potential wild land fire area and the project has been designed to accommodate enhanced emergency access to Lindo Channel with a bollard-controlled access at the end of the proposed new street. With regard to wild land hazards the project represents a benefit through enhancing access to the Lindo Channel corridor. Therefore, the project is considered to have **No Impact** with regard to hazardous materials, emergency response and wildland fire impacts.

H.5 – H.6. The project site is not located within the vicinity of a public or private airport, with regard to potential aircraft overflight safety hazards the project is considered have **No Impact**.

MITIGATION: None Required

I. Hydrology/ Water Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities: 1. Violate any water quality standards or waste discharge requirements?			X	

1. Hydrology/ Water Quality Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	
7. Place real property within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
10. Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

I.1. The proposed project includes a new storm drainage system with a new outfall that will discharge into the upper bank of Lindo Channel, where storm water flows will proceed overland into Lindo Channel. No work is proposed between the existing Lindo Channel top of bank and the stream. Under existing State regulations the project proponent is required to obtain a water quality certification or waiver from the Central Valley Regional Water Quality Control Board (RWQCB). Through the RWQCB's permitting process, the project will be required to avoid, minimize, and/or compensate for potential discharges into regulated waterways based on a detailed review of the storm drain system design.

Existing State permitting requirements by the RWQCB, along with storm water Low Impact Development (LID) requirements as outlined below, will ensure that the project will not result in the violation of any water quality standards or waste discharge requirements. With these existing permitting and water quality requirements in place, potential impacts to water quality from the project are considered to be **Less Than Significant**.

I.2. With its limited size the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

California Water Service Company (Cal Water) is the local water provider in the Chico area with the sole source of water for the Chico District, including the project site. Cal Water relies entirely on groundwater pumped from the Sacramento Valley Basin, which is characterized as having abundant supplies and having demonstrated a historical ability for its groundwater levels to recover quickly after drought events. Cal Water's *Urban Water Management Plan for the Chico-Hamilton City District* indicates that potable water supplies were estimated to be 32,069 acre-feet in 2015 and are expected to increase to 42,550 acre-feet by 2040. Actual groundwater supplies available to Cal Water are significantly greater than the 2015–2040 supply totals reported in the Plan, as the company only pumps what it needs to meet customer demand (Based on the design capacity of its current wells, Cal Water could pump as much as 90,288 acre-feet/year).

Thus, the proposed project's net increase of approximately 21 acre-feet annually (assuming typical usage of 1 acre-foot per household per year), represents less than one-tenth of one percent of Cal Water's 2015 supply of 32,069 acre-feet and its 2040 supply of 42,550 acre-feet. Therefore, groundwater depletion associated with the proposed project is anticipated to be **Less Than Significant**.

I.3.-I.6. The project would alter the existing drainage patterns at the site, however, it would not result in substantial erosion or siltation on- or off-site, or create excessive runoff because prior to construction the project would have to demonstrate compliance with City/State post-construction storm water management requirements.

As of July, 2015, all development projects that create or replace 5,000 square feet or more of impervious surface are considered "regulated projects" subject to post-construction storm water management requirements, including source control measures and Low Impact Development (LID) design standards. Source control measures deal with specific onsite pollution-generating activities and sources, and LID design standards apply techniques that infiltrate, filter, store, evaporate and detain runoff close to the source of rainfall to maintain a site's pre-development runoff rates and volumes. Further, regulated projects that create and/or replace one acre or more of impervious surface require "hydromodification management" that limits post-project runoff to pre-project flow rates for the 2-year, 24-hour storm. Project compliance with these storm water regulations is assessed and required by City staff prior to issuance of building permits.

With the application of the existing regulations outlined above, the project will not substantially degrade water quality drainage systems or provide substantial additional sources of polluted runoff. Under existing City/State requirements for the project to implement BMPs and incorporate LID design standards, storm water impacts from anticipated future construction and operation of the project would be **Less Than Significant**.

I.7.-I.9. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06007C0343E, the portion of the site proposed for development is located in "Zone X" via provisional certification of the city portions of the Sycamore-Mud Creek levee system in the project vicinity. The provisional certification of the levee system was issued in 2011 by FEMA based on a series of technical studies that demonstrated that the relevant levees meet the minimum certification criteria outlined in 44 CFR 65.10.

The portion of the site within the mapped floodplain area ("Zone AE") would be avoided by the project and dedicated to the City for long term open space. No substantial evidence has been identified to suggest that the long-standing levee system in the area would potentially fail and expose people or structures in the project area to significant risk of loss, injury or death involving flooding as a result of the failure of a

levee. Therefore, it is concluded that the project would not expose people or structures to a significant risk of loss, injury or death involving flooding events and potential flooding impacts are considered **Less Than Significant**.

I.10. The project is not subject to inundation by seiche, tsunami, or mudflow; therefore, the project will result in **No Impact**.

MITIGATION: None Required

J. Land Use and Planning Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Result in physically dividing an established community?				X
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the City of Chico General Plan, Title 19 "Land Use and Development Regulations", or any applicable specific plan) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3. Results in a conflict with any applicable Resource Management or Resource Conservation Plan?				X
4. Result in substantial conflict with the established character, aesthetics or functioning of the surrounding community?			X	
5. Result in a project that is a part of a larger project involving a series of cumulative actions?				X
6. Result in displacement of people or business activity?				X

DISCUSSION:

J.1, J.3, J.5-J.6. The project will not physically divide an established community, or conflict with any applicable plans or ordinances adopted to mitigate environmental impacts. The project is not part of a larger project and will not result in displacement of people or business activities, and will not conflict with the established character, aesthetics or functioning of the surrounding community. The proposed residential uses would be compatible with existing residential uses adjacent to the project site. Therefore, with regard to land use conflicts the project is anticipated to have **No Impact**.

J.2. The proposed project would re-designate and rezone an under-developed 5-acre infill site located in an urbanized area from Medium Density Residential (7.1-14 units per acre) to Low Density Residential (2.1-7 units per acre) on the Chico General Plan Land Use Diagram, with a corresponding change to the City's zoning of the site ("R2" to "R1") to accommodate the future development of a single-family residential project comprising 22 lots. Under the existing R2 zoning 29-55 multi-family residential units could be developed at the site, while the proposed R1 zoning would permit 9 to 27 single-family residential units. This represents a minor reduction in the number of units that could be constructed at the site and would provide for single-family residential development, which would be more compatible with existing adjacent single-family developments.

No aspects of the proposed land use changes or foreseeable development of the site have been found to be inconsistent with any applicable land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an environmental impact. Creekside dedication requirements would be met through the proposed dedication of the floodplain area near Lindo Channel, and planting or funding replacement trees to compensate for those removed would be required as a condition of project approval or as a condition of building permit issuance.

The modest net decrease in the potential number of residential units that could be developed on the property, should the project be approved, would result in a **Less Than Significant** impact with regard to land use policies adopted to avoid or mitigate an environmental effect.

J.4. Re-designating/rezoning the subject property from Medium Density Residential to Low Density Residential would not result in a substantial conflict with the established character, aesthetics or functioning of the surrounding community. Existing land uses to the east and west are developed with single-family residences, similar to the proposed land uses for the project site. The proposed project is consistent with the following General Plan goals and policies:

- **Policy LU-1.3 (Growth Plan)** – Maintain balanced growth by encouraging infill development where City services are in place and allowing expansion into Special Planning Areas.
- **Goal LU-3** - Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.
- **Policy LU-4.2 (Infill Compatibility)** – Support infill development, redevelopment, and rehabilitation projects, which are compatible with surrounding properties and neighborhoods.
- **Action CD-2.1.3 (Greenways)** – Continue the City’s existing program to expand creekside corridors by acquiring properties along creek edges for creekside greenways.
- **Action OS-2.2.2 (Greenway Expansion)** – Seek easements and dedications along the City’s creeks to expand the greenway system.
- **Policy OS-2.5 (Creeks and Riparian Corridors)** – Preserve and enhance Chico’s creeks and riparian corridors as open space for their aesthetic, drainage, habitat, flood control, and water quality values.
- **Action OS-2.5.1 (Setbacks from Creeks)** – Consistent with the City’s Municipal Code, require a minimum 25-foot setback from the top of creek banks to development and associated above ground infrastructure as a part of project review, and seek to acquire an additional 75 feet. In addition, require a larger setback where necessary to mitigate environmental impacts.
- **Policy PPF-2.1 (Use of Creeks and Greenways)** – Utilize the City’s creeks, greenways and other open spaces for public access, habitat protection, and to enhance community connectivity.
- **Action PPF-2.1.2 (Creekside Design)** – Continue to use Chico’s Design Guidelines Manual for proposed development adjacent to creeks to address setbacks, building orientation, security measures, and lighting to promote public access and use of the City’s creeks as amenities without detracting from the natural setting.
- **Action PPF-2.1.3 (Pathway and Trail Planning)** – Design pedestrian and bicycle paths and trails adjacent to and across creeks that protect the riparian environment.
- **Action PPF-2.1.4 (Assess Potential Impacts to Creeks)** – Through the development and environmental review process, including consultation with state and federal agencies and non-profit organizations, ensure that natural areas and habitat located in and adjacent to the City’s creeks are protected and enhanced.

City services and necessary utilities exist on Manzanita Avenue and can be extended into the site to serve the project. The proposed new street would provide public access to the Lindo Channel creekside greenway system, and dedication of the floodplain area (which includes a 25-foot setback from the top of bank of Lindo

Channel), are consistent with General Plan policies and actions that encourage creekside access for the general public.

Since the proposed project design is consistent with the General Plan and will not result in substantial conflicts with existing adjacent developments, no mitigation is necessary and project impacts are considered **Less Than Significant**.

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
K. Mineral Resources.				
Would the project or its related activities:				
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

K.1.-2. The project would not result in the loss of availability of a known mineral resource or mineral resource recovery site. Mineral resources are not associated with the project or located on the project site. **No Impact.**

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
L. Noise				
Will the project or its related activities result in:				
1. Exposure of persons to or generation of noise levels in excess of standards established in the Chico 2030 General Plan or noise ordinance.			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels (CNEL) of 65 dBA or higher?			X	
4. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

6. For a project located within the airport land use plan, would the project expose people residing or working in the Study Area to excessive noise levels?	X
7. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Study Area to excessive noise levels?	X

DISCUSSION:

L.1, L.3, L.4. Noise levels associated with anticipated future residential uses would be consistent with existing adjacent residential uses and would not result in a substantial increase in the future noise levels at the site or surrounding area. Therefore, noise exposure levels resulting from the project would be **Less Than Significant**.

L.2. There are no sources of excessive groundborne vibration or groundborne noise levels in the project vicinity. Any groundborne vibration due to construction at the site will be temporary in nature and cease once that phase of the project is constructed. Therefore, the impact from groundborne vibration will be **Less Than Significant**.

L.5. Temporary noise events will be generated during the construction phase, however these impacts are considered to be less than significant because they are short term, and project contractors will be required to comply with the City's existing noise regulations which limit the hours of construction and maximum allowable noise levels.

Under section 9.38 of the Chico Municipal Code, construction activities are limited to occur between the hours of 7 a.m. and 9 p.m. on most days, and 10 a.m. to 6 p.m. on Sundays and holidays. During the warmest summer months, June 15 - September 15, construction is allowed between the hours of 6 a.m. and 9 p.m. on most days, and 10 a.m. to 6 p.m. on Sundays and holidays.

During the allowable times for construction outlined above, noise-generating activities are limited by the following criteria:

- No individual device or piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source. If the device or equipment is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close as possible to twenty-five (25) feet from the equipment, and
- The noise level at any point outside of the property plane of the project shall not exceed eighty-six (86) dBA.

These existing noise limitations imposed by the municipal code for temporary construction activities will ensure that the project would not result in significant temporary increases in noise levels that require mitigation. Therefore, temporary increases in ambient noise levels associated with the project are considered to be **Less Than Significant**.

L.6, L.7. The project site is located over two miles from the nearest runway at the Chico Municipal Airport, which is not close enough to be subject to significant aircraft noise levels, and is not located within vicinity of a private airstrip. Therefore, noise exposure levels from aircraft would be **Less Than Significant**.

MITIGATION: None Required

M. Open Space/ Recreation	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Affect lands preserved under an open space contract or easement?				X
2. Affect an existing or potential community recreation area?				X
3. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
4. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION:

M.1.-2. The project site is private property that is not in an open space contract, nor does it contain an open space easement. The proposed dedication of approximately 1-acre within the Lindo Channel Creekside Greenway would increase City-controlled holdings along the greenway, beneficially affecting public access to a passive recreational corridor. Therefore, with respect to open space and potential community recreation areas, the proposed project would have **No Impact**.

M.3.-4. The proposed project will incrementally add users of parks and recreation facilities in the Chico area. Such increase in users of these facilities is expected as General Plan build-out occurs, therefore impacts on open space, parks and recreational facilities are considered **Less Than Significant**.

MITIGATION: None Required.

N. Population/ Housing	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

N.1.-N.3. The proposed project would not induce substantial population growth, nor would it displace people or housing. Project impacts to population/housing are therefore considered to have **No Impact**.

MITIGATION: None Required.

O. Public Services Will the project or its related activities have an effect upon or result in a need for altered governmental services in any of the following areas:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks and recreation facilities? (See Section J Open Space/Recreation)			X	
5. Other government services?			X	

DISCUSSION:

O.1.-5. The future new residences at the project site will require payment of development impact fees to offset the cost of new facilities for police, fire, parks, and other public services. With the payment of impact fees, impacts to police, fire, and other public services are considered **Less Than Significant**.

MITIGATION: None Required.

P. Transportation/Circulation Will the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
5. Result in inadequate emergency access?		X		
6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
P. Transportation/Circulation				
Will the project or its related activities:				
otherwise decrease the performance or safety of such facilities?				

DISCUSSION:

P.1.-2., P.6. The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, nor will it conflict with an applicable congestion management program or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or safety of such facilities.

The project consists of re-designating/rezoning an underdeveloped 5-acre site from Medium Density Residential (R2, 7.1-14 units per acre) to Low Density Residential (R1, 2.1-7 units per acre), and constructing 21 new single-family residences served by a new public street.

According to the Institute of Transportation Engineers' (ITE) publication, single-family detached residential units generate on average 10 vehicle trips per day per unit (trips are one-way; a "round-trip" is considered two trips), one of which occurs during the PM peak hour. The average daily number of vehicle trips associated with low-rise, multi-family residential projects is 6.59 trips/day/unit (0.58 trips/unit during the PM peak hour). This means that 22 single-family residences would be anticipated to generate 220 vehicle trips per day, 22 of which would occur during the PM peak hour.

The 2030 General Plan EIR forecasts that Manzanita Avenue will remain well within acceptable Level of Service (LOS) D under future build-out conditions and would accommodate approximately 1,000 PM peak hour trips at that level of service. These future build-out assumptions anticipated that undeveloped and under-developed residential parcels within the planning area would be developed at just above the midpoint of the density range. In the case of infill Medium Density Residential parcels such as the project site, it was assumed that development would average 12 dwelling units per acre.

Using the numbers above, the approximately 4-acres of developable area at the site would equate to 48 multi-family residential units, which would be expected to generate 316 daily vehicle trips, 28 of which would occur during the PM peak hour. Since the proposed project would generate fewer daily trips than previously forecast for the project site (220 instead of 316), as well as fewer PM peak hour trips (22 instead of 28), impacts to the existing road network are considered **Less Than Significant**.

No aspect of the proposed project has been identified to be in conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, nor will the project conflict with an applicable congestion management program or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or safety of such facilities.

Development of new residences at the site will require payment of street facility impact fees, which constitute the project's fair share contribution toward addressing any cumulative traffic issues that arise as General Plan build-out occurs. The traffic increases associated with project would be **Less Than Significant**.

P.3. The project would not affect air traffic patterns and would therefore have **No Impact**.

P.4.-5. The proposed new street is a cul-de-sac design that would extend approximately 1,200 feet from Manzanita Avenue with no connections to other streets. Cul-de-sacs are typically limited by the Municipal Code to no more than 500 feet in length. Although a design exception for street length is warranted in this case due to the existing shape of the site and the surrounding development patterns, the City Fire Marshal has determined that two specific enhanced fire protection features are necessary within the project to offset the exceptionally long length of the proposed cul-de-sac.

One of the features is an emergency-only access point at the end of the cul-de-sac for Lindo Channel which, as noted above, has been included on the proposed map and made part of the project. The second necessary feature is that all new residences located over 500 feet from Manzanita Avenue require enhanced residential sprinkler systems that provide emergency fire sprinkler coverage within attic spaces. This latter feature is included herein as mitigation to ensure implementation during project construction. With the inclusion of Mitigation Measure P.1, below, potential inadequacies associated with providing emergency response access throughout the project would be **Less Than Significant with Mitigation Incorporated**.

MITIGATION: MITIGATION P.1. (Transportation/Circulation): The developer shall equip all homes constructed on lots 5 through 20 (i.e. those located over 500 feet from Manzanita Avenue), with an enhanced automatic sprinkler system designed for property protection and sprinkler coverage in the attic space. Such a sprinkler system shall be designed to the NFPA 13 standard, or other engineered design subject to Fire Marshal approval, which provides sprinkler coverage in the attic space.

MITIGATION MONITORING P.1. (Transportation/Circulation): Planning and Building Division staff will ensure that the enhanced fire suppression systems are included on house plans for the subject lots prior to issuance of building permits.

Q. Utilities	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:				
1. Water for domestic use and fire protection?			X	
2. Natural gas, electricity, telephone, or other communications?			X	
3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
4. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
5. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
6. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
7. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
8. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
9. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION:

Q.1.-7. All necessary utilities (water, storm drain, sewer, gas, phone or other communications, and electric facilities) are available near the site and extending them throughout the development will be required. The project would not exceed the capacity of wastewater treatment facilities. Utilities are available and adequate to serve the proposed development. Impacts regarding the provision of utilities and wastewater services are considered **Less Than Significant**.

Q.8.-9. Available capacity exists at the Neal Road landfill to accommodate waste generated by the project. Recycling containers and service will be provided for the project as required by state law. This impact would be **Less Than Significant**.

MITIGATION: None Required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.			X	
B. The project has possible environmental effects which are individually limited but cumulatively considerable. (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current and probable future projects).			X	
C. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.				X

DISCUSSION:

A-C: The project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Based on the preceding environmental analysis, the application of existing regulations and incorporation of identified mitigation measures will ensure that all potentially significant environmental impacts associated with the project, including those related to air quality, biological resources, emergency response/access, and cultural resources would be minimized or avoided, and the project will not result in direct or indirect adverse effects on human beings or the environment, nor result in significant cumulative impacts. Therefore, with the incorporation of the identified mitigation measures, the project will result in a **Less Than Significant** impact.

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CENTRAL VALLEY FLOOD PROTECTION BOARD

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(916) 574-0609 FAX: (916) 574-0682

RECEIVED

April 13, 2016

APR 15 2016

Mr. Mike Sawley
City of Chico
P.O. Box 3420
Chico, California 95927

CITY OF CHICO
PLANNING SERVICES

Subject: CEQA Comments: The Estates at Lindo Channel Mitigated Negative Declaration
SCH No.: 2016042002

Location: Butte County

Dear Mr. Sawley,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is adjacent to Lindo Channel, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Attachment L

Mr. Mike Sawley
April 13, 2016
Page 2 of 2

Board permit applications and Title 23 regulations are available on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Should you have any questions, feel free to contact Mr. James Herota of my staff by phone at (916) 574-0651, or via email at james.herota@water.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Butler", written in a cursive style.

Eric Butler, Chief
Projects and Environmental Branch

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, California 95814

Mike Sawley

From: Cathy Gregg <cathygregg@ymail.com>
Sent: Wednesday, April 20, 2016 6:53 PM
To: Mike Sawley
Cc: Gregg (hubby) Robert
Subject: Estates at Lindo Channel Public Comment re: traffic study

Dear Planning Committee members and staff,

My name is Cathy Gregg and I live at 984 Jenooke Lane. I have two young children that walk with me to and from Loma Vista School every day. Daily, I see school staff and parents park on Manzanita Avenue. I also see a significant amount of traffic that blatantly ignore the 25 MPH zone on Manzanita Avenue in front of Loma Vista School. They treat the road as an alternative to East Avenue. In November I witnessed a woman in an SUV intentionally ignore the stop sign at Marigold/Madrone and Manzanita.

A traffic study must be conducted in conjunction with the Estates at Lindo Channel land use proposal. If daily at least another twenty two cars make a minimum of forty-four trips - accidents between vehicles, bicycles and pedestrians will occur. The planning commission should give careful consideration to the three following traffic mitigating factors: 1) Add a crosswalk on Manzanita Avenue near the proposed development or even further down by Riders Crossing HOA with flashing lights and bold signs to remind people they are traveling in a particularly heavy school traffic zone. 2) Implement traffic calming measures such as those in place in front of Parkview Elementary school on 8th Avenue to include a protected bike path. 3) Consider revising the parking rules on Marigold Avenue between the school sites.

I do not intend to speak on behalf of the Loma Vista School, but I observe the daily comings and goings of staff and parents as I walk my own children to school. This public safety traffic issue will only get worse and must be addressed in conjunction with the new development. As the parent of children who attend school in the affected area, I implore you to take the needs of the attendees at Innovative Preschool, Loma Vista and Marigold Elementary School and Pleasant Valley High School into consideration.

Respectfully,

Cathy Gregg