



Planning Commission Agenda Report

Meeting Date 08/30/18

DATE: August 22, 2018

TO: PLANNING COMMISSION

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

RE: Stonegate Subdivision and General Plan Amendment/Rezone Project
AP Nos: 002-190-041, 018-510-007, 018-510-008, and 018-510-009

Files: S 15-05
GPA 15-02
RZ 15-02
UP 18-14

SUMMARY

The applicant proposes to: (1) amend the General Plan, (2) change the zoning classifications, and (3) subdivide a 313-acre site located in southeast Chico to accommodate a variety of land uses, including single-family residential, multi-family residential, commercial, office, parks, and approximately one-third of the site set aside as an open space preserve. A use permit is also requested to allow ground-floor residential uses in a Community Commercial (CC) zoning district.

Entitlements requested for the proposed project include:

- A General Plan Amendment (GPA 15-02) to reconfigure and change the Land Use Designations of the site from Low Density Residential, Very-Low Density Residential, Medium-High Density Residential, Office Mixed Use, Primary Open Space, Secondary Open Space and Resource Constraint Overlay to Low Density Residential, Medium Density Residential, Commercial Mixed Use, Primary Open Space, Secondary Open Space. The GPA would establish a 136-acre open space area and remove existing Resource Constraint Overlay (RCO) and Office Mixed-Use designations from the site;
- A rezone (RZ 15-02) to reconfigure and change the zoning districts of the site from R1 (Low Density Residential), RS-20 (Very-Low Density Residential, 20,000 square-foot minimum lot size), R3 (Medium-High Density Residential, 14.1 to 22 units/acre), OR (Office Residential), OS1 (Primary Open Space), OS2 (Secondary Open Space) and -RC (Resource Constraint Overlay) to R1, R2 (Medium Density Residential, 6 to 14 units/acre), CC (Community Commercial), OS1 and OS2 to conform to the proposed General Plan designations;
- A subdivision (S 15-05) of the site into single-family residential (423 units, 81 acres), multi-family residential (13.4 acres, two parcels), commercial uses (36.6 acres, three parcels), parks (3.5 acres, three parcels), open space preserve (136 acres), public right-of-way, and storm water retention parcels; and
- A use permit (UP 18-14) authorizing ground-floor residential uses in a Community Commercial (CC) zoning district to allow flexibility for the future development of a 20-acre commercial site proposed at E. 20th Street and Bruce Road.

In July 2018, the applicant submitted refinements to the proposed project that eliminated two phases of half-acre suburban residential (RS-20) lots that had been proposed on the east side of the project site along Potter Road/Steve Harrison Memorial Bike Path. Eliminating the 45 RS-20 lots substantially reduces project impacts to Butte County Meadowfoam (BCM), a state and federally-listed endangered species. The refinements also reconfigure the extension of Webster Drive to avoid providing a direct route between Notre Dame Blvd. and Bruce Road.

To satisfy the requirements of the California Environmental Quality Act (CEQA), the City prepared an Environmental Impact Report (EIR) to analyze and disclose the potential environmental impacts associated with approving the project. The EIR identified various potential impacts and included mitigation measures to reduce those impacts to a less than significant level. In one instance, however, the EIR concluded that approving the project could result in a significant and unavoidable impact regarding project-level and cumulative greenhouse gas emissions for which no feasible and sufficient mitigation is available.

Pursuant to State law, special findings known as a “Statement of Overriding Considerations” (SOC) are required to be made prior to approving a project with one or more significant and unavoidable impacts. An SOC sets forth specific overriding economic, legal, technological, social, or other benefits of the project that outweigh the significant effects on the environment. CEQA compliance is discussed further in the Environmental Review section below.

Approval of the project applications must be preceded by certification of the EIR and adoption of a Statement of Overriding Considerations. Therefore, three separate resolutions have been prepared to facilitate an orderly decision-making process:

- Planning Commission Resolution No. 18-10 recommends that the City Council certify the EIR. It includes findings that the EIR was completed in compliance with CEQA, reflects a good faith effort to disclose and mitigate potential environmental impacts from the project, and represents the City’s independent judgment and determinations.
- Planning Commission Resolution No. 18-11 recommends that the City Council adopt a Statement of Overriding Considerations in compliance with state law as well as a mitigation monitoring and reporting program.
- Planning Commission Resolution No. 18-12 recommends that the City Council approve the GPA, rezone, vesting tentative subdivision map and use permit applications.

Recommendation:

The Community Development Director recommends that the Planning Commission hold a public hearing and, under separate motions:

- 1) Adopt Resolution No. 18-10 recommending that the City Council certify the adequacy of the Final EIR (**Attachment A**);
- 2) Adopt Resolution No. 18-11 recommending that the City Council make certain findings regarding environmental effects and mitigation measures, adopt a Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program (**Attachment B**); and
- 3) Adopt Resolution No. 18-12 recommending that the City Council approve General Plan Amendment/Rezone 15-02, Vesting Tentative Subdivision Map 15-05 and Use Permit 18-14 (**Attachment C**).

Proposed Motions:

- 1) I move that the Planning Commission adopt Resolution No. 18-10 recommending that the City Council certify the adequacy of the Final EIR.
- 2) I move that the Planning Commission adopt Resolution No. 18-11 recommending that the City Council make certain findings regarding environmental effects and mitigation measures, adopt a Statement of Overriding Considerations, and adopt the Mitigation

Monitoring and Reporting Program.

- 3) I move that the Planning Commission adopt Resolution No. 18-12 recommending that the City Council approve General Plan Amendment/Rezone 15-02, Vesting Tentative Subdivision Map 15-05 and Use Permit 18-14.

EXISTING CONDITIONS

The project site comprises 313 acres located on the east and west sides of Bruce Road, between E. 20th Street and Skyway in southeast Chico (see Location Map, **Attachment D**). The site is bounded on the east side by Potter Road/Steve Harrison Memorial Bike Path, and on the west side by residential uses along Webster Drive, New Dawn Circle, Niagara Way and Parkhurst Street. The site is currently designated/zoned a mixture of Low Density Residential (R1), Very-Low Density Residential (RS-20), Medium-High Density Residential (R3), Office Mixed Use (OR), Primary Open Space (OS1), Secondary Open Space (OS2) and Resource Constraint Overlay (-RC) (see **Attachment E** and **Attachment F**, respectively).

The project site is generally level undeveloped land, gradually sloping up to the northeast from elevations of 225 feet at its south border along Skyway to 267 feet on the north border along E. 20th Street. Historic uses of the property have been open grazing land, although that use has been much less active during the past 25 years. The subject parcels are vacant, undeveloped land containing vernal pools, non-native annual grasses and known populations of BCM. The Butte Creek Diversion Channel runs in a north-south direction through the site, about midway between Bruce Road and the Steve Harrison Memorial Bike Path, a Class-I paved bike path maintained by the City of Chico.

The project site is located adjacent to urban uses on its north side (single-family and multi-family residential), west side (single-family residential), and south side (commercial/industrial). The Chico Unified School District owns property adjacent to the project site on the southwest side for potential use as a high school and charter school. At the northeast corner of the site is the 15-acre Doe Mill-Schmidbauer Meadowfoam Preserve that was dedicated to the City of Chico in 1989 by the owner of the Stonegate project site in anticipation of mitigation requirements for developing housing on the Stonegate project site. To the east is private, undeveloped grazing land under Butte County jurisdiction (located in the City's proposed Sphere of Influence), sloping gently up in elevation to rolling foothill terrain. Designated as the Doe Mill-Honey Run Special Planning Area (SPA-5) by the City of Chico General Plan, this undeveloped land to the east is conceptually planned for development with an array of uses. Please refer to the EIR for additional information about existing conditions at the project site.

PROJECT DESCRIPTION AND ANALYSIS

The proposed project involves the following applications:

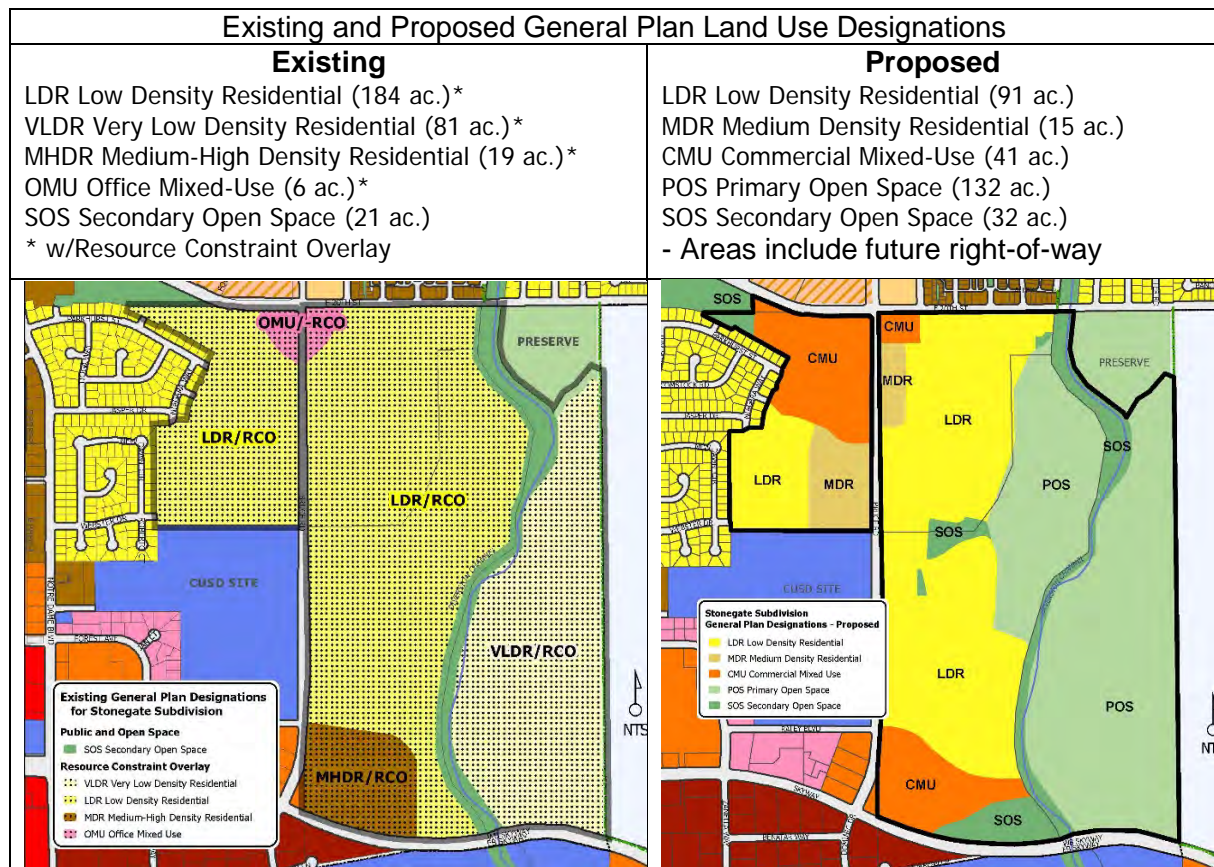
- 1) A GPA to apply new land use designations to the site that conform to proposed future development and to remove existing RCO and Office Mixed-Use designations.
- 2) A rezone application to apply zoning district boundaries that match the corresponding proposed General Plan land use designations;
- 3) A vesting tentative subdivision map to divide the site into single-family residential (423 units, 81 acres), multi-family residential (13.4 acres, two parcels), commercial uses (36.6 acres, three parcels), parks (3.5 acres, three parcels), open space preserve (136 acres), public right-of-way, and storm water retention (see **Attachment G**); and

- 4) A use permit to authorize a ground-floor, multi-family residential uses on proposed Lot 471 (see Exhibit VI of **Attachment C**).

Each application is discussed below, followed by the staff analysis and recommended findings.

1. General Plan Amendment (GPA 15-02)

The proposed GPA would reconfigure and change the Land Use Diagram designations of the site from Low Density Residential, Very-Low Density Residential, Medium-High Density Residential, Office Mixed Use, Primary Open Space, Secondary Open Space and Resource Constraint Overlay to Low Density Residential, Medium Density Residential, Commercial Mixed Use, Primary Open Space, Secondary Open Space. The proposed land use designations would conform to the proposed future development (see **Attachment C, Exhibit I** and **Attachment H**, Project Overview). Amendments to Figure LU-2 (Resource Constraint Overlay Areas) and text on page 3-20 are also proposed to remove an existing RCO designation from the entire site.



The Commercial Mixed-Use (CMU) land use designation would be applied at the southwest corner of E. 20th Street and Bruce Road (20 acres), southeast corner of E. 20th Street and Bruce Road (2 acres), and Southeast corner of Raley Boulevard at Bruce Road (14.6 acres).

The Medium Density Residential (MDR) land use designation would be applied on both sides of Bruce Road, immediately south of the CMU sites proposed at E. 20th Street (9.4 acres and 4 acres).

Secondary Open Space (SOS) would be applied to active park areas (3.5 acres), storm water retention facilities (5.4 acres), and would remain over the Butte Creek Diversion Channel. Areas set aside for preservation of BCM habitat, comprising approximately 137 acres would be designated Primary Open Space (POS).

Remaining areas of the site consisting of approximately 81 acres would be designated Low Density Residential (LDR) for future development with single-family homes.

Staff Analysis and Required Findings

The proposed land use designations would establish Commercial Mixed-Use nodes at two major intersections on Bruce Road (E. 20th Street and Skyway). Anticipated future land uses in these areas include a continuation of medical offices and support facilities that exist west of the Skyway node, and a continuation of existing retail commercial uses that exist west of the E. 20th Street node. However, any use allowed by the General Plan and zoning could be established at these locations in the future.

Arranging the proposed Medium-Density Residential sites adjacent to commercial designations and Bruce Road, with low-density residential areas on smaller interior streets results in a land use pattern more likely to support a future transit route on Bruce Road and neighborhood-serving commercial development at E. 20th Street and Bruce Road.

The open space designations are also appropriate, as Primary Open Space is intended to protect sensitive habitats and areas subject to flooding, and Secondary Open Space is intended for active parks, trails and storm water detention basins.

The proposed designations would provide for a diverse mix of complementary land uses that are anticipated to be compatible with one another, as well as the existing and future surrounding uses. The commercial areas are large enough to support businesses that serve the everyday needs of nearby residents, multi-family residential along Bruce Road will provide housing opportunities close to anticipated future transit service, and the parks and open space areas provide optional “third places,” where people can go to enjoy time outside work or home.

Lastly, removing the RCO designation is appropriate because the purpose of the designation is to identify areas where known sensitive resources, such as BCM, exist which warrant detailed study prior to approval for development. Detailed and site-specific studies have now confirmed the presence and extent of sensitive habitat and the project includes 136-acres of open space preserve to set aside and protect the most-sensitive areas of the site in perpetuity. The General Plan assumed that only 15 percent of the designated RCO sites could be developed so as to avoid overestimating the amount of overall development potential set forth on the citywide Land Use Diagram, not to set limits on the future buildout of the project site. As stated in the Land Use element of the General Plan:

Fifteen percent of the average development potential for the underlying land use designations on the RCO sites was assumed in estimating the overall density and intensity of General Plan build-out and to conduct environmental review for the General Plan... Land owners of RCO parcels may conduct more detailed studies, including environmental review, and coordinate with resource agencies to determine actual development potential. Such potential may be more or less than the assumed 15 percent, but not more than the maximum development potential allowed by the underlying land use designation. (Pages 3-20 and 3-21)

Action LU-2.5.1 (Resource Constraint Overlay) – For development proposals on properties with the Resource Constraint Overlay, which highlights known sensitive resource areas, land owners must conduct detailed environmental studies, adhere to CEQA requirements, and coordinate with resource agencies to determine actual development potential. Development proposals for a density or intensity of use above that assumed for the purposes of General Plan projections and the General Plan EIR will need to address impacts not evaluated as part of the General Plan.
(Page 3-31)

Detailed studies and environmental analysis has been conducted for the project, as explained in detail below, and the applicant is currently pursuing resource agency permits. If the Stonegate project is approved, then there is no further need to have the site designated RCO.

General Plan Amendment Findings (Chico Municipal Code (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 designations would reinforce the compact urban form through compatible infill development with appropriate transitions (LU-1, LU-1.3, LU-4, LU-4.2, LU-4.3, CD-5 and CD-5.2) and allow for a mix and distribution of uses that meet the identified needs of the community, helping maintain a healthy balance of housing and jobs (LU-2, LU-2.3.3, LU-4.2.1, H.3, H.3.1, H.3.3, H.3.4 and ED-1.2). Open space designations would help protect sensitive resources and provide locations for active public recreation adjacent to an established creek corridor, consistent with several policies that encourage expanding creekside greenways and promoting public access to them for recreational opportunities (LU-2.5, LU-2.5.1, CD-1.1.1, CD-2.1, ED-1.5.1, OS-1.1, OS-1.1.1, OS-2, OS-2.2, OS-2.5.1, and PPFS-2.1). The environmental review process preceding project approval considered impacts and identified mitigation and necessary regulatory compliance that will be required prior to construction for air quality, biological resources, cultural resources, greenhouse gas emissions, hydrology, noise, transportation/traffic, and utilities/service systems, consistent with Open Space, (CIRC-1.1, CIRC-1.2, CIRC-1.3, CIRC-1.4, CIRC-2.1, CIRC-5.3, CIRC-5.3.1, OS-1.2, OS-1.2.1, OS-3.1.2, OS-4.1.1, N-1.3, N-2.1.1, SUS-5.2, SUS-6.3 and S-2.1.1). The full text of the above-referenced General Plan Goals, Policies and Actions are provided in **Attachment I**.

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.

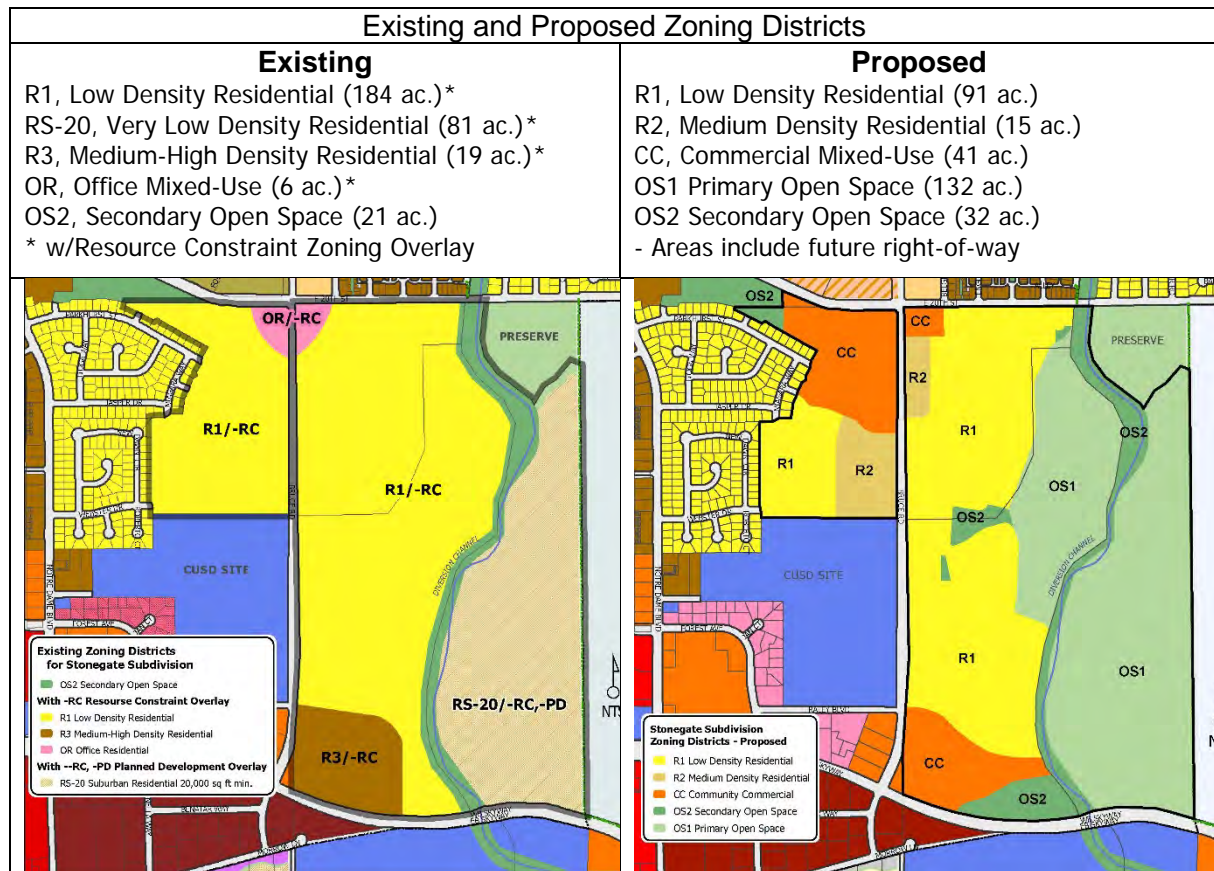
There are no physical constraints on the property which would prohibit development and use of the site consistent with the proposed land use designations. Utilities exist in the area and would be extended into the site along with construction of proposed new streets. The Primary Open Space preserve areas are not located downslope from areas proposed for development and are therefore less likely to be negatively affected by drainage associated with the residential or commercial uses. City design review of future multi-family residential and commercial land development within the project will ensure that specific elements of

those sites are completed in a manner that is compatible with adjoining land uses. Environmentally sensitive areas proposed for long-term preservation would be designated open space, and less-constrained areas proposed for development are physically suitable to support the proposed residential and commercial designations.

2. Rezone (RZ 15-02)

The proposed rezone would reconfigure and change the zoning districts of the site from R1 (Low Density Residential), RS-20 (Very-Low Density Residential, 20,000 square-foot minimum lot size), R3 (Medium-High Density Residential), OR (Office Residential), OS1 (Primary Open Space), OS2 (Secondary Open Space) and -RC (Resource Constraint Overlay) to R1, R2 (Medium Density Residential), CC (Community Commercial), OS1 and OS2 (see **Attachment C, Exhibit II**). The rezone would also remove an Resource Constraint (-RC) zoning overlay.

The proposed rezone would create zoning district boundaries within the site that match the corresponding General Plan designations noted above for the GPA:



Staff Analysis and Required Findings

The proposed rezone is supported for the same reasons provided above for the GPA.

Rezone Findings (CMC Section 19.06.050.B)

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. An amendment to the zoning map may be approved only if all of the following findings are made:

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

The proposed rezone is consistent with the General Plan, as it would apply zoning districts that are consistent with the proposed land use designations (LU-2.7), which together are anticipated to facilitate compatible infill development, protect sensitive biological resources, and increase recreational opportunities in the area.

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.*

The site is physically suitable for the requested zoning designations and anticipated land uses for the same reasons provided above under the General Plan Amendment findings, which cite the availability of utilities in the area, future design review of multi-family residential and commercial uses, and the arrangement of boundaries to avoid drainage impacts from development areas into environmentally-sensitive areas.

3. Vesting Tentative Subdivision Map S 15-05

The proposed vesting tentative subdivision map would divide the site into single-family residential (423 units, 81 acres), multi-family residential (13.4 acres, two parcels), commercial uses (36.6 acres, three parcels), parks (3.5 acres, three parcels), open space preserve (136 acres), public right-of-way, and storm water retention parcels (see **Attachments G and H**).

In July 2018, the applicant submitted refinements to the proposed project that eliminated two phases of half-acre suburban residential (RS-20) lots that had been proposed on the east side of the project site along Potter Road/Steve Harrison Memorial Bike Path. Eliminating the 45 RS-20 lots substantially reduces project impacts to Butte County Meadowfoam (BCM), a state and federally-listed endangered species. The refinements also reconfigure the project's connection to Webster Drive to create a more-circuitous route between Notre Dame Boulevard and Bruce Road, reducing the potential for neighborhood cut-through traffic in the future.

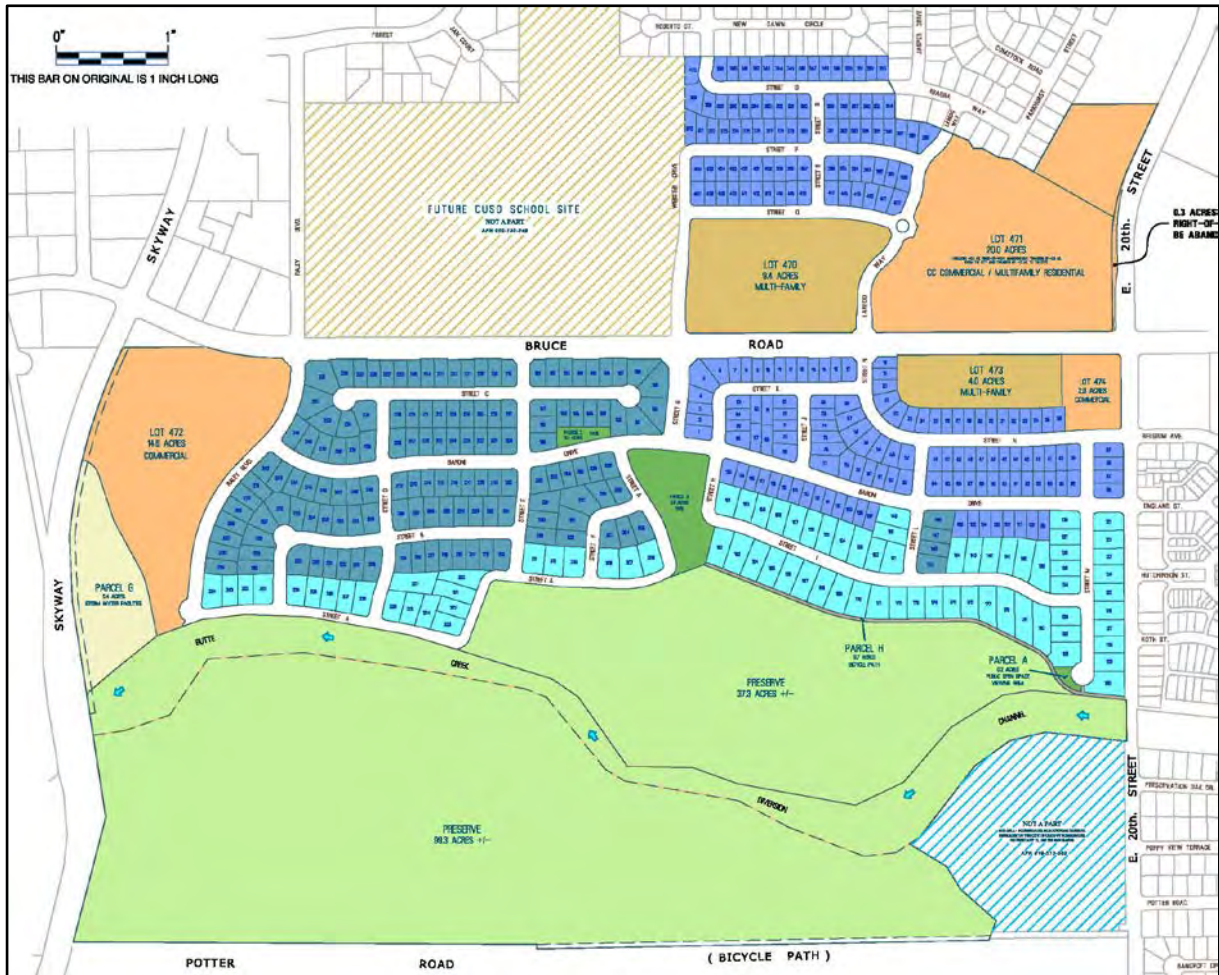
The following describes each major component of the map in more detail:

Single-Family Residential

Approximately 81 acres of the site would be divided into 423 lots for development with single-family homes. This land use would incorporate homes on lots of various sizes, ranging from approximately 5,200 square feet (sq. ft.) to 17,700 sq. ft. Smaller lots would be located closer to areas planned for multi-family residential land uses, larger single-family residential lots would be located near open space preserves, interior to the project.

Multi-Family Residential

The project includes two lots that would be zoned R2 (Medium-Density Residential, 6 to 14 units per gross acre) and developed with multi-family residential units. Lot 470 would be 11.8 gross acres (9.4 net acres), and Lot 473 would be 4.8 gross acres (4.0 net acres). The applicant anticipates that multi-family residential uses would include up to 208 units within two-story apartment buildings, corresponding to approximately 12.5 units per acre.



Commercial and Office Uses

Commercial lots are proposed at the southwest and southeast corners of E. 20th Street at Bruce Road: a 20-acre lot (Lot 471) and a 2-acre lot (Lot 474), respectively. These commercial lots would be zoned CC (Community Commercial), and the applicant anticipates that they will likely be developed with a mix of retail uses totaling up to approximately 201,000 square feet.

The project also includes a 14.6-acre lot (Lot 472) near its southerly end that would be zoned CC (Community Commercial). Given the proposed zoning, proximity to the Skyway, and nearby medical uses, the applicant anticipates that this southern commercial property would likely be developed with medical office uses comprising up to 195,000 square feet.

Open Space Preserve

The proposed project would include approximately 136 acres of open space preserve. The preserve would include grasslands, seasonal wetlands, vernal pools, natural drainages, and a segment of the Butte Creek Diversion Channel. The open space area supports multiple large populations of BCM, a state and federally-listed endangered species. A street, neighborhood park, and pedestrian/bicycle path along the western boundary of the open space preserve would separate this area from adjacent land uses and provide views of the area. Biological resources within the open space preserve would be protected by a long-term habitat

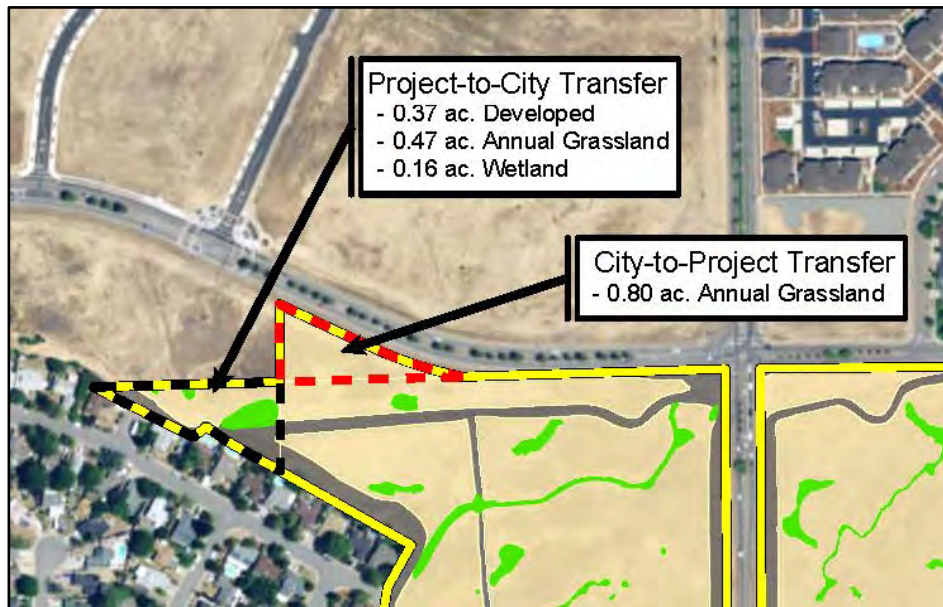
management plan that would be coordinated with permits from state and federal trustee agency. The open space preserve would be located immediately south of the City-owned Doe Mill-Schmidbauer Preserve, a 15-acre BCM preserve, connecting the two resources.

Park Lots

The map includes several park lots that are intended to provide active recreational amenities within the project. These include a centrally-located, 2.9-acre neighborhood park (Parcel B), a nearby 0.4-acre pocket park (Parcel I), and a 0.2-acre public open space viewing area located adjacent to the Diversion Channel near E. 20th Street (Parcel A). Parcel H would be a linear bicycle path between the single-family homes fronting on Street I and the open space preserve, connecting park Parcels A and B.

Land Transfer

A small land transfer with the City of Chico is proposed at the northwesterly corner of proposed Lot 471, adjacent to E. 20th Street. This aspect of the project would transfer ownership of a 0.80-acre, triangle-shaped parcel owned by the City to Lot 471 in exchange for a similarly-shaped 1.0-acre parcel located at the northwestern extremity of Lot 471. The purpose of this land transfer is to provide for more efficient future development of Lot 471 and to shift 0.16-acres of vernal pool wetlands to the City open space parcel. No wetlands were found on the 0.80-acre City piece that would be transferred to the project. One vernal pool feature was found to exist entirely on the 1.0-acre project piece that would be transferred to the City, as well as two partial features that cross over the existing property line into the City open space.

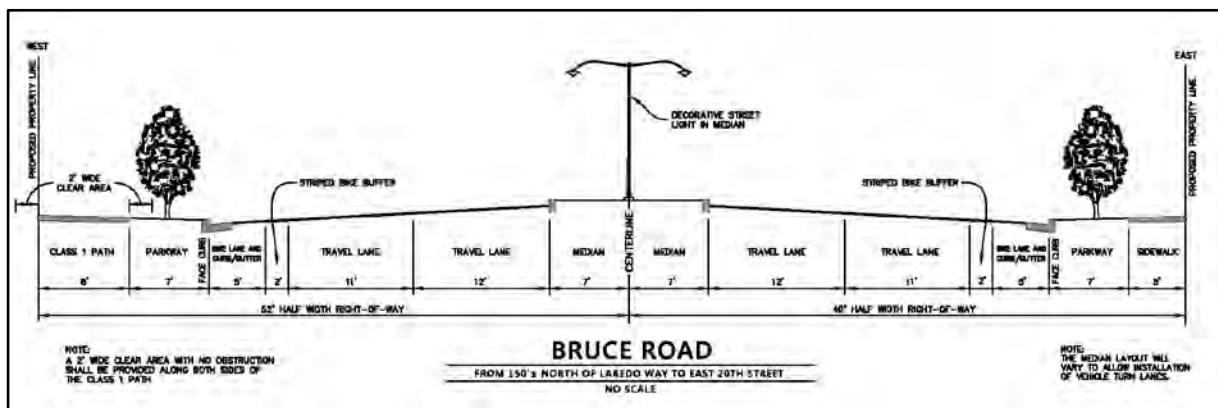


The land transfer would consolidate these three features onto City-held property. The land transfer would also reduce the amount of interface between Lot 471 and the existing single-family residences that abut the project along Parkhurst Street. Additional factors supporting approval of the land transfer are discussed in the use permit section below.

Staff supports the land transfer and has included a recommended condition of approval that would allow the applicant and City staff to process a Boundary Line Modification or similar application to effectuate this land transfer (see Condition #3, **Exhibit IV, Attachment C**).

Roadway Improvements

The subdivision would include public right-of-way dedications and full urban improvements within each phase for all internal streets and the frontage or half-section of abutting arterials during construction. The street sections on Sheet 1 of 2 of the tentative map indicate that the easterly frontage of Bruce Road would be improved with a 20 to 25-foot wide, landscaped parkway with meandering sidewalk and seven-foot decorative masonry wall. An 8-foot wide, multiple-use path would be constructed on the west side of Bruce Road, matching the roadway design approved just north of the site at Meriam Park. Street G (the extension of Webster Drive east of Bruce Road), would connect from Bruce Road to the neighborhood park and would include a 25-foot wide, landscaped parkway with meandering sidewalk and seven-foot decorative masonry wall on both sides. See the tentative map and Table III-3 in the Project Description of the Draft EIR descriptions of all proposed roadway improvements.



Design Criteria and Improvement Standards

Seven proposed modifications to the City's Design Criteria and Improvement Standards are proposed to accommodate the proposed tentative map:

- 1) Non-radial lot lines,
- 2) Non-standard road sections,
- 3) Reduced intersection spacing for Streets G and H at Baroni Drive,
- 4) Horizontal curves less than typical City specifications,
- 5) Minimum residential lot depths less than 80 feet,
- 6) Double-frontage lots, and
- 7) Back-up lots

Staff Analysis and Required Findings

The proposed subdivision is consistent with Municipal Code requirements for minimum lot area and legal access, and the resultant parcels will be served by all necessary utilities. Items requiring discussion and conditions of approval include project phasing, street trees, timing of park improvements, and the proposed design modifications:

Project Phasing

As noted on Sheet 1 of 2 of the tentative map, construction of streets and filing of final maps for the project would be phased. It is unknown at this time which portions of the site would be developed with the initial phases of the project. To facilitate implementation of the mitigation measures identified for the project and support consistency with statements made in the EIR

a condition of approval is recommended requiring the developer to submit certain details along with each grading plan for subdivision improvements (see Condition of Approval #10, **Exhibit IV, Attachment C**). Showing the limits of proposed disturbance and physically delineating those areas in the field is a typical development practice and the condition directs staff to require the necessary information to review these details at each major stage of construction.

Street Trees

As detailed in the EIR, soils at the project site are very thin and situated over a hardpan of cemented volcanic rocks (i.e. they are poor quality in terms of supporting tree growth). To support a healthy urban tree canopy in the future a condition is recommended that directs the Urban Forest Manager to require adequately excavated and backfilled parkway strips within the project to ensure successful growth of street trees (Condition of Approval #11).

Timing of Park Improvements

Timing of the various park improvements relative to residential development is an important consideration to ensure the timely delivery of neighborhood amenities within the project. Conditions of approval are therefore recommended that would require completion of the two smaller park lots (Parcel A, the 0.2-acre open space viewing area, and Parcel I, the 0.4-acre pocket park) in conjunction with the final map phase that creates each lot and prior to occupancy of any residences developed within the respective map phase (Condition of Approval #12). The conditions stipulate that landscaping improvements may be delayed up to six months to avoid planting during the hottest months. Completion of the 2.9-acre neighborhood park (Parcel B) with play equipment and other appropriate amenities prior to occupancy of over one-half of the single-family lots (212) within the project. The condition stipulates that, should any of the multi-family residential projects within the site be developed without comparable shared outdoor amenities within their complex, those new units shall count against the 212-unit total that necessitates completion of the neighborhood park.

Subdivision Design Modifications

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 non-radial lot lines, non-standard street sections, shorter block lengths, tighter horizontal street curvature, lot depths less than 80 feet, double-frontage lots and back-up lots is desirable because the modifications:

- Facilitate subdivision of the site with a modified-grid street layout that connects to existing streets and connects different land uses;
- Minimize conflicts inherent in placing single-family residential uses along major arterials;
- Provide for an attractive, pedestrian-friendly future streetscape along Bruce Road consistent with City plans for improving that major roadway; and
- Integrate traffic-calming into the design of smaller streets intended for lower speeds of travel.

The requested modifications would support compatibility of the project design features with the existing and future residential uses in the neighborhood and increase General Plan consistency for development of the site.

Subdivision Findings (CMC 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the approving or recommending body 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 approving body 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 General Plan.

Also, the Subdivision Map Act (under Government Code Section 66474), requires denial of a tentative map if any of the following findings are made:

- 1) *The proposed map is not consistent with applicable general and specific plans.*
- 2) *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- 3) *The site is not physically suitable for the type of development.*
- 4) *The site is not physically suitable for the proposed density of development.*
- 5) *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- 6) *The design of the subdivision or type of improvements is likely to cause serious public health problems.*
- 7) *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision.*

Staff has not identified any elements of the proposed subdivision that would require the Planning Commission to make any of the required findings for denial.

The proposed subdivision is consistent with the General Plan, as proposed to be amended, as it would facilitate compatible infill development, protect sensitive biological resources, and increase recreational opportunities in the area. The subdivision is consistent with the same 42 General Plan policies cited above, for the same reasons provided for the GPA. Additionally, the subdivision includes a hierarchical network of complete, interconnected streets that will support multiple modes of travel and connect to proposed new public recreational trails and open spaces, consistent with CD-2.1.1, CD-2.1.2, CIRC-2.1.1, CIRC-2.1.3, CIRC-2.2, CIRC-2.2.1, CIRC-3.1.2, CIRC-4.2, CIRC-4.3, CIRC-5, LU-3, LU-3.1 and OS-4.1.5.

The site is suitable for the type and density of the proposed development in that the development area gently slopes toward the west/southwest (away from the Diversion Channel and open space preserve area), is adjacent to compatible residential land uses and would locate higher-density/intensity uses at along major roadways to accommodate a mix of uses. Based on evidence and mitigation provided by the EIR, the design and improvements associated with the subdivision are not likely to cause substantial environmental damage,

substantially injure fish or wildlife or their habitat, or cause serious public health problems. The design of the subdivision would not conflict with public easements for access through the subdivision and would instead extend existing streets to provide additional connectivity in the area.

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

4. Use Permit UP 18-14 – Ground-floor Residential in a Community Commercial District

The proposed use permit would authorize three to 13-acres of ground-floor, multi-family residential uses on Lot 471 of the tentative map (see Exhibit IV of **Attachment C**). Located at the southwest corner of Bruce Road at E. 20th Street, Lot 471 would be zoned CC (Community Commercial) and is 20-acres in size. Lot 471 is also the lot that would be reconfigured by the one-acre land transfer with the City described above.

The portion of Lot 471 located nearest to the intersection would be developed with commercial uses (seven to 17 acres) and the use permit would allow the portion of the site located near abutting residential uses on Parkhurst Street to be reserved for residential uses (three to 13 acres). No specific designs are proposed at this time.

Staff Analysis and Findings

Use permit authorization is required to allow ground-floor residential uses in the CC district. Future designs for the commercial and multi-family residential uses would be subject to Site Design and Architectural Review. Allowing flexibility in the relative amounts of commercial and residential uses on Lot 471 facilitates an orderly build-out of the site because it would enable commercial property developers to consider a variety of different formats for the commercial center to be developed on the lot, leaving the remainder for residential uses.

Since a specific site design is not proposed for the residential use at this time conditions are recommended (Condition of Approval #16) that would apply R2 (Medium Density Residential) density and development standards to the future residential uses to add predictability regarding the future development by establishing a compatible transition between existing single-family residential uses on Parkhurst Street and the future commercial uses. The conditions would also require an enhanced 30-foot rear setback adjacent to the existing residential uses.

Use Permit Findings (CMC 19.24.040)

According to CMC 19.24.040, following a public hearing, the review authority may approve a use permit application, with or without conditions, only if all of the following findings can be made:

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Section 19.44.020 provides for ground-floor residential uses in the CC zoning district, subject to use permit approval. Use Permit 18-14 has been processed in accordance with the requirements of Chapter 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed ground-floor residential use would provide a separation buffer between existing residential uses that abut the site along Parkhurst Street and an opportunity to carefully plan the interface between the future residential and commercial uses on Lot 471, both of which will be subject to the City's Site Design and Architectural Review process. The installation of proposed and required improvements on E. 20th Street and other access points to the site would result in safe and adequate vehicle access. No detrimental impacts to the health, safety, or welfare of neighborhood uses have been identified in association with the proposed ground-floor residential use on Lot 471.

Based on the above, the proposed ground-floor residential use on Lot 471 would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed uses.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed ground-floor residential use on Lot 471 would take access from new driveways off E. 20th Street, and possibly also through an off-street parking area associated with the future commercial uses on Lot 471. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the developer. Based on the above, the proposed ground-floor residential use on Lot 471 would not be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed ground-floor residential use on Lot 471 is consistent with the proposed Commercial Mixed-Use designation for the site, which accommodates a wide variety of retail and office uses and encourages complementary residential uses. The use permit is consistent with many of the same General Plan policies cited above for the GPA as it would facilitate compatible infill development by allowing for a mix of uses with appropriate transitions that will assist in maintaining a healthy balance of housing and jobs. Additionally, the use permit would aide in creating a context-sensitive transition between future commercial uses on Lot 471 and existing residential uses that abut Lot 471 along Parkhurst Street, consistent with CD-5.2 and CD-5.3.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

Similar to the future commercial uses in the project, the details of the future ground-floor residential use on Lot 471 would be subject to the City's Site Design and Architectural Review process, approval of which requires a series of findings to ensure design compatibility with existing and anticipated future land uses in the area. Conditions are included at this time to apply R2 (Medium Density Residential) development standards to the future design of ground-floor residential uses allowed under this permit, and to specifically require increased 30-foot structural setbacks along the existing residential uses that abut Lot 471 and front on Parkhurst Street. As conditioned, the proposed residential use will be compatible with existing and future land uses in the vicinity.

ENVIRONMENTAL REVIEW

Background

Upon finding the initial project applications complete in April 2016 staff began the EIR process which culminated in the release of a Final EIR on August 15, 2018. The various milestones and opportunities provided for public comment during the process are detailed in the CEQA Findings of Fact and Statement of Overriding Considerations in **Exhibit I of Attachment B**.

The Draft EIR identified several potential environmental impacts associated with the project and included mitigation measures to reduce those impacts to less than significant. In one instance, however, the EIR concluded that approving the project would potentially result in a significant and unavoidable impact regarding greenhouse gas (GHG) emissions for which feasible mitigation is not sufficient to reduce the impact to less than significant. The identified GHG impacts, as well as project alternatives, impacts to BCM and Webster Drive are discussed in detail below.

Project Alternatives and Refinements

The Draft EIR also analyzed a range of alternatives to the project, as required by CEQA, including an alternative (Alternative B) which entailed eliminating the RS-20 lots that had been proposed on the east side of the Diversion Channel near the Potter Road Bike path. Alternative B (Elimination of RS-20 Lots Alternative) was identified by the EIR as the Environmentally Superior Alternative and was used as the basis for recommending approval of the project entitlements in the CEQA Findings of Fact and Statement of Overriding Considerations in **Exhibit I of Attachment B**. As noted in the Findings and further detailed in this report, the applicant requested two refinements to the Elimination of RS-20 Lots Alternative as follows:

- (1) A minor reconfiguration of the layout for Webster Drive to minimize through-trips on Webster Drive between Notre Dame Boulevard and Bruce Road, in response to comments raised by neighbors in that area; and
- (2) A shift to the allocation of commercial and residential uses on Lot 471 to allow ground-floor residential uses on the commercial lot in a flexible manner, in response to the applicant's input regarding potential retail end-users of Lot 471.

The refinement to Webster Drive is reflected on the subdivision map dated-stamped Jul 26, 2018, see **Attachment G**, and the re-allocation of commercial and residential uses on Lot 471 would be implemented through the requested use permit (UP 18-14) which would allow between three acres and 13 acres of the 20-acre lot to be developed with ground-floor residential uses, resulting in a mix of commercial and residential uses on Lot 471.

These refinements to the Elimination of RS-20 Lots Alternative retain the important elements of the Elimination of RS-20 Lots Alternative that would result in reduced impacts to biological resources (primarily BCM as detailed below), GHG emissions (displacing commercial acreage on Lot 471 with residential uses lowers anticipated emissions), traffic and transportation, and other environmental impacts, relative to the original version of the project.

Moving forward with the Elimination of RS-20 Lots Alternative also alleviates the need to include five mitigation measures that were identified in connection with construction or operation of the RS-20 lots. Mitigation Measures BIO-1B, BIO-1E, and BIO-3A were identified to address potential biological impacts associated with trenching and boring under the Diversion Channel to extend utilities to the RS-20 lots. Mitigation Measure HYDRO-1 was

identified based on potential flooding conditions that affect the area where the RS-20 lots were proposed, and TRANSPORTATION-3 and TRANSPORTATION-4 were identified to address inadequate bicycle and pedestrian infrastructure connecting to the east side of the project site.

Since the project no longer includes development of RS-20 lots on the east side of the Diversion Channel the project will avoid impacts associated with trenching/boring under the Diversion Channel, flood hazards, and inadequate bicycle and pedestrian infrastructure as identified in the EIR. Therefore, the CEQA Findings of Fact reflect a determination that these five mitigation measures do not apply to the project recommended for approval.

Purpose of CEQA

The intent of CEQA centers around the fundamental concepts of informing governmental decision makers and the public about the potential and significance of environmental effects of proposed activities. Further, CEQA strives to identify ways in which environmental damage can be avoided or significantly reduced. Impacts may be reduced through the implementation of feasible project alternatives or mitigation measures. Lastly, CEQA aims to disclose to the public the reasons why a governmental agency might approve a project even if significant environmental effects could result.

Section 15151 of the CEQA Guidelines defines the standards for EIR adequacy as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.

While the fundamental purpose of CEQA is to disclose potential impacts and ensure the incorporation of feasible mitigation measures into a project, the ultimate goal of the legislation is to compel government at all levels to make decisions with environmental consequences in mind. To that end, CEQA does not require technical perfection in an EIR, but rather adequacy, completeness, and a good-faith effort at full disclosure.

With this understanding, staff believes that the EIR for the proposed project has been adequately prepared and represents a good-faith effort at disclosure. Furthermore, the CEQA process in this case has fostered collaboration that led to changes that reduce impacts to endangered species and neighboring properties as detailed in this report.

Greenhouse Gas Emissions

The EIR found that project operations would result in significant and unavoidable greenhouse gas emissions. Mitigation Measure AIR-2C/GHG-1 would require incorporation of several operational measures recommended by the local air district to reduce emissions, such as providing outdoor electrical outlets to encourage the use of electric appliances and tools, planting shade trees, utilizing green building materials and passive solar designs, and including a variety of energy-efficient construction methods and appliances. To mitigate for residual emissions above the significance threshold after the onsite reduction measures are exhausted the condition requires the applicant to participate in an off-site grant program to reduce overall air and GHG emissions elsewhere within the air basin. Compliance with Mitigation Measure

AIR-2C/GHG-1 will be updated and assessed in conjunction with the Applicant's filing of each final map to record phases within the project.

The EIR concluded that impacts from GHG emissions from the project would remain significant and unavoidable. However, it is important to view this traffic impact in its proper context.

The impact was derived from a computer air emissions model that projected future air emissions out to the year 2035 using a series of conservative assumptions intended to ensure that potential impacts are not understated. For instance, as explained in the Draft EIR (Chapter III), conservative assumptions were made for the EIR analysis regarding the amount of future development of the multi-family residential and commercial lots within the project. Actual emissions rates for uses on these lots cannot be accurately predicted until the uses and specific site design proposals become known.

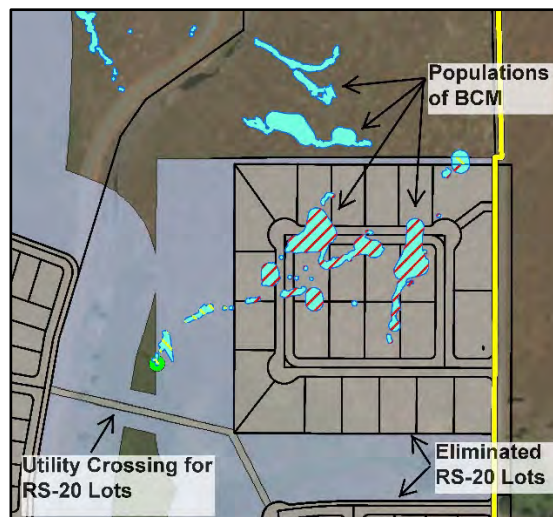
Additional limitations on accurately predicting future air emissions from the proposed project mainly include, but are not limited to: regulatory changes that will likely be enacted over the next decade to meet state-mandated 2030 goals for greenhouse gas emissions reductions, and the unknown degree to which new technologies (e.g. automation of vehicles and service jobs, electric vehicles, etc.), lead to reductions in air emissions from petroleum combustion.

These uncertainties result in the need to both interpret the modeling results as the worst-case scenario for future project emissions and build flexibility into the mitigation applied at this time.

Butte County Meadowfoam (BCM)

As noted above, in July 2018 the applicant submitted refinements to the proposed project that eliminated two phases of RS-20 lots that had been proposed on the east side of the project site along Potter Road/Steve Harrison Memorial Bike Path. Eliminating the 45 RS-20 lots avoids or reduces several project impacts, most notably reducing direct impacts to BCM by just over one-half.

With the elimination of the RS-20 lots direct impacts to BCM habitat would be reduced to 1.13 acres as opposed to 2.33 acres. The area previously associated with the RS-20 lots would be added to the open space preserve and included in the Habitat Mitigation and Monitoring Plan to be established as part of the project. The following image, excerpted from the EIR, shows the overlap of RS-20 lots and BCM habitat; the entire BCM map is provided as **Attachment J**.



Staff clarified to the Commission that this total should read 3.92 acres.

With the elimination of the RS-20 lots BCM habitat situated within the on-site preserve area would increase from 2.57 acres to ~~3.67~~ acres. This BCM acreage in the on-site preserve would be added to the contiguous 0.46-acres identified within the Doe Mill-Schmidbauer Meadowfoam Preserve, previously set aside by the owner of the Stonegate project site.

Impacts to BCM from the project are addressed by Mitigation Measure BIO-2A, which requires the applicant to obtain authorizations from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife for project implementation, and compensate for impacted BCM acreage by either: creating BCM habitat within a preserve area at a 1.5:1 ratio, or preserving existing BCM habitat at a 19:1 ratio. Provisions for timing, monitoring and documenting success of preserved and created BCM habitat are also included in the measure.

Importantly, Mitigation Measure BIO-2A concludes by noting that: *“Final habitat acreages, mitigation ratios, and other project-specific compensatory requirements shall be determined through consultation between USFWS and the Corps as part of the Section 404 permitting process.”*

As stated on Page II-5 of the Final EIR: *“Mitigation Measure BIO-2A is intended to be flexible enough in its implementation to enable State and federal trustee agencies to complete their permitting requirements pertaining to BCM and require mitigation consistent with those permits for project impacts to BCM. State and federal trustee agencies will have detailed requirements for the Applicant, and the resulting permits may require different mitigation ratios from the Recovery Plan standard used in this EIR.”*

Therefore, the City has studied, analyzed and disclosed the anticipated impacts to BCM from the project, including refinements, and has formulated mitigation intended to reduce impacts to BCM to a less-than-significant level while also leaving final determinations regarding mitigation for the endangered species to the appropriate state and federal Trustee Agencies.

Webster Drive

The refinements to the project mentioned above also include a reconfiguration of the extension of Webster Drive. Instead of providing a direct route from Notre Dame Boulevard to Bruce Road the extension would provide a vehicular connection that follows a more-circuitous route, adding approximately 0.2 miles of travel distance.

As previously analyzed, the direct extension of Webster Drive to Bruce Road traffic on Webster was anticipated to increase by 77 vehicles during the morning peak hour and about half that much during the evening peak hour. Although these added volumes represent a near-doubling of existing traffic during these peak hours the anticipated Level of Service (LOS) for Webster Drive at Notre Dame Boulevard would remain LOS A for both Existing Plus Project and Cumulative Plus Project conditions.

Re-routing the Webster Drive connection as proposed would slightly change these anticipated traffic patterns to shift some of the added volume away from Webster Drive to other intersections. The traffic consultant has reviewed the revised layout for Webster Drive and opined that “[t]he change in traffic would be minor in that it would likely not create any new impacts not already addressed in the EIR” (Fong email, 8/10/18). The correspondence concludes that “it is fairly evident that the change would be minor and that no new impacts would be created.” Therefore, these refinements to the roadway network would be inconsequential with regard to the EIR’s analysis of traffic impacts from the project.

PUBLIC CONTACT

A 10-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 circulation period for the DEIR (04/09/18 thru 05/24/18) are included in the Final EIR along with City responses to the issues raised within those comments. Comments received between 05/25/18 and 08/21/18 are include under **Attachment K**.

DISTRIBUTION:

PC Distribution

Epick Homes, Attn: Chris Giampaoli, 901 Bruce Road, Suite 100 Chico, CA 95928

George Schimidbauer, 1099 West Waterfront Drive, Eureka, CA 95502

Keith Doglio, Rolls, Anderson & Rolls, 115 Yellowstone Drive, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-10
- B. Planning Commission Resolution No. 18-11
 - Exhibit I Statement of Overriding Considerations
 - Exhibit II Mitigation Monitoring and Reporting Program
- C. Planning Commission Resolution No. 18-12
 - Exhibit I Plat to Accompany GPA 15-02
 - Exhibit II Plat to Accompany Rezone 15-02
 - Exhibit III Mitigation Monitoring and Reporting Program
 - Exhibit IV Conditions of Approval
 - Exhibit V Subdivision Report
 - Exhibit VI Plat to Accompany Use Permit 18-14
- D. Location/Notification Map
- E. Existing General Plan Designations
- F. Existing Zoning
- G. Vesting Tentative Subdivision Map (S 15-05) (2 sheets)
- H. Project Overview Exhibit
- I. General Plan Goals, Policies and Actions
- J. Butte County Meadowfoam Figure
- K. Public Comments Received 08/02/16 through 09/27/16

The Draft EIR, Final EIR, supporting appendices and other project information is available online at: http://www.ci.chico.ca.us/planning_services/DraftEIRStonegateProject.asp

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHICO
RECOMMENDING THAT THE CHICO CITY COUNCIL CERTIFY THE ADEQUACY
OF THE ENVIRONMENTAL IMPACT REPORT FOR THE STONEGATE VESTING
TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT / REZONE
(State Clearinghouse Number 2016062049)**

WHEREAS, upon determining the Project development applications complete, the City issued a Notice of Preparation (“NOP”) of a Draft EIR and filed the NOP with the State Clearinghouse on or about June 20, 2016; and

WHEREAS, the City conducted a public scoping meeting on the Project on July 12, 2016; and

WHEREAS, the City issued a Notice of Availability (“NOA”) on April 9, 2018, and mailed or emailed the NOA of the Draft EIR to all persons and organizations having requested notice of same, and caused the NOA of the Draft EIR to be published in a newspaper of general circulation within the City; and

WHEREAS, on May 3, 2018, the Planning Commission conducted a public meeting to receive comments on the Draft EIR; and

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1 Final EIR in accordance with CEQA and the local procedures adopted by the City pursuant
2 thereto, including City responses to all comments submitted during the Draft EIR public review
3 period, and to fully address all potential effects of implementation of the Project; and

4 WHEREAS, the Final EIR was forwarded to all commenting agencies on or about
5 August 15, 2018, which was not less than ten (10) days prior to the date established for a
6 Planning Commission hearing to consider the Project; and

7 WHEREAS, the Planning Commission of the City of Chico held a duly noticed public
8 hearing to consider the Project.

9 NOW THEREFORE, BE IT RESOLVED by the City of Chico Planning Commission as
10 follows:

11 1. The Planning Commission makes the following findings based upon the entire record
12 before it, including but not limited to the Draft EIR, all documents incorporated by reference
13 therein, all comments received and responses provided, the Findings of Fact and Statement of
14 Overriding Considerations (as provided in Exhibit I to Resolution No. 18-11), the Mitigation
15 Monitoring and Reporting Program (as provided in Exhibit II to Resolution No. 18-11), and all
16 other evidence in the record of these proceedings:

17 A. The recitals set forth above are true and correct.

18 B. The NOP and Draft EIR were duly prepared, noticed, and properly circulated in
19 accordance with the provisions of CEQA.

20 C. All comments received during the period of public review have been duly considered and
21 incorporated into the Final EIR, and when necessary, replied to, all in accordance with
22 CEQA.

23 D. The City provided written responses to all public agency comments received on the Draft
24 EIR at least ten (10) days before certification of the Final EIR, pursuant to the provisions
25 of CEQA.

26 E. A good faith effort has been made to identify potentially feasible mitigation measures and
27 alternatives to the extent necessary to avoid or substantially lessen the significant adverse
28 effects of the project, and such mitigation measures and alternatives were considered in
the review process in accordance with the provisions of CEQA.

1 F. The EIR for the proposed Project has been properly completed and has identified all
2 significant environmental effects of the Project, and there are no known potential
3 significant environmental effects that are not addressed in the EIR.

4 G. A good faith effort has been made to seek out and incorporate all points of view in the
5 preparation of the Draft EIR and the Final EIR.

6 H. The Planning Commission has reviewed and considered the information in the EIR.

7 I. The EIR for the Project reflects the City's independent judgment and analysis.

8 2. Certification of the EIR.

9 Having independently considered the EIR, the Planning Commission hereby recommends
10 that the Chico City Council certify that the EIR has been prepared, circulated for agency and
11 public review, and completed in compliance with the requirements of CEQA and fully and
12 adequately discloses and addresses all environmental issues known to be associated with the
13 Project.

14 3. The Planning Commission hereby specifies that the materials and documents which
15 constitute the record of proceedings upon which its decision is based are located at and under
16 the custody of the City of Chico Community Development Department.

17 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the
18 City of Chico at its meeting held on August 30, 2018, by the following vote:

19 AYES: Arregui, Bennett, Evans, Scott

20 NOES: Arim-Law, Howlett

21 ABSENT:

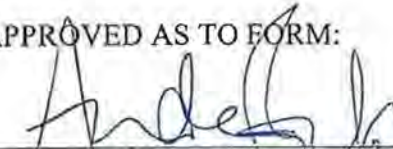
22 ABSTAINED:

23 DISQUALIFIED: Tuchinsky

24 ATTEST:

25 
26 Bruce Ambo
27 Planning Commission Secretary
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APPROVED AS TO FORM:


Vincent C. Ewing, City Attorney*
*Pursuant to The Charter of
the City of Chico, Section 906(E)

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RESOLUTION NO. 18-11
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHICO
RECOMMENDING THAT THE CHICO CITY COUNCIL
1) ADOPT FINDINGS REGARDING ENVIRONMENTAL EFFECTS,
2) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND
3) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE STONEGATE VESTING TENTATIVE SUBDIVISION MAP AND
GENERAL PLAN AMENDMENT / REZONE
(State Clearinghouse Number 2016062049)

WHEREAS, the Planning Commission has adopted a resolution recommending that the Chico City Council certify that the Environmental Impact Report ("EIR") prepared for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone ("Project"), has been completed in compliance with the California Environmental Quality Act ("CEQA") (Pub. Resources Code § 21000 et seq.), CEQA Guidelines (14 CCR § 15000 et seq.), and the local procedures adopted by the City pursuant thereto; reviewed and considered the information and analysis contained in the EIR; and found that the EIR reflects the City's independent judgment; and

WHEREAS, the EIR identified certain significant effects on the environment that would be caused by construction and operation of the Project, absent the adoption of mitigation measures; and

WHEREAS, the City is required, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant effects on the environment associated with a project to be approved; and

WHEREAS, as the CEQA Findings of Fact attached to this resolution demonstrate, many of the significant effects on the environment associated with the Project can be either avoided or substantially lessened through the adoption of feasible mitigation measures, although some of these effects will remain significant and unavoidable despite the adoption of all feasible mitigation measures; and

WHEREAS, because the adoption of all feasible mitigation measures cannot substantially lessen or avoid all significant effects on the environment associated with the Project, the City

1 must consider the feasibility of alternatives, as set forth in the EIR, that may avoid or
2 substantially lessen such impacts; and

3 WHEREAS, because the adoption of the mitigation measures and alternatives will not avoid
4 or substantially lessen all identified significant effects on the environment associated with the
5 Project, CEQA requires the City to adopt a Statement of Overriding Considerations in the event
6 the City Council approves the Project; and

7 WHEREAS, the City is required by Public Resources Code section 21081.6 (a) to adopt a
8 mitigation monitoring and reporting program to ensure that the mitigation measures adopted by
9 the City are actually carried out; and

10 WHEREAS, a Mitigation Monitoring and Reporting Program for the Project has been
11 prepared.

12 NOW, THEREFORE, BE IT RESOLVED by the City of Chico Planning Commission as
13 follows:

- 14 1. The Commission recommends that the Chico City Council adopt the CEQA Findings of
15 Fact attached as Exhibit I to this resolution, as required by Public Resources Code section
16 21081, subdivision (a);
- 17 2. The Commission recommends that the Chico City Council adopt the Statement of
18 Overriding Considerations, included within Exhibit I to this resolution, as required by
19 Public Resources Code section 21081, subdivision (b);
- 20 3. The Commission recommends that the Chico City Council adopt the Mitigation
21 Monitoring and Reporting Program attached as Exhibit II to this resolution, as required
22 by Public Resources Code section 21081.6, subdivision (a).

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1 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the
2 City of Chico at its meeting held on August 30, 2018, by the following vote:

3 AYES: Arregui, Bennett, Evans, Scott

4 NOES: Arim-Law, Howlett

5 ABSENT:

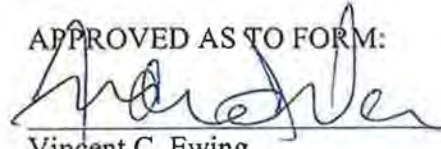
6 ABSTAINED:

7 DISQUALIFIED: Tuchinsky

8 ATTEST:

9 
10 Bruce Ambo
11 Planning Commission Secretary

APPROVED AS TO FORM:


12 Vincent C. Ewing
13 City Attorney*

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*Pursuant to The Charter of the City of Chico, Section 906(E)

Exhibit I
CEQA FINDINGS OF FACT
and
STATEMENT OF OVERRIDING
CONSIDERATIONS

I. INTRODUCTION

The City of Chico (“City”), as lead agency under the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 *et seq.*, has prepared the Final Environmental Impact report for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone Project (State Clearinghouse No. 2016062049) (“Final EIR”). The Final EIR is a project-level EIR pursuant to Section 15161 of the Guidelines for implementation of CEQA (“State CEQA Guidelines”). The Final EIR consists of the April 2018 Draft Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone Environmental Impact Report (“EIR”), the Response to Comments on the EIR (“Response to Comments document”), and revisions to the EIR contained in the Final EIR.

In determining to approve the Elimination of RS-20 Lots Alternative to the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone (referred to hereinafter as the “Elimination of RS-20 Lots Alternative” or the “Project”), the City makes and adopts the following findings of fact and statement of overriding considerations, and adopts and incorporates all of the applicable mitigation measures identified in the Final EIR, all based on substantial evidence in the whole record of this proceeding (“administrative record”). Pursuant to Section 15090(a) of the State CEQA Guidelines, the Final EIR was presented to the City, and the City reviewed and considered the information contained in the Final EIR prior to making the findings contained herein. The conclusions presented in these findings are based on the Final EIR and other evidence in the administrative record. The findings provide the written analysis and conclusions regarding the Elimination of RS-20 Lots Alternative environmental impacts.

II. STATEMENT OF FINDINGS

The findings and determinations contained herein are based on the competent and substantial evidence, both verbal and written, contained in the entire administrative record and the EIR. The findings and determinations constitute the independent findings and determinations by the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

Although the findings below identify specific pages within the Draft and Final EIRs in support of various conclusions reached below, the City Council hereby incorporates by reference and adopts as its own, the reasoning set forth in both environmental documents, and thus relies on that reasoning, even where not specifically mentioned or cited herein, in reaching the conclusions set forth below, except where additional evidence is specifically mentioned. The City Council further intends that if these findings fail to cross-reference or incorporate by reference any other part of these findings, any finding required or permitted to be made by this Council with respect to any particular subject matter of the Elimination of RS-20 Lots Alternative must be deemed made if it appears in any portion of these findings or findings elsewhere in the administrative record.

III. DEFINITIONS AND ACRONYMS

“Applicant” means Epick Homes
“BCAQMD” means Butte County Air Quality Management District
“BCM” means Butte County Meadowfoam
“CDFW” means California Department of Fish and Wildlife
“CEQA” means California Environmental Quality Act.
“City” means City of Chico.
“Commission” or “Planning Commission” means the Planning Commission of the City of Chico.
“Council” or “City Council” means the City Council of the City of Chico.
“DEIR” or “Draft EIR” means the Draft Environmental Impact Report for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone, dated April 2018.
“EIR” means Environmental Impact Report, including both the DEIR and FEIR.
“FEIR” or “Final EIR” means the Final Environmental Impact Report for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone, dated July 2018.
“LOS” means level of service.
“MM” means mitigation measure.
“MMRP” means Mitigation Monitoring and Reporting Program.
“MT CO₂e” means metric tons of carbon dioxide equivalent.
“NO_x” means nitrogen oxide.
“NOP” means Notice of Preparation.
“NOP/IS” means Notice of Preparation and Initial Study.
“PM_{2.5}” means particulate matter equal to or less than 2.5 microns in diameter.
“PM₁₀” means particulate matter equal to or less than 10 microns in diameter.
“ROG” means reactive organic gases.
“RWQCB” means Regional Water Quality Control Board
“SCH” means State Clearinghouse.
“USACE” means U.S. Army Corps of Engineers
“VOC” means Volatile Organic Compounds

IV. DESCRIPTION OF PROJECT AND ELIMINATION OF RS-20 LOTS ALTERNATIVE

A. Proposed Project

As fully described in Chapter III of the Draft EIR, the original proposal would subdivide the project site into a combination of single-family residential standard lots, single-family residential half-acre lots, multi-family residential, commercial uses, open space, public right-of-way and parks, (Proposed Project). The Proposed Project consists of the Stonegate Subdivision Vesting Tentative Subdivision Map, and related permits and approvals necessary for implementation of the subdivision. The Proposed Project includes zone changes and General Plan Amendments to establish Primary Open Space in APN 018-510-008 and 018-510-009 and to reconfigure and change the Residential and Commercial designations throughout the site.

The Proposed Project subdivision would yield the following parcel sizes and uses:

Open Space: 108.8 acres

Public right-of-way dedication: 41.8 acres

Public right-of-way abandonment: 0.3 acres

Bicycle Path: 0.7 acres

Park: 3.3 acres

Single-family residential, standard lots (424 lots): 81.0 acres

Single-family, half-acre lots (45 lots): 22.3 acres

Multi-family residential: 13.4 acres

Commercial: 36.6 acres

Stormwater facility: 5.4 acres

Land transfer from the Project site to the City: 1.0 acre

Land transfer from the City to the Project site: 0.8 acres

Proposed amendments to General Plan land use designations and zoning districts include removal of a Resource Constraint Overlay from four of five parcels involved in the Proposed Project, addition of commercial mixed use designations to three parcels, and other changes outlined in Table 1.

Table 1. Existing vs. Proposed General Plan Designations and Zoning Districts

APN/acres	Existing GP	Proposed GP	Existing Zoning	Proposed Zoning
002-190-041 / 48.0 acres	LDR/RCO OMU/RCO	LDR MDR CMU	R1-RC OR-RC	R1 R2 CC
018-510-007 / 100.2 acres	VLDR/RCO POS SOS	VLDR POS SOS	RS-20-PD-RC OS1 OS2	RS-20 OS1 OS2
018-510-008 / 111.1 acres	LDR/RCO MHDR/RCO SOS	LDR CMU POS SOS	R1-RC R3-RC OS2	R1 CC OS1 OS2
018-510-009 / 53.7 acres	LDR/RCO OMU/RCO SOS	LDR CMU MDR POS SOS	R1-RC OR-RC OS2	R1 CC R2 OS1 OS2
002-220-006 / 7.75 acres	SOS	SOS CMU	OS2	OS2 CC

The objectives of the Project are:

- Subdivision of the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico's land use plans, policies, and regulations;
- Construction of infrastructure to serve all proposed lots;
- Preserve a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value;
- Enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats;
- Create residential neighborhoods in the project that offer a variety of housing types at various densities and price points to help meet the City's housing needs;
- Development of a project that is consistent with City design policies and Design Guidelines Manual;
- Provide commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community; and
- Provide revenue to local businesses during project construction and operation.

B. Elimination of RS-20 Lots Alternative

Under the Elimination of RS-20 Lots Alternative, as fully described in Section B of Chapter VII of the Draft EIR, 45 suburban-residential (RS-20) lots proposed in the southeast portion of the project

site would be eliminated and approximately 13 acres of the 20-acre commercial lot (Lot 471) would be shifted to Low Density Residential (R1) development. All other portions of the project would remain the same as the Proposed Project.

By eliminating the RS-20 lots the Project would not need to extend infrastructure east of the Butte Creek Diversion Channel. The area previously associated with the RS-20 lots, which contains 1.2 acres of occupied Butte County meadowfoam habitat, would be added to the open space preserve and included in the Habitat Mitigation and Monitoring Plan to be established as part of the project.

Under the Elimination of RS-20 Lots Alternative, as fully described in Section B of Chapter VII of the Draft EIR, approximately 13 acres of the 20-acre commercial lot (Lot 471) would be shifted to Low Density Residential (R1) development. The approximately 7-acre commercial lot would still be situated at the intersection of Bruce Road and East 20th Street, and the remaining 13 acres (nearest Parkhurst Street and Laredo Way) would be platted-out with R1 lots appropriate for single-family residential development. Based on an average gross density of 5 units per acre, the additional 13 acres of R1-zoned property would correspond to approximately 65 homes. Thus, the Elimination of RS-20 Lots Alternative was described in the Draft EIR as resulting in the following changes to the project totals listed under Section IV.A, above:

Open Space: 131.1 acres (up from 108.8 acres)

Single-family residential, standard lots (489 lots): 94.0 acres

Single-family, half-acre lots (0 lots): 0 acres (down from 22.3 acres)

Commercial: 23.6 acres (down from 36.6 acres)

As a result of comments raised during the public review and comment period, the Applicant has requested two refinements of the Elimination of RS-20 Lots Alternative that are expected to further reduce potential impacts. These include:

- (1) A minor reconfiguration of the layout for Webster Drive to minimize through-trips on Webster Drive between Notre Dame Boulevard and Bruce Road, in response to comments raised by neighbors in that area; and
- (2) A shift to the allocation of commercial and residential uses on Lot 471 as compared to the allocation evaluated under Alternative B in the Draft EIR, in response to the Applicant's input regarding potential retail end-user capacities.

The refinement to Webster Drive is reflected on a revised Vesting Tentative Subdivision Map (dated-stamped Jul 26, 2018). The re-allocation of commercial and residential uses on Lot 471 would be implemented through a use permit (UP 18-14) which would allow between three acres and 13 acres of the 20-acre lot to be developed with ground-floor residential uses, resulting in a mix of commercial and residential uses on Lot 471. Allowing such a range for the relative proportions of future commercial and residential uses on Lot 471 would provide flexibility in situating a future commercial center at the major intersection of East 20th Street and Bruce Road, while allowing the remaining portion of the site nearest existing residential uses to be developed with residential uses.

These refinements to the Elimination of RS-20 Lots Alternative would retain the important elements of the initial Elimination of RS-20 Lots Alternative that would result in reduced impacts to biological resources, greenhouse gas emissions, traffic and transportation, and other environmental impacts, relative to the Proposed Project. The refinements, and the Elimination of RS-20 Lots Alternative as refined, do not constitute significant new information pursuant to CEQA Guideline 15088.5 because the refinements do not represent changes that deprive the public of a meaningful opportunity to comment on any substantial adverse environmental effects of the Project or a feasible

way to mitigate or avoid such effects that the project proponents have declined to implement. No aspect of the refinements involve a substantial increase in the severity of an environmental impact, compel the need for additional mitigation measures, or represent a change to the Elimination of RS-20 Lots Alternative that render it considerably different from what was presented in the Draft EIR. In this case, the Applicant proposes to move forward with the Elimination of RS-20 Lots Alternative, which was identified in the Draft EIR as the Environmentally Superior Alternative, with minor refinements. The public has been given the opportunity to meaningfully comment on the Elimination of RS-20 Lots Alternative. Therefore, the project refinements requested by the Applicant do not require recirculation of the Draft EIR.

The Elimination of RS-20 Lots Alternative, as refined, would meet the all of the project objectives in that it would: subdivide the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico's land use plans, policies, and regulations; construct infrastructure to serve all proposed lots; preserve a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value; enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats; create residential neighborhoods in the project that offer a variety of housing types at various densities and price points to help meet the City's housing needs; develop a project that is consistent with City design policies and Design Guidelines Manual; provide commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community; and provide revenue to local businesses during project construction and operation.

Similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would have less-than-significant impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use planning, noise, population and housing, public services, recreation, traffic and transportation, utilities and service systems and tribal cultural resources.

Also similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would result in significant and unavoidable impacts with regard to greenhouse gas emissions. With implementation of the Elimination of RS-20 Lots Alternative, these emissions would be reduced by approximately ten percent. The resulting impacts would be approximately 11,090 MT CO₂e per year or 4.64 MT CO₂e per service population per year in 2035. The same mitigation as presented in the Greenhouse Gas Emissions section of the Draft EIR would apply under the Elimination of RS-20 Lots Alternative, however, even after implementation of Mitigation Measure AIR-2C/GHG-1, operational GHG emissions would remain significant and unavoidable.

V. ENVIRONMENTAL REVIEW PROCESS

In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City issued a Notice of Preparation (NOP) of an EIR on June 20, 2016 (SCH# 2016062049). This notice was circulated to the public, local, State, and Federal agencies, and other interested parties to solicit comments on the Proposed Project.

Pursuant to CEQA Guidelines Section 15082(c)(1), the City of Chico held a public scoping meeting for the Proposed Project on July 12, 2016 in the Chico City Council Chambers, 421 Main Street, Chico, CA 95927. The meeting was duly noticed in the NOP that was posted on the City's website and directly mailed to public agencies and private parties, as well as in a public notice printed in the Chico Enterprise-Record. Approximately 28 persons attended the meeting, with 19 persons providing oral testimony.

The EIR includes an analysis of the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

An Initial Study of environmental impacts determined that the Proposed Project would have no impact on Agriculture and Forest Resources. Therefore, impacts to this area were not further studied in the EIR.

The City published the DEIR for public and agency review. The public review period was 45 days, beginning April 9, 2018, and ending on May 24, 2018. The City received a number of comment letters from agencies and the public regarding the DEIR. In April 2018, the City published a Final EIR for the project.

VI. RECORD OF PROCEEDINGS

The record of proceedings for the decision on the Proposed Project and the Elimination of RS-20 Lots Alternative consists of the following documents, at a minimum:

- The Notice of Preparation dated June 20, 2016, and all other public notices issued by the City in conjunction with the Project;
- Oral testimony received at the July 12, 2016 public scoping meeting;
- All applications for approvals and development entitlements related to the Project and submitted to the City;
- Comments received on the Notice of Preparation issued by the City;
- The DEIR and all appendices to the DEIR for the Project;
- Notices of Completion and of Availability, providing notice that the DEIR had been completed and was available for public review and comment;
- All comments submitted by agencies or members of the public during the comment period on the DEIR;
- All comments and correspondence submitted to the City with respect to the Project, in addition to timely comments on the DEIR;
- The Final EIR for the Project dated August 2018, including all documents referred to or

relied upon therein, and documents relied upon or referenced in these findings, which include, but are not limited to the following:

- All timely comments received on the DEIR and responses to those comments;
- All Technical appendices to the EIR;
- Letters and correspondence submitted to the City following the release of the FEIR;
- The Mitigation Monitoring and Reporting Program for the Project;
- The Notices of Public Hearing issued in connection with Planning Commission and City Council hearings on the Project.
- All findings and resolutions adopted by the City in connection with the Project approvals, and all documents cited or referred to therein;
- All reports, studies, memoranda (including internal memoranda not protected by the attorney-client privilege), maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- All reports, studies, memoranda, maps, staff reports, or other planning documents related to the Project cited or referenced in the preparation of the DEIR or FEIR;
- All documents submitted to the City by other public agencies or members of the public in connection with the Project, up through the close of the public hearing.
- Any documentary or other evidence submitted to the City at any other information sessions, public meeting or public hearing;
- The relevant files of the City of Chico Community Development Department for the Project;
- The relevant City files and the materials submitted by the Project applicant;
- The City of Chico General Plan and Chico Municipal Code;
- Matters of common knowledge to the City including, but not limited to Federal, State, and local laws and regulations;
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by Public Resources Code Section 21167.6(e).

The official custodian of the record is the Community Development Director of the City of Chico, located at 411 Main Street, Chico, CA 95928.

VII. FINDINGS REQUIRED UNDER CEQA

Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which

will avoid or substantially lessen such significant effects.” Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).)

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to avoid or substantially lessen significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (CEQA Guidelines, § 15091, subd. (a)) With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project’s “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b))

These findings constitute the City’s best efforts to set forth the evidentiary and policy bases for its decision to approve the Elimination of RS-20 Lots Alternative in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various proposed mitigation measures outlined in the EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to require implementation of these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City adopts a resolution approving the Elimination of RS-20 Lots Alternative as refined, which refinements are described in detail in Section IV.B above and discussed in further detail below.

VIII. MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Elimination of RS-20 Lots Alternative and is being approved by the City Council by the same resolution that adopts these findings. The City will use the MMRP to track compliance with the mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is a separate document from the EIR.

IX. FINDINGS REGARDING ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

The DEIR identified a number of significant and potentially significant environmental effects (or impacts) that the Elimination of RS-20 Lots Alternative (“Project”) may cause. Some of these significant impacts can be reduced to a level of less than significant through the adoption of feasible mitigation measures. Others cannot be reduced to a less than significant level and will be significant and unavoidable. For the reasons set forth in Section XI, *infra*, however, the City has determined that overriding economic, social or other considerations outweigh the significant, unavoidable effects of the Project.

The City finds that all impacts related to Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Services, and Recreation were all determined to be less than significant without the need for

mitigation.

The City's findings with respect to Project impacts requiring mitigation within the following topical areas are made below. With the exception of these identified impacts, the City finds that other impacts within these topical areas do not require mitigation and are less than significant. Likewise, unless otherwise specifically identified below, all cumulative impacts within these impact areas were determined to be less than significant.

A. Air Quality

- 1. Impact AIR-2:** The DEIR found that the Proposed Project could potentially result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable State or federal ambient area quality standard. Specifically, the construction emissions associated with ROG and NO_x would exceed BCAQMD standards. Further, construction would generate fugitive dust in the form of PM₁₀. Similarly, the operational phase of the Proposed Project would generate ROG, NO_x, and PM₁₀ in excess of relevant BCAQMD standards. Mitigation Measure AIR-2A has been provided, and requires that the Applicant include basic measures to control dust and exhaust during construction. Mitigation Measure AIR-2B has been provided to reduce emissions associated with diesel-powered construction equipment and architectural coatings. Mitigation Measure AIR-2C/GHG-1 has been provided to require that the Applicant implement BCAQMD-recommended operational mitigation measures. Implementation of Mitigation Measures AIR-2A through AIR-2C/GHG-1 would reduce these impacts to a less than significant level (**DEIR at IV.C-7 to IV.C-8**).

As described on pages VII-9 and VII-10 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to air quality related to cumulatively considerable net increases of a criteria pollutant for which the project region is non-attainment under an applicable State or federal ambient area quality standard. The Elimination of RS-20 Lots Alternative would have comparable but less impact on air quality emissions than the proposed Project. The Final EIR finds that Mitigation Measures AIR-2A through AIR-2C/GHG-1 would be adequate to reduce the air quality impacts of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact AIR-2 and Mitigation Measures AIR-2A through AIR-2C/GHG-1:** The incorporation of Mitigation Measures AIR-2A through AIR-2C/GHG-1 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.
- 2. Impact AIR-4:** The DEIR found that the Proposed Project may expose sensitive receptors to substantial pollutant concentrations. Construction activities may occur in close proximity to sensitive receptors, potentially exposing them to diesel exhaust, which contains PM_{2.5}. Mitigation Measure AIR-4 requires that the applicant to use Best Available Control Technology as recommended by BCAQMD, which would reduce this impact to a less than significant level (**DEIR at IV.C-15 to IV.C-16**).

As described on pages VII-9 and VII-10 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to air quality related to exposing sensitive receptors to substantial pollutant concentrations.

The Elimination of RS-20 Lots Alternative would have comparable but less impact on air quality emissions than the Proposed Project. The Final EIR finds that Mitigation Measure AIR-4 would be adequate to reduce the air quality impacts of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact AIR-4 and Mitigation Measure AIR-4:** The incorporation of Mitigation Measure AIR-4 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.

B. Biological Resources

- 1. Impact BIO-1:** The DEIR found that the Proposed Project could adversely impact special-status wildlife such as nesting bird species, pallid bats, the Western Spadefoot Toad, vernal pool crustaceans, and the Valley Elderberry Longhorn Beetle. Mitigation Measure BIO-1A requires that the Applicant implement mitigation measures to reduce impacts to nesting birds prior to the issuance of grading permits. Mitigation Measure BIO-1B mitigates for impacts to pallid bats by requiring that the Applicant implement impact reduction measures prior to issuance of a grading permit for RS-20 lots east of the Diversion Channel. Mitigation measure BIO-1C requires the applicant to implement a series of surveys and protection measures to minimize impacts to the Western Spadefoot. Mitigation Measure BIO-1D requires the applicant to mitigate for vernal pool crustacean habitat loss. Mitigation Measure BIO-1E outlines a series of required mitigation measures to minimize impacts to the Valley Elderberry Longhorn Beetle. Implementation of Mitigation Measures BIO-1A through BIO-1E reduces impacts to special-status wildlife species to a less than significant level (**DEIR at IV.D-46 to IV.D-52**).

As described on pages VII-10 and VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to biological resources related to special status wildlife species. The Elimination of RS-20 Lots Alternative would have comparable but less impact on special status wildlife species than the Proposed Project, as it would avoid Impacts BIO-1B (riparian oak woodland/pallid bat) and BIO-1E (elderberry shrubs/Valley elderberry longhorn beetle). The Final EIR finds that Mitigation Measures BIO-1A, BIO-1C and BIO-1D would be adequate to reduce the biological impacts to special status wildlife species of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impacts BIO-1A, BIO-1C and BIO-1D and Mitigation Measures BIO-1A, BIO-1C and BIO-1D:** The incorporation of Mitigation Measures BIO-1A, BIO-1C and BIO-1D into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.
- b. Finding Regarding Impacts BIO-1B and BIO-1E and Mitigation Measures BIO-1B and BIO-1E:** Since the Project no longer includes development of RS-20 lots on the east side of the Diversion Channel the project will not impact riparian oak woodland as identified in Impact BIO-1B or elderberry shrub habitat as identified in Impact BIO-1E. Therefore, including Mitigation Measures BIO-1B and BIO-1E is not necessary to avoid

or reduce these potentially significant impacts identified in the EIR.

- 2. Impact BIO-2:** The DEIR found that the Proposed Project could adversely impact special-status plant species such as BCM. Further, the DEIR found that construction activities from the Project may introduce invasive weeds into the on-site preserve. Mitigation Measure BIO-2A requires the Applicant to consult with USFWS and CDFW to develop appropriate compensatory mitigation for impacts to BCM-occupied habitat. Mitigation Measure BIO-2B requires the Applicant to prepare and implement a Weed Control Plan prior to construction activities. Implementation of Mitigation Measures BIO-2A and BIO-2B would reduce impacts to special-status plant species to a less than significant level (**DEIR at IV.D-52 through IV.D-56**).

As described on pages VII-10 and VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to biological resources related to special status plant species. The Elimination of RS-20 Lots Alternative would have significantly less impact on BCM than the proposed Project; impacting 1.13 acres instead of 2.33 acres of BCM habitat. The Final EIR finds that Mitigation Measures BIO-2A and BIO-2B would be adequate to reduce the biological impacts to special status plant species of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact BIO-2 and Mitigation Measures BIO-2A and BIO-2B:** The incorporation of Mitigation Measures BIO-2A and BIO-2B into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.

- 3. Impact BIO-3:** The DEIR found that the Proposed Project could have a substantial adverse effect on riparian habitat and other sensitive natural communities. A utility crossing of the Butte Creek Diversion Channel to serve the RS-20 lots would impact 0.02 acre of Mixed Riparian Woodland. Mitigation Measure BIO-3A requires the Applicant to restore riparian habitat at a minimum ratio of 1:1 for temporary loss and 3:1 for permanent loss, in addition to implementing water quality protection measures. In addition to riparian habitat, the Project would potentially impact depressional seasonal wetlands, vernal pools, perennial marsh, riverine seasonal wetlands, ditches/canals, excavated pits, and ephemeral, intermittent, and perennial drainages. Mitigation Measure BIO-4 requires the applicant to perform a series of mitigation measures for impacts to wetlands prior to issuance of a grading permit. Implementation of Mitigation Measures BIO-3A and BIO-4 would reduce impacts to riparian habitat and other sensitive natural communities to a less than significant level (**DEIR at IV.D-56 to IV.D-61**).

As described on pages VII-10 and VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to biological resources related to riparian habitat and other sensitive natural communities. The Elimination of RS-20 Lots Alternative would avoid impacts to Mixed Riparian Woodland habitat and have comparable but less impact on other sensitive natural communities than the Proposed Project, as it would avoid Impact BIO-3A. The Final EIR finds that Mitigation Measure BIO-4 would be adequate to reduce the biological impacts to riparian habitat and other sensitive natural communities of the Elimination of RS-20 Lots

Alternative to a less than significant level.

- a. Finding Regarding Impact BIO-3 and Mitigation Measure BIO-4:** The incorporation of Mitigation Measure BIO-4 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.
- b. Finding Regarding Impact BIO-3 and Mitigation Measure BIO-3A:** Since the Project no longer includes development of RS-20 lots on the east side of the Diversion Channel the project will not impact Mixed Riparian Woodland as identified in Impact BIO-1A. Therefore, including Mitigation Measures BIO-3A is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

- 4. Impact BIO-4:** The DEIR found that the Proposed Project could have a substantial adverse effect on federally protected wetlands and waters. The Project could impact 9.35 acres of wetlands directly and 4.51 acres indirectly. If the land transfer proposed by the Project is declined, an additional 0.16 acres would be impacted. Potential impacts include direct modifications to scattered seasonal wetlands and unvegetated drainages to accommodate improvements, and indirect changes associated with the increased potential for erosion and water quality degradation, and alteration of the hydrology through increase in impervious surfaces within the Project site. Mitigation Measure BIO-4 requires the applicant to perform a series of mitigation measures for impacts to wetlands prior to issuance of a grading permit. These actions include obtaining a Lake or Streambed Alteration Agreement and preparing and implementing a compensatory mitigation plan for impacts to waters of the U.S. Implementation of Mitigation Measure BIO-4 would reduce these impacts to a less than significant level (**DEIR at IV.D-60 through IV.D-61**).

As described on pages VII-10 and VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to biological resources related to federally-protected wetlands and waters. The Elimination of RS-20 Lots Alternative would have comparable but less impact on wetlands and waters than the Proposed Project. The Final EIR finds that Mitigation Measure BIO-4 would be adequate to reduce the biological impacts to wetlands and waters of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact BIO-4 and Mitigation Measure BIO-4:** The incorporation of Mitigation Measure BIO-4 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.
- 5. Impact BIO-5:** The DEIR found that the Proposed Project could disturb movement, migration corridors, and nursery sites. The Diversion Channel and seasonal wetland swales provide movement corridors for common and special-status species as well as providing wildlife habitat. Approximately 9.35 acres of vernal pool and seasonal wetland habitats would be directly impacted by the Project, in addition to 4.51 acres that would be indirectly impacted. Mitigation Measure BIO-4 would create, preserve, or restore seasonal wetland habitats. With implementation of Mitigation Measure BIO-4, these impacts would be reduced to a less than significant level (**DEIR at IV.D-61 through IV.D-62**).

As described on pages VII-10 and VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to biological resources related to movement/migration corridors and nursery areas. The Elimination of RS-20 Lots Alternative would have comparable but less impact on movement/migration corridors and nursery areas than the Proposed Project. The Final EIR finds that Mitigation Measure BIO-4 would be adequate to reduce the biological impacts to movement/migration corridors and nursery areas of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact BIO-5 and Mitigation Measure BIO-4:** The incorporation of Mitigation Measure BIO-4 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.

C. Cultural Resources

- 1. Impact CULT-2:** The DEIR found that the Proposed Project could cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5. While a cultural resources survey recovered no significant cultural resources on the site, the potential to discover and disturb cultural resources is considered potentially significant. Mitigation Measure CULT-2 requires the applicant to provide reasonable notice and site access for tribal representatives during ground disturbing activities in areas mapped by the Mechoopda Indian Tribe of Chico Rancheria as high sensitivity areas. The measure further requires that upon discovery of archaeological or paleontological deposits, construction activity must cease until a qualified archaeologist or paleontologist assesses the significance of the find(s) and recommends further action. With implementation of CULT-2, impacts to archaeological and paleontological resources would be reduced to a less than significant level (**DEIR at IV.E-24 through IV.E-25**).

As described on page VII-11 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to cultural resources related to the potential for accidental discovery and disturbance of cultural resources during excavation. The Elimination of RS-20 Lots Alternative would have comparable but less impact in this regard than the Proposed Project. The Final EIR finds that Mitigation Measure CULT-2 would be adequate to reduce this potential cultural resources impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact CULT-2 and Mitigation Measure CULT-2:** The incorporation of Mitigation Measure CULT-2 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects on the environment.

D. Greenhouse Gas Emissions

- 1. Impact GHG-1:** The DEIR found that the Proposed Project could generate greenhouse gas emissions that may have a significant impact on the environment. After accounting for energy consumption, transportation, solid waste generation, water use, and other relevant

factors, the Proposed Project's projected 2035 emissions total approximately 13,680 MT CO₂e per year, which is considered cumulatively considerable and significant. Upon implementation of Mitigation Measure AIR-2C/GHG-1, which requires the Applicant to utilize BCAQMD-recommended operational mitigation measures, this impact would be reduced to approximately 13,666 tons of CO₂e per year, which is still considered cumulatively considerable and significant. Additionally, construction emissions would add approximately 1,335 MT CO₂e to these totals. As such, the residual significance of impacts from greenhouse gas emissions would be significant and unavoidable (**DEIR at IV.G-11 to IV.G-15**).

As described on pages VII-11 and VII-12 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in significant unavoidable impacts regarding greenhouse gas emissions. The Elimination of RS-20 Lots Alternative would have comparable but less greenhouse gas emissions than the Proposed Project, resulting in approximately 11,090 tons of CO₂e per year from operations and 1,335 MT CO₂e from construction activities. The Final EIR finds that Mitigation Measure AIR-2C/GHG-1 would reduce greenhouse gas emissions impacts, however *the residual significance of impacts from greenhouse gas emissions would be significant and unavoidable*.

a. Finding Regarding Impact GHG-1 and Mitigation Measure AIR-2C/GHG-1: The Project's generation of greenhouse gas emissions can be reduced through Mitigation Measure AIR-2C/GHG-1. The City hereby directs that this mitigation measure be required in or incorporated into the Project. However, implementation of that mitigation will not reduce the identified impact to a less than significant level.

2. Impact GHG-2: The DEIR found that the Proposed Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. The City of Chico's 2020 Climate Action Plan outlines GHG reduction targets consistent with AB 32. While the Proposed Project is generally consistent with the plan, its GHG emissions would exceed the significance threshold of 1,100 MT CO₂e and 4.6 MT CO₂e per service population per year in the year 2035. As such, these impacts would be significant and unavoidable (**DEIR at IV.G-15 through IV.G-17**).

As described on pages VII-11 and VII-12 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in significant unavoidable impacts regarding greenhouse gas emissions. The Elimination of RS-20 Lots Alternative would have comparable but less greenhouse gas emissions than the Proposed Project, resulting in approximately 11,090 tons of CO₂e per year from operations and 1,335 MT CO₂e from construction activities. The Final EIR finds that Mitigation Measure AIR-2C/GHG-1 would reduce greenhouse gas emissions impacts, however *the residual significance of impacts from greenhouse gas emissions would be significant and unavoidable*.

a. Finding Regarding Impact GHG-2 and Mitigation Measure AIR-2C/GHG-1: The Project's generation of greenhouse gas emissions can be reduced through Mitigation Measure AIR-2C/GHG-1. The City hereby directs that this mitigation measure be required in or incorporated into the Project. However, implementation of that mitigation will not reduce the identified impact to a less than significant level.

E. Hydrology and Water Quality

1. Impact HYDRO-3: The DEIR found that the Proposed Project could result in substantial erosion or siltation through alteration of drainage patterns associated with development of the RS-20 lots. Development of the RS-20 lots would: discharge storm water runoff into the Butte Creek Diversion Channel, change existing topography, and place fill and structures within FEMA 100-year and DWR 200-year flood zones. These changes would alter flow and potentially result in substantial erosion and siltation. Mitigation Measure HYDRO-1 requires preparation of a detailed hydraulic evaluation prior to development of the RS-20 lots to identify specific improvements within the 100- and 200-year flood zones and modification of said improvements which may increase erosion or siltation resulting from those specific development plans. Mitigation Measure HYDRO-2 requires the applicant to coordinate any levee modification activities with the California Department of Water Resources and to obtain an encroachment permit from the Central Valley Flood Protection Board before commencing construction activities that could affect the integrity of the existing flood-control system associated with the Butte Creek Diversion Channel. Implementation of Mitigation Measures HYDRO-1 and HYDRO-2 reduce these impacts to a less than significant level (**DEIR at IV.I-16 through IV.I-18**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to hydrology and water quality. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it reduces the amount of impervious surfaces to be developed with the project and avoids placing fill or structures within the flood hazard zones located east of the levee. The Final EIR finds that Mitigation Measure HYDRO-2 would be adequate to reduce this potential impact to hydrology and water quality of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact HYDRO-3 and Mitigation Measure HYDRO-2:** The incorporation of Mitigation Measure HYDRO-2 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
- b. Finding Regarding Impact HYDRO-3 and Mitigation Measure HYDRO-1:** Since the Project no longer includes development of RS-20 lots on the east side of the levee the project will not alter drainage patterns in that area in a manner that could result in substantial erosion or siltation as identified in the EIR. Therefore, including Mitigation Measure HYDRO-1 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

2. Impact HYDRO-4: The DEIR found that the Proposed Project could result in increased flooding through alteration of drainage patterns or substantial increases in the rate or amount of surface runoff. Compliance with the Construction General Permit and Small MS4 General Permit would ensure that the rate, volume, and/or duration of storm water discharges during project construction and operation activities would be similar to existing conditions. However, the Proposed Project would encroach on the Butte Creek Diversion Channel and levee and place fill material and structures within the FEMA 100-year flood zones and DWR 200-year flood zones. Implementation of Mitigation Measures HYDRO-1 and HYDRO-2 (see above) would reduce these impacts to a less than significant level (**DEIR at IV.I-18 through IV.I-19**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the

Elimination of RS-20 Lots Alternative would also result in less than significant impacts to hydrology and water quality. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it reduces the amount of impervious surfaces to be developed with the project and avoids placing fill or structures within the flood hazard zones located east of the levee. The Final EIR finds that Mitigation Measure HYDRO-2 would be adequate to reduce this potential impact to hydrology and water quality of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. **Finding Regarding Impact HYDRO-4 and Mitigation Measure HYDRO-2:** The incorporation of Mitigation Measure HYDRO-2 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
 - b. **Finding Regarding Impact HYDRO-4 and Mitigation Measure HYDRO-1:** Since the Project no longer includes development of RS-20 lots on the east side of the levee the project will not alter drainage patterns in that area in a manner that could result in substantial increases in the rate or amount of surface runoff as identified in the EIR. Therefore, including Mitigation Measure HYDRO-1 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.
3. **Impact HYDRO-7:** The DEIR found that the Proposed Project could place structures within a 100-year flood hazard area which would impede or redirect the flow of channel floodwater. Placement of structures east of the levee with the RS-20 lots could influence channel flow and cause a redirection and/or impediment of flood flows. Implementation of Mitigation Measures HYDRO-1 and HYDRO-2 (see above) would reduce these impacts to a less than significant level (**DEIR at IV.I-20**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to hydrology and water quality. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it avoids placing structures within the flood hazard zones located east of the levee where they could affect channel flows. The Final EIR finds that Mitigation Measure HYDRO-2 would be adequate to reduce this potential impact to hydrology and water quality of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. **Finding Regarding Impact HYDRO-7 and Mitigation Measures HYDRO-2:** The incorporation of Mitigation Measure HYDRO-2 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
- b. **Finding Regarding Impact HYDRO-7 and Mitigation Measures HYDRO-1:** Since the Project no longer includes development of RS-20 lots on the east side of the levee the project will not place structures within the flood hazard zones located east of the levee where they could affect channel flows as identified in the EIR. Therefore, including Mitigation Measure HYDRO-1 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

- 4. Impact HYDRO-8:** The DEIR found that the Proposed Project could result in inundation as a result of the failure of a levee or dam. The levee along the Butte Creek Diversion Channel provides flood protection for the City, and project components that encroach upon the levee could weaken its structural integrity. Implementation of Mitigation Measures HYDRO-1 and HYDRO-2 (see above) would reduce this impact of the Proposed Project to a less than significant level (**DEIR at IV.I-20**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to hydrology and water quality. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it avoids placing structures within the flood hazard zones located east of the levee where they could affect channel flows which may in turn weaken the structural integrity of the levee. The Final EIR finds that Mitigation Measure HYDRO-2 would be adequate to reduce this potential impact to hydrology and water quality of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact HYDRO-8 and Mitigation Measure HYDRO-2:** The incorporation of Mitigation Measure HYDRO-2 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
- b. Finding Regarding Impact HYDRO-8 and Mitigation Measures HYDRO-1:** Since the Project no longer includes development of RS-20 lots on the east side of the levee the project will not place structures within the flood hazard zones located east of the levee where they could affect channel flows and impact levee integrity as identified in the EIR. Therefore, including Mitigation Measure HYDRO-1 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

F. Noise

- 1. Impact NOISE-2:** The DEIR found that the Proposed Project could introduce substantial nighttime noise at noise-sensitive uses due to noise associated with commercial parking areas. The configuration of parking areas within commercial lots is not known at this time and a noise assessment determined that, depending on the design, future commercial parking areas may exceed the City's nighttime noise level standards. Mitigation Measure NOISE-2 stipulates that future commercial parking areas shall be designed such that no residentially-zoned property would have 100 or more parking spaces within 100 feet, unless a solid noise barrier of 6 feet in height is included at the interface of the commercial parking area and the residential property. Implementation of Mitigation Measure NOISE-2 would reduce this impact to a less than significant level (**DEIR at IV.K-21 to IV.K-32**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from noise related to future development of commercial uses (parking areas, loading docks and truck routes). The Elimination of RS-20 Lots Alternative would have comparable impacts in this regard to the Proposed Project, though overall noise generation from added vehicle trips would be less than the Proposed Project. The Final EIR finds that Mitigation Measure NOISE-2 would be adequate to reduce this potential noise impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact NOISE-2 and Mitigation Measure NOISE-2:** The incorporation

of Mitigation Measure NOISE-2 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

- 2. Impact NOISE-3:** The DEIR found that the Proposed Project could introduce substantial noise at noise-sensitive uses due to noise associated with commercial delivery routes. The configuration of commercial areas and truck delivery circulation routes are not known at this time and a noise assessment determined, depending on their design, they may expose people to noise in excess of the City's daytime and nighttime noise standards. Mitigation Measure NOISE-3 stipulates that commercial development on Lots 471 and 474 shall be designed to maintain on-site delivery truck circulation routes a minimum distance of 50 feet from property lines shared with existing or future noise-sensitive residences in the vicinity. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design may be used to demonstrate that a lesser separation would meet the City's noise level standards. Implementation of Mitigation Measure NOISE-3 would reduce this impact to a less than significant level (**DEIR at IV.K-23 to IV.K-32**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from noise related to future development of commercial uses (parking areas, loading docks and truck routes). The Elimination of RS-20 Lots Alternative would have comparable impacts in this regard to the Proposed Project, though overall noise generation from added vehicle trips would be less than the Proposed Project. The Final EIR finds that Mitigation Measure NOISE-3 would be adequate to reduce this potential noise impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact NOISE-3 and Mitigation Measure NOISE-3:** The incorporation of Mitigation Measure NOISE-3 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
- 3. Impact NOISE-4:** The DEIR found that the Proposed Project could introduce substantial noise at noise-sensitive uses due to noise associated with delivery truck loading docks. Depending upon the location of the loading docks relative to outdoor activity areas of nearby residential uses, noise exposure from loading dock operations could exceed the City's daytime and nighttime noise standards. Mitigation Measure NOISE-4 stipulates that commercial development on Lots 471, 472 and 474, shall be designed to locate all loading docks a minimum distance of 125 feet from property lines abutting residentially-zoned properties. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design may be used to demonstrate that a lesser separation would meet the City's noise level standards. Implementation of Mitigation Measure NOISE-4 would reduce these impacts to a less than significant level (**DEIR at IV.K-24 to IV.K-32**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from noise related to future development of commercial uses (parking areas, loading docks

and truck routes). The Elimination of RS-20 Lots Alternative would have comparable impacts in this regard to the Proposed Project, though overall noise generation from added vehicle trips would be less than the Proposed Project. The Final EIR finds that Mitigation Measure NOISE-4 would be adequate to reduce this potential noise impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

a. Finding Regarding Impact NOISE-4 and Mitigation Measure NOISE-4: The incorporation of Mitigation Measure NOISE-4 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

- 4. Impact NOISE-6:** The DEIR found that the Proposed Project could expose residents of the proposed multi-family residential lots to exterior noise in excess of the City's noise level standard. Exterior noise due to traffic on Bruce Road would be approximately 65 dB at 130 feet from the Bruce Road centerline. Mitigation Measure NOISE-6 requires that future development of common outdoor areas on Lots 470 and 473 shall: (1) maintain a minimum setback distance of 130 feet from the centerline of Bruce Road, (2) be shielded by the proposed structures to completely block the common outdoor area(s) from view of Bruce Road, or (3) include a solid noise barrier meeting specifications outlined in a supporting acoustic study prepared by a qualified professional. Implementation of Mitigation Measure NOISE-6 would reduce this impact to a less than significant level (**DEIR at IV.K-27 to IV.K-32**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from noise. The Elimination of RS-20 Lots Alternative would have comparable impacts in this regard to the Proposed Project, though overall noise generation from added vehicle trips would be less than the Proposed Project. The Final EIR finds that Mitigation Measure NOISE-6 would be adequate to reduce this potential noise impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

a. Finding Regarding Impact NOISE-6 and Mitigation Measure NOISE-6: The incorporation of Mitigation Measure NOISE-6 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

- 5. Impact NOISE-7:** The DEIR found that the Proposed Project could expose future residents of the proposed multi-family residential lots adjacent to Bruce Road to interior noise in excess of the City's noise level standard. Exterior noise due to traffic on Bruce Road, some of which is attributable to the project, would be approximately 67 dB at 90 feet from the Bruce Road centerline. Mitigation Measure NOISE-7 requires that, should the building facades of the future multi-family residences be proposed within 90 feet of the centerline of Bruce Road, all upper floor windows of the residential structures located within that setback distance and within line-of-sight of Bruce Road shall be upgraded to STC-32 (Sound Transmission Class rating of 32 or higher). Implementation of Mitigation Measure NOISE-7 reduces this impact to a less than significant level (**DEIR at IV.K-30 to IV.K-32**).

As described on page VII-13 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from noise. The Elimination of RS-20 Lots Alternative would have comparable impacts in this regard to the Proposed Project, though overall noise generation from added vehicle trips would be less than the Proposed Project. The Final EIR finds that Mitigation Measure NOISE-7 would be adequate to reduce this potential noise impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. **Finding Regarding Impact NOISE-7 and Mitigation Measure NOISE-7:** The incorporation of Mitigation Measure NOISE-7 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

G. Transportation and Traffic

1. **Impact TRANSPORTATION-1:** The DEIR found that the Proposed Project could increase delay at Bruce Road / Raley Boulevard and Skyway / Forest Avenue (Intersections 13 and 17) from acceptable to unacceptable conditions. Mitigation Measure TRANSPORTATION-1 requires the Applicant to design, fund, and install a traffic signal at Bruce Road/Raley Boulevard when traffic signal warrants are met. Installation of the signal at this intersection would improve the peak-hour level of service from LOS F to acceptable LOS D. Similarly, Mitigation Measure TRANSPORTATION-2 requires the Applicant to design, fund, and install a traffic signal at Skyway/Forest Avenue when traffic signal warrants are met. Installation of the signal at this intersection would improve the peak-hour level of service from LOS F to acceptable LOS A. Implementation of Mitigation Measures TRANSPORTATION-1 and TRANSPORTATION-2 would reduce these impacts to a less than significant level (**DEIR at IV.O-34 to IV.O-39**).

As described on pages VII-14 and VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from traffic added to the roadway system by the project. The Elimination of RS-20 Lots Alternative would add many fewer vehicle trips than the Proposed Project, however the reduction in overall vehicle trips is not anticipated to affect the conclusions made for the Proposed Project regarding the need to improve Bruce Road / Raley Boulevard and Skyway / Forest Avenue (Intersections 13 and 17). The Final EIR finds that Mitigation Measure TRANSPORTATION-1 and TRANSPORTATION-2 would be adequate to reduce these potential traffic impacts of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. **Finding Regarding Impact TRANSPORTATION-1 and Mitigation Measures TRANSPORTATION-1 and TRANSPORTATION-2:** The incorporation of Mitigation Measures TRANSPORTATION-1 and TRANSPORTATION-2 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
2. **Impact TRANSPORTATION-3:** The DEIR found that the Proposed Project would provide inadequate bike access to the RS-20 lots. These lots would be served by an existing Class 1 bike path along Potter Road, but would not have a direct bike connection to nearby

commercial land uses along Skyway. Mitigation Measure TRANSPORTATION-3 requires the Applicant to provide bike lanes or path connection along Skyway between Potter Road and existing facilities near Bruce Road during Phases 11 and/or 12 of the Project. Implementation of Mitigation Measure TRANSPORTATION-3 would reduce this impact to a less than significant level (**DEIR at IV.O-42 to IV.O-43**).

As described on pages VII-14 and VII-15 of the Draft EIR, unlike the Proposed Project, the Elimination of RS-20 Lots Alternative would alleviate the need to add bike lanes and pedestrian facilities along Skyway between Potter Road and Bruce Road pursuant to Mitigation Measures TRANSPORTATION-3 and TRANSPORTATION-4, respectively. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it avoids placing residences on the east of the Diversion Channel where inadequate bicycle and pedestrian infrastructure exists. The Final EIR finds that Mitigation Measures TRANSPORTATION-3 and TRANSPORTATION-4 are not necessary to address this impact because this impact will not occur under the Elimination of RS-20 Lots Alternative.

a. Finding Regarding Impact TRANSPORTATION-3 and Mitigation Measure TRANSPORTATION-3: Since the Project no longer includes development of RS-20 lots on the east side of the Diversion Channel the project will not place residences where inadequate bicycle infrastructure exists. Therefore, including Mitigation Measure TRANSPORTATION-3 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

3. Impact TRANSPORTATION-4: The DEIR found that the Proposed Project would provide inadequate pedestrian access for the RS-20 lots. No direct pedestrian facility would be available to the commercial land uses west along Skyway. There is no sidewalk connection present on Skyway between Bruce Road and Potter Road, and none is proposed along this section as part of the project to serve the new homes planned for the RS-20 lots. Mitigation Measure TRANSPORTATION-4 requires the applicant to include sidewalk or path connection along Skyway between Potter Road and facilities located near Bruce Road in subdivision improvement plans during Project Phases 11 and/or 12. Implementation of Mitigation Measure TRANSPORTATION-4 reduces this impact to a less than significant level (**DEIR at IV.O-43**).

As described on pages VII-14 and VII-15 of the Draft EIR, unlike the Proposed Project, the Elimination of RS-20 Lots Alternative would alleviate the need to add bike lanes and pedestrian facilities along Skyway between Potter Road and Bruce Road pursuant to Mitigation Measures TRANSPORTATION-3 and TRANSPORTATION-4, respectively. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it avoids placing residences on the east of the Diversion Channel where inadequate bicycle and pedestrian infrastructure exists. The Final EIR finds that Mitigation Measures TRANSPORTATION-3 and TRANSPORTATION-4 are not necessary to address this impact because this impact will not occur under the Elimination of RS-20 Lots Alternative.

a. Finding Regarding Impact TRANSPORTATION-4 and Mitigation Measure TRANSPORTATION-4: Since the Project no longer includes development of RS-20 lots on the east side of the Diversion Channel the project will not place residences where inadequate pedestrian infrastructure exists. Therefore, including Mitigation Measure TRANSPORTATION-4 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

- 4. Impact TRANSPORTATION-5:** The DEIR found that the Proposed Project could result in inadequate access to public transportation, as no new transit service or bus stops are specifically identified in the project description along Bruce Road between E. 20th Street and Skyway through the site, or on Skyway near Potter Road. Mitigation Measure TRANSPORTATION-5 requires the Applicant to coordinate with local public transit providers to determine a suitable transit service concept for the project site prior to City approval of each set of subdivision improvement plans. Implementation of Mitigation Measure TRANSPORTATION-5 reduces this impact to a less than significant level (**DEIR at IV.O-44**).

As described on pages VII-14 and VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts related to transportation and traffic. Mitigation Measure TRANSPORTATION-5 would still apply under the Elimination of RS-20 Lots Alternative to support the provision of future transit service along the Bruce Road corridor. The Final EIR finds that Mitigation Measure TRANSPORTATION-5 would be adequate to reduce this potential transportation impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact TRANSPORTATION-5 and Mitigation Measure TRANSPORTATION-5:** The incorporation of Mitigation Measure TRANSPORTATION-5 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

- 5. Impact TRANSPORTATION-7:** The DEIR found that the Proposed Project could contribute to a cumulative worsening of traffic conditions at Bruce Road / Raley Boulevard and Skyway / Forest Avenue. Mitigation Measure TRANSPORTATION-6 requires that the applicant carry out Mitigation Measure TRANSPORTATION-1. Mitigation Measure TRANSPORTATION-7 requires that the Applicant carry out Mitigation Measure TRANSPORTATION-2. Implementation of Mitigation Measures TRANSPORTATION-6 and TRANSPORTATION-7 reduce this impact to a less than significant level (**DEIR at IV.O-48 through IV.O-54**).

As described on pages VII-14 and VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts from traffic added to the roadway system by the project. The Elimination of RS-20 Lots Alternative would add many fewer vehicle trips than the Proposed Project, however the reduction in overall vehicle trips is not anticipated to affect the conclusions made for the Proposed Project regarding the need to improve Bruce Road / Raley Boulevard and Skyway / Forest Avenue (Intersections 13 and 17). The Final EIR finds that Mitigation Measure TRANSPORTATION-6 and TRANSPORTATION-7 would be adequate to reduce these potential traffic impacts of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact TRANSPORTATION-7 and Mitigation Measures TRANSPORTATION-6 and TRANSPORTATION-7:** The incorporation of Mitigation Measures TRANSPORTATION-6 through TRANSPORTATION-7 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The

City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

H. Utilities and Service Systems

1. Impact UTIL-3: The DEIR found that the Proposed Project could result in substantial erosion or siltation through alteration of drainage patterns associated with development of the RS-20 lots. Development of the RS-20 lots would: discharge storm water runoff into the Butte Creek Diversion Channel, change existing topography, and place fill and structures within FEMA 100-year and DWR 200-year flood zones. These changes would alter flood flows and potentially result in substantial erosion and siltation by contributing to stream channel hydromodification downstream of the project site in Butte Creek. These change could result in the need for new or expanded storm water drainage facilities. Implementation of Mitigation Measures HYDRO-1 and HYDRO2 (see above) would reduce this impact to a less than significant level (**DEIR at IV.P-12**).

As described on page VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to utilities and service systems. The Elimination of RS-20 Lots Alternative would have less impact in this regard than the Proposed Project, as it reduces the amount of overall demand upon utilities and avoids placing fill or structures within the flood hazard zones located east of the levee. As noted above, Mitigation Measure HYDRO-1 pertains to development of the RS-20 lots, which would not occur under the Elimination of RS-20 Lots Alternative. The Final EIR finds that Mitigation Measure HYDRO-2 would be adequate to reduce this potential impact to utilities and service systems of the Elimination of RS-20 Lots Alternative to a less than significant level.

- a. Finding Regarding Impact UTIL-3 and Mitigation Measure HYDRO-2:** The incorporation of Mitigation Measure HYDRO-2 into the Project will ensure that this impact is reduced to a less than significant level. The City hereby directs that this mitigation measure be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.
- b. Finding Regarding Impact UTIL-3 and Mitigation Measure HYDRO-1:** Since the Project no longer includes development of RS-20 lots on the east side of the levee the project will not alter flood flows in that area in a manner that could substantially contribute to stream channel hydromodification downstream of the project site in Butte Creek resulting in the need for new or expanded storm water drainage facilities as identified in the EIR. Therefore, including Mitigation Measure HYDRO-1 is not necessary to avoid or reduce this potentially significant impact identified in the EIR.

I. Tribal Cultural Resources

- 1. Impact TCR-1:** The DEIR found that the Proposed Project could cause a significant adverse change in a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). While no cultural resources were identified during a cultural resources survey, most of the Project Site east of Bruce Road is considered an area of High Sensitivity for archaeological resources related to the Mechoopda Indian Tribe of Chico Rancheria. Implementation of Mitigation Measure CULT-2 (see above) reduces this impact to a less than significant level (**DEIR at IV.Q-6 through IV.Q-7**).

As described on page VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to tribal cultural resources related to the potential for accidental discovery and disturbance of cultural resources during excavation. The Elimination of RS-20 Lots Alternative would have impacts comparable in this regard to the Proposed Project. The Final EIR finds that Mitigation Measure CULT-2 would be adequate to reduce this potential tribal cultural resources impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

a. Finding Regarding Impact TCR-1 and Mitigation Measure CULT-2: The incorporation of Mitigation Measure CULT-2 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

- 2. Impact TCR-2:** The DEIR found that the Proposed Project could cause a significant adverse change in a resource determined by the City to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. While no cultural resources were identified during a cultural resources survey, most of the Project Site east of Bruce Road is considered an area of High Sensitivity for archaeological resources related to the Mechoopda Indian Tribe of Chico Rancheria. Implementation of Mitigation Measure CULT-2 (see above) reduces this impact to a less than significant level (**DEIR at IV.Q-7**).

As described on page VII-15 of the Draft EIR, similar to the Proposed Project, the Elimination of RS-20 Lots Alternative would also result in less than significant impacts to tribal cultural resources related to the potential for accidental discovery and disturbance of cultural resources during excavation. The Elimination of RS-20 Lots Alternative would have impacts comparable in this regard to the Proposed Project. The Final EIR finds that Mitigation Measure CULT-2 would be adequate to reduce this potential tribal cultural resources impact of the Elimination of RS-20 Lots Alternative to a less than significant level.

a. Finding Regarding Impact TCR-2 and Mitigation Measure CULT-2: The incorporation of Mitigation Measure CULT-2 into the Project will ensure that these impacts are reduced to a less than significant level. The City hereby directs that these mitigation measures be required in or incorporated into the Project. The City therefore finds that changes or alterations have been required in, or incorporated into the Project that substantially lessen or avoid this impact's significant effects.

X. PROJECT ALTERNATIVES

A. ALTERNATIVES ANALYSIS

The CEQA Guidelines require that an EIR describe a reasonable range of alternatives to a project that would feasibly attain the basic project objectives but would avoid or substantially lessen one or more of the project's significant effects (CEQA Guidelines Section 15126.6(a)).

Section 15126.6 of the CEQA Guidelines requires the consideration of a reasonable range of potentially feasible alternatives that could reduce or eliminate any significant adverse environmental effects of the Proposed Project, including alternatives that may, to some degree, impede the project's objectives.

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of Proposed Project s and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

"[I]n the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects."

Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site. (CEQA Guidelines, §15126.6, subd. (f)(1)) The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project.

Where a significant impact can be substantially lessened (i.e., mitigated to an "acceptable level") solely by the adoption of mitigation measures, the lead agency, in drafting its findings, has no obligation to consider the feasibility of alternatives with respect to that impact, even if the alternative would mitigate the impact to a greater degree than the project. (Pub. Resources Code, § 21002) In short, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility of modifying the project lies with some other agency. (CEQA Guidelines, § 15091, subds. (a), (b))

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b))

The Draft EIR discussed several alternatives to the Project in order to present a reasonable range

of options. The alternatives evaluated included:

- (1) No Project Alternative;
- (2) Elimination of RS-20 Lots;
- (3) Existing Zoning Alternative.

Significant and Unavoidable Impacts

The EIR examined the Project alternatives in detail, exploring their comparative advantages and disadvantages with respect to the Project to determine whether any of the alternatives could meet most or all of the Project's objectives, while avoiding or substantially lessening its significant, unavoidable impacts. Three alternatives that could potentially meet the Project objectives were considered as part of the environmental review for the Project. The following section provides a summary of the alternatives considered.

Summary of Alternatives Considered

The EIR examined a reasonable range of alternatives to the Proposed Project to determine whether any of those alternatives could meet most or all of the Project's objectives while avoiding or substantially lessening its significant impacts. The alternatives in the EIR were selected taking into consideration the following factors:

- **Alternative A - No Project.** This alternative assumes that the site remains in its undeveloped state with the existing zoning and General Plan land use designations. **(DEIR at VII-4 to VII-5)**
- **Alternative B- Elimination of RS-20 Lots Alternative.** Under Alternative C, the 45 proposed suburban-residential (RS-20) lots in the southeast portion of the Project site would be eliminated and approximately 13 acres of the 20-acre commercial lot (Lot 471) would be shifted to Low Density Residential (R1) development. The rest of the Project would proceed as proposed. **(DEIR at VII-6 to VII-16).**
- **Alternative C- Existing Zoning Alternative.** Under Alternative C, the Proposed Project would not include amendments to the General Plan and Zoning land use designations. The Project would be developed under the current General Plan and Zoning land use designations. **(DEIR at VII-17 to VII-22).**

Alternatives Eliminated from Detailed Consideration

An alternative including only development west of Bruce Road was considered and rejected based on its failure to meet several Project objectives and its financial infeasibility. An off-site alternative, was deemed infeasible because the Applicant does not own any other property that would be feasible for this Project within the City. Additionally, development south of the Project Site was considered but eliminated because the Applicant does not own the land and the Chico Unified School District plans to construct a high school on the parcel. **(FEIR at VII-3).**

B. DISCUSSION OF ALTERNATIVES

1. Alternative A – No-Project

Characteristics and Analysis

CEQA Guidelines Section 15126.6(e) requires that a “No-Project” alternative be evaluated in an EIR. The “No-Project” analysis shall discuss the existing conditions at the time the notice of preparation is published or at the time environmental analysis is commenced. The “No-Project” alternative is what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

The purpose of describing and analyzing a No-Project alternative is to allow decision-makers to compare the impacts of approving the Proposed Project with the impacts of not approving the Proposed Project. CEQA Guidelines Section 15126(e)(2) states that “If the environmentally superior alternative is the “No-Project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.”

Under the No Project Alternative, the proposed subdivision, land transfer, General Plan and zoning amendments, and development would not occur. This alternative assumes that the site remains in its mostly undeveloped state and retains its current zoning and land use designations.

Conclusions

Under the No Project Alternative, the Project Site would remain largely undeveloped. Accordingly, this alternative would avoid all of the Proposed Project’s significant impacts (including significant unavoidable impacts), as well as the need to implement any mitigation measures.

The No Project Alternative would avoid the Proposed Project’s significant and unavoidable impacts and would have less impact on all environmental topical areas. However, it would only meet one of eight Project objectives, and would fail in:

- Subdivision of the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico’s land use plans, policies, and regulations;
- Construction of infrastructure to serve all proposed lots;
- Preservation of a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value;
- Enhancement of public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats;
- Creation of residential neighborhoods in the project that offer a variety of housing types at various densities and price points to help meet the City’s housing needs;
- Development of a project that is consistent with City design policies and Design Guidelines Manual;
- Provision of commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community; and
- Provision of revenue to local businesses during project construction and operation.

Based on these considerations, the City finds that the No Project Alternative would not meet most of the project objectives and as such, this alternative is rejected as infeasible.

As required by CEQA Guidelines Section 15126.6(e)(2), because the environmentally superior alternative is the No Project Alternative, the EIR identifies an environmentally superior alternative from among the other alternatives. Therefore, the Elimination of RS-20 Lots Alternative, discussed below, would be the Environmentally Superior Alternative for the purpose of this analysis, even though it would still result in a significant and unavoidable impact.

2. Alternative B- Elimination of RS-20 Lots

As discussed above, the City adopts the Elimination of RS-20 Lots Alternative as the Project.

Characteristics and Analysis

Under Alternative B, the 45 proposed suburban-residential (RS-20) lots in the southeast portion of the Project site would be eliminated and approximately 13 acres of the 20-acre commercial lot (Lot 471) would be shifted to Low Density Residential (R1) development, Figure VII.Alt-1. All other portions of the Project would remain the same as the Proposed Project.

Elimination RS-20 Lots

Alternative B would eliminate the need to extend infrastructure and utilities east of the Butte Creek Diversion Channel with the Project. The area previously associated with the RS-20 lots, which contains 1.2 acres of occupied Butte County meadowfoam habitat, would be added to the open space preserve and habitat monitoring plan to be established as part of the Project.

Commercial-to-Residential Shift

Under Alternative B, approximately 13 acres of the 20-acre commercial lot (Lot 471) would be shifted to Low Density Residential (R1) development. The approximately 7-acre commercial lot would still be situated at the intersection of Bruce Road and East 20th Street, and the remaining 13 acres (nearest Parkhurst Street and Laredo Way) would be platted out with R1 lots appropriate for single-family residential development. Based on an average gross density of 5 units per acre, the additional 13 acres of R1-zoned property would correspond to approximately 65 homes. Thus, Alternative B would result in the following changes to the Project totals listed on Page III-10:

Single-family residential, standard lots (489 lots): 94.0 acres

Single-family, half-acre lots (0 lots): 0 acres (down from 22.3 acres)

Commercial: 23.6 acres (down from 36.6 acres)

Open Space: 131.1 acres (up from 108.8 acres)

Refinements to the Elimination of RS-20 Lots Alternative

As discussed above, two refinements have been made to this alternative. In response to comments raised during the public review and comment period, the Applicant has requested two refinements of the Elimination of RS-20 Lots Alternative. These include:

- (1) A minor reconfiguration of the layout for Webster Drive to minimize through-trips on

Webster Drive between Notre Dame Boulevard and Bruce Road, in response to comments raised by neighbors in that area; and

- (2) A shift to the allocation of commercial and residential uses on Lot 471 as compared to the allocation evaluated under Alternative B in the Draft EIR, in response to the Applicant's input regarding potential retail end-user capacities.

The refinement to Webster Drive is reflected on a revised Vesting Tentative Subdivision Map (dated-stamped Jul 26, 2018). The re-allocation of commercial and residential uses on Lot 471 would be implemented through a use permit (UP 18-14) which would allow between three acres and 13 acres of the 20-acre lot to be developed with ground-floor residential uses, resulting in a mix of commercial and residential uses on Lot 471. Allowing such a range for the relative proportions of future commercial and residential uses on Lot 471 would provide flexibility in situating a future commercial center at the major intersection of East 20th Street and Bruce Road while allowing the remaining portion of the site nearest existing residential uses to be developed with residential uses.

These refinements to the Elimination of RS-20 Lots Alternative would retain the important elements of the Elimination of RS-20 Lots Alternative that would result in reduced impacts to biological resources, greenhouse gas emissions, traffic and transportation, and other environmental impacts, relative to the Proposed Project. The refinements, and the Elimination of RS-20 Lots Alternative as refined, do not constitute significant new information pursuant to CEQA Guideline 15088.5 because the refinements do not represent changes that deprive the public of a meaningful opportunity to comment on any substantial adverse environmental effects of the Project or a feasible way to mitigate or avoid such effects that the project proponents have declined to implement. No aspect of the refinements: involve a substantial increase in the severity of an environmental impact, compel the need for additional mitigation measures, or represent a change to the Elimination of RS-20 Lots Alternative that render it considerably different from what was presented in the Draft EIR. In this case, the Applicant proposes to move forward with the Elimination of RS-20 Lots Alternative, which was identified in the Draft EIR as the Environmentally Superior Alternative, with minor refinements and the public was given the opportunity to meaningfully comment on the Elimination of RS-20 Lots Alternative. Therefore, the project refinements requested by the Applicant do not require recirculation of the Draft EIR.

Conclusions

Alternative B would meet the all of the project objectives in that it would result in:

- Subdivision of the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico's land use plans, policies, and regulations;
- Construction of infrastructure to serve all proposed lots;
- Preserve a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value;
- Enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats;
- Create residential neighborhoods in the project that offer a variety of housing types at

various densities and price points to help meet the City's housing needs;

- Development of a project that is consistent with City design policies and Design Guidelines Manual;
- Provide commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community; and
- Provide revenue to local businesses during project construction and operation.

Alternative B would lessen the severity of significant impacts that can be reduced to a level of less than significant with mitigation (e.g., aesthetics, air quality, biological resources, hydrology and water quality, noise, and traffic and transportation). The Alternative B would meet all of the Project objectives, although several would be advanced to a lesser degree than the Proposed Project primarily because of the reduction in development potential from the elimination of the RS-20 lots and associated infrastructure.

Because Alternative B – the Elimination of RS-20 Lots Alternative would meet all of the Project objectives, while at the same time minimizing the severity of impacts, particularly impacts to BCM and other biological resources, the City adopts the Elimination of RS-20 Lots Alternative and with the refinements described above.

3. Alternative C – Existing Zoning

Characteristics and Analysis

Under Alternative C, the Proposed Project would not include amendments to the General Plan and Zoning land use designations. The Project would be developed under the current General Plan and Zoning land use designations.

Under Alternative C, the Project would not include any community commercial, as it is not permitted under the existing land use designations. This alternative would retain the open space zoning that conforms to the Butte Creek Diversion Channel corridor (approximately 6 acres), but would not establish a large open space preserve as would the Proposed Project.

Development under Alternative C instead would include more low density residential throughout the Project site. Higher-density multifamily would be shifted from the northern portions of the Project site along Bruce Road to the southern border adjacent to Skyway. A limited amount of office residential would be permitted at the corners of Bruce Road and East 20th Street. Half-acre suburban residential (RS-20) lots would be developed on the entire area east of the Diversion Channel.

Conclusions

Alternative C would not meet the following Project objectives:

- Provide commercial centers near major intersections to serve the surrounding residential neighborhoods and greater community;
- Preserve a significant amount of open space on the site, over 100 acres, so as to retain the areas of highest biological resource value;
- Enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats.

Alternative C would meet the following Project objectives:

- Subdivision of the property into residential, commercial, open space and park lots in a manner that is consistent with the City of Chico's land use plans, policies, and regulations;
- Construction of infrastructure to serve all proposed lots;
- Create residential neighborhoods in the Project that offer a variety of housing types at various densities and price points to help meet the City's housing needs;
- Development of a Project that is consistent with City design policies and Design Guidelines Manual;
- Provide revenue to local businesses during Project construction and operation.

Alternative C would lessen the severity of significant impacts that can be reduced to a level of less than significant with mitigation (e.g., aesthetics, air quality/greenhouse gas emissions, noise, and traffic and transportation). However, it would increase impacts related to biological resources, hydrology and water quality, population and housing, schools, parks, and recreation facilities. Construction and operation activities under Alternative C would impact sensitive biological species more than the Proposed Project and other alternatives, particularly with regard to Butte County meadowfoam where all 5.14 acres of onsite occupied habitat would be removed. These impacts are substantially greater than those associated with the Proposed Project, and it is not apparent if they would be completely mitigated by implementing the mitigation measures listed in Section IV.D.

The Alternative C would not meet the objective of providing a community commercial area to serve the surrounding residential neighborhoods, nor the objective to provide a large open space preserve to protect biological resources. Alternative C would fail to enhance public access to and protect the integrity of the Butte Creek Diversion Channel and adjacent habitats. It would meet other objectives, although several would be met to a lesser degree than the proposed Project, primarily due to the elimination of community commercial land uses. The proposed Project and Alternative B provide a greater balance between the benefits of the Project against its potentially significant impacts after mitigation, particularly with regard to Butte County Meadowfoam.

Accordingly, the Existing Zoning Alternative is rejected as infeasible.

XI. RECIRCULATION NOT REQUIRED

State CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR but before certification.

Recirculation of the EIR is not required because no significant new information has been received disclosing that: (1) a new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented, (2) a substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance, (3) a feasible mitigation measure or alternative considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project but the project proponents decline to adopt it, or (4) the Draft EIR was so fundamentally and basically

inadequate and conclusory in nature that meaningful public review and comment were precluded.

XII. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Guideline Section 15093, the City has balanced the economic, legal, social, technological or other benefits of the Elimination of RS-20 Lots Alternative and with the refinements discussed above, including region-wide or statewide environmental benefits, against its significant and unavoidable environmental impacts. The City finds that the benefits of the Elimination of RS-20 Lots Alternative outweigh its unavoidable adverse environmental effects, and that the adverse environmental effects are therefore acceptable.

The following statements identify the reasons why, in the City's judgment, specific benefits of the Project outweigh the significant and unavoidable effects of the Elimination of RS-20 Lots Alternative. The substantial evidence supporting the benefits of the Elimination of RS-20 Lots Alternative can be found in the preceding sections of these Findings, in the Project itself, and in the record of proceedings as defined above. The City further finds that each of the overriding considerations expressed as benefits and set forth below constitutes a separate and independent ground for such a finding.

The City has considered the EIR, the public Record of Proceedings and other written materials presented to and prepared by the City, as well as verbal and written testimony received, and hereby determines that implementation of the Elimination of RS-20 Lots Alternative would result in the following substantial public benefits:

1. The Elimination of RS-20 Lots Alternative lays out a variety of different lot sizes of single-family housing, ranging from approximately 5,200 square feet to 17,500 square feet in size, among over 400 total lots. The Elimination of RS-20 Lots Alternative includes two lots that would be zoned R2 (which permits 6 to 14 units per gross acre) suitable for development with multi-family residential units. Up to 233 units may be constructed on these R2 lots. Additional multi-family housing is proposed on Lot 471, which would be zoned CC (Community Commercial, 6 to 22 units per gross acre), providing for a mix of residential and commercial uses on Lot 471. The Elimination of RS-20 Lots Alternative will offer a variety of housing types at various densities and price points to help meet the City's housing needs; and
2. The Elimination of RS-20 Lots Alternative will include approximately 136 acres of open-space preserve. The open space preserve would include grassland habitat intermixed with a variety of seasonal wetlands, vernal pools, natural drainages, and a segment of the Butte Creek Diversion Channel. The open space would preserve, protect and support long-term management of large populations of the federal- and state-endangered Butte County Meadowfoam; and
3. The Elimination of RS-20 Lots Alternative will positively contribute to the local economy by creating jobs. The number of additional jobs realized from the Elimination of RS-20 Lots Alternative will depend upon the actual end-users of the commercial lots. Using a standard commercial development rate of 10,000 square feet per acre and employment rate of 1 employee per 500 square feet, the Elimination of RS-20 Lots Alternative is estimated to create approximately 780 new jobs. New employment opportunities would include full-time and part-time positions. The California Employment Development Department estimated that

there were 6,600 unemployed persons in Butte County as of May 2016. Of this figure, an estimated 2,600 unemployed persons are in Chico. In addition, the Elimination of RS-20 Lots Alternative will create temporary construction jobs; and

4. The Elimination of RS-20 Lots Alternative would create commercial nodes at two major intersections in the southeast portion of the City: Bruce Road at East 20th Street and Bruce Road at Skyway with access via Raley Boulevard. These new commercial nodes will better serve the retail demands of the market area and would reduce vehicle miles traveled by new residents within the project by providing goods and services within walking and biking distance of the new residential uses; and
5. The Elimination of RS-20 Lots Alternative will generate additional property tax revenue and sales tax revenue, as the subdivision will create new lots with substantially increased assessed valuations and additional taxable sales will be generated by the new retail uses and new residents; and
6. The Elimination of RS-20 Lots Alternative will promote economic growth in accordance with the goals and policies set forth in the City of Chico General Plan; specifically, Goal ED-1, which calls for the City to implement an Economic Development Strategy to enhance Chico's long-term prosperity; and
7. The Elimination of RS-20 Lots Alternative will enhance bicycle and pedestrian circulation by creating Class II bike lanes and sidewalks on Bruce Road between East 20th Street and Skyway. The Elimination of RS-20 Lots Alternative would also connect existing bike lanes on Bruce Road, East 20th Street, and Skyway.

After weighing the economic, legal, social, technological, and other benefits of the Elimination of RS-20 Lots Alternative against its significant unavoidable impacts, the City hereby determines that those benefits outweigh the risks and adverse environmental impacts of the Elimination of RS-20 Lots Alternative, and further determines that the significant unavoidable impacts of the Elimination of RS-20 Lots Alternative are acceptable.

Accordingly, the City adopts the Statement of Overriding Considerations, recognizing that significant unavoidable impacts will result from implementation of the Elimination of RS-20 Lots Alternative. Having (i) adopted all feasible mitigation measures, as discussed in the Environmental Impact Report and herein; (ii) rejected alternatives to the Project and the Elimination of RS-20 Lots Alternative, as discussed in the Environmental Impact Report and herein; and (iii) recognized the significant unavoidable impacts of the Elimination of RS-20 Lots Alternative, the City hereby finds that the benefits of the Elimination of RS-20 Lots Alternative, as stated herein, are determined to be overriding considerations that warrant approval of the Elimination of RS-20 Lots Alternative and outweigh and override its significant unavoidable greenhouse gas emissions impact, and thereby justify the approval of the Elimination of RS-20 Lots Alternative for the Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone project.

Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone Mitigation Monitoring and Reporting Program

State Clearinghouse No. 2016062049

Lead Agency:

City of Chico
Community Development Department, Planning Division
411 Main Street, 2nd Floor
Chico, CA 95928

Contact:

Mike Sawley, AICP
(530) 879-6812
mike.sawley@Chicoca.gov

August 2018



**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
Section IV.C—Air Quality					
<p>MM AIR-2A: Include basic measures to control dust and exhaust during construction.</p> <p>During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. The contractor shall implement the following best management practices:</p> <ul style="list-style-type: none">1. Reduce the amount of the disturbed area where possible;2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;3. All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used;4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;5. Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established;6. All disturbed soil areas non-subject to revegetation should be stabilized using approved chemical soil binders,	Receipt of documentation; Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico		

Exhibit II

Attachment B

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>jute netting, or other methods approved in advance by the District;</p> <p>7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</p> <p>8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</p> <p>9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of fretboard (minimum vertical distances between top of load and top of trailer) in accordance with local regulations;</p> <p>10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;</p> <p>11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; and</p> <p>12. Post a sign in a prominent location visible to the public with the telephone numbers of the contractor and District for any questions or concerns about dust from the project.</p>					
<p>MM AIR-2B:</p> <p>1. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days or 20 hours shall meet, at a minimum, a fleet average of U.S. EPA NO_x emissions standards for Tier 4 engines or equivalent.</p>	Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico; BCAQMD		

Exhibit II

Attachment B

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
2. The project sponsor shall require all architectural coatings during construction containing 50 g/L or less.					
MM AIR-2C/GHG-1: The project applicant shall implement the following BCAQMD-recommended operational mitigation measures: <ol style="list-style-type: none"> 1. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools; 2. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles; 3. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible; 4. Final designs shall consider buildings that include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design); 5. Utilize high efficiency gas or solar water heaters; 6. Utilize built-in energy efficient appliances (i.e., Energy Star); 7. Utilize double-paned windows; 8. Utilize low energy street lights (i.e. light-emitting diode); 9. Utilize energy-efficient interior lighting; 10. Utilize low-energy traffic signals (i.e., light-emitting diode); 11. The project shall meet all title 24 requirements, including but not limited to; <ol style="list-style-type: none"> a. Install door sweeps and weather stripping (if 	Notes on construction plans; Site inspection	Prior to issuance of building permits ; Prior to final occupancy; Prior to final map approval	City of Chico; BCAQMD		

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				Date	Initial
<p>more efficient doors and windows are not available);</p> <p>b. Install energy-reducing programmable thermostats;</p> <p>c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and</p> <p>12. Prior to the recordation of each Final Map, to the extent that cumulative project operational emissions exceed applicable thresholds the project applicant shall participate in an Off-site Mitigation Program coordinated through the Butte County Air Quality Management District (BCAQMD). The project applicant shall utilize a methodology based on the BCAQMD CEQA Handbook with final details to be approved by the BCAQMD and City for calculating the payment to the Off-site Mitigation Program.</p>					
<p>MM AIR-4: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following.</p> <p>1. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days or 20 hours shall meet, at a minimum, a fleet average of U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. The construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) could meet this</p>	Notes on construction plans	Prior to issuance of grading permits; ; During construction activities	City of Chic; BCAQMD		

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<p>requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant;</p> <p>2. Implementing a design measure to minimize emissions from on- and off-road equipment associated with the construction phase. This measure should include but not be limited to the following elements:</p> <ul style="list-style-type: none"> a. Tabulation of on- and off-road construction equipment (type, age, horse-power, engine model year and miles and/or hours of operation); b. Schedule equipment to minimize the amount of large construction equipment operating simultaneously during any given time period; c. Locate staging areas at least 1,000 feet away from sensitive receptors; d. Where feasible, limit the amount of cut and fill to 2,000 cubic yards per day; e. Where feasible, limit the length of the construction work-day period; and f. Where feasible, phase construction activities; <p>3. Schedule construction truck trips during non-peak hours to reduce peak hour emissions;</p> <p>4. Proposed truck routes should be evaluated to define routing patterns with the least impact to residential communities and sensitive receptors and identify these receptors in a truck route map; and</p>					

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5. Trucks and vehicles should be kept with the engine off when not in use, to reduce vehicle emissions. Signs shall be placed in queuing areas to remind drivers to limit idling to no longer than 5 minutes.					
Section IV.D—Biological Resources					
MM BIO-1A: Prior to the issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to nesting birds, including white-tailed kite, grasshopper sparrow, oak titmouse, loggerhead shrike, yellow-billed magpie, Nuttall's woodpecker, and other nesting bird species protected by the MBTA and CFGC. <ul style="list-style-type: none"> • If ground disturbance or vegetation removal is initiated in the non-breeding season (August 16 through January 31), no pre-construction surveys for nesting birds are required and no adverse impact to nesting birds would result. • If ground disturbance or removal of vegetation is initiated during the breeding bird season (February 1 through August 15), pre-construction surveys shall be performed by a qualified biologist no more than 14 days prior to commencement of ground disturbing activities to determine the presence and location of nesting bird species within and adjacent to the proposed project footprint. The results of the survey shall be compiled into a report and submitted to the City for review and approval prior implementation of the following measures if nesting birds are present: <ul style="list-style-type: none"> • If active nests are present, temporary no-work buffers shall be placed around active nests to 	Notes on construction plans; Receipt of documentation; Site inspection	Prior to issuance of a grading permit	City of Chico; Qualified biologist		

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<p>prevent adverse impacts to nesting birds. Appropriate buffer distance shall be determined by a qualified biologist and is dependent on species and subsequent foraging requirements, legal status of species, surrounding vegetation, and topography. Typical buffer distances vary from 25 feet for common passerines to 500 feet for larger raptors and/or CDFW fully protected species. Work may continue within the buffer area once an active nest becomes inactive due to natural causes (i.e. young fledging the nest, the nest being otherwise depredated, etc.) and no adverse impact to birds would result from the proposed project.</p>					
<p>MM BIO-1C: Prior to issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to western spadefoot:</p> <ul style="list-style-type: none"> Prior to initial ground disturbance, a pre-construction presence/absence survey shall be conducted by a qualified biologist using appropriate site-specific methodology (e.g., visual surveys for adult spadefoots during or immediately following the first heavy rains of the fall/winter period). A qualified biologist may also survey aquatic habitat for breeding adults, eggs, and/or larvae. If western spadefoot is not present, impacts to this species would be avoided. The results of the survey shall be compiled into a report and submitted to the City for review and approval prior implementation of the following measures if western spadefoot is present: If western spadefoots individuals are found within or 	<p>Notes on construction plans; Receipt of documentation; Site inspection</p>	<p>Prior to issuance of a grading permit; During construction activities</p>	<p>City of Chico; Qualified biologist; CDFW</p>		

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<p>adjacent to the Study Area, the Applicant shall retain a qualified biologist to consult with CDFW to determine appropriate mitigation for impacts to western spadefoot habitat and individuals.</p> <ul style="list-style-type: none"> In addition to consultation with CDFW, construction activities shall take place during the dry season (generally June 1 through September 30) within two kilometers of aquatic habitats. If construction activities extend into the wet season (generally October 1 through May 31), temporary exclusion fencing shall be installed 100 feet from work areas to prevent western spadefoot from entering construction areas. In addition, the following BMPs shall be implemented during construction: <ul style="list-style-type: none"> Escape ramps shall be installed in all trenches or excavations to allow western spadefoot to escape. Biological monitoring shall be provided by an agency-approved biologist during construction in all areas within two kilometers of aquatic habitats. The biological monitor shall identify, capture, and relocate western spadefoot present in the work area to a pre-approved location, if necessary. Water quality of western spadefoot habitat shall be maintained through implementation of appropriate erosion-control measures to reduce siltation and contaminated runoff from the project by maintaining vegetation within buffers and/or through the use of hay bales, filter fences, vegetative buffer strips, or other accepted equivalents. In addition, the proposed project shall be required to 					

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mitigate for impacts to 9.35 acres (Direct impacts) and 4.51 acres (Indirect Impacts) of aquatic resources that shall result in the creation, preservation, restoration, or purchase of mitigation bank credits for wetlands (see MM BIO-4 below).					
MM BIO-1D: Prior to issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to special-status vernal pool crustaceans: <ul style="list-style-type: none"> Unless a protocol-level presence/absence survey prepared by a qualified biologist demonstrates a lesser amount of occupied habitat within the development area, it shall be assumed that the project will result in the loss of 9.35 acres of occupied special-status vernal pool crustacean habitat. If VPFS and/or VPTS are either presumed present or determined by surveys to be present, and avoidance is not feasible, then impacts to their habitat shall be mitigated at a 2:1 ratio (two acres mitigated for every one acre lost) through preservation, restoration, and/or creation of suitable vernal pool crustacean habitat or purchase of vernal pool mitigation bank credits. However, final habitat acreages, mitigation ratios and other project-specific compensatory requirements shall be determined through consultation between USFWS and the Corps as part of the Section 404 permitting process. 	Receipt of documentation	Prior to issuance of a grading permit; During Section 404 permitting process	City of Chico; Qualified biologist USFWS; Army Corps of Engineers		
MM BIO-2A: Prior to the issuance of a grading permit, the Applicant shall consult with both the USFWS and the CDFW to obtain authorization for project implementation and develop appropriate type and amount of compensatory mitigation for	Receipt of documentation; Approval of mitigation and	Prior to issuance of a grading permit for any phase of development with	City of Chico; USFWS; CDFW; Qualified		

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<p>project impacts to Butte County meadowfoam (BCM) occupied habitat.</p> <p>To compensate for project impacts to occupied BCM habitat the Applicant shall, prior to the issuance of a grading permit for each phase of development that will result in direct impacts to BCM:</p> <p>(1) Preserve and enhance BCM habitat within the 108-acre on-site preserve area and the Doe Mill-Schmidbauer Meadowfoam Preserve areas pursuant to a Habitat Mitigation and Monitoring Plan approved by the USFWS and the CDFW at a minimum 1:1 ratio for temporary impacts (1.0 acres enhanced over pre-project conditions for every one acre of temporarily impacted habitat) and at the ratios described below for permanent impacts. Enhancement activities will be detailed in the Habitat Mitigation and Monitoring Plan and will include vegetation management for non-native, annual grasses. In addition, in areas not previously documented to support BCM, but which consist of the same mapped soils association, BCM habitat will be created at a 1.5:1 ratio for permanent impacts (1.5 acres created over pre-project conditions for every one acre of permanently impacted habitat). Because successful creation of the microhabitat required by BCM cannot be guaranteed, a performance bond, annual letter of credit, or other such form of security acceptable to the City shall be established in an amount equivalent to the costs of purchasing BCM credits or purchasing property shown to support sufficient BCM habitat meeting the ratio requirements outlined in Section (2) of this mitigation, below. The option to purchase the requisite credits or BCM habitat shall be secured by the applicant prior to approval of grading or other work resulting in impacts to BCM for which mitigation is not already in place. Creation of BCM</p>	<p>monitoring plan; Approval for consistency determination or Section 2081 Incidental Take Permit concerning BCM</p>	<p>direct impacts to BCM; Five years following habitat creation</p>	<p>biologist</p>		

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<p>habitat will likely consist of seed collection, contouring areas within the onsite preserve that are currently and historically not occupied by BCM to produce suitable topographical and hydrological conditions for BCM, sowing approximately 50 percent of the collected seed stock (holding the other 50 percent in reserve), and, if necessary, distributing topsoil from impacted BCM areas to the BCM habitat creation area. Biological monitoring for the successful establishment of BCM will be conducted for five years or until the success criteria are met for three years without human intervention. Monitoring will include: (a) monitoring of general conditions within the BCM establishment area including documentation of vegetation community, vegetative cover, and the presence of any erosion or sedimentation or other conditions that may be detrimental to the long-term viability of BCM populations; (b) the extent of BCM occurrence within the creation area will be recorded, following the methodology used to assess occupied habitat, and adjacent known BCM habitat will also be monitored to provide a reference for BCM populations; (c) the creation will be deemed successful when three years of monitoring of occupied BCM habitat within the creation areas meets or exceeds the creation ratio (i.e., 1.5:1); and (d) reserved BCM seed can be used during the monitoring period to supplement areas where BCM establishment is not meeting success criteria. The Habitat Mitigation and Monitoring Plan shall detail methods, locations, and goals for BCM habitat creation efforts, and include contingency measures that address the potential that creation efforts could fall short of stated goals (including security provisions for acquiring off-site BCM habitat as noted above or,</p> <p>(2) Preserve habitat for BCM at a 19:1 ratio (19 acres of</p>					

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<p>preservation for every one acre impacted) for direct impacts and at a 5:1 ratio (five acres of preservation for every one acre impacted) for indirect impacts. However, final habitat acreages, mitigation ratios, and other project-specific compensatory requirements for direct and indirect impacts shall be finalized during consultation between USFWS and the Corps as part of the Section 404 permitting process and during consultation with the CDFW. This compensatory mitigation may include one or a combination of the following options:</p> <ul style="list-style-type: none"> • Purchase BCM credits from an approved mitigation bank within the service area. The actual fee paid shall be that in effect at the time of payment. • Preserve, as described in the Habitat Mitigation and Monitoring Plan, BCM habitat at an existing site where long-term protections encumbering the property are currently not in place. This would likely include habitat within the 108 acre on-site, open space preserve as well as the adjacent 14.76 acre Doe Mill-Schmidbauer Preserve (APN 018-510-002), which was dedicated to the City by the owner of the Stonegate project in 1989 in anticipation of mitigation requirements for a previous project that did not move forward at that time. This option may also include purchasing property off-site that contains existing occupied BCM habitat. In either case, this option would require the preparation of a long-term management plan, subject to approval by USFWS and the City, prior to the start of construction to ensure that the population of BCM is protected in perpetuity. <p>Final habitat acreages, mitigation ratios, and other project-specific</p>					

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compensatory requirements shall be determined through consultation between USFWS and the Corps as part of the Section 404 permitting process. The exact cost to purchase preservation credits for project-related impacts shall be determined at the time of purchase. Mitigation credits shall be purchased and/or a conservation area and management plan shall be established prior to any grading or other ground-disturbing activities on the project site. Consultation shall also include requesting a consistency determination or Section 2081 Incidental Take Permit from CDFW concerning Butte County meadowfoam.					
MM BIO-2B: Prior to the issuance of a grading permit, the Applicant shall prepare a Weed Control Plan for review and approval by the City. Prior to the start of construction activities, the Applicant shall implement a comprehensive, adaptive Weed Control Plan for pre-construction and construction invasive weed abatement. The long-term Weed Control Plan, shall include, but is not limited to, the following: <ul style="list-style-type: none"> A pre-construction weed inventory shall be conducted by surveying all areas subject to ground-disturbing activity, including but not limited, to staging areas, access roads, and areas subject to grading. Weed populations that (1) are rated High or Moderate for negative ecological impact in the California Invasive Plant Database (Cal-IPC) and (2) aid and promote the spread of wildfires (such as cheatgrass, Saharan mustard, and medusa head) shall be mapped and described according to density and area covered. 	Approval of Weed Control Plan; Receipt of documentation	Prior to the issuance of grading permits; Prior to, during, and after construction activities; Periodic verification for ten years after completion of construction	City of Chico; USFWS		

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<ul style="list-style-type: none"> • In areas subject to ground disturbance, weed infestations shall be treated prior to construction according to control methods and practices for invasive weed populations. • The Weed Control Plan shall be updated and utilized for eradication and monitoring post-construction. • Weed control treatments shall include all legally permitted herbicide, manual, and mechanical methods. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Advisor and implemented by a Licensed Qualified Applicator. • The timing of weed control treatment shall be determined for each plant species in consultation with USFWS with the goal of controlling populations before they start producing seeds. • Surveying and monitoring of the identified and treated populations shall be required at all sites impacted by construction and shall occur annually for years one to five and bi-annually for years six to ten. • During project preconstruction and construction, vehicles and all equipment shall be washed (including wheels, undercarriages, and bumpers) prior to commencing work in off road areas. 					
MM BIO-4: Prior to issuance of any City permits for construction,	Receipt of	Prior to issuance	City of Chico		

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<p>grading, or other site-disturbing activities, the Applicant shall provide proof to the Chico Community Development Department that all necessary authorizations from the USACE and RWQCB for the discharge of dredged or fill material into the waters of the U.S. identified on the project site have been obtained.</p> <p>Prior to any work affecting the bed or bank of the Butte Creek Diversion Channel, tributaries, or associated riparian areas, the Applicant shall obtain a Lake or Streambed Alteration (LSA) Agreement from the CFW, as required under Section 1602 of the Fish and Game Code. The LSA Agreement shall detail the authorized activities affecting the Butte Creek Diversion Channel, tributaries, and associated riparian areas, and provide specific terms and conditions necessary to protect fish and wildlife resources in the project site. The Applicant shall comply with all requirements of the LSA agreement, including any compensatory mitigation such as replacement of impacted trees. A copy of the fully executed LSA Agreement shall be submitted to the Chico Community Development Department prior to initiation of any work impacting riparian habitats on the project site.</p> <p>To mitigate for the permanent loss of 9.35 acres and potential indirect impacts to 4.51 acres of aquatic resources resulting from the project, the Applicant shall provide a USACE-approved compensatory mitigation plan for impacts to waters of the U.S. The plan shall provide for replacement of waters of the U.S. at a 3:1 ratio (three acres replaced for every one acre removed), or as required by the USACE. The plan shall describe the specific methods for replacement of impacted waters on site, and provide a monitoring plan, including a reporting schedule and success criteria over a specific amount of time. In the event the USACE determines that compensatory mitigation for impacts to waters of</p>	documentation; Approval for LSA Approval of compensatory mitigation plan	of City permits for construction, grading, or other site-disturbing activities; Prior to any work affecting the bed or bank of the Butte Creek Diversion Channel, tributaries, or associated riparian areas	Community Development Department; CDFW; USACE		

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the U.S. cannot be fully accomplished on site, the Applicant may purchase credits at a USACE-approved mitigation bank whose service area includes the project site. The type and amount of credits shall be determined in coordination with the USACE. Proof of the purchase of any required mitigation bank credits shall be provided to the Chico Community Development Department prior to initiation of any work impacting waters of the U.S. on the project site.					
Section IV.E—Cultural Resources					
MM CULT-2: Prior to the start of grading operations for each phase of the project the Applicant shall provide reasonable notice and site access for a tribal representative to be present at the project site during any ground disturbing activities in areas mapped by the Mechoopda Indian Tribe of Chico Rancheria as High Sensitivity areas. If any archaeological or paleontological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery until a qualified archaeologist or paleontologist evaluates the significance of the find(s) and prepares a recommendation for further action. If the project site is expanded beyond its current limits, additional cultural resource studies shall be required.		Prior to start of grading operations for each phase of the project	City of Chico; Qualified archaeologist or paleontologist		
Section IV.G—Greenhouse Gas Emissions					
MM AIR-2C/GHG-1: The project applicant shall implement the following BCAQMD-recommended operational mitigation measures: 1. Incorporate outdoor electrical outlets to encourage the	Notes on construction plans; Site inspection	During project design activities; During project operational phase	City of Chico; BCAQMD		

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<p>use of electric appliances and tools;</p> <p>2. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles;</p> <p>3. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible;</p> <p>4. Final designs shall consider buildings that include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design);</p> <p>5. Utilize high efficiency gas or solar water heaters;</p> <p>6. Utilize built-in energy efficient appliances (i.e., Energy Star);</p> <p>7. Utilize double-paned windows;</p> <p>8. Utilize low energy street lights (i.e. light-emitting diode);</p> <p>9. Utilize energy-efficient interior lighting;</p> <p>10. Utilize low-energy traffic signals (i.e., light-emitting diode);</p> <p>11. The project shall meet all title 24 requirements, including but not limited to;</p> <p> a. Install door sweeps and weather stripping (if more efficient doors and windows are not available);</p> <p> b. Install energy-reducing programmable thermostats;</p> <p> c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and</p> <p>12. Prior to the recordation of each Final Map, to the</p>					

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extent that cumulative project operational emissions exceed applicable thresholds the project applicant shall participate in an Off-site Mitigation Program coordinated through the Butte County Air Quality Management District (BCAQMD). The project applicant shall utilize a methodology based on the BCAQMD CEQA Handbook with final details to be approved by the BCAQMD and City for calculating the payment to the Off-site Mitigation Program.					
Section IV.I—Hydrology and Water Quality					
MM HYDRO-2: The project applicant shall coordinate levee modification activities (if any) with the California Department of Water Resources and obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to commencing project construction activities. As required by the encroachment permit, project construction shall comply with the CVFPB's flood control standards described under Title 23 of the California Code of Regulations and (if applicable) the U.S. Army Corps of Engineers construction standards to ensure that the integrity of the existing flood-control system is properly maintained.	Receipt of documentation; Approval for encroachment permit	Prior to commencing construction activities that may result in modification of the levee for the Diversion Channel	City of Chico; DWR/CVFPB		
Section IV.K—Noise					
MM NOISE-2: To satisfy the City of Chico's noise level standards at noise-sensitive uses near commercial lots within the project, commercial parking areas within the project shall be designed such that no residentially-zoned property would have 100 or more parking spaces within 100 feet, unless a solid noise barrier of 6 feet	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits;	City of Chico		

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in height is included at the interface of the commercial parking area and the residential property.		prior to project occupancy			
MM NOISE-3: To satisfy the City of Chico's noise level standards at noise-sensitive uses near commercial lots within the project, commercial development on Lots 471 and 474 shall be designed to maintain on-site delivery truck circulation routes a minimum distance of 50 feet from property lines shared with existing or future noise-sensitive residences in the project vicinity. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design may be used to demonstrate that a lesser separation would meet the City's noise level standards. Such future acoustic study shall state all assumptions, including specifications for a noise barrier as appropriate, and be subject to review and approval by the Chico Community Development Director.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		
MM NOISE-4: On-Site Commercial Loading Dock Noise at Noise-Sensitive Uses To satisfy the City of Chico's noise level standards at residentially-zoned properties nearest Lots 471, 472 and 474, the future commercial development on these commercial lots shall be designed to locate all loading docks a minimum distance of 125 feet from property lines abutting residentially-zoned properties. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design, may be used to demonstrate that a lesser separation would meet the City's noise level standards. Such future acoustic study shall state all assumptions, including specifications for a noise barrier as appropriate, and be subject to review and approval by the Chico	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		

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Community Development Director.					
MM NOISE-6: Future Exterior Traffic Noise Levels at Proposed Residences To satisfy the City of Chico's exterior noise level standard at the common outdoor areas of the proposed multi-family residential lots within the development (Lots 470 and 473), these future common outdoor areas shall be designed to: (1) maintain a minimum setback distance of 130 feet from the centerline of Bruce Road, (2) be shielded by the proposed structures to completely block the common outdoor area(s) from view of Bruce Road, or (3) include a solid noise barrier meeting specifications outlined in a supporting acoustic study prepared by a qualified professional, subject to review and approval by the Community Development Director.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		
MM NOISE-7: Future Traffic Noise Levels at Proposed Residences Should the building facades of the future multi-family residences be proposed within 90 feet of the centerline of Bruce Road, all upper floor windows of the residential structures located within that setback distance and within line-of-sight of Bruce Road shall be upgraded to STC-32.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico		
Section IV.O—Transportation/Traffic					
MM TRANSPORTATION-1: Install a Traffic Signal at Bruce Road / Raley Boulevard (Intersection 13) The AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 13 (Bruce Road at Raley Boulevard);	City of Chico		

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				Date	Initial
<p>According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes at full project build-out would meet Signal Warrant 3 – Peak Hour Warrant for the AM and PM peak hours. With the implementation of a traffic signal the weekday AM peak hour level of service would improve from LOS F to LOS C, and the PM peak hour level of service would improve from LOS F to LOS D, which would result in a less-than-significant impact after mitigation.</p> <p>The applicant shall design, fund, and install a traffic signal when signal warrants are met. The City shall be responsible for monitoring traffic conditions at the intersection and notifying the applicant, in writing, when traffic signal installation is required. Following such notification from the City that the traffic signal is required, the signal shall be included on any subsequent subdivision improvement plans for the project, and no new building permits for traffic-generating uses shall be issued on Lot 472 until the signal has been installed or progress toward installation is substantially underway. To the extent that the applicant qualifies for reimbursement for a portion of the costs associated with this improvement pursuant to provisions of the Chico Municipal Code, the applicant may pursue a Memorandum of Reimbursable Street Facility Costs with the City.</p>		prior to approving building permits for Lot 472			
<p>MM TRANSPORTATION-2: Install a Traffic Signal at Skyway / Forest Avenue (Intersection 17)</p> <p>The PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes meet Signal Warrant 3 – Peak Hour Warrant for the PM peak hour.</p>	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 17 (Skyway at Forest Avenue); prior to approving building permits for Lot 472	City of Chico		

Exhibit II

Attachment B

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>With the implementation of a traffic signal the weekday PM peak hour level of service would improve from LOS F to LOS A, which would result in a less-than-significant impact.</p> <p>The applicant shall design, fund, and install a traffic signal when signal warrants are met. The City shall be responsible for monitoring traffic conditions at the intersection and notifying the applicant, in writing, when traffic signal installation is required. Following such notification from the City that the traffic signal is required, the signal shall be included on any subsequent subdivision improvement plans for the project, and no new building permits for traffic-generating uses shall be issued on Lot 472 until the signal has been installed or progress toward installation is substantially underway. To the extent that the applicant qualifies for reimbursement for the costs associated with this improvement pursuant to provisions of the Chico Municipal Code, the applicant may pursue a Memorandum of Reimbursable Street Facility Costs with the City.</p>					
<p>MM TRANSPORTATION-5: Transit Stops and Routes</p> <p>Prior to City approval of each set of detailed subdivision improvement plans, the applicant shall coordinate with local public transit providers to determine a suitable transit service concept for the project site that does not substantially alter existing public transit operations and is consistent with relevant service standards and new service warrants. Potential transit service modifications include a new route or route extension along Bruce Road between E 20th Street and Skyway (consistent with the BCAG Transit and Non-Motorized Plan) and the installation of bus stops internal to the project site. Bus stops should be installed at locations within close proximity to key pedestrian routes (e.g. the Bruce Road /</p>	Confirm stops/turn-outs on improvement drawings	Prior to approval of each set of subdivision improvement plans	Local public transit providers		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
Webster Drive and Skyway / Potter Road intersections). Implementation of this mitigation measure would provide adequate access to transit service, therefore, this impact would be reduced to a less-than-significant level.					
MM TRANSPORTATION-6: Install a Traffic Signal at Bruce Road / Raley Boulevard (Intersection 13) The AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes at full project build-out would meet Signal Warrant 3 – Peak Hour Warrant for the AM and PM peak hours. With the implementation of a traffic signal the weekday AM peak hour level of service would improve from LOS F to LOS C, and the PM peak hour level of service would improve from LOS F to LOS E, which would result in a less-than-significant impact after mitigation. The applicant shall implement Mitigation Measure TRANSPORTATION-1.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 13 (Bruce Road at Raley Boulevard); prior to approving building permits for Lot 472	City of Chico		
MM TRANSPORTATION-7: Install a Traffic Signal at Skyway / Forest (Intersection 17) AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes meet Signal Warrant 3 – Peak Hour Warrant for both peak hours. With the implementation of a traffic signal the weekday AM and PM peak hour level of service would improve from LOS F to LOS B, which would result in a less-than-significant impact after mitigation.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 17 (Skyway at Forest Avenue); prior to approving building permits for Lot 472	City of Chico		

Exhibit II

Attachment B

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
The applicant shall implement Mitigation Measure TRANSPORTATION-2.					
SECTION IV.P—Utilities and Service Systems					
<p>MM HYDRO-1: Prior to development of the RS-20 lots, the project applicant shall prepare a detailed hydraulic evaluation to determine the potential for improvements within the existing Federal Emergency Management Agency (FEMA) 100-year flood zones and California Department of Water Resources (DWR) 200-year flood zones to result in changes to the extent, depth, and velocity of flood flows. The modeling shall be performed and certified by a professional engineer using the U.S. Army Corp of Engineer's Hydrologic Engineering Center's River Analysis System (HEC-RAS) or similar surface water flow modeling software. The modeling shall include an evaluation of both the on-site and off-site flooding impacts under existing flooding conditions and future flood conditions as a result of developing the RS-20 lots.</p> <p>Based on the surface water flow modeling, areas of development that could reduce the overflow storage capacity of floodwater near the channel shall be identified. For any of the RS-20 lots improvements that could reduce overflow storage capacity, the project design shall be modified to ensure there is no net decrease in the floodwater storage capacity. This could include balancing the amount of cut and fill materials within the flood zones.</p> <p>Based on the surface water flow modeling, areas of development that could affect the velocity of floodwater along the Butte Creek Diversion Channel shall be identified. For any improvements that would substantially alter the channel flow velocity, the project design for the RS-20 lots shall be modified to reduce potential</p>	Submission of hydraulic evaluation; Possible submission of changes to RS-20 lots design	Prior to development of RS-20 lots east of Diversion Channel;	City of Chico; Certified professional engineer		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>erosion, siltation, and associated flooding impacts. Modifications to the project design may include, but are not limited to, the following measures.</p> <ul style="list-style-type: none"> • Alter the location and design of structures and/or fill materials within the FEMA 100-year flood zones or DWR 200-year flood zones. • Install erosion controls systems such as rock protection or erosion resistant vegetation. • Increase the size of proposed culverts. • Install cross-flow culverts for improvements through flood zones. • Improve existing off-site stormwater drainage systems that would receive runoff from the project site. <p>The detailed hydraulic evaluation and, if necessary, proposed changes to the RS-20 lots design, shall be submitted to the City of Chico and any other regulatory agencies that have jurisdiction over the improvements.</p>					
<p>MM HYDRO-2: The project applicant shall coordinate levee modification activities (if any) with the California Department of Water Resources and obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to commencing project construction activities. As required by the encroachment permit, project construction shall comply with the CVFPB's flood control standards described under Title 23 of the California Code of Regulations and (if applicable) the U.S. Army Corps of Engineers construction standards to ensure that the integrity of the existing flood-control system is properly maintained.</p>	<p>Receipt of documentation; Approval for encroachment permit</p>	<p>Prior to commencing construction activities that may result in modification of the levee for the Diversion Channel</p>	<p>City of Chico; DWR/CVFPB</p>		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
Section IV.Q—Tribal Cultural Resources					
MM CULT-2: Prior to the start of grading operations for each phase of the project the Applicant shall provide reasonable notice and site access for a tribal representative to be present at the project site during any ground disturbing activities in areas mapped by the Mechoopda Indian Tribe of Chico Rancheria as High Sensitivity areas. If any archaeological or paleontological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery until a qualified archaeologist or paleontologist evaluates the significance of the find(s) and prepares a recommendation for further action. If the project site is expanded beyond its current limits, additional cultural resource studies shall be required.		Prior to start of grading operations for each phase of the project	City of Chico; Qualified archaeologist or paleontologist		

Exhibit II

Attachment B

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHICO
RECOMMENDING THAT THE CHICO CITY COUNCIL CONDITIONALLY
APPROVE SUBDIVISION S 15-05 AND USE PERMIT 18-14
(Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone)**

WHEREAS, the Planning Commission has adopted resolutions recommending that the Chico City Council certify an Environmental Impact Report prepared for the Project and adopt certain findings regarding the environmental effects, a statement of overriding considerations, and a mitigation monitoring and reporting program for the Project.

NOW THEREFORE, BE IT RESOLVED by the City of Chico Planning Commission as follows:

- X:\Current Planning Subdivision\2015\15-05 Stonegate (72195)\Planning Commission bit and bobs\PC Reso 18-12 - Project Entitlements Recommendation.docx 1

1 sensitive resources and provide locations for active public recreation adjacent to an
2 established creek corridor, consistent with several policies that encourage expanding
3 creekside greenways and promoting public access to them for recreational opportunities
4 (LU-2.5, LU-2.5.1, CD-1.1.1, CD-2.1, ED-1.5.1, OS-1.1, OS-1.1.1, OS-2, OS-2.2, OS-
5 2.5.1, and PPFS-2.1). The environmental review process preceding project approval
6 considered impacts and identified mitigation and necessary regulatory compliance that will
7 be required prior to construction for air quality, biological resources, cultural resources,
8 greenhouse gas emissions, hydrology, noise, transportation/traffic, and utilities/service
9 systems, consistent with Open Space, (CIRC-1.1, CIRC-1.2, CIRC-1.3, CIRC-1.4, CIRC-
10 2.1, CIRC-5.3, CIRC-5.3.1, OS-1.2, OS-1.2.1, OS-3.1.2, OS-4.1.1, N-1.3, N-2.1.1, SUS-
11 5.2, SUS-6.3 and S-2.1.1).

12 B. There are no physical constraints on the property which would prohibit development and
13 use of the site consistent with the proposed land use designations. Utilities exist in the area
14 and would be extended into the site along with construction of proposed new streets. The
15 Primary Open Space preserve areas are not located downslope from areas proposed for
16 development and are therefore less likely to be negatively affected by residential or
17 commercial uses. City design review of future multi-family residential and commercial
18 land development within the project will ensure that specific elements of those sites are
19 completed in a manner that is compatible with adjoining land uses. Areas proposed for
20 long-term preservation are appropriate to set aside and protect, and areas proposed for
21 development are physically suitable for development.

22 2. With regard to Rezone 15-02 the Planning Commission finds that:

23 A. The rezone is consistent with the General Plan, as proposed to be amended, as it would
24 apply zoning districts that are consistent with the proposed land use designations (LU-2.7),
25 which together are anticipated to facilitate compatible infill development, protect sensitive
26 biological resources, and increase recreational opportunities in the area. The rezone is
27 consistent with the same General Plan policies cited above, for the same reasons provided
28 for General Plan Amendment 15-02.

- 1 B. The site is physically suitable for the requested zoning designations and anticipated land
2 uses for the same reasons provided above for General Plan Amendment 15-02.
- 3 3. With regard to Vesting Tentative Subdivision Map 15-05 the Planning Commission finds that:
- 4 A. The overall density and proposed uses of the Project are consistent with the proposed
5 General Plan Diagram designations and zoning districts for the Project.
- 6 B. The subdivision is consistent with the General Plan, as proposed to be amended, as it would
7 facilitate compatible infill development, protect sensitive biological resources, and
8 increase recreational opportunities in the area. The subdivision is consistent with the same
9 42 General Plan Goals, Policies and Actions cited above, for the same reasons provided for
10 General Plan Amendment 15-02. Additionally, the subdivision includes a hierarchical
11 network of complete, interconnected streets that will support multiple modes of travel and
12 connect to proposed new public recreational trails and open spaces, consistent with CD-
13 2.1.1, CD-2.1.2, CIRC-2.1.1, CIRC-2.1.3, CIRC-2.2, CIRC-2.2.1, CIRC-3.1.2, CIRC-4.2,
14 CIRC-4.3, CIRC-5, LU-3, LU-3.1 and OS-4.1.5.
- 15 C. The site is suitable for the type and density of the proposed development in that the
16 development area gently slopes toward the west/southwest (away from the Diversion
17 Channel and open space preserve area), is adjacent to compatible residential land uses and
18 would locate higher-density/intensity uses at along major roadways to accommodate a mix
19 of uses. Based on evidence and mitigation provided by the EIR, the design and
20 improvements associated with the subdivision are not likely to cause substantial
21 environmental damage, substantially injure fish or wildlife or their habitat, or cause serious
22 public health problems. The design of the subdivision would not conflict with public
23 easements for access through the subdivision and would instead extend existing streets to
24 provide additional connectivity in the area.
- 25 D. As supported by the Mitigation Monitoring and Reporting Program, Conditions of
26 Approval, Subdivision Report (attached hereto as Exhibits III, IV and V), the EIR, and the
27 staff report dated August 22, 2018, the proposed subdivision and its design conform with
28 the requirements of Title 18 and Title 19 of the Chico Municipal Code, and is consistent

- 1 with the Chico General Plan.
- 2 E. No substantial evidence has been presented that would require disapproval of the Project
- 3 pursuant to Government Code Section 66474.
- 4 F. The EIR for the Project reflects the City's independent judgment and analysis.
- 5 4. With regard to Use Permit 18-14 the Planning Commission finds that:
- 6 A. Chico Municipal Code Section 19.44.020 provides for ground-floor residential uses in the
- 7 CC zoning district, subject to use permit approval. Use Permit 18-14 has been processed
- 8 in accordance with the requirements of Chapter 19.24.
- 9 B. The proposed ground-floor residential use would provide a separation buffer between
- 10 existing residential uses that abut the site along Parkhurst Street and provides an
- 11 opportunity to carefully plan the interface between the future residential and commercial
- 12 uses on Lot 471, both of which will be subject to the City's Site design and Architectural
- 13 Review process. The installation of proposed and required improvements on E. 20th Street
- 14 and other access points to the site would result in adequate vehicle access. No detrimental
- 15 impacts to the health, safety, or welfare of neighborhood workers or residents have been
- 16 identified in association with the proposed ground-floor residential use on Lot 471. Based
- 17 on the above, the proposed ground-floor residential use on Lot 471 would not be
- 18 detrimental to the health, safety, and general welfare of persons residing or working in the
- 19 neighborhood of the proposed uses.
- 20 C. The proposed ground-floor residential use on Lot 471 would take access from new
- 21 driveways off E. 20th Street, and possibly also through an off-street parking area associated
- 22 with the future commercial uses on Lot 471. Existing regulations require that any public
- 23 improvements damaged during the course of construction be repaired or reconstructed by
- 24 the developer. Based on the above, the proposed ground-floor residential use on Lot 471
- 25 would not be detrimental or injurious to property and improvements in the neighborhood,
- 26 or the general welfare of the City.
- 27 D. The proposed ground-floor residential use on Lot 471 is consistent with the proposed
- 28 Commercial Mixed-Use designation for the site, which accommodates a wide variety of

1 retail and office uses and encourages complementary residential uses. The use permit is
2 consistent with many of the same General Plan policies cited above for General Plan
3 Amendment 15-02 as it would facilitate compatible infill development by allowing for a
4 mix of uses with appropriate transitions that will assist in maintaining a healthy balance of
5 housing and jobs. Additionally, the use permit would aide in creating a context-sensitive
6 transition between future commercial uses on Lot 471 and existing residential uses that
7 abut Lot 471 along Parkhurst Street, consistent with CD-5.2 and CD-5.3.

8 E. Similar to the future commercial uses in the project, the details of the future ground-floor
9 residential use on Lot 471 would be subject to the City's Site Design and Architectural
10 Review process, approval of which requires a series of findings to ensure design
11 compatibility with existing and anticipated future land uses in the area. Conditions are
12 included at this time to apply R2 (Medium Density Residential) development standards to
13 the future design of ground-floor residential uses allowed under this permit, and to
14 specifically require increased 30-foot structural setbacks along the existing residential uses
15 that abut Lot 471 and front on Parkhurst Street. As conditioned, the proposed residential
16 use will be compatible with existing and future land uses in the vicinity.

17 5. The Planning Commission hereby recommends that the Chico City Council approve General
18 Plan Amendment 15-02, including: (a) a text amendment to remove the "Bruce Road" RCO site
19 from the list of RCO sites included on page 3-20 of the General Plan, (b) an amendment of Figure
20 LU-2 to remove the "Bruce Road/Skyway" map indicating the Stonegate site as an RCO area, and
21 (c) land use designation amendments to Figure LU-1 as set forth in attached Exhibit I.

22 6. The Planning Commission further recommends that the Chico City Council adopt an ordinance
23 to approve Rezone 15-02 as set forth in attached Exhibit II.

24 7. The Planning Commission further recommends that the Chico City Council approve Vesting
25 Tentative Subdivision Map 15-05 and Use Permit 18-14 subject to compliance with: (a) the
26 Mitigation Monitoring and Reporting Program set forth in Exhibit III, (b) the conditions of
27 approval set forth in Exhibits IV, (c) the provisions of the Subdivision Report set forth in Exhibit
28 V, and (d) the Plat to Accompany Use Permit 18-14 set forth in Exhibit VI.

1 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the
2 City of Chico at its meeting held on August 30, 2018, by the following vote:

3 AYES: Arim-Law, Arregui, Bennett, Evans, Scott

4 NOES: Howlett

5 ABSENT:

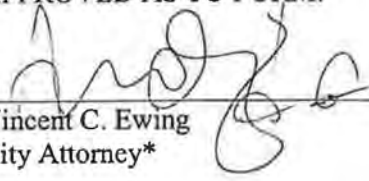
6 ABSTAINED:

7 DISQUALIFIED: Tuchinsky

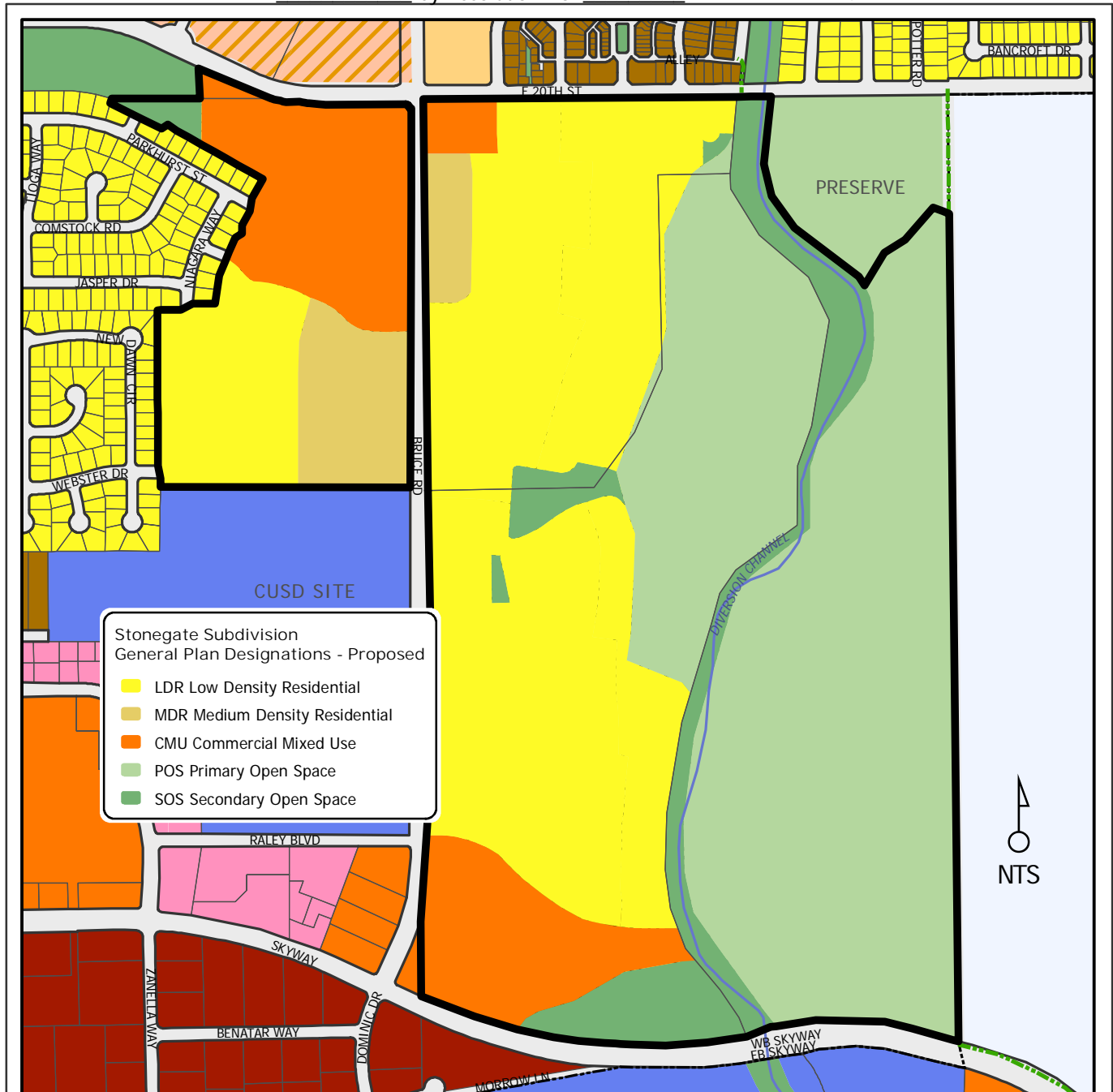
8
9 ATTEST:

10 
11 _____
12 Bruce Ambo
13 Planning Commission Secretary

APPROVED AS TO FORM:

14 
15 _____
16 Vincent C. Ewing
17 City Attorney*

18 *Pursuant to The Charter of
19 the City of Chico, Section 906(E)
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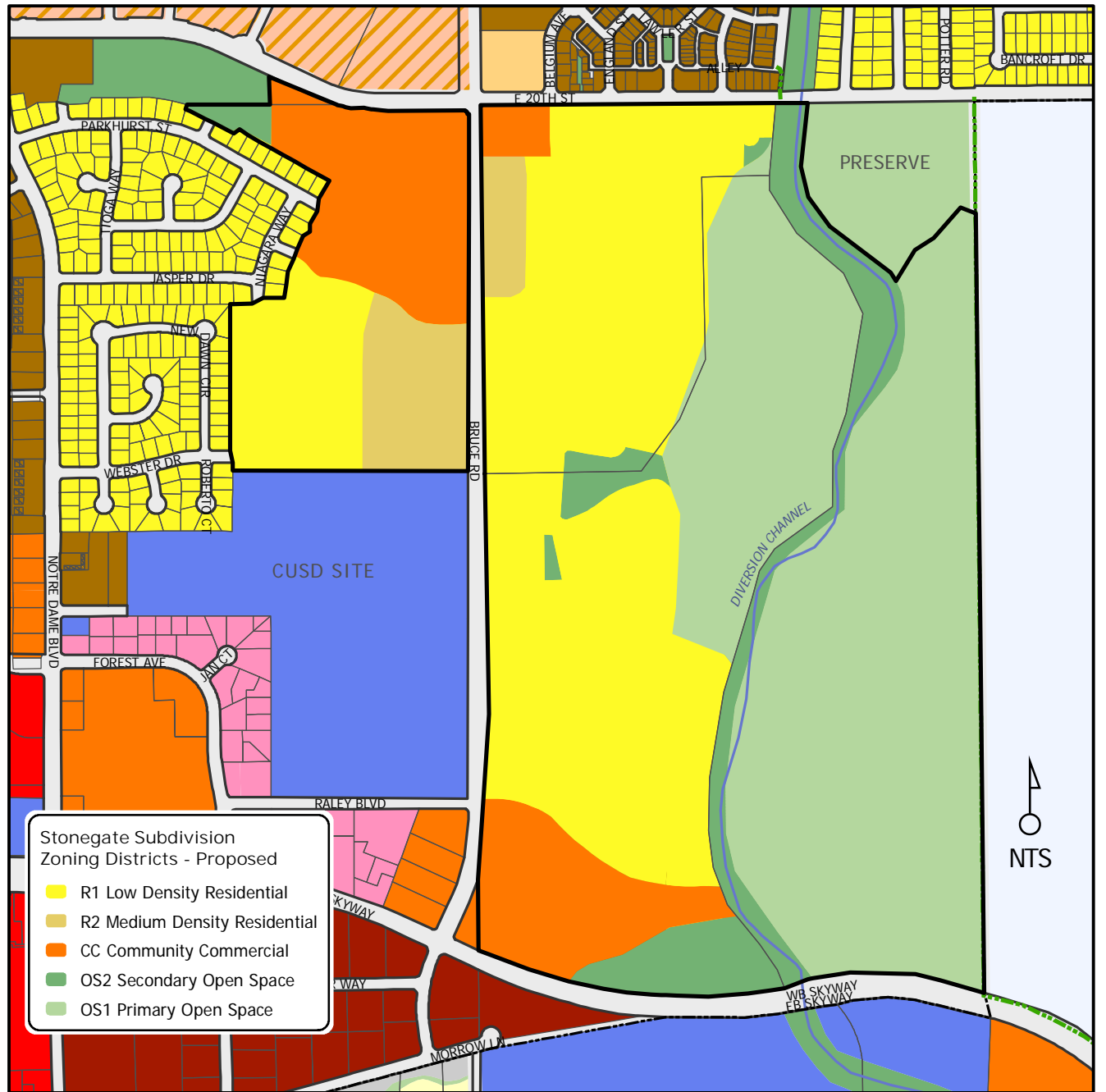
GPA 15-02 (Stonegate Subdivision)

APNs 002-190-041-000, 018-510-008-000, 018-510-009-000

From:
SOS Secondary Open Space
w/Resource Constraint Overlay
VLDR Very Low Density Residential
LDR Low Density Residential
MHDR Medium-High Density Residential
OMU Office Mixed-Use

To:
LDR Low Density Residential
MDR Medium Density Residential
CMU Commercial Mixed-Use
POS Primary Open Space
SOS Secondary Open Space





Rezone 15-02 (Stonegate Subdivision)

APNs 002-190-041-000, 018-510-008-000, 018-510-009-000

From:

OS2 Secondary Open Space
w/-RC Resource Constraint Overlay
R1 Low Density Residential
R3 Medium-High Density Residential
OR Office Residential
w/-RC Resource Constraint &
-PD Planned Development Overlays
RS-20 Suburban Residential 20,000 sq ft min.

To:

R1 Low Density Residential
R2 Medium Density Residential
CC Community Commercial
OS1 Primary Open Space
OS2 Secondary Open Space



Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone Mitigation Monitoring and Reporting Program

State Clearinghouse No. 2016062049

Lead Agency:

City of Chico
Community Development Department, Planning Division
411 Main Street, 2nd Floor
Chico, CA 95928

Contact:

Mike Sawley, AICP
(530) 879-6812
mike.sawley@Chicoca.gov

August 2018

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
Section IV.C—Air Quality					
<p>MM AIR-2A: Include basic measures to control dust and exhaust during construction.</p> <p>During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. The contractor shall implement the following best management practices:</p> <ul style="list-style-type: none">1. Reduce the amount of the disturbed area where possible;2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;3. All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used;4. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;5. Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established;6. All disturbed soil areas non-subject to revegetation should be stabilized using approved chemical soil binders,	Receipt of documentation; Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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<p>jute netting, or other methods approved in advance by the District;</p> <p>7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</p> <p>8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</p> <p>9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of fretboard (minimum vertical distances between top of load and top of trailer) in accordance with local regulations;</p> <p>10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;</p> <p>11. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; and</p> <p>12. Post a sign in a prominent location visible to the public with the telephone numbers of the contractor and District for any questions or concerns about dust from the project.</p>					
<p>MM AIR-2B:</p> <p>1. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days or 20 hours shall meet, at a minimum, a fleet average of U.S. EPA NO_x emissions standards for Tier 4 engines or equivalent.</p>	Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico; BCAQMD		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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2. The project sponsor shall require all architectural coatings during construction containing 50 g/L or less.					
MM AIR-2C/GHG-1: The project applicant shall implement the following BCAQMD-recommended operational mitigation measures: <ol style="list-style-type: none"> 1. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools; 2. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles; 3. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible; 4. Final designs shall consider buildings that include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design); 5. Utilize high efficiency gas or solar water heaters; 6. Utilize built-in energy efficient appliances (i.e., Energy Star); 7. Utilize double-paned windows; 8. Utilize low energy street lights (i.e. light-emitting diode); 9. Utilize energy-efficient interior lighting; 10. Utilize low-energy traffic signals (i.e., light-emitting diode); 11. The project shall meet all title 24 requirements, including but not limited to; <ol style="list-style-type: none"> a. Install door sweeps and weather stripping (if 	Notes on construction plans; Site inspection	Prior to issuance of building permits ; Prior to final occupancy; Prior to final map approval	City of Chico; BCAQMD		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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<p>more efficient doors and windows are not available);</p> <p>b. Install energy-reducing programmable thermostats;</p> <p>c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and</p> <p>12. Prior to the recordation of each Final Map, to the extent that cumulative project operational emissions exceed applicable thresholds the project applicant shall participate in an Off-site Mitigation Program coordinated through the Butte County Air Quality Management District (BCAQMD). The project applicant shall utilize a methodology based on the BCAQMD CEQA Handbook with final details to be approved by the BCAQMD and City for calculating the payment to the Off-site Mitigation Program.</p>					
<p>MM AIR-4: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following.</p> <p>1. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days or 20 hours shall meet, at a minimum, a fleet average of U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. The construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) could meet this</p>	Notes on construction plans	Prior to issuance of grading permits; ; During construction activities	City of Chic; BCAQMD		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant;</p> <p>2. Implementing a design measure to minimize emissions from on- and off-road equipment associated with the construction phase. This measure should include but not be limited to the following elements:</p> <ul style="list-style-type: none"> a. Tabulation of on- and off-road construction equipment (type, age, horse-power, engine model year and miles and/or hours of operation); b. Schedule equipment to minimize the amount of large construction equipment operating simultaneously during any given time period; c. Locate staging areas at least 1,000 feet away from sensitive receptors; d. Where feasible, limit the amount of cut and fill to 2,000 cubic yards per day; e. Where feasible, limit the length of the construction work-day period; and f. Where feasible, phase construction activities; <p>3. Schedule construction truck trips during non-peak hours to reduce peak hour emissions;</p> <p>4. Proposed truck routes should be evaluated to define routing patterns with the least impact to residential communities and sensitive receptors and identify these receptors in a truck route map; and</p>					

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
5. Trucks and vehicles should be kept with the engine off when not in use, to reduce vehicle emissions. Signs shall be placed in queuing areas to remind drivers to limit idling to no longer than 5 minutes.					
Section IV.D—Biological Resources					
<p>MM BIO-1A: Prior to the issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to nesting birds, including white-tailed kite, grasshopper sparrow, oak titmouse, loggerhead shrike, yellow-billed magpie, Nuttall's woodpecker, and other nesting bird species protected by the MBTA and CFGC.</p> <ul style="list-style-type: none"> • If ground disturbance or vegetation removal is initiated in the non-breeding season (August 16 through January 31), no pre-construction surveys for nesting birds are required and no adverse impact to nesting birds would result. • If ground disturbance or removal of vegetation is initiated during the breeding bird season (February 1 through August 15), pre-construction surveys shall be performed by a qualified biologist no more than 14 days prior to commencement of ground disturbing activities to determine the presence and location of nesting bird species within and adjacent to the proposed project footprint. The results of the survey shall be compiled into a report and submitted to the City for review and approval prior implementation of the following measures if nesting birds are present: <ul style="list-style-type: none"> • If active nests are present, temporary no-work buffers shall be placed around active nests to 	Notes on construction plans; Receipt of documentation; Site inspection	Prior to issuance of a grading permit	City of Chico; Qualified biologist		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>prevent adverse impacts to nesting birds. Appropriate buffer distance shall be determined by a qualified biologist and is dependent on species and subsequent foraging requirements, legal status of species, surrounding vegetation, and topography. Typical buffer distances vary from 25 feet for common passerines to 500 feet for larger raptors and/or CDFW fully protected species. Work may continue within the buffer area once an active nest becomes inactive due to natural causes (i.e. young fledging the nest, the nest being otherwise depredated, etc.) and no adverse impact to birds would result from the proposed project.</p>					
<p>MM BIO-1C: Prior to issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to western spadefoot:</p> <ul style="list-style-type: none"> Prior to initial ground disturbance, a pre-construction presence/absence survey shall be conducted by a qualified biologist using appropriate site-specific methodology (e.g., visual surveys for adult spadefoots during or immediately following the first heavy rains of the fall/winter period). A qualified biologist may also survey aquatic habitat for breeding adults, eggs, and/or larvae. If western spadefoot is not present, impacts to this species would be avoided. The results of the survey shall be compiled into a report and submitted to the City for review and approval prior implementation of the following measures if western spadefoot is present: If western spadefoots individuals are found within or 	<p>Notes on construction plans; Receipt of documentation; Site inspection</p>	<p>Prior to issuance of a grading permit; During construction activities</p>	<p>City of Chico; Qualified biologist; CDFW</p>		

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<p>adjacent to the Study Area, the Applicant shall retain a qualified biologist to consult with CDFW to determine appropriate mitigation for impacts to western spadefoot habitat and individuals.</p> <ul style="list-style-type: none"> In addition to consultation with CDFW, construction activities shall take place during the dry season (generally June 1 through September 30) within two kilometers of aquatic habitats. If construction activities extend into the wet season (generally October 1 through May 31), temporary exclusion fencing shall be installed 100 feet from work areas to prevent western spadefoot from entering construction areas. In addition, the following BMPs shall be implemented during construction: <ul style="list-style-type: none"> Escape ramps shall be installed in all trenches or excavations to allow western spadefoot to escape. Biological monitoring shall be provided by an agency-approved biologist during construction in all areas within two kilometers of aquatic habitats. The biological monitor shall identify, capture, and relocate western spadefoot present in the work area to a pre-approved location, if necessary. Water quality of western spadefoot habitat shall be maintained through implementation of appropriate erosion-control measures to reduce siltation and contaminated runoff from the project by maintaining vegetation within buffers and/or through the use of hay bales, filter fences, vegetative buffer strips, or other accepted equivalents. In addition, the proposed project shall be required to 					

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Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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mitigate for impacts to 9.35 acres (Direct impacts) and 4.51 acres (Indirect Impacts) of aquatic resources that shall result in the creation, preservation, restoration, or purchase of mitigation bank credits for wetlands (see MM BIO-4 below).					
MM BIO-1D: Prior to issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to special-status vernal pool crustaceans: <ul style="list-style-type: none"> Unless a protocol-level presence/absence survey prepared by a qualified biologist demonstrates a lesser amount of occupied habitat within the development area, it shall be assumed that the project will result in the loss of 9.35 acres of occupied special-status vernal pool crustacean habitat. If VPFS and/or VPTS are either presumed present or determined by surveys to be present, and avoidance is not feasible, then impacts to their habitat shall be mitigated at a 2:1 ratio (two acres mitigated for every one acre lost) through preservation, restoration, and/or creation of suitable vernal pool crustacean habitat or purchase of vernal pool mitigation bank credits. However, final habitat acreages, mitigation ratios and other project-specific compensatory requirements shall be determined through consultation between USFWS and the Corps as part of the Section 404 permitting process. 	Receipt of documentation	Prior to issuance of a grading permit; During Section 404 permitting process	City of Chico; Qualified biologist USFWS; Army Corps of Engineers		
MM BIO-2A: Prior to the issuance of a grading permit, the Applicant shall consult with both the USFWS and the CDFW to obtain authorization for project implementation and develop appropriate type and amount of compensatory mitigation for	Receipt of documentation; Approval of mitigation and	Prior to issuance of a grading permit for any phase of development with	City of Chico; USFWS; CDFW; Qualified		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>project impacts to Butte County meadowfoam (BCM) occupied habitat.</p> <p>To compensate for project impacts to occupied BCM habitat the Applicant shall, prior to the issuance of a grading permit for each phase of development that will result in direct impacts to BCM:</p> <p>(1) Preserve and enhance BCM habitat within the 108-acre on-site preserve area and the Doe Mill-Schmidbauer Meadowfoam Preserve areas pursuant to a Habitat Mitigation and Monitoring Plan approved by the USFWS and the CDFW at a minimum 1:1 ratio for temporary impacts (1.0 acres enhanced over pre-project conditions for every one acre of temporarily impacted habitat) and at the ratios described below for permanent impacts. Enhancement activities will be detailed in the Habitat Mitigation and Monitoring Plan and will include vegetation management for non-native, annual grasses. In addition, in areas not previously documented to support BCM, but which consist of the same mapped soils association, BCM habitat will be created at a 1.5:1 ratio for permanent impacts (1.5 acres created over pre-project conditions for every one acre of permanently impacted habitat). Because successful creation of the microhabitat required by BCM cannot be guaranteed, a performance bond, annual letter of credit, or other such form of security acceptable to the City shall be established in an amount equivalent to the costs of purchasing BCM credits or purchasing property shown to support sufficient BCM habitat meeting the ratio requirements outlined in Section (2) of this mitigation, below. The option to purchase the requisite credits or BCM habitat shall be secured by the applicant prior to approval of grading or other work resulting in impacts to BCM for which mitigation is not already in place. Creation of BCM</p>	<p>monitoring plan; Approval for consistency determination or Section 2081 Incidental Take Permit concerning BCM</p>	<p>direct impacts to BCM; Five years following habitat creation</p>	<p>biologist</p>		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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<p>habitat will likely consist of seed collection, contouring areas within the onsite preserve that are currently and historically not occupied by BCM to produce suitable topographical and hydrological conditions for BCM, sowing approximately 50 percent of the collected seed stock (holding the other 50 percent in reserve), and, if necessary, distributing topsoil from impacted BCM areas to the BCM habitat creation area. Biological monitoring for the successful establishment of BCM will be conducted for five years or until the success criteria are met for three years without human intervention. Monitoring will include: (a) monitoring of general conditions within the BCM establishment area including documentation of vegetation community, vegetative cover, and the presence of any erosion or sedimentation or other conditions that may be detrimental to the long-term viability of BCM populations; (b) the extent of BCM occurrence within the creation area will be recorded, following the methodology used to assess occupied habitat, and adjacent known BCM habitat will also be monitored to provide a reference for BCM populations; (c) the creation will be deemed successful when three years of monitoring of occupied BCM habitat within the creation areas meets or exceeds the creation ratio (i.e., 1.5:1); and (d) reserved BCM seed can be used during the monitoring period to supplement areas where BCM establishment is not meeting success criteria. The Habitat Mitigation and Monitoring Plan shall detail methods, locations, and goals for BCM habitat creation efforts, and include contingency measures that address the potential that creation efforts could fall short of stated goals (including security provisions for acquiring off-site BCM habitat as noted above or,</p> <p>(2) Preserve habitat for BCM at a 19:1 ratio (19 acres of</p>					

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Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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<p>preservation for every one acre impacted) for direct impacts and at a 5:1 ratio (five acres of preservation for every one acre impacted) for indirect impacts. However, final habitat acreages, mitigation ratios, and other project-specific compensatory requirements for direct and indirect impacts shall be finalized during consultation between USFWS and the Corps as part of the Section 404 permitting process and during consultation with the CDFW. This compensatory mitigation may include one or a combination of the following options:</p> <ul style="list-style-type: none"> • Purchase BCM credits from an approved mitigation bank within the service area. The actual fee paid shall be that in effect at the time of payment. • Preserve, as described in the Habitat Mitigation and Monitoring Plan, BCM habitat at an existing site where long-term protections encumbering the property are currently not in place. This would likely include habitat within the 108 acre on-site, open space preserve as well as the adjacent 14.76 acre Doe Mill-Schmidbauer Preserve (APN 018-510-002), which was dedicated to the City by the owner of the Stonegate project in 1989 in anticipation of mitigation requirements for a previous project that did not move forward at that time. This option may also include purchasing property off-site that contains existing occupied BCM habitat. In either case, this option would require the preparation of a long-term management plan, subject to approval by USFWS and the City, prior to the start of construction to ensure that the population of BCM is protected in perpetuity. <p>Final habitat acreages, mitigation ratios, and other project-specific</p>					

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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compensatory requirements shall be determined through consultation between USFWS and the Corps as part of the Section 404 permitting process. The exact cost to purchase preservation credits for project-related impacts shall be determined at the time of purchase. Mitigation credits shall be purchased and/or a conservation area and management plan shall be established prior to any grading or other ground-disturbing activities on the project site. Consultation shall also include requesting a consistency determination or Section 2081 Incidental Take Permit from CDFW concerning Butte County meadowfoam.					
MM BIO-2B: Prior to the issuance of a grading permit, the Applicant shall prepare a Weed Control Plan for review and approval by the City. Prior to the start of construction activities, the Applicant shall implement a comprehensive, adaptive Weed Control Plan for pre-construction and construction invasive weed abatement. The long-term Weed Control Plan, shall include, but is not limited to, the following: <ul style="list-style-type: none"> A pre-construction weed inventory shall be conducted by surveying all areas subject to ground-disturbing activity, including but not limited, to staging areas, access roads, and areas subject to grading. Weed populations that (1) are rated High or Moderate for negative ecological impact in the California Invasive Plant Database (Cal-IPC) and (2) aid and promote the spread of wildfires (such as cheatgrass, Saharan mustard, and medusa head) shall be mapped and described according to density and area covered. 	Approval of Weed Control Plan; Receipt of documentation	Prior to the issuance of grading permits; Prior to, during, and after construction activities; Periodic verification for ten years after completion of construction	City of Chico; USFWS		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • In areas subject to ground disturbance, weed infestations shall be treated prior to construction according to control methods and practices for invasive weed populations. • The Weed Control Plan shall be updated and utilized for eradication and monitoring post-construction. • Weed control treatments shall include all legally permitted herbicide, manual, and mechanical methods. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Advisor and implemented by a Licensed Qualified Applicator. • The timing of weed control treatment shall be determined for each plant species in consultation with USFWS with the goal of controlling populations before they start producing seeds. • Surveying and monitoring of the identified and treated populations shall be required at all sites impacted by construction and shall occur annually for years one to five and bi-annually for years six to ten. • During project preconstruction and construction, vehicles and all equipment shall be washed (including wheels, undercarriages, and bumpers) prior to commencing work in off road areas. 					
MM BIO-4: Prior to issuance of any City permits for construction,	Receipt of	Prior to issuance	City of Chico		

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Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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<p>grading, or other site-disturbing activities, the Applicant shall provide proof to the Chico Community Development Department that all necessary authorizations from the USACE and RWQCB for the discharge of dredged or fill material into the waters of the U.S. identified on the project site have been obtained.</p> <p>Prior to any work affecting the bed or bank of the Butte Creek Diversion Channel, tributaries, or associated riparian areas, the Applicant shall obtain a Lake or Streambed Alteration (LSA) Agreement from the CFW, as required under Section 1602 of the Fish and Game Code. The LSA Agreement shall detail the authorized activities affecting the Butte Creek Diversion Channel, tributaries, and associated riparian areas, and provide specific terms and conditions necessary to protect fish and wildlife resources in the project site. The Applicant shall comply with all requirements of the LSA agreement, including any compensatory mitigation such as replacement of impacted trees. A copy of the fully executed LSA Agreement shall be submitted to the Chico Community Development Department prior to initiation of any work impacting riparian habitats on the project site.</p> <p>To mitigate for the permanent loss of 9.35 acres and potential indirect impacts to 4.51 acres of aquatic resources resulting from the project, the Applicant shall provide a USACE-approved compensatory mitigation plan for impacts to waters of the U.S. The plan shall provide for replacement of waters of the U.S. at a 3:1 ratio (three acres replaced for every one acre removed), or as required by the USACE. The plan shall describe the specific methods for replacement of impacted waters on site, and provide a monitoring plan, including a reporting schedule and success criteria over a specific amount of time. In the event the USACE determines that compensatory mitigation for impacts to waters of</p>	documentation; Approval for LSA Approval of compensatory mitigation plan	of City permits for construction, grading, or other site-disturbing activities; Prior to any work affecting the bed or bank of the Butte Creek Diversion Channel, tributaries, or associated riparian areas	Community Development Department; CDFW; USACE		

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the U.S. cannot be fully accomplished on site, the Applicant may purchase credits at a USACE-approved mitigation bank whose service area includes the project site. The type and amount of credits shall be determined in coordination with the USACE. Proof of the purchase of any required mitigation bank credits shall be provided to the Chico Community Development Department prior to initiation of any work impacting waters of the U.S. on the project site.					
Section IV.E—Cultural Resources					
MM CULT-2: Prior to the start of grading operations for each phase of the project the Applicant shall provide reasonable notice and site access for a tribal representative to be present at the project site during any ground disturbing activities in areas mapped by the Mechoopda Indian Tribe of Chico Rancheria as High Sensitivity areas. If any archaeological or paleontological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery until a qualified archaeologist or paleontologist evaluates the significance of the find(s) and prepares a recommendation for further action. If the project site is expanded beyond its current limits, additional cultural resource studies shall be required.		Prior to start of grading operations for each phase of the project	City of Chico; Qualified archaeologist or paleontologist		
Section IV.G—Greenhouse Gas Emissions					
MM AIR-2C/GHG-1: The project applicant shall implement the following BCAQMD-recommended operational mitigation measures: 1. Incorporate outdoor electrical outlets to encourage the	Notes on construction plans; Site inspection	During project design activities; During project operational phase	City of Chico; BCAQMD		

Exhibit III

Attachment C

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>use of electric appliances and tools;</p> <p>2. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles;</p> <p>3. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible;</p> <p>4. Final designs shall consider buildings that include roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows (passive solar design);</p> <p>5. Utilize high efficiency gas or solar water heaters;</p> <p>6. Utilize built-in energy efficient appliances (i.e., Energy Star);</p> <p>7. Utilize double-paned windows;</p> <p>8. Utilize low energy street lights (i.e. light-emitting diode);</p> <p>9. Utilize energy-efficient interior lighting;</p> <p>10. Utilize low-energy traffic signals (i.e., light-emitting diode);</p> <p>11. The project shall meet all title 24 requirements, including but not limited to;</p> <p> a. Install door sweeps and weather stripping (if more efficient doors and windows are not available);</p> <p> b. Install energy-reducing programmable thermostats;</p> <p> c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and</p> <p>12. Prior to the recordation of each Final Map, to the</p>					

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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extent that cumulative project operational emissions exceed applicable thresholds the project applicant shall participate in an Off-site Mitigation Program coordinated through the Butte County Air Quality Management District (BCAQMD). The project applicant shall utilize a methodology based on the BCAQMD CEQA Handbook with final details to be approved by the BCAQMD and City for calculating the payment to the Off-site Mitigation Program.					
Section IV.I—Hydrology and Water Quality					
MM HYDRO-2: The project applicant shall coordinate levee modification activities (if any) with the California Department of Water Resources and obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to commencing project construction activities. As required by the encroachment permit, project construction shall comply with the CVFPB's flood control standards described under Title 23 of the California Code of Regulations and (if applicable) the U.S. Army Corps of Engineers construction standards to ensure that the integrity of the existing flood-control system is properly maintained.	Receipt of documentation; Approval for encroachment permit	Prior to commencing construction activities that may result in modification of the levee for the Diversion Channel	City of Chico; DWR/CVFPB		
Section IV.K—Noise					
MM NOISE-2: To satisfy the City of Chico's noise level standards at noise-sensitive uses near commercial lots within the project, commercial parking areas within the project shall be designed such that no residentially-zoned property would have 100 or more parking spaces within 100 feet, unless a solid noise barrier of 6 feet	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits;	City of Chico		

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in height is included at the interface of the commercial parking area and the residential property.		prior to project occupancy			
MM NOISE-3: To satisfy the City of Chico's noise level standards at noise-sensitive uses near commercial lots within the project, commercial development on Lots 471 and 474 shall be designed to maintain on-site delivery truck circulation routes a minimum distance of 50 feet from property lines shared with existing or future noise-sensitive residences in the project vicinity. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design may be used to demonstrate that a lesser separation would meet the City's noise level standards. Such future acoustic study shall state all assumptions, including specifications for a noise barrier as appropriate, and be subject to review and approval by the Chico Community Development Director.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		
MM NOISE-4: On-Site Commercial Loading Dock Noise at Noise-Sensitive Uses To satisfy the City of Chico's noise level standards at residentially-zoned properties nearest Lots 471, 472 and 474, the future commercial development on these commercial lots shall be designed to locate all loading docks a minimum distance of 125 feet from property lines abutting residentially-zoned properties. Alternatively, a future acoustic study prepared by a qualified professional and based on the specific commercial site design, may be used to demonstrate that a lesser separation would meet the City's noise level standards. Such future acoustic study shall state all assumptions, including specifications for a noise barrier as appropriate, and be subject to review and approval by the Chico	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		

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Community Development Director.					
MM NOISE-6: Future Exterior Traffic Noise Levels at Proposed Residences To satisfy the City of Chico's exterior noise level standard at the common outdoor areas of the proposed multi-family residential lots within the development (Lots 470 and 473), these future common outdoor areas shall be designed to: (1) maintain a minimum setback distance of 130 feet from the centerline of Bruce Road, (2) be shielded by the proposed structures to completely block the common outdoor area(s) from view of Bruce Road, or (3) include a solid noise barrier meeting specifications outlined in a supporting acoustic study prepared by a qualified professional, subject to review and approval by the Community Development Director.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico Community Development Director; Qualified acoustic professional		
MM NOISE-7: Future Traffic Noise Levels at Proposed Residences Should the building facades of the future multi-family residences be proposed within 90 feet of the centerline of Bruce Road, all upper floor windows of the residential structures located within that setback distance and within line-of-sight of Bruce Road shall be upgraded to STC-32.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico		
Section IV.O—Transportation/Traffic					
MM TRANSPORTATION-1: Install a Traffic Signal at Bruce Road / Raley Boulevard (Intersection 13) The AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 13 (Bruce Road at Raley Boulevard);	City of Chico		

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<p>According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes at full project build-out would meet Signal Warrant 3 – Peak Hour Warrant for the AM and PM peak hours. With the implementation of a traffic signal the weekday AM peak hour level of service would improve from LOS F to LOS C, and the PM peak hour level of service would improve from LOS F to LOS D, which would result in a less-than-significant impact after mitigation.</p> <p>The applicant shall design, fund, and install a traffic signal when signal warrants are met. The City shall be responsible for monitoring traffic conditions at the intersection and notifying the applicant, in writing, when traffic signal installation is required. Following such notification from the City that the traffic signal is required, the signal shall be included on any subsequent subdivision improvement plans for the project, and no new building permits for traffic-generating uses shall be issued on Lot 472 until the signal has been installed or progress toward installation is substantially underway. To the extent that the applicant qualifies for reimbursement for a portion of the costs associated with this improvement pursuant to provisions of the Chico Municipal Code, the applicant may pursue a Memorandum of Reimbursable Street Facility Costs with the City.</p>		prior to approving building permits for Lot 472			
<p>MM TRANSPORTATION-2: Install a Traffic Signal at Skyway / Forest Avenue (Intersection 17)</p> <p>The PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes meet Signal Warrant 3 – Peak Hour Warrant for the PM peak hour.</p>	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 17 (Skyway at Forest Avenue); prior to approving building permits for Lot 472	City of Chico		

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<p>With the implementation of a traffic signal the weekday PM peak hour level of service would improve from LOS F to LOS A, which would result in a less-than-significant impact.</p> <p>The applicant shall design, fund, and install a traffic signal when signal warrants are met. The City shall be responsible for monitoring traffic conditions at the intersection and notifying the applicant, in writing, when traffic signal installation is required. Following such notification from the City that the traffic signal is required, the signal shall be included on any subsequent subdivision improvement plans for the project, and no new building permits for traffic-generating uses shall be issued on Lot 472 until the signal has been installed or progress toward installation is substantially underway. To the extent that the applicant qualifies for reimbursement for the costs associated with this improvement pursuant to provisions of the Chico Municipal Code, the applicant may pursue a Memorandum of Reimbursable Street Facility Costs with the City.</p>					
<p>MM TRANSPORTATION-5: Transit Stops and Routes</p> <p>Prior to City approval of each set of detailed subdivision improvement plans, the applicant shall coordinate with local public transit providers to determine a suitable transit service concept for the project site that does not substantially alter existing public transit operations and is consistent with relevant service standards and new service warrants. Potential transit service modifications include a new route or route extension along Bruce Road between E 20th Street and Skyway (consistent with the BCAG Transit and Non-Motorized Plan) and the installation of bus stops internal to the project site. Bus stops should be installed at locations within close proximity to key pedestrian routes (e.g. the Bruce Road /</p>	Confirm stops/turn-outs on improvement drawings	Prior to approval of each set of subdivision improvement plans	Local public transit providers		

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Webster Drive and Skyway / Potter Road intersections). Implementation of this mitigation measure would provide adequate access to transit service, therefore, this impact would be reduced to a less-than-significant level.					
MM TRANSPORTATION-6: Install a Traffic Signal at Bruce Road / Raley Boulevard (Intersection 13) The AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes at full project build-out would meet Signal Warrant 3 – Peak Hour Warrant for the AM and PM peak hours. With the implementation of a traffic signal the weekday AM peak hour level of service would improve from LOS F to LOS C, and the PM peak hour level of service would improve from LOS F to LOS E, which would result in a less-than-significant impact after mitigation. The applicant shall implement Mitigation Measure TRANSPORTATION-1.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 13 (Bruce Road at Raley Boulevard); prior to approving building permits for Lot 472	City of Chico		
MM TRANSPORTATION-7: Install a Traffic Signal at Skyway / Forest (Intersection 17) AM and PM peak hour traffic volumes at this intersection were analyzed to determine if a traffic signal would be warranted. According to the California Manual on Uniform Traffic Control Devices (MUTCD), Caltrans 2014, the projected traffic volumes meet Signal Warrant 3 – Peak Hour Warrant for both peak hours. With the implementation of a traffic signal the weekday AM and PM peak hour level of service would improve from LOS F to LOS B, which would result in a less-than-significant impact after mitigation.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 17 (Skyway at Forest Avenue); prior to approving building permits for Lot 472	City of Chico		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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The applicant shall implement Mitigation Measure TRANSPORTATION-2.					
SECTION IV.P—Utilities and Service Systems					
<p>MM HYDRO-1: Prior to development of the RS-20 lots, the project applicant shall prepare a detailed hydraulic evaluation to determine the potential for improvements within the existing Federal Emergency Management Agency (FEMA) 100-year flood zones and California Department of Water Resources (DWR) 200-year flood zones to result in changes to the extent, depth, and velocity of flood flows. The modeling shall be performed and certified by a professional engineer using the U.S. Army Corp of Engineer's Hydrologic Engineering Center's River Analysis System (HEC-RAS) or similar surface water flow modeling software. The modeling shall include an evaluation of both the on-site and off-site flooding impacts under existing flooding conditions and future flood conditions as a result of developing the RS-20 lots.</p> <p>Based on the surface water flow modeling, areas of development that could reduce the overflow storage capacity of floodwater near the channel shall be identified. For any of the RS-20 lots improvements that could reduce overflow storage capacity, the project design shall be modified to ensure there is no net decrease in the floodwater storage capacity. This could include balancing the amount of cut and fill materials within the flood zones.</p> <p>Based on the surface water flow modeling, areas of development that could affect the velocity of floodwater along the Butte Creek Diversion Channel shall be identified. For any improvements that would substantially alter the channel flow velocity, the project design for the RS-20 lots shall be modified to reduce potential</p>	Submission of hydraulic evaluation; Possible submission of changes to RS-20 lots design	Prior to development of RS-20 lots east of Diversion Channel;	City of Chico; Certified professional engineer		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>erosion, siltation, and associated flooding impacts. Modifications to the project design may include, but are not limited to, the following measures.</p> <ul style="list-style-type: none"> • Alter the location and design of structures and/or fill materials within the FEMA 100-year flood zones or DWR 200-year flood zones. • Install erosion controls systems such as rock protection or erosion resistant vegetation. • Increase the size of proposed culverts. • Install cross-flow culverts for improvements through flood zones. • Improve existing off-site stormwater drainage systems that would receive runoff from the project site. <p>The detailed hydraulic evaluation and, if necessary, proposed changes to the RS-20 lots design, shall be submitted to the City of Chico and any other regulatory agencies that have jurisdiction over the improvements.</p>					
<p>MM HYDRO-2: The project applicant shall coordinate levee modification activities (if any) with the California Department of Water Resources and obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to commencing project construction activities. As required by the encroachment permit, project construction shall comply with the CVFPB's flood control standards described under Title 23 of the California Code of Regulations and (if applicable) the U.S. Army Corps of Engineers construction standards to ensure that the integrity of the existing flood-control system is properly maintained.</p>	<p>Receipt of documentation; Approval for encroachment permit</p>	<p>Prior to commencing construction activities that may result in modification of the levee for the Diversion Channel</p>	<p>City of Chico; DWR/CVFPB</p>		

**Table 1: Stonegate Vesting Subdivision Map and General Plan Amendment / Rezone
Mitigation Monitoring and Reporting Program**

Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
Section IV.Q—Tribal Cultural Resources					
MM CULT-2: Prior to the start of grading operations for each phase of the project the Applicant shall provide reasonable notice and site access for a tribal representative to be present at the project site during any ground disturbing activities in areas mapped by the Mechoopda Indian Tribe of Chico Rancheria as High Sensitivity areas. If any archaeological or paleontological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery until a qualified archaeologist or paleontologist evaluates the significance of the find(s) and prepares a recommendation for further action. If the project site is expanded beyond its current limits, additional cultural resource studies shall be required.		Prior to start of grading operations for each phase of the project	City of Chico; Qualified archaeologist or paleontologist		

EXHIBIT “|V”
CONDITIONS OF APPROVAL
Stonegate Subdivision and Use Permit (S 15-05, UP 18-14)

Vesting Tentative Subdivision Map (S 15-05)

1. The subdivider shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney’s fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy of any of the following: (i) the approval of applications associated with the Stonegate Subdivision and General Plan Amendment/Rezone Project (Application Nos. GPA 15-02, RZ 15-02, S 15-05 and UP 18-14, together the “Project”); (ii) the environmental impact report prepared in connection with the approval of the Project, or any subsequent approvals or permits issued in relation to the Project; (iii) the proceedings undertaken in connection with the adoption or approval of any of the above; (iv) any subsequent approvals or permits relating to the Project; (v) the processing of occupancy permits and (vi) any amendments to the approvals for the Project. The City of Chico shall promptly notify the subdivider of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.
2. The proposed vesting tentative subdivision map to divide the site (AP Nos: 002-190-041, 018-510-007, 018-510-008, and 018-510-009) into low density residential (423 units, 81 acres), medium density residential (13.4 acres, two parcels), community commercial (36.6 acres, three parcels), parks (3.5 acres, three parcels), open space preserve (136 acres), public right-of-way, and storm water retention parcels is authorized, as depicted on the “Public Street Subdivision Vesting Tentative Subdivision Map (S 15-05), Stonegate, for EPICK Homes, Inc.” date-stamped Jul 26, 2018, by Chico Planning Services, except as revised by the accompanied Subdivision Report or any of the following conditions of approval.
3. This approval includes authorization for the subdivider and City officials to effectuate the proposed Land Transfer, resulting in the transfer of ownership of an approximately 0.80-acre triangle-shaped parcel owned by the City to Lot 471 in exchange for a similarly-shaped approximately 1.0-acre parcel located at the northwestern extremity of Lot 471, by Boundary Line Modification or similar application process.
4. The subdivision shall be developed in compliance with all other applicable State and local Code provisions, including those of the Public Works Department and the Fire Department. The applicant is responsible for contacting these offices to verify the need for permits.

5. 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."

6. Prior to recording the final map(s), any taxes and/or assessments against the property shall be paid.
7. 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.
8. Should any tree removal occur with the project, all qualifying trees pursuant to CMC 16.66 that are removed shall be replaced by the subdivider as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved, and shall be placed in areas dedicated for tree plantings. The survival of replacement trees shall be ensured for three years, and if any should die or fail within the first three years of their planting, then the subdivider shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
9. In conjunction with filing each final map the subdivider shall provide a verification of an adequate water supply, consistent with California Government Code Section 66473.7, for the subdivision based on a written verification from California Water Service Company.

10. Subdivision improvement plans for each phase of development shall be accompanied by a grading plan that conspicuously delineates the limits of ground disturbance to be allowed under the requested phase and shall specify physical barriers to be erected in the field during construction activities to provide a constant visual demarcation of the work area. Additional plans and specifications, including but not limited to hydrological evaluations, spill prevention plans and limiting construction dates to avoid wet times of year, may be required by City staff (with justification) to avoid previously-unanticipated adverse effects from proposed construction activities.
11. Street tree planting locations within parkway strips in the project shall be adequately excavated and backfilled with amended or imported soils which are conducive to successful tree growth, as deemed necessary by the City's Urban Forest Manager.
12. Recreational park lots within the project shall be improved as follows:
 - a. Parcel A, the 0.2-acre open space viewing area, shall be fully improved in conjunction with the map phase which creates the lot. Final hardscape improvements (curb, gutter, sidewalk, etc.) shall be completed prior occupancy of any other structures developed within the same phase, landscape improvements may be deferred for up to six months to avoid planting during the hottest months.
 - b. Parcel B, the 2.9-acre neighborhood park, shall be fully improved with play equipment and other appropriate amenities prior to occupancy of over one-half (212) of the single-family homes within the project. Should any of the multi-family residential projects within the site be developed without comparable shared outdoor amenities within their complex, those new units shall count against the 212-unit total that necessitates completion of the neighborhood park.
 - c. Parcel I, the 0.4-acre pocket park, shall be fully improved with benches, landscaping and other appropriate amenities in conjunction with the map phase which creates the lot. Final hardscape improvements shall be completed prior occupancy of any other structures developed within the same phase, landscape improvements may be deferred for up to six months to avoid planting during the hottest months.
13. The project's entitlements will expire three (3) years from the date of approval, unless (i) they are exercised as specified in the Municipal Code, or (ii) a written request for extension is received and approved by the City. If, however, a legal challenge is filed against the City's approval of any of the project's entitlements, including but not limited to General Plan Amendment 15-02, Rezone 15-02, Subdivision 15-05, Use Permit 18-14, and any related building or grading permits, the time period to exercise the entitlements shall be stayed for the duration of the litigation.

Use Permit 18-15 (Ground-Floor Residential Uses on Lot 471)

14. Use Permit 18-14 authorizes a ground-floor residential uses on Lot 471, in substantial accord with the "Plat to Accompany Use Permit 18-14 (Conceptual Site Plan Proposed on a Portion of Lot 471 - Stonegate)" and in compliance with all other conditions of approval.
15. The extent of future ground-floor residential uses may range from three to 13 acres in size on Lot 471 of Subdivision S 15-05, and the approved Conceptual Site Plan may be amended by the Architectural Review and Historic Preservation Board during future Site Design and Architectural Review in compliance with Chico Municipal Code Section 19.18.
16. The future residential development under this permit shall meet the following (adapted from the R2 Medium-Density Residential zoning regulations):
 - a. Residential density for the portion of the site to be developed with ground-floor residential uses shall be in the range of 6 to 14 dwelling units per acre,
 - b. Primary structures shall be limited to 35 feet in height and accessory structures shall be limited to 15 feet in height,
 - c. Minimum structural setbacks shall be 10 feet along E. 20th Street, 5 feet along side (and functionally-side) property lines, and 30 feet along the rear property line abutting existing residential uses fronting on Parkhurst Street, and
 - d. Other R2 zoning district development standards deemed necessary by the Architectural Review and Historic Preservation Board in conjunction with Site Design and Architectural Review.
17. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.

Mitigation Measures from the EIR (SCH#2016062049)

18. The developer shall comply with all mitigation measures contained in the concurrently-adopted "Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone Mitigation Monitoring and Reporting Program". The Mitigation Monitoring and Reporting Program is hereby incorporated by reference in its entirety and compliance with each identified mitigation measure therein shall be enforced during future requests for City entitlements, permits or other authorizations needed to proceed with project implementation, as applicable.
19. Concurrent with each request for City approval of subdivision improvement plans, final maps, planning entitlement, or building permits on commercial lots the

developer shall submit a Mitigation Progress Report to document the applicability and compliance efforts for each mitigation measure identified in the adopted “Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone Mitigation Monitoring and Reporting Program”. City staff shall only issue the permit or provide a positive recommendation thereon if compliance with all applicable mitigation measures is confirmed.

X:\Current Planning\Subdivision\2015\15-05 Stonegate (72195)\Planning Commission\bit and bobs\PC Reso 18-12 - Exhibit II - draft Conditions of Approval.docx



Subdivision Report

Meeting Date 8/30/18

DATE: August 17, 2018

File: S 15-05

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 15-05 Stonegate**

Exhibit "V"

This office has reviewed the vesting Tentative Subdivision Map S 15-05 Stonegate 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:** Allow non-radial lot lines.

Recommendation: Acceptable.

2. **Request:** Allow non-standard road sections.

Recommendation: Acceptable.

3. **Request:** Allow intersection spacing less than as specified in 18R.08.020 at the intersections of Street G/Baroni Drive and Street H/Baroni Drive.

Recommendation: Acceptable.

4. **Request:** Allow horizontal curves less than as specified in 18R.08.020.D.

Recommendation: Acceptable.

5. **Request:** Allow minimum residential lot depths less than 80 feet.

Recommendation: Acceptable.

6. **Request:** Allow Double Frontage lots

Recommendation: Acceptable.

7. Request: Allow Back-Up lots.

Recommendation: Acceptable.

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

B. ENVIRONMENTAL IMPACT REPORT AND MITIGATION MEASURES LIST

The Environmental Impact Report (EIR) contains a number of both offsite and onsite Transportation and Circulation mitigation measures. The EIR is intended to be used as the basis for determining both the nature and timing of the required offsite and onsite roadway mitigation measures. The Subdivider shall prepare a detailed list of required Transportation and Circulation mitigation measures describing both the nature and timing of the required offsite and onsite mitigation measures. The list shall be summarized in text, tables, figures, along with any appropriate drawings for staff review and will be used to ensure that both current/future required mitigation measures will be constructed and operational at the appropriate time.

An Environmental Impact Report Mitigation List shall be submitted, reviewed, and approved by the Community Development Director and the Senior Development Engineer prior to initial submittal of the improvement plans for this subdivision.

C. TIMING AND NATURE OF PUBLIC IMPROVEMENTS

The Public Works Director will determine the nature, extent, timing and limits of required offsite and onsite road/street public improvements to be constructed as part of any development (including phased development) versus payment of an in-lieu fee as well as reimbursements for construction of future Nexus/CIP facilities.

D. 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 or as determined by the Public Works Director:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision: Bruce Road and East 20th Street - Full and half-width conforming urban improvements.
 - 3) Webster Drive on CUSD Property - Timing of the construction of Webster Drive urban improvements to be determined by the Public Works Director.
- 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) Notice is hereby given to future owners of lots within this subdivision that the City of Chico will require the construction of additional traffic circulation improvements under the circumstances described below. An appropriate note shall be placed on the Final Map.
- d) Street names shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

2. Roundabout

The Subdivider shall design and construct a roundabout in the Laredo Way and Street Q intersection in a manner acceptable to the Director of Public Works.

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.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built within this subdivision. Said improvements shall be constructed by the Subdivider.

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

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

- 3) Exterior to Subdivision - The Subdivider shall work with the Chico Unified School District to design and construct storm drain infrastructure across their property.

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) Parcel G - Storm Water Facility

The Subdivider shall design and construct a storm water facility in accordance with the EIR and the Storm Drainage Master Plan below.

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 from the Stonegate development.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP Hand Book

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 both public and private 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 from the Stonegate development.
- 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 Water Pollution Prevention Plan (SWPPP) which shall incorporate CASQA BMPs. 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 recordation of 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.
- 3) Exterior to Subdivision - Underground sanitary sewer has been previously extended and exists at the site for connection in compliance with Application for Sewer Connection.

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 recordation of the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

The vesting Tentative Subdivision Map S 15-05 Stonegate is entirely located in the Southeast Sewer Assessment District and has previously paid any and all remaining assessment balance.

5. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, No Parking signs, pavement striping and pavement markings on all streets, and bicycle facilities that they are required herein to construct. All signage shall be High Intensity Prismatic, no less than Grade V.

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. Alternatives to standard street lights shall be subject to the approval of the Public Works Director, provided the following criteria are met:

- a) The alternative standard must be consistent throughout the entirety of this subdivision.
- b) Levels of illumination equivalent to City standards must be achieved.
- c) The Subdivider must deliver to the City a full inventory of replacement parts equal to 10% of the total number of street lights in the subdivision.

7. Bicycle Facilities

The Subdivider shall construct the following bicycle facilities:

- a) City Standard Class I bicycle path along the west side of Bruce Road and within Parcel H in conformance with the typical sections as depicted on the Tentative Map.
- b) City Standard Signing and striping for Class II bicycle lanes in conformance with the typical sections as depicted on the Tentative Map.

8. Transportation Facilities

The Subdivider shall construct bus turnouts and benches and shelters as required in consultation with Butte County Association of Governments.

9. Street Trees

Street trees shall be planted in accordance with Public Works Department - Parks Division requirements.

10. Landscaping

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

- a) Within existing and future raised median and rights-of-way along both Bruce Road and East 20th Street.
- b) Within any specific entry features and/ or amenities.
- c) Within the Laredo Way/Street Q roundabout.
- d) Within Parcels A, B, H, and I.
- e) Within Parcel G.

E. 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. Existing and future raised median and rights-of-way along both Bruce Road and East 20th Street.
- 2. Masonry Wall with Decorative Cap.
- 3. Any specific entry features and/or amenities.
- 4. The Laredo Way/Street Q roundabout.
- 5. Class 1 bicycle paths.
- 6. Parcels A, B, H, and I.
- 7. Parcels C and D.
- 8. Parcel G.

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 shall be complete and formed prior to recordation of the Final Map.

F. 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.

G. PROPERTY CONVEYANCES

1. Dedications

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

- a) Bruce Road and East 20th Street - Dedicate public rights-of-way as depicted on the Tentative Map.
- b) Webster Drive - The Subdivider shall work with the Chico Unified School District to ensure dedication of public right-of-way to the City as depicted on the Tentative Map.
- c) Potter Road - Dedicate public right-of-way as depicted on the Tentative Map.
- d) New Subdivision Streets - Dedicate public rights-of-way as depicted on the Tentative Map.

- e) Chico Unified School District Property - The Subdivider shall work with the Chico Unified School District to ensure dedications of storm drain easements to support needed storm drain conveyance infrastructure.
- f) Parcels A in "Fee Simple" for "Public Open Space Viewing Area" purposes.
- g) Parcels B and I in "Fee Simple" for "Park" purposes.
- h) Parcels C and D in "Fee Simple" for "Open Space Preserve" purposes.
- i) Parcel G in "Fee Simple" for "Storm Water Facility" purposes.
- j) Parcel H in "Fee Simple" for "Bicycle Path" purposes.
- k) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.

2. Abandonments

The right-of-way and easement abandonments depicted on the Tentative Map are approved. Said abandonments, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation:

- a) Easement for Open Storm Drain Swale per Book 2234 O.R. Page 227 and Book 2234 O.R. Page 363.
- b) Storm Drain Easement per O.R. 85-20683.
- c) 20-foot wide easement for the benefit of PG&E per 93-23585.
- d) A southerly portion of existing East 20th Street right-of-way.

3. Land Transfer

The City and Subdivider shall affect a land transfer on the south side of East 20th Street as depicted on the Tentative Map.

H. 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, in its letter dated 8/14/18 attached hereto as Exhibit A, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.
- 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 Community Development Department.

4. Butte County Association of Governments (BCAG)

The Butte County Association of Governments, in its letter dated 3/16/17 attached hereto as Exhibit B, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

5. Butte County Department of Public Works

The Butte County Department of Public Works, in its letter dated 8/6/18 attached hereto as Exhibit C, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

6. California Department of Fish and Wildlife

The California Department of Fish and Wildlife, in its e-mail dated 3/17/17 attached hereto as Exhibit D, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

7. California Department of Transportation

The California Department of Transportation, in its letter dated 5/23/18 attached hereto as Exhibit E, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

8. Central Valley Flood Protection Board

The Central Valley Flood Protection Board, in its letter dated 5/2/17 attached hereto as Exhibit F, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

9. California Water Boards

The California Water Boards, in its letter dated 3/10/17 attached hereto as Exhibit G, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

10. United States Department of the Interior

The United States Department of the Interior, in its letter dated 3/13/17 attached hereto as Exhibit H, has made certain comments which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

I. PERMITS FROM OUTSIDE AGENCIES

The Subdivider shall obtain all required permits from outside agencies having pertinent jurisdiction prior to recordation of the Final Map for this subdivision.

J. 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.

K. ADMINISTRATIVE REQUIREMENTS

1. Revised Tentative Map

If applicable, the Subdivider shall prepare a Project Map, consisting of a copy of the Tentative Map modified to depict all requirements of this subdivision report or the resolution of approval that alter the street layout, the lot configuration, or any other substantive item depicted on the Tentative Map as originally submitted.

The revised tentative map shall be submitted, reviewed, and approved by the Community Development Department Director and the Senior Development Engineer prior to initial submittal of the improvement plans or Final Map for this subdivision.

2. 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.

3. 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 Development Department.


Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department S 15-05 File
Development Engineering Subdivision File

Attachments:

Exhibit A - Pacific Gas and Electric Company
Exhibit B - Butte County Association of Governments (BCAG)
Exhibit C - Butte County Department of Public Works
Exhibit D - California Department of Fish and Wildlife
Exhibit E - California Department of Transportation
Exhibit F - Central Valley Flood Protection Board
Exhibit G - California Water Boards
Exhibit H - United States Department of the Interior



August 14, 2018

Mike Sawley
City of Chico-Community Development Department
411 Main St., 2nd Floor
Chico, CA 95927

Re: Vesting Tentative Subdivision Map S 15-05; Stonegate Subdivision

Dear Mr. Sawley:

Thank you for giving us the opportunity to review the proposed Vesting Tentative Subdivision Map S 15-05; Stonegate Subdivision. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

Sincerely,

Jonathan Lockhart
Land Management
925-244-3613

EXHIBIT A
1 of 1



326 Huss Drive, Suite 150
Chico, California 95928
(530) 809-4616 FAX (530) 879-2444
www.bcag.org

March 16, 2017

City of Chico Community Development Dept.
Attn: Mike Sawley, Senior Planner
P.O. Box 3420
Chico, CA 95927-3420

RE: Vesting Tentative Subdivision Map S 15-05 and GPA/RZ 15-02 (Stonegate)

Dear Mr. Sawley:

The Butte County Association of Governments (BCAG) appreciates the opportunity to comment on the project listed above. Based on the information reviewed, BCAG has the following comments related to its planning activities:


Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS): As the federally designated Metropolitan Planning Organization for the Butte County region, BCAG is responsible for preparing the area's RTP/SCS. The RTP/SCS specifies the policies, projects, and programs necessary over a 20+ year period to maintain, manage, and improve the region's transportation system. In 2008, these responsibilities were expanded by the State of California to include the SCS. The SCS demonstrates the integration of land use, housing, and transportation for the purpose of reducing greenhouse gas emissions from passenger vehicles.

BCAG's last RTP/SCS was adopted in December 2016 and did not incorporate or consider the land use, housing, or transportation assumptions included in the project listed above. If the project is approved, BCAG would encourage the City of Chico to coordinate with staff to include any assumptions related to land use, housing, and transportation in order for the RTP/SCS to be updated or amended.

Butte Regional Conservation Plan (BRCP): A revised draft of the BRCP is currently under development and is expected to include the removal of the project listed above from the BRCP permit area. This change will eliminate any conflict between the BRCP and the project, and will allow the project to move forward separately via the existing state and federal permitting processes. As such, there are no expected conflicts between the project and the BRCP.

If you have any questions, please do not hesitate to call (530-809-4616) or email me (blasagna@bcag.org).

Sincerely,



Brian Lasagna,
Regional Analyst

EXHIBIT B

Staff Report Attachment C, Exhibit V

1 OF 1

Attachment C



Department of Public Works

Dennis Schmidt, Director
Radley Ott, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.538.7681
F: 530.538.7171

buttecounty.net/publicworks

August 6, 2018

City of Chico Community Development Dept.
Attn: Mike Sawley, Senior Planner
P.O. Box 3420
Chico, CA 95927-3420

RE: Tentative Subdivision Map – S 15-05 and GPA/RZ 15-02

APN 002-190-041, 018-510-007, -008, and -009

Dear Mr. Sawley:

Reference is made to your request for comments dated July 27, 2018 on the above noted development.

1. Development of this subdivision will increase flows into the Comanche Creek watershed. The storm drain system should be designed to not exacerbate existing flooding problems on this system.
2. Provide a permanent solution for drainage designed to not allow peak flows from the site to exceed current undeveloped levels.
3. Portions of the development are located within Federal Emergency Management Agency flood boundaries. The proposed development should not adversely affect the carrying capacity of the base flood elevation within the boundaries nor allow any increase in base flood elevation which adversely affects any neighboring property.
4. Install full urban improvements including curb, gutter and sidewalk.
5. Some roads appear narrow for on street parking.

If you have any questions concerning this matter, please contact this office at (530) 538-7266, Monday through Friday, 8:00 a.m. to 4:00 p.m.

Sincerely,

Thomas A. Fossum, P.E.
Deputy Director
Butte County Public Works

Mike Sawley

From: Torres, Juan@Wildlife <Juan.Torres@wildlife.ca.gov>
Sent: Friday, March 17, 2017 2:03 PM
To: Mike Sawley
Subject: Vesting Tentative Subdivision Map S 15-05 and GPA/RZ 15-02 (Stonegate)
Attachments: 2081 Application help (3).doc

The California Department of Fish and Wildlife (Department) has reviewed the Vesting Tentative Subdivision Map S 15-05 and GPA/RZ 15-02 (Stonegate), APNs 002-190-041, 018-510-007, and 018-510-009 from the City of Chico.

Based on the maps provided and aerial photographs the proposed project footprint contains areas under CDFW jurisdiction per section 1602 of the Fish and Game Code that may be impacted by the proposed project. These areas include all perennial, intermittent, and ephemeral streams, swales and any other habitats supported by these features such as wetlands, vernal pools, and riparian habitats. The proposed project proponents shall submit a Notification to the Department. The Notification shall include the appropriate fee payment and all the documentation required in the instructions located at:

<https://www.wildlife.ca.gov/Conservation/LSA/Forms>

Documentation typically required for this project include, but is not limited to a jurisdictional delineation depicting all the impacts to each habitat type under Department jurisdiction, hydrologic studies, recent vegetation surveys, mitigation measures to avoid, minimize, and mitigate impacts to these resources.

Butte County Meadowfoam (*Limnanthes floccosa ssp. californica*) is present within the project footprint and is expected to be impacted by the proposed project. Take authorization pursuant to the California Endangered Species Act (CESA) in the form of an Incidental Take Permit (ITP) or a consistency determination shall be obtained prior to any construction starting. Please note that the project proponent shall include the appropriate CESA fee with the permit application. Information relating to CESA Take authorizations and fees can be found at: <https://www.wildlife.ca.gov/Conservation/CESA>. For your convenience I have attached a copy of a 2081 Application that can be used to prepare an ITP. Please note that any impacts to this species shall be fully mitigated.

The Department encourages early coordination to determine appropriate measures to offset project impacts and facilitate future permitting processes and to coordinate with the U.S. Fish and Wildlife Service to coordinate specific measures if federally-listed species are present within the project limits.

Please note that when acting as a responsible agency, CEQA guidelines section 15096, subdivision (f) requires CDFW to consider the CEQA environmental document prepared by the lead agency prior to reaching a decision on the project. The Department will review that proposed activities are adequately addressed in the CEQA document and the impacts have been appropriately disclosed and mitigated.

If you have any questions please do not hesitate to contact me.

Juan Lopez Torres
Senior Environmental Scientist (Specialist)



NORTH CENTRAL REGION
HABITAT CONSERVATION PROGRAM

1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Office: (916) 358-2951

Fax: (916) 358-2912

Juan.Torres@wildlife.ca.gov

www.wildlife.ca.gov

Every Californian should conserve water. Find out how at:

Staff Report Attachment C, Exhibit V

EXHIBIT D

1 of 5

Attachment C

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME**

**APPLICATION FOR INCIDENTAL TAKE OF ENDANGERED SPECIES,
THREATENED SPECIES AND CANDIDATE SPECIES**

Applications for incidental take permits must include all of the information listed in the California Code of Regulations, Title 14, sections 783.2 and 783.3. This form is provided to assist you in preparing complete responses to the required sections. Consultation with a qualified wildlife biologist should be considered if the project applicant cannot completely respond to the species-specific information requested. Include all CEQA documents prepared in association with any other related permitting requirements (e.g., local agencies, etc.) to assist the Department in timely processing of the application.

Applications must be submitted to the Regional Manager. Any questions regarding the application and/or process should be directed to Department staff located in the Region where the project or activity will be conducted.

I. GENERAL INFORMATION

- A. DATE OF APPLICATION:
- B. APPLICANT: Full name, complete mailing address, phone number, and fax number of individual, business, agency, or institution for which permit is requested.
- C. IF "APPLICANT" IS A CORPORATION, FIRM, PARTNERSHIP, ASSOCIATION, INSTITUTION OR PUBLIC OR PRIVATE AGENCY PROVIDE:
- Name, address, telephone number, and e-mail address, if available, of the person responsible for the project or activity requiring the permit, the president or principal officer, and the registered agent for the service of process.
- D. A BRIEF DESCRIPTION OF THE PROJECT OR ACTIVITY FOR WHICH THE PERMIT IS SOUGHT:
- E. LOCATION WHERE PROJECT OR ACTIVITY IS TO BE CONDUCTED: Provide a description of the physical location such as street address, town or city, etc; Assessor's Parcel Number (APN); and Township, Range, Section. Attach U.S.G.S. map with location marked.
- F. PROPOSED PERMIT DURATION: Based on the expected duration of project activities, including any activities related to implementation of mitigation requirements.
- G. OTHER PERMITS REQUIRED: List any other permits required/sought for this project (i.e., Stream Alteration Agreement, Federal ESA Authorization, CESA Scientific Collecting, CORPS Permit, etc.)
- H. CEQA LEAD AGENCY: Name of the Local or State approving agency. Name, address, telephone number, and fax number of the Lead Agency contact person.
- I. CEQA DOCUMENTATION: A statement as to whether an environmental impact report, negative declaration, or mitigated negative declaration has been prepared or is being considered, or whether another document prepared pursuant to a certified regulatory program (Public Resources Code section 21080.5) has been prepared or is being considered.

II. BIOLOGICAL ANALYSIS

- A. SPECIES TO BE COVERED: List the common and scientific names of all species for which incidental take coverage is being sought. List each species' status under CESA, and whether the species is the subject of rules and guidelines pursuant to Fish and Game Code sections 2112 and 2114.
- B. PROJECT DESCRIPTION: Provide a complete and detailed description of the project or activity for which the permit is sought, including the project site, staging areas, access roads, etc. Provide an estimate of the acreage that will be affected by the project and related activities.
- C. EXTENT OF TAKE: Provide an analysis of whether and to what extent the project or activity could result in the taking of the species to be covered by the permit. Include a discussion of habitat impacts and the project activities that could cause take of covered species. Use a table or chart, if necessary, to display impacts of different aspects of the project. Attach results of field surveys and qualifications of individuals conducting surveys, if applicable.
- D. IMPACT ON THE SPECIES: Present an analysis of the impacts of the proposed taking on the species. For example, will the project impact a significant share of the population? Does the project create a barrier that will isolate remaining populations from each other?
- E. JEOPARDY: Present an analysis of whether issuance of the incidental take permit would jeopardize the continued existence of a species. This analysis shall include consideration of the species' capability to survive and reproduce, and any adverse impacts of the taking on those abilities in light of: 1) known population trends; 2) known threats to the species; and 3) reasonably foreseeable impacts on the species from other related projects and activities.
- F. MITIGATION MEASURES: Propose and explain measures to minimize and fully mitigate all impacts of the proposed taking.
- G. COMPLIANCE: Provide a plan to monitor and report compliance with and effectiveness of the minimization and mitigation measures. The plan should include specific, measurable goals or success criteria as well as remedial measures and thresholds for triggering those remedial measures.
- H. FUNDING: A description of the funding source and the level of funding available for implementation of the minimization and mitigation measures.

CERTIFICATION

I certify that the information submitted in this application is complete and accurate to the best of my knowledge and belief. I understand that any false statement herein may subject me to suspension or revocation of this permit and to civil and criminal penalties under the laws of the State of California.

Signature

Date

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



*Serious drought.
Help save water!*

May 23, 2018

GTS# 03-BUT-2018-00084
03-BUT-99 PM 30.645
SCH# 2016062049

Mr. Mike Sawley
City of Chico Community Development
411 Main Street
Chico, CA 95928

Stonegate Vesting Tentative Map

Dear Mike Sawley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The applicant proposes to subdivide 313 acres of land into a combination of 109 acres of open space, public right-of-way (ROW), 3.3 acres of park, 81 acres of single-family residential standard lots (424 lots), 22.3 acres of single-family half-acre lots (45 lots), 13.4 acres of multi-family residential lots, and 36.6 acres of commercial lots. The project site is located along the east and west side of Bruce Road, between E. 20th Street and Skyway. The following comments are based on the Draft Environmental Impact Report (DEIR) received.

Hydraulics

- No net increase to 100-year storm event peak discharge may be realized within the State's highway right of way and/or Caltrans drainage facilities as a result of the project. Further, the developer must maintain, or improve existing drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished through the implementation of stormwater management Best Management Practices (BMPs) (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.) as applicable. Once installed, the property owner must properly maintain these systems. The proponent/developer may be held liable for

"Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability"

EXHIBIT E

Staff Report Attachment C, Exhibit V

1 OF 2

Attachment C

Mr. Mike Sawley, City of Chico Community Development
May 23, 2018
Page 2

future damages due to impacts for which adequate mitigation was not undertaken or sustained.

- Should any runoff from the proposed project enter the State's highway right of way and/or Caltrans drainage facilities, it must meet all Regional Water Quality Control Board water quality standards prior to entering the State's highway right of way or Caltrans drainage facilities. Appropriate stormwater quality BMPs (i.e., oil/water separators, clarifiers, infiltration systems, etc.) may be applied to ensure that runoff from the site meets these standards (i.e., is free of oils, greases, metals, sands, sediment, etc.). Once installed, the property owner must properly maintain these systems.
- All work proposed and performed within the State's highway right of way must be in accordance with Caltrans' standards and require a Caltrans Encroachment Permit prior to commencing construction.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact Nima Kabirinassab, Intergovernmental Review Coordinator for Butte County, by phone (530) 741-5452 or via email at Nima.Kabirinassab@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North

"Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability"

Staff Report Attachment C, Exhibit V

EXHIBIT E

2 of 2

Attachment C

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Ste. 170
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682

**RECEIVED**

MAY 05 2017

CITY OF CHICO
PLANNING SERVICES

May 2, 2017

Mr. Mike Sawley, Senior Planner
Community Development Department
City of Chico
P.O. Box 3420
Chico, California 95927

Subject: Permit Needed for Proposed Stonegate Development Project in Chico, California

Dear Mr. Sawley

The Central Valley Flood Protection Board (Board) staff reviewed your letter dated February 28, 2017 regarding the proposed Stonegate development project in Chico, California. The proposed project is located in Butte County on the east and west sides of Bruce Road, between East 20th Street and the Skyway Subdivision and covers APNs 002-190-041, 018-510-007, 018-510-008, and 018-510-009.

Our research indicates that the property for the Stonegate Development Project includes features related to the Butte Creek Diversion Canal that are under the Board's jurisdiction, including Sacramento-San Joaquin Drainage District easements, a regulated stream, and a State Plan of Flood Control levee on the west side of the creek. In addition, it appears the canal is a federal channel under the United States Army Corps of Engineers jurisdiction. Therefore, your project requires engagement with the Board staff 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.

The Board enforces California Code of Regulations, Title 23, Division 1 (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.

Unpermitted work may be subject to the imposition of remedial and enforcement actions, including, but not limited to corrections of the violation by the Board at the responsible party's expense, and penalties. The penalties can range from \$500 to \$50,000, and additional penalties may apply under certain circumstances. See California Water Code Sections 8704 and 8704.1 for penalty provisions.

EXHIBIT F

1 OF 2

Attachment C

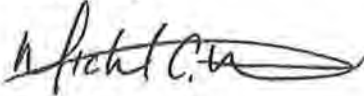
Board permit applications and Title 23 regulations are available on Board's website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Board staff would also like to draw your attention to several bills enacted in 2007 by California Legislature to improve flood management in the Sacramento-San Joaquin Valley. California Government Code (CGC) Section 65865.5 places restrictions on development agreements for properties located within a flood hazard zone. While CGC Section 65962 places restrictions on the construction of new buildings or construction that would result in an increase in allowed occupancy for an existing building, and the construction of a new residence within a flood hazard zone unless the city or county has made one of several findings. CGC Section 65865.5 (a) requires cities and counties within the Sacramento-San Joaquin Valley to make findings based on substantial evidence.

According to CGC Section 65302.7 each city or county located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the California Water Code, shall submit the draft safety element of General Plan to the Board at least 90 days prior to the adoption of the Plan.

If you have any questions, please contact Mr. Michael Wright at (916) 574-0698, or via email at Michael.Wright@CVFlood.ca.gov.

Sincerely,



FOR Mitra Emami
Acting Chief Engineer



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

RECEIVED

10 March 2017

MAR 14 2017

City of Chico Community Development Department
Attn: Mike Sawley, Senior Planner
PO Box 3420
Chico, CA 95927-3420

CITY OF CHICO
PLANNING SERVICES

COMMENTS REGARDING VESTING TENTATIVE SUBDIVISION MAP S 15-05 and GPA/RZ 15-02 (STONEGATE) APNs 002-190-041, 018-510-007, 018-510-008, AND 018-510-009; CITY OF CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff has reviewed the tentative subdivision map for Butte County parcel numbers 002-190-041, 018-510-007, 018-510-008, and 018-510-009, located on the east and west sides of Bruce Road, between East 20th Street and Skyway, within the City of Chico (Project). Based on information provided, the Central Valley Water Board is submitting the following comments pertaining to the proposed Project.

Project Description

The proposed Project is the subdivision of 313.3 acres into 107.7 acres of open space, a 3.3 acre public park, and 467 single family lots, 2 multi-family lots, and 3 commercial lots.

City of Chico Water Pollution Control Plant

The development of the proposed Project will require connection to the City of Chico's sewage collection system and wastewater treatment plant. The discharge of treated wastewater from the Chico Water Pollution Control Plant (WPCP) is regulated by the Central Valley Water Board pursuant to Waste Discharge Requirements (WDRs) Order R5-2016-0023, NPDES Permit No. CA0079081. The WDRs and NPDES permit programs regulate, amongst other things, the discharge volume and quality of treated wastewater from the WPCP. Currently, the WPCP is permitted to discharge a maximum average monthly flow of 12 million gallons per day (MGD) based upon the average dry weather design flow of the WPCP. Please be advised that the applicant should receive confirmation of available capacity at the WPCP and a formal approval to connect to the sewage collection system prior to property development and discharging untreated wastewater from any areas within the overall Project area.

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 California Water Code. 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)

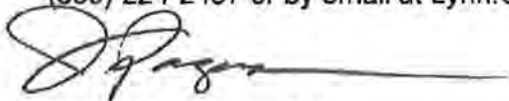
Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under 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 the 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 established 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.

If you have any questions or comments regarding this matter please contact Jeremy Pagan at (530) 224-4850 or by email at Jeremy.Pagan@waterboards.ca.gov or Lynn Coster at (530) 224-2437 or by email at Lynn.Coster@waterboards.ca.gov.



Jeremy M. Pagan, PE
Senior Water Resource Control Engineer
NPDES Unit

cc w/o

enclosures: Ms. Leah Fisher, U.S. Army Corp of Engineers, Sacramento
Department of Fish and Wildlife, Region 2, Rancho Cordova

EXHIBIT G



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Suite W-2605
Sacramento, California 95825-1846



In Reply Refer to:
08ESMF00-2016-
TA-0236-2

RECEIVED MAR 13 2017

Mr. Mike Sawley
Senior Planner
City of Chico Community Development Department
P.O. Box 3420
Chico, California 95927-3420

MAR 20 2017

**CITY OF CHICO
PLANNING SERVICES**

Subject: Comments on the Vesting Tentative Subdivision Map S15-05 and GPA/RZ 15-02, for the Stonegate Project, Chico, California (Service File #1-1-93-F-0054)

Dear Mr. Sawley:

This letter is in response to the February 28, 2017, letter and accompanying Stonegate tentative subdivision map and exhibits prepared by Epick Homes, for the city of Chico (city), which were received on March 2, 2017, by the U.S. Fish and Wildlife Service (Service). Your letter requested recommendations which would be included into the final conditions of approval for the map and/or improvement plans for the Stonegate project in Chico, Butte County. The recommendations in this letter are made pursuant to the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.) (Act).

Our comments remain unchanged as outlined in our enclosed November 24, 2015, letter written to Mr. Bob Summerville of the city. In summary, we issued our biological opinion (Service File # 1-1-93-F-0054) to the U.S. Army Corps of Engineers (Corps) on August 31, 1995. New information for the Stonegate project, as described in our November 24, 2015, letter, warrants reinitiation of the biological opinion under the Act because it reveals that effects of the Stonegate project will affect listed species to an extent not considered in our 1995 biological opinion. Final conditions of approval for the Stonegate map should include measures from a reinitiated biological opinion with the Corps.

If you have questions regarding this response, please contact Kellie Berry, Chief, Sacramento Valley Division, (kellie_berry@fws.gov), at the letterhead address or at (916) 414-6631.

Sincerely,

Jennifer M. Norris
Field Supervisor

Enclosure:

cc:

Nancy Haley, U.S. Army Corps of Engineers, Sacramento, CA
Kursten Sheridan, CA Department of Fish and Wildlife, Sacramento, CA
Staff Report Attachment C, Exhibit V

EXHIBIT H

1 OF 4

Attachment C



United States Department of the Interior



In Reply Refer to:
08ESMF00-
2016-TA-0236

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Suite W-2605
Sacramento, California 95825-1846

NOV 24 2015

Mr. Bob Summerville
Community Development Department
City of Chico
411 Main Street, 2nd Floor
P.O. Box 3420
Chico, California 95927

Subject: Stonegate Project, City of Chico, Butte County, California

Dear Mr. Summerville:

The U.S. Fish and Wildlife Service (Service) received your October 21, 2015, letter and accompanying information regarding the Stonegate Project, in Chico, Butte County. The City of Chico Planning Division (City) is reviewing a proposed Tentative Subdivision Map and General Plan Amendment/Rezone for the proposed Stonegate Project. Due to the significant environmental resources that would be impacted by the proposed project, the City has asked the U.S. Fish and Wildlife Service (Service) to provide preliminary comments and provide an assessment of the environmental issues including necessary approvals, permits, and regulatory clearances. The recommendations and comments in this letter are made pursuant to the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act).

Your October 21, 2015, letter specifically requests that the Service comment on the current legal standing of the August 31, 1995, Biological Opinion for the Stonegate Residential Project (Service file number 1-1-93-F-0054). This Biological Opinion was issued to the U.S. Army Corps of Engineers (Corps) and analyzed the effects of the project, as it was then proposed, and authorized the incidental take of the federally-endangered Butte County meadowfoam (*Limnanthes floccosa* ssp. *californica*) and vernal pool tadpole shrimp (*Lepidurus packardii*), and the federally-threatened vernal pool fairy shrimp (*Branchinecta lynchi*). As stated in the Biological Opinion, the Act requires that the Corps reinitiate formal section 7 consultation when new information reveals effects of the action that may affect federally-listed species in a manner or to an extent not previously considered in our Biological Opinion (50 CFR § 402.16(b)) or if the identified action is subsequently modified in a manner that causes an effect to the listed species that was not considered in the biological opinion (50 CFR § 402.16(c)) (see page 13, *Reinitiation - Closing Statement* of the 1995 Biological Opinion). The Service believes that reinitiation of section 7 consultation is warranted due to the following:

1. The 1995 Biological Opinion for the proposed project was based on Butte County meadowfoam surveys conducted in 1992. The biological opinion states that Butte County

EXHIBIT H

Staff Report Attachment C, Exhibit V

2 of 4
Attachment C

meadowfoam had not been observed within the southern 1/3 portion of the property (see page 6). However, botanical inventories conducted in 2002 and 2004 detected previously unknown occurrences of Butte County meadowfoam within the southern portion of the property. Because these additional occurrences were not known at the time of preparation of the 1995 Biological Opinion, the effects to these additional occurrences were not analyzed.

2. The City has not provided information to the Service regarding the amount of federally-listed species habitat that would be impacted as a result of the proposed project as currently proposed, including indirect effects on avoided habitat from adjacent land use. Without this information we are unable to determine if these amounts differ from what was analyzed in the 1995 Biological Opinion. However, the current proposed project appears to be substantially different from the proposed project analyzed in the 1995 Biological Opinion. For example, the information provided by the City states that the proposed project is 284 acres in size and the proposed project analyzed in the 1995 Biological Opinion is 165 acres.
3. All project impacts need to be analyzed in the context of a current baseline of Butte County meadowfoam, vernal pool tadpole shrimp, and vernal pool fairy shrimp to ensure that the Service utilizes the best available scientific and commercial data to make findings regarding the status of a listed species, the effects of a proposed action on the species, and the determination of jeopardy/no jeopardy. The 1995 Biological Opinion is now over twenty years old and the status and baseline for these three federally-listed species has changed significantly over this period of time. There has been extensive urban development and conversion of lands to agricultural uses within the Chico area since 1995. These projects have significantly reduced, fragmented, and degraded vernal pool habitat in the Chico area and these effects need to be adequately analyzed in a new biological opinion for the proposed project.
4. The project description analyzed in the 1995 Biological Opinion proposes conservation and compensation measures for adverse effects to federally-listed species that are no longer viable options. For example, the project applicant proposed purchasing approximately 70 acres of vernal pool habitat at the Foothill Park Preserve in northern Chico as compensation for adverse effects associated with the proposed project. Currently, we understand this 70-acre portion of the Foothill Park Preserve is not available to be used for compensation for this or any other projects.

In addition, we note that the Service's 2006 *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon* (Recovery Plan) recommends that 99% of the known occurrences of Butte County meadowfoam be protected. In the Recovery Plan, core areas are ranked as Zone 1, 2, or 3 in order of their overall priority for recovery, with Zone 1 reflecting the highest priority areas. Butte County meadowfoam can be recovered (*i.e.*, delisted) primarily through the protection of Zone 1 core areas. The proposed project site has a designation of Zone 1. Even partial development of this site could potentially preclude our ability to achieve our recovery goal of 99% because the avoided Butte County meadowfoam habitat would likely be significantly and adversely impacted by edge effects of development.

EXHIBIT H

Mr. Bob Summerville

3

The Service thanks the City of Chico for the opportunity to comment on the proposed project. If you require additional information please contact Rick Kuyper, Senior Fish and Wildlife Biologist, at (916) 414-6649 or richard_kuyper@fws.gov.

Sincerely,



Jennifer M. Norris
Field Supervisor

cc:

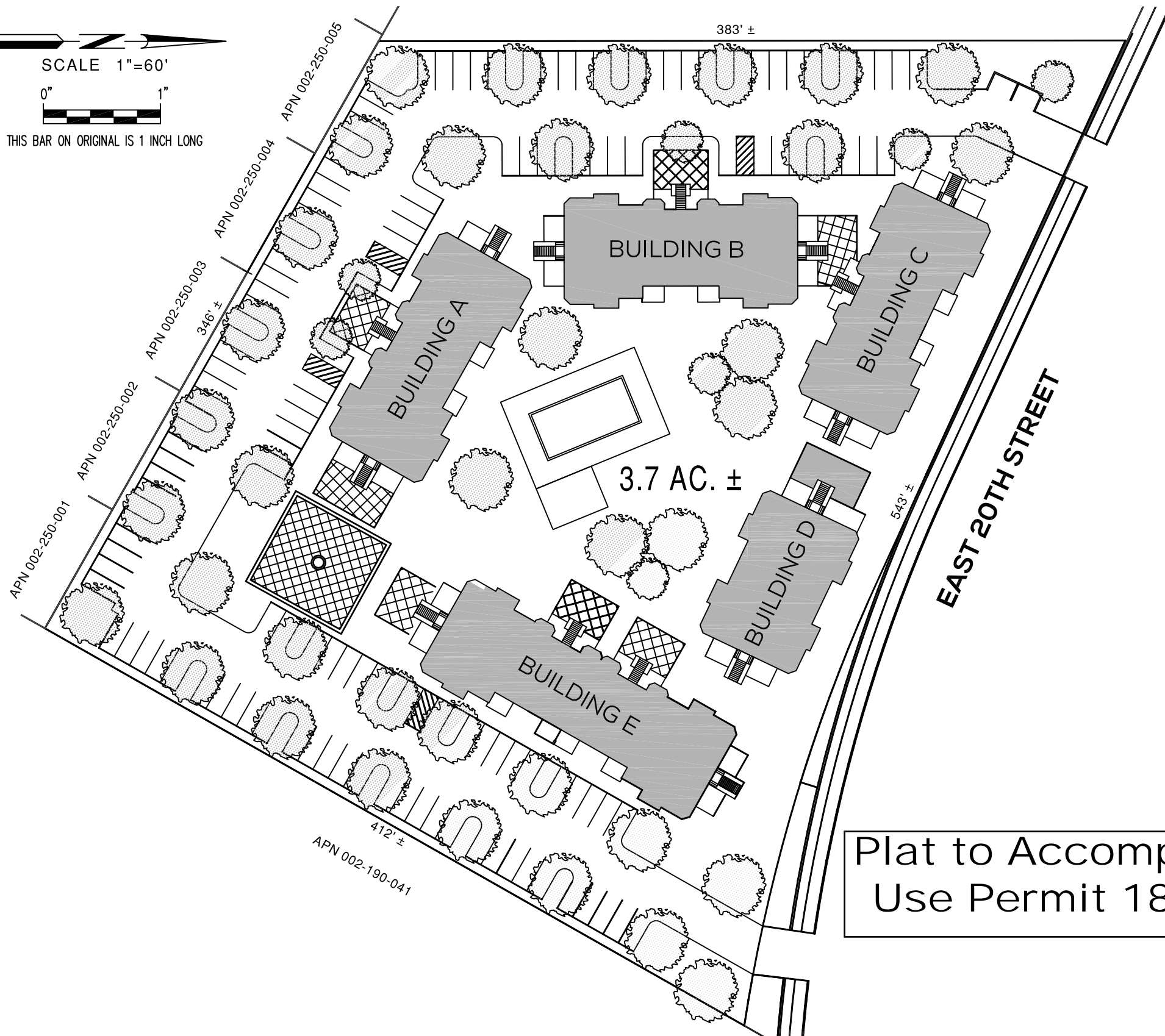
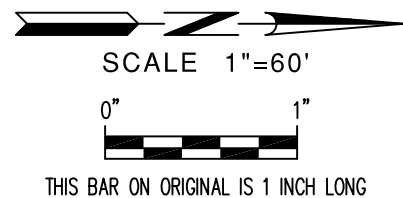
Nancy Haley, U.S. Army Corps of Engineers, Sacramento, California
Jenny Marr, California Department of Fish and Wildlife, Chico, California

EXHIBIT H

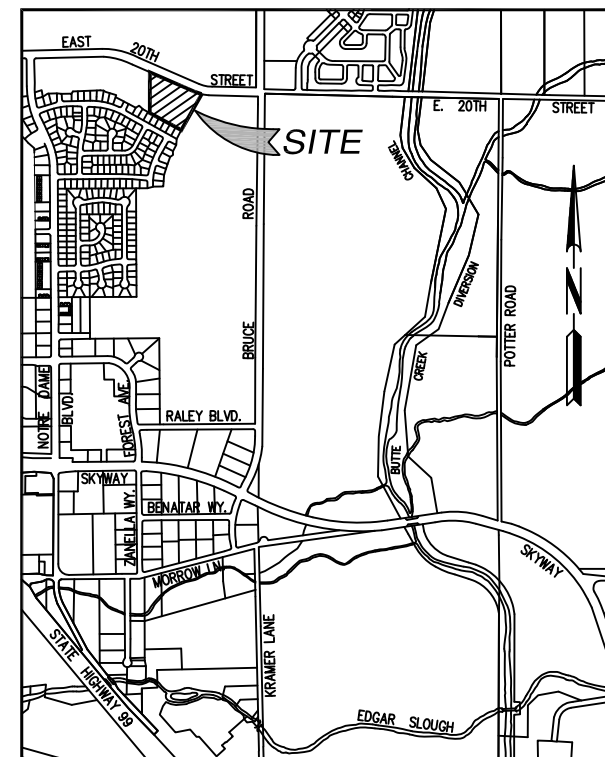
Staff Report Attachment C, Exhibit V

3 of 4
Attachment C

S:\CIVIL_3D_2016 PROJECTS\15128 Revd Planning 5-3-18\ACAD-Stoengate Planning 2018.dwg 06/22/18 6:34:06 AM



Plat to Accompany
Use Permit 18-14



VICINITY MAP
NO SCALE

CONDITIONAL USE PERMIT CONCEPTUAL SITE PLAN

PROPOSED ON A PORTION OF LOT 471
AS DEPICTED ON
STONEGATE VESTING TENTATIVE SUBDIVISION MAP
DATED JUNE 22, 2018



FOR
EPICK HOMES, INC.

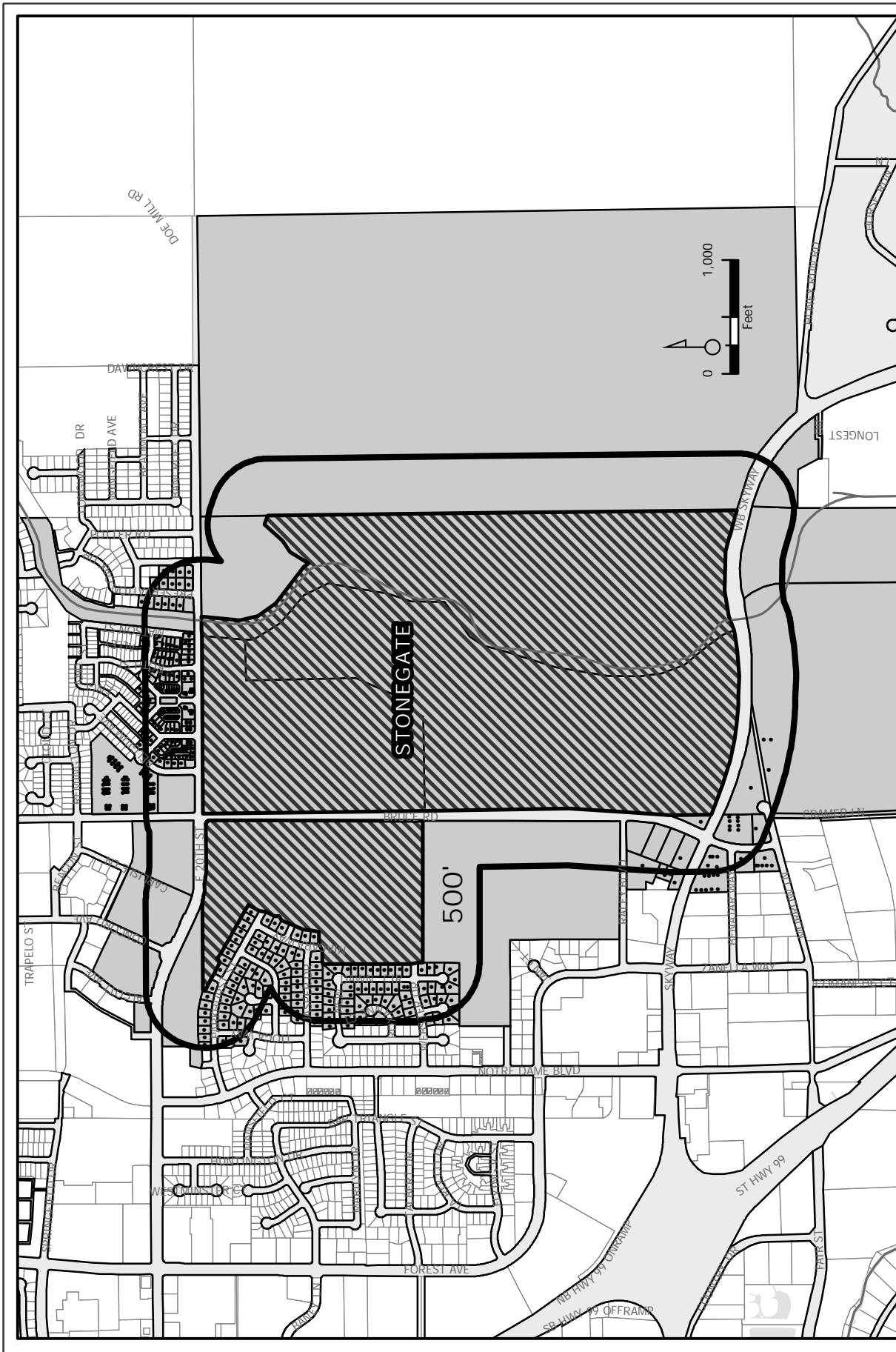
RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS

115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

JUNE 22, 2018

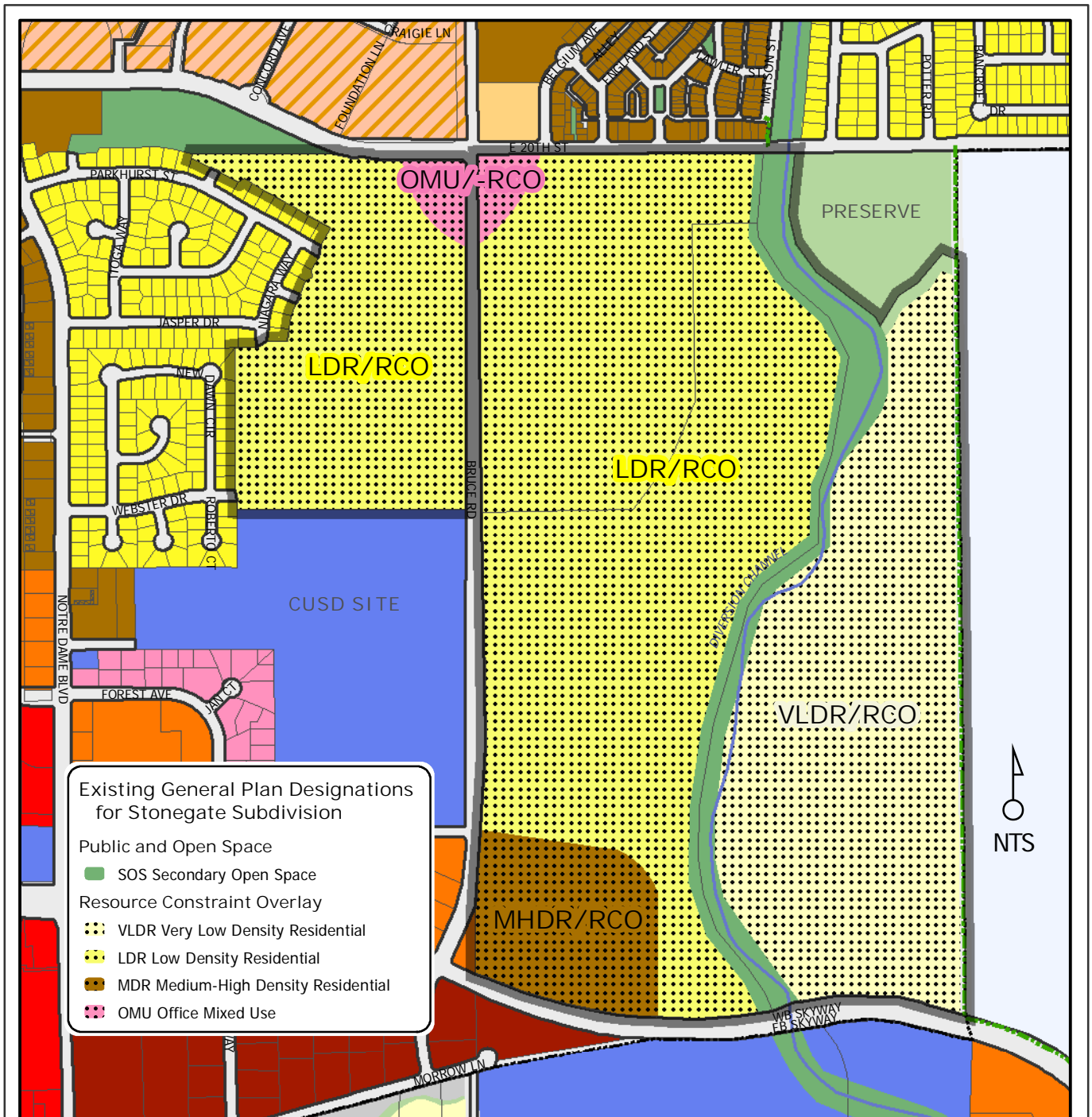
15128

SHEET 1 OF 1



- Notified Addresses
- Notified Parcels

S 15-05 (Stonegate Subdivision)
Bruce Road



GPA 15-02 (Stonegate Subdivision)

APNs 002-190-041-000, 018-510-008-000, 018-510-009-000

Existing General Plan Designations

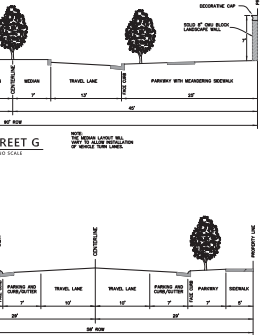
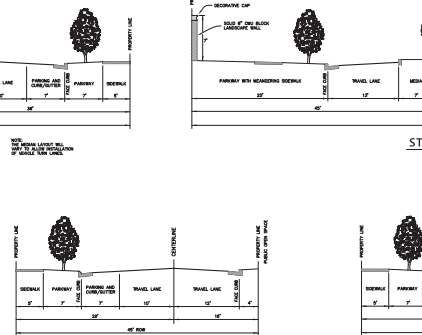
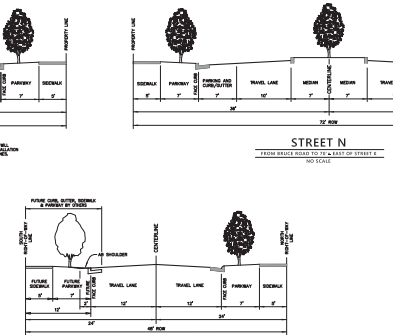
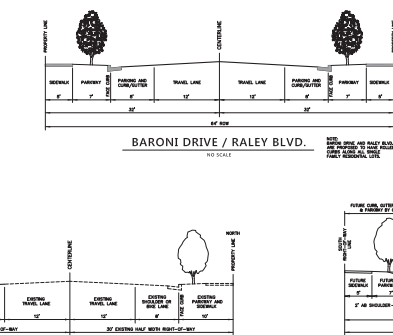
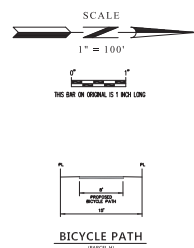
From:

SOS Secondary Open Space
w/Resource Constraint Overlay
VLDR Very Low Density Residential
LDR Low Density Residential
MHDR Medium-High Density Residential
OMU Office Mixed-Use

To:

LDR Low Density Residential
MDR Medium Density Residential
CMU Commercial Mixed-Use
POS Primary Open Space
SOS Secondary Open Space

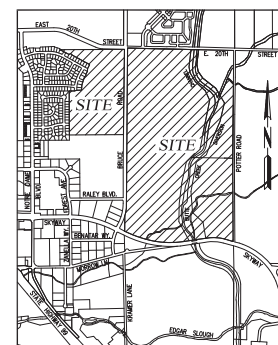




ASSESSOR'S PARCEL NUMBER LIST	
(1) 002-350-031	(17) 002-250-057
(2) 002-350-030	(18) 002-250-058
(3) 002-350-029	(19) 002-250-059
(4) 002-350-028	(20) 002-250-060
(5) 002-350-027	(21) 002-250-061
(6) 002-350-026	(22) 002-250-061
(7) 002-350-025	(23) 002-250-062
(8) 002-350-024	(24) 002-250-063
(9) 002-350-023	(25) 002-250-004
(10) 002-350-022	(26) 002-250-005
(11) 002-350-021	(27) 002-250-006
(12) 002-350-020	(28) 002-250-007
(13) 002-350-019	(29) 002-250-008
(14) 002-250-054	(30) 002-250-009
(15) 002-250-055	(31) 002-250-010
(16) 002-250-056	

LEGEND

	SITE BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED ABUTMENT
	PROPOSED LANDSCAPE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING GROUND ELEVATION
	EXISTING GROUND COORDINATE
	DIRECTION OF EXISTING SURFACE DRAINAGE
	PHASE LINE



LOCATION MAP

NO SCALE

NOTES

- OWNER:
GEORGE SCHMIDBAUER
1060 WEST WATERFRONT DRIVE
EUREKA, CA 95502
(707) 443-7024
- SUBDIVIDER:**
EPICK HOMES
ATTN: PETER CAMPBELL
901 BRUCE ROAD, SUITE 100
CHICO, CA 95926
(530) 891-4757
- ENGINEER:**
ROLLS, ANDERSON & ROLLS
ATTN: CHET DOGLIO
R.C. #2508
P.O. #854
155 E. BENDIS AVENUE
CHICO, CA 95973
(530) 890-1422
- ASSESSORS' PARCEL NUMBER:**
WEST SIDE OF BRUCE ROAD:
020-190-041
EAST SIDE OF DIVISION CHANNEL:
018-510-007
EAST SIDE OF BRUCE ROAD:
018-510-008 (SOUTH)
018-510-009 (NORTH)
- EXISTING ZONING:**
020-190-041 R1-RC, OR-RC
018-510-007 RS-20-PD-RC, O51, O52
018-510-008 R1-RC, RS-RC
018-510-009 R1-RC, RS-RC, O51-RC, O52-RC
0220-0006 O52
- PROPOSED ZONING**
020-190-041 R1, CC, O51
018-510-007 RS, CC, O52
018-510-008 R1, CC, O51, O52
018-510-009 R1, CC, O51, O52
0220-0006 CC, O52
- LOCAL MAP**
- NO SCALE
- NOTES**
1. THERE ARE NO EXISTING WELLS, MANHOLES, WELLS OR SEPTIC TANKS ON THE PROJECT.
 2. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 3. THERE ARE NO EXISTING RAILROAD RIGHTS-OF-WAY CROSSING OR ON ADJACENT TO THE PROJECT.
 4. THERE ARE NO EXISTING TRENCHES ON THE SITE.
 5. ALL WORKING PERMITS TO BE OBTAINED FROM THE PUBLIC.
 6. THERE SHALL BE NO NEW PUBLIC SERVICE FACILITIES CONTIGUOUS TO ALL LOTS.
 7. DEVELOPMENT OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY ORDINANCES ARE PROPOSED ABOVE AND TO THE PUBLIC.
 8. DEVELOPMENT OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE PREPARATION OF DETAILED GRADING AND DRAINAGE PLANS SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
 9. SUBDIVISION GRADING SHALL BE COMPLETED SUCH THAT ALL LOTS HAVE FLOOD PROOF STRENGTH.
 10. THEIR PROPERTIES ARE LOCATED WITHIN A 100'-YEAR FLOOD HAZARD ON FLOOD INSURANCE MAP NO. HX-1030000000 AND ACCORDINGLY, THE APPROPRIATE LISTS OF THE FLOODING ARE SHOWN ON THE FLOOD HAZARD MAP.
 11. STRUTTMAN BRIDGE NEW OVER THE BRUCE ROAD WILL BE PERMITTED THROUGH THE SUBDIVISION AND ACCORDING TO EXISTING STORM DRAINAGE ALONG THE BOUNDARY OF THE DIVISION SUBDIVISION AND AN EXISTING STORM DRAINAGE ON THE PROJECT.
 12. EXISTING STORM DRAINAGE ALONG THE BRUCE ROAD WILL BE PERMITTED THROUGH THE SUBDIVISION AND ACCORDING TO EXISTING STORM DRAINAGE ALONG THE BRUCE ROAD.
 13. EXISTING STORM DRAIN PIPES ALONG BRUCE ROAD WILL BE PERMITTED THROUGH THE SUBDIVISION AND ACCORDING TO EXISTING STORM DRAINAGE ALONG THE BRUCE ROAD.
 14. EXISTING STORM DRAINAGE ALONG THE BRUCE ROAD WILL BE PERMITTED THROUGH THE SUBDIVISION AND ACCORDING TO EXISTING STORM DRAINAGE ALONG THE BRUCE ROAD.
 15. ALL WORKING PERMITS TO BE OBTAINED FROM THE PUBLIC.
 16. DEVELOPMENT OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE PREPARATION OF DETAILED GRADING AND DRAINAGE PLANS SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
- PROPOSED SUBDIVISION MODIFICATIONS**

EXISTING LAND USE: UNDEVELOPED		<ul style="list-style-type: none"> 1. NON-HIGHWAY ROAD LINES 2. NON-STANDARD ROAD SECTIONS 3. INTERSECTION SPACING LESS THAN AS SPECIFIED IN SUBSECTION 4 AT THE INTERSECTIONS OF STREET 6/4/44 AND STREET 6/4/44 AND SPIN 4. HORIZONTAL CURVES LESS THAN AS SPECIFIED IN 8.10 5. JUNCTION RESIDENTIAL LOT SPACING LESS THAN AS SPECIFIED IN 8.10 6. DOUBLE PORTLAND LOTS 7. BACK-UP LOTS
* PROPOSED LAND USE:		
<ul style="list-style-type: none"> SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL, PARK, OPEN SPACE 		
* SUBDIVISION AREA:		
EXISTING PARCELS	313.3 AC.	
OPEN SPACE	136.6 AC.	(PARCELS C & D)
BICYCLE PATH	0.7 AC.	(PARCEL H)
RIGHT-OF-WAY DEDICATION	36.1 AC.	
RIGHT-OF-WAY ABANDONMENT		0.3 AC. (East 20th St. Included in Lot 471)
PARK/PUBLIC OPEN SPACE VIEWING AREA	3.5 AC.	(PARCEL A 0.2 AC.) (PARCEL B 0.6 AC. NET, 4.8 AC. GROSS) (PARCEL I 2.9 AC.)
SINGLE FAMILY (R-1)	81.0 AC.	432 LOTS AVERAGE LOT SIZE = 28,340 SF DENSITY = 3.7 UNITS PER AC.
STORM WATER FACILITY	5.4 AC.	(PARCEL G)
MULTI-FAMILY (R-2)	13.4 AC.**	(Lot 470 = 9.4 AC. NET, 11.8 AC. GROSS) (Lot 473 = 4.0 AC. NET, 4.8 AC. GROSS) * May be approximate by approximately 4 ac.

- | UTILITY SERVICE | MAP SUBMITTALS |
|-------------------------------------|--|
| A. SEWER – CITY OF CHICO | MAP SUBMITTED: 9-16-15 |
| B. STORM DRAIN – CITY OF CHICO | MAP DEEMED COMPLETE: 3-7-16 |
| C. WATER – CALIFORNIA WATER SERVICE | AMENDED MAP SUBMITTED: 5-20-16 |
| D. GAS & ELECTRIC – P.G.&E. | AMENDED MAP DEEMED COMPLETE: 8-11-16 |
| E. TELEPHONE – AT&T | SECOND AMENDED MAP SUBMITTED: 10-28-16 |
| F. CABLE T.V. – COMCAST | MAP DEEMED COMPLETE: 11-28-16 |
| | MINOR REFINEMENTS SUBMITTED: 6-20-18 |
| | MINOR REFINEMENTS SUBMITTED: 7-26-18 |

PUBLIC STREET SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
(S15-05)



FOR
EPICK HOMES, INC.

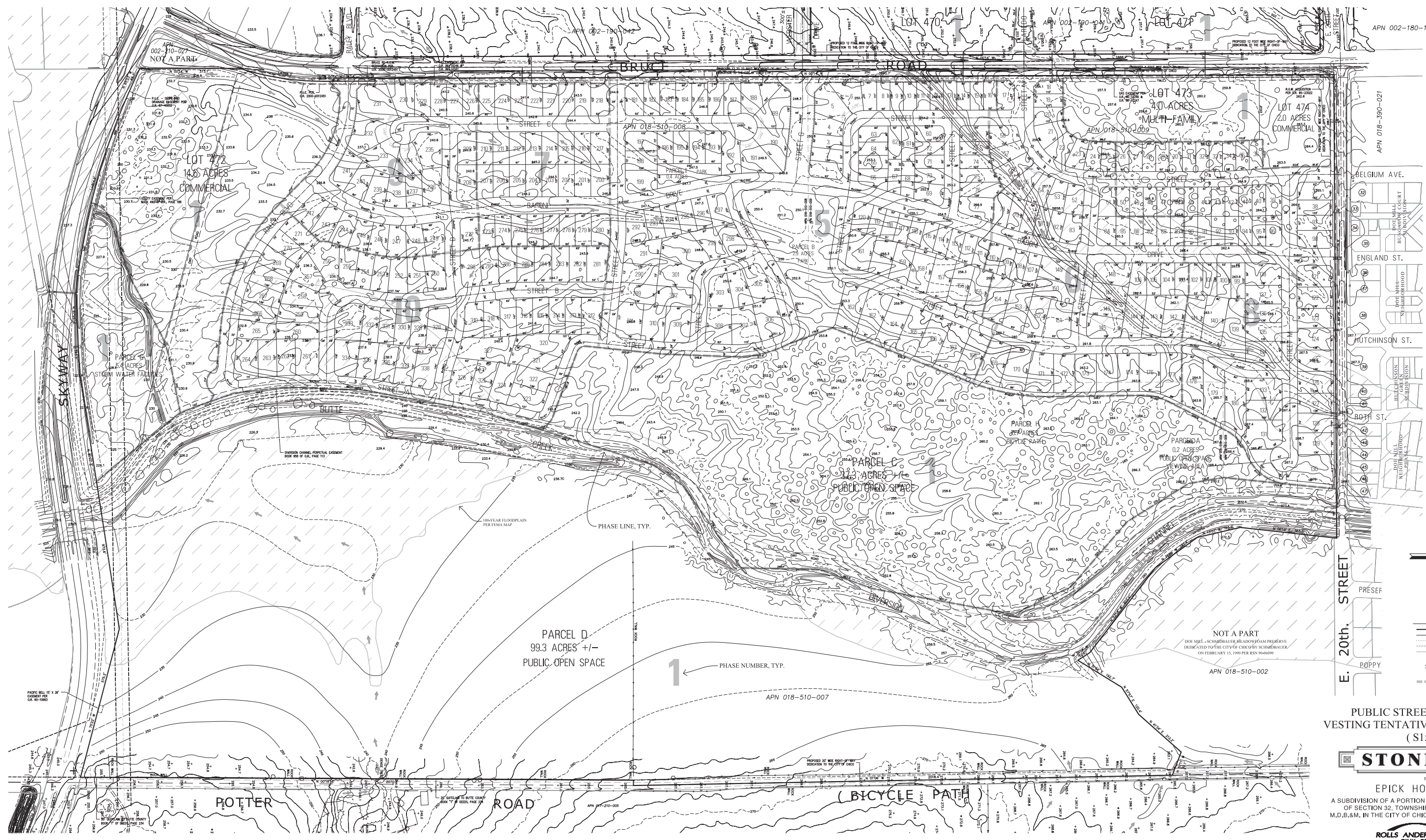
A SUBDIVISION OF A PORTION OF SECTION 31 AND A PORTION
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 2 EAST,
M.D.B.&M. IN THE CITY OF CHICO, BUTTE COUNTY, CALIFORNIA



MINOR REFINEMENTS SUBMITTED
JULY 26, 2018

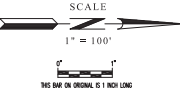
Attachment G

SEE BOTTOM OF SHEET 1



ASSESSOR'S PARCEL NUMBER LIST

1	018-490-062
2	018-490-067
3	018-490-076
4	018-490-008
5	018-490-009
6	018-490-010
7	018-490-165
8	018-490-166
9	018-490-085
10	018-490-086
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12	018-490-125
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14	018-490-123
15	018-490-122
16	018-490-121



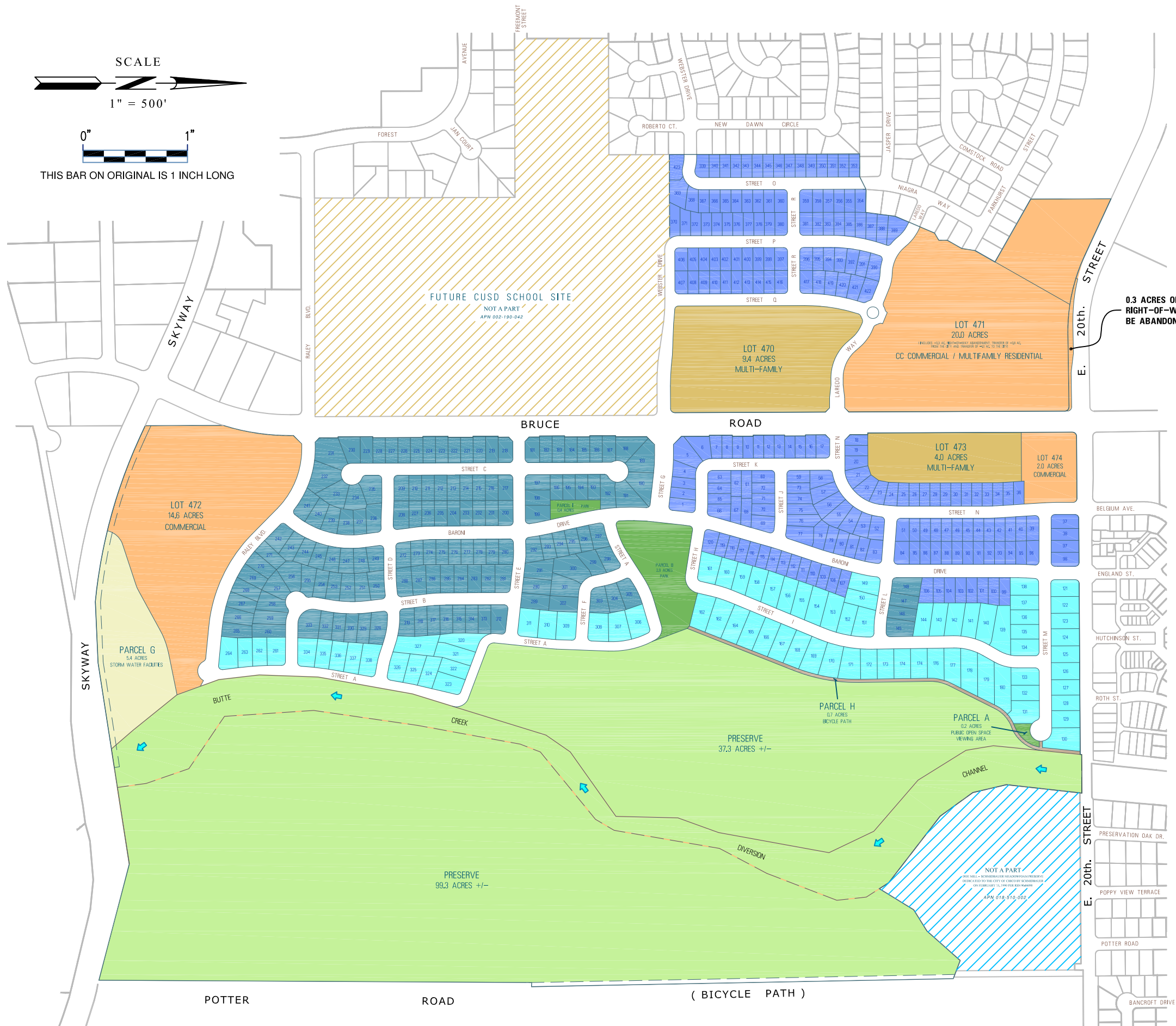
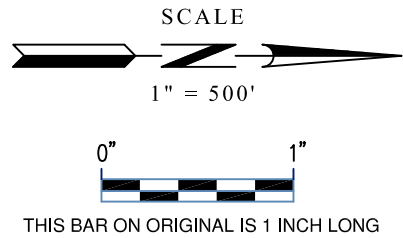
- LEGEND
- SITE BOUNDARY
 - PROPOSED PARCEL LINE
 - PROPOSED ADJUTER'S RIGHTS
 - PROPOSED LANDSCAPE WALL
 - EXISTING RIGHT-OF-WAY / PROPERTY LINE
 - EXISTING GROUND ELEVATION
 - EXISTING GROUND CONTOUR
 - DIRECTION OF EXISTING SURFACE DRAINAGE
 - PHASE LINE

PUBLIC STREET SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
(S15-05)

STONEGATE

FOR
EPICK HOMES, INC.
A SUBDIVISION OF A PORTION OF SECTION 31 AND A PORTION
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 2 EAST,
M.D.B.&M. IN THE CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
15 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422



STONEGATE

BY
EPICK HOMES, INC.

RESIDENTIAL LOT COUNT

6-18-18 TOTALS

	SERIES I	(50' X 110')	205 LOTS
	SERIES II	(60' X 120')	139 LOTS
	SERIES III	(70'/80' X 135')	79 LOTS

423 R-1 LOTS TOTAL

SUBDIVISION AREA

7-25-18 TOTALS

EXISTING PARCELS	313.3 AC.	
PRESERVE	136.6 AC.	(PARCELS C,D)
BICYCLE PATH	0.7 AC.	(PARCEL H)
PARK / PUBLIC OPEN SPACE VIEWING AREA	3.5 AC.	(PARCEL A 0.2 AC.) (PARCEL B 0.4 AC.) (PARCEL I 2.9 AC.)
SINGLE FAMILY (R-1)	81.0 AC.	423 LOTS AVERAGE LOT SIZE = 8,340 SF +/- DENSITY = 3.7 UNITS PER AC
STORM WATER FACILITY	5.4 AC.	(PARCEL G)
MULTI-FAMILY (R-2)	13.4 AC.*	(LOT 470 = 9.4 AC.) (LOT 473 = 4.0 AC.) * MAY INCREASE BY APPROXIMATELY 4 AC.
COMMERCIAL	36.6 AC.†‡	(LOT 471 = 20.0 AC.†‡) (LOT 472 = 14.6 AC.) (LOT 474 = 2.0 AC.) † Note: 19.9 AC. + 0.3 AC. + 0.8 AC. - 1.0 AC. = 20.0 AC. (0.3 AC. FROM EAST 20TH STREET R.O.W. ABANDONMENT, 0.8 AC. TRANSFER FROM CITY, 1.0 AC. TRANSFER TO CITY) ‡ Approximately 4 ac. may become multifamily residential
EXISTING DOE MILL - SCHMIDBAUER PRESERVE	14.7 AC.	

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE · CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

AUGUST 10, 2018

15128

SHEET 1 OF 1

Attachment H

GENERAL PLAN GOALS, POLICIES AND ACTIONS
Stonegate Subdivision and General Plan Amendment/Rezone Project
(GPA 15-02, RZ 15-02, S 15-05 and UP 18-14)

The 2030 Chico General Plan provides the following guidance for using the document:

When making decisions, goals and policies should be examined comprehensively, not individually. It is not the intent of the General Plan to predetermine decisions, but rather to help guide the decision-making process. [page 1-1]

Hence the project need not be consistent with every General Plan policy to warrant a finding of consistency with the overall document, and there is no individual policy in the General Plan that, by itself, prohibits approval of a given project. The following list is intended to highlight the most applicable policies that apply to the project for use in assessing project consistency with the General Plan document as a whole.

General Plan goals, policies and actions applicable to the project include:

Land Use

Goal LU-1: Reinforce the City's compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.

Policy LU-1.2 (Growth Boundaries/Limits) - Maintain long-term boundaries between urban and agricultural uses in the west and between urban uses and the foothills in the east, and limit expansion north and south to produce a compact urban form.

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-2: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

Policy LU-2.3 (Sustainable Land Use Pattern) - Ensure sustainable land use patterns in both developed areas of the City and new growth areas.

Action LU-2.3.3 (Encourage Mixed-Use Development) – Allow horizontal and vertical mixed uses in the following land use designations: Commercial Mixed Use

Policy LU-2.4 (Land Use Compatibility) – Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.

Policy LU-2.5 (Open Space and Resource Conservation) – Protect areas with known sensitive resources.

Action LU-2.5.1 (Resource Constraint Overlay) – For development proposals on properties with the Resource Constraint Overlay, which highlights known sensitive resource areas, land owners must conduct detailed environmental studies, adhere to CEQA requirements, and coordinate with resource agencies to determine actual development potential. Development proposals for a density or intensity of use above that assumed for the purposes of General Plan projections and the General Plan EIR will need to address impacts not evaluated as part of the General Plan.

Policy LU-2.7 (General Plan Consistency Requirement) - Ensure consistency between the General Plan and implementing plans, ordinances, and regulations.

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-3.1 (Complete Neighborhoods) - Direct growth into complete neighborhoods with a land use mix and distribution intended to reduce auto trips and support walking, biking, and transit use.

Policy LU-3.2 (Neighborhood Serving Centers) - Promote the development of strategically located neighborhood serving centers that incorporate commercial, employment, cultural or entertainment uses and are within walking distance of surrounding residents. Neighborhood center designations are Neighborhood Commercial (NC) and Mixed-Use Neighborhood Core (MUNC).

Policy LU-3.4 (Neighborhood Enhancement) - Strengthen the character of existing residential neighborhoods and districts.

Goal LU-4: Promote compatible infill development.

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

Action LU-4.2.1 (Mix of Dwelling Types) – Allow a mix of dwelling types within all residential land use designations consistent with density requirements and applicable design criteria.

Policy LU-4.3 (Emphasis on Neighborhood Compatibility) – For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals.

Community Design

Action CD-1.1.1 (Highlight Features and Resources) – Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.

Policy CD-2.1 (Walkable Grid and Creek Access) – Reinforce a walkable grid street layout and provide linkages to creeks and other open spaces.

Action CD-2.1.1 (Circulation and Access) – As part of project review, integrate a predominately grid-based street pattern into new development to enhance walkability and public health.

Action CD-2.1.2 (Bike Trails, Paths and Medians) – Establish linkages and an improved sense of place through enhanced bike trails, pedestrian paths, landscaped medians and parkways.

Policy CD-2.3 (Corridor Improvements) – Improve corridors traversing the City to enhance their aesthetics and accessibility.

Goal CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

Policy CD-5.2 (Context Sensitive Transitions) – Encourage context sensitive transitions in architectural scale and character between new and existing residential development.

Policy CD-5.3 (Context Sensitive Design) – For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area’s architectural character.

Sustainability

Policy SUS-5.2 (Energy Efficient Design) – Support the inclusion of energy efficient design and renewable energy technologies in public and private projects.

Policy SUS-6.3 (Greenhouse Gas Emissions and CEQA) – Analyze and mitigate potentially significant increases in greenhouse gas emissions during project review, pursuant to the California Environmental Quality Act.

Policy SUS-6.4 (Community Trees) – Continue to support the planting and maintenance of trees in the community to increase carbon sequestration.

Circulation

Policy CIRC-1.1 (Transportation Improvements) – Safely and efficiently accommodate traffic generated by development and redevelopment associated with build-out of the General Plan Land Use Diagram.

Policy CIRC-1.2 (Project-level Circulation Improvements) – Require new development to finance and construct internal and adjacent roadway circulation improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities.

Policy CIRC-1.3 (Citywide Circulation Improvements) – Collect the fair share cost of circulation improvements necessary to address cumulative transportation impacts, including those to state highways, local roadways, and transit, pedestrian and bicycle facilities, through the City’s development impact fee program.

Policy CIRC-1.4 (Level of Service Standards) – Maintain LOS D or better for roadways and intersections at the peak PM period, except as specified below:

- LOS E is acceptable for City streets and intersections under the following circumstances:
 - Downtown streets within the boundaries identified in Figure DT-1 of the Downtown Element.
 - Arterials served by scheduled transit.
 - Arterials not served by scheduled transit, if bicycle and pedestrian facilities are provided within or adjacent to the roadway.
- Utilize Caltrans LOS standards for Caltrans’ facilities.
- There are no LOS standards for private roads.

Policy CIRC-2.1 (Complete Streets) – Develop an integrated, multimodal circulation system that accommodates transit, bicycles, pedestrians, and vehicles; provides opportunities to reduce air pollution and greenhouse gas emissions; and reinforces the role of the street as a public space that unites the City.

Action CIRC-2.1.3 (Multimodal Connections) – Provide connections between and within existing and new neighborhoods for bicycles, pedestrians, and automobiles.

Policy CIRC-2.2 (Circulation Connectivity and Efficiency) – Provide greater street connectivity and efficiency for all transportation modes.

Action CIRC-2.2.1 (Connectivity in Project Review) – New development shall include the following internal circulation features:

- A grid or modified grid-based primary street system. Cul-de-sacs are discouraged, but may be approved in situations where difficult site planning issues, such as odd lot size, topography, or physical constraints exist or where their use results in a more efficient use of land, however in all cases the overall grid pattern of streets should be maintained;
- Traffic-calming measures, where appropriate;
- Roundabouts as alternative intersection controls, where appropriate;
- Bicycle and pedestrian connections to adjacent streets, trails, public-spaces, and bicycle paths; and
- Short block lengths consistent with City design standards.

Policy CIRC-4.2 (Continuous Network) – Provide a pedestrian network in existing and new neighborhoods that facilitates convenient and continuous pedestrian travel free from major impediments and obstacles.

Policy CIRC-5.3 (Transit Connectivity in Projects) – Ensure that new development supports public transit.

Housing

Goal H.3: Promote construction of a wide range of housing types.

Policy H.3.1: Ensure a balanced rate of growth between housing production, employment and provision of services.

Policy H.3.3: Promote a mix of dwelling types and sizes throughout the City.

Policy H.3.4: Maintain an adequate supply of rental housing to meet the needs of all renters, including university students and employees.

Policy H.6.1: Promote homeownership opportunities for all economic sectors of the population.

Policy H.6.2: Expand homeownership opportunities for first-time homebuyers.

Economic Development

Policy ED-1.2 (Physical Conditions) – Ensure an adequate supply of appropriately zoned land that is readily served by infrastructure to support local economic development for base level job growth and to maintain Chico's prominence as the regional center of retail activity for the tri-county region.

Action ED-1.5.1 (Placemaking) – Support the development and enhancement of "Third Places" (places people go after work or when not at home), including open space, recreation, art, and entertainment venues.

Open Space

Policy OS-1.1 (Native Habitats and Species) – Preserve native species and habitat through land use planning, cooperation, and collaboration.

Action OS-1.1.1 (Development/Preservation Balance) – Direct development to appropriate locations consistent with the Land Use Diagram, and protect and preserve areas designated Open Space and areas that contain sensitive habitat and species.

Policy OS-1.2 (Regulatory Compliance) – Protect special-status plant and animal species, including their habitats, in compliance with all applicable state, federal and other laws and regulations.

Action OS-1.2.1 (State and Federal Guidelines) – Ensure that project-related biological impacts are considered and mitigated, and require applicants to obtain all necessary local, state and federal permits for projects that may affect special-status species or their habitat.

Goal OS-2: Connect the community with a network of protected and maintained open space and creekside greenways to build knowledge and appreciation of these resources.

Policy OS-2.1 (Planning and Managing Open Space) – Continue acquisition, management, and maintenance of open space to protect habitat and promote public access.

Policy OS-2.2 (Creek Corridors and Greenways) – Expand creekside greenway areas for open space and additional pedestrian/bicycle routes.

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.

Action OS-3.1.2 (Runoff from New Development) – Require the use of pollution management practices and National Pollutant Discharge Elimination System permits to control, treat, and prevent discharge of polluted runoff from development.

Action OS-4.1.1 (Air Quality Impact Mitigation) – During project and environmental review, evaluate air quality impacts and incorporate applicable mitigations, including payment of air quality impact fees, to reduce impacts consistent with the Butte County Air Quality Management District's CEQA Air Quality Handbook.

Action OS-4.1.5 (Reduce Traffic Pollution) – Reduce pollution from traffic by providing a well-connected circulation system with complete streets, enhancing bicycle facilities, supporting transit, and implementing traffic calming techniques such as roundabouts, narrowed streets, and chicanes.

Cultural Resources and Historic Preservation

Goal CRHP-1: Protect and preserve archaeological, historical and other cultural resources to serve as significant reminders of the City's heritage and values.

Noise

Policy N-1.3 (Acoustical Analysis) - Where proposed projects are likely to expose noise-sensitive land uses to noise levels exceeding the City's standards, require an acoustical analysis as part of environmental review so that noise mitigation measures may be identified and included in the project design.

Action N-2.1.1 (Noise Control Measures) - Limit noise exposure through the use of insulation, building design and orientation, staggered operating hours, and other techniques. Utilize physical barriers such as landscaped sound walls only when other solutions are unable to achieve the desired level of mitigation.

Safety

Action S-2.1.1 (Flood Hazard Analysis) - As part of project review, analyze potential impacts from flooding and require compliance with appropriate building standards and codes for structures subject to 200-year flood hazards.

Parks, Public Facilities, and Services

Policy PPFS-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.

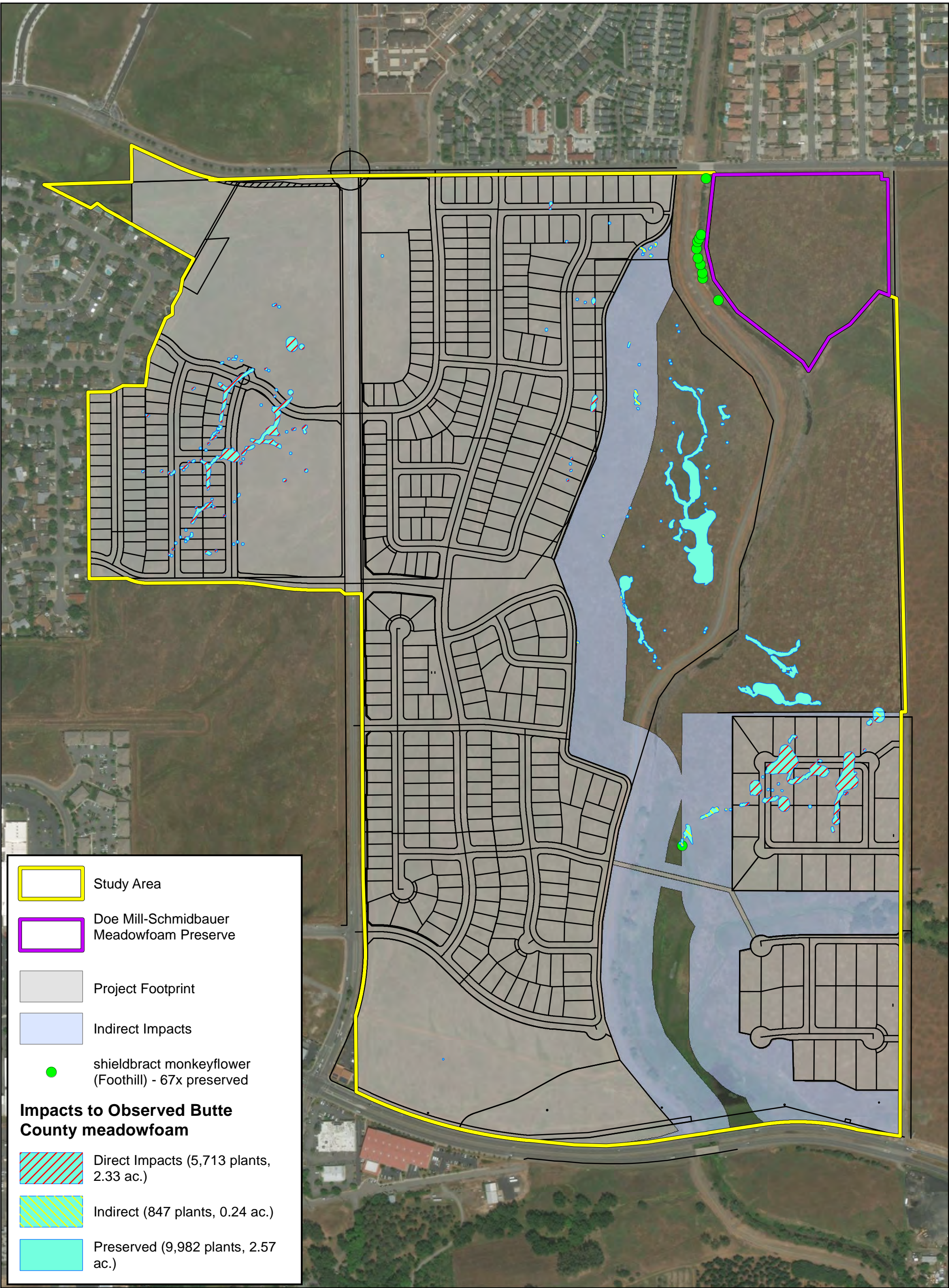


Figure IV.D-4. BCM Map/Rare Plant Survey

Stonegate Vesting Tentative Subdivision
Map and GPA/Rezone
City of Chico, California

0 250 500 1,000
Feet



Map Prepared Date: 4/2/2018
Map Prepared By: pkobylarz
Base Source: Esri Streaming - NAIP 2014
Data Source(s): WRA, Rolls Anderson & Rolls, Foothill

Mike Sawley

From: Bill Brouhard <bill@gbrealestate.net>
Sent: Thursday, May 31, 2018 4:05 PM
To: Mike Sawley; Jake Morley
Subject: RE: Stonegate EIR comment period

Thanks Mike

Bill Brouhard
Guillon-Brouhard Commercial Real Estate
2550 Lakewest Drive, Suite 50
Chico, Ca 95928
Direct (530) 879-4420
Cell (530) 624-0951

-----Original Message-----

From: Mike Sawley [mailto:mike.sawley@Chicoca.gov]
Sent: Thursday, May 31, 2018 3:31 PM
To: Jake Morley
Cc: Bill Brouhard
Subject: RE: Stonegate EIR comment period

Last Thursday 5/24/18.

-----Original Message-----

From: Jake Morley [mailto:jake@guilloninc.com]
Sent: Thursday, May 31, 2018 3:27 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Cc: Bill Brouhard <bill@gbrealestate.net>
Subject: Stonegate EIR comment period

Mike

When does Stonegate comment period end?

Jake

Mike Sawley

From: Russ Thayne <russthayne@gmail.com>
Sent: Tuesday, July 24, 2018 1:53 PM
To: Mike Sawley
Subject: Re: FW: Additional Planning Commission Meeting Date

Thanks Mike for the info.

We appreciate it.

rt

On 7/24/2018 1:41 PM, Mike Sawley wrote:

Russ, FYI, this was just decided today and I think I told you about a different tentative date so please update your calendar and feel free to share with others.

Thanks,
Mike

From: Robyn Ryan
Sent: Tuesday, July 24, 2018 10:40 AM
To: Bob Evans <robertwevans@hotmail.com>; Cynthia Arregui (clarregui61@gmail.com) <clarregui61@gmail.com>; Dale Bennett (djbchico@sbcglobal.net) <djbchico@sbcglobal.net>; Evan Tuchinsky <evantuchinsky@outlook.com>; John Howlett (zevhow@att.net) <zevhow@att.net>; lupe.arim.law@gmail.com; Toni Scott (tscott@morrisonco.net) <tscott@morrisonco.net>
Cc: Bruce Ambo <bruce.ambo@Chicoca.gov>; Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Additional Planning Commission Meeting Date

Good morning,

The additional Planning Commission meeting will be held on August 30, 2018 for the Stonegate project.

Thank you.

Robyn Ryan

Administrative Assistant
City of Chico – Community Development Dept.
PO Box 3420, Chico, CA 95928
411 Main Street, Chico, CA 95928

Ph (530) 879-6830; Fax (530) 895-4726

robyn.ryan@chicoca.gov



"Put your heart, mind, and soul into even your smallest acts. This is the secret of success." - Swami Sivananda

Mike Sawley

From: Kabirinassab, Nima@DOT <Nima.Kabirinassab@dot.ca.gov>
Sent: Wednesday, August 1, 2018 4:16 PM
To: Mike Sawley
Subject: RE: Stonegate Tentative Map s 15-05

Hey Mike,

No need to extend our time, we won't have any new comments other than what we sent previously.

-Thanks!

From: Mike Sawley [mailto:mike.sawley@Chicoca.gov]
Sent: Wednesday, August 1, 2018 3:47 PM
To: Kabirinassab, Nima@DOT <Nima.Kabirinassab@dot.ca.gov>
Subject: RE: Stonegate Tentative Map s 15-05

Thanks Nima, please note that this latest map is a revision of a map review previously routed to your office. I have attached the latest map as requested, an overview diagram (much easier to read), and CT comments received in May of this year. Since this is a relatively minor revision to the prior map (lots on the east side of the project have been removed, minor roadway realignments at Webster Drive) I'm hoping the review doesn't have to start over from scratch.

Thank You,
Mike

Mike Sawley, AICP
Senior Planner
City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



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<http://chico.facilitiesmap.com/>

From: Kabirinassab, Nima@DOT <Nima.Kabirinassab@dot.ca.gov>
Sent: Wednesday, August 1, 2018 3:35 PM

To: Mike Sawley <mike.sawley@Chicoca.gov>

Subject: Stonegate Tentative Map s 15-05

Hey Mike,

Could you send me a PDF version of the tentative map? And I might need a little more time to route this map out to our engineers, if that's alright, we usually need a minimum of two weeks to review and I just received it today.

-Thanks!

NIMA KABIRINASSAB

TRANSPORTATION PLANNER

CALTRANS - DISTRICT 3

703 B STREET

MARYSVILLE, CA 95901

(530) 741-5452

NIMA.KABIRINASSAB@DOT.CA.GOV



Mike Sawley

From: Dianne Deardorff <c21dcurtis@aol.com>
Sent: Wednesday, August 15, 2018 11:15 AM
To: Mike Sawley
Subject: Re: New Project for Aug. 30th meeting

Thank you Mike. My house, is directly in front of Laredo... 3rd house from the corner on Niagara off Parkhurst; That is what I was concerned about. That will be a big project to be near for a few years, I am sure.
Dianne

In a message dated 8/15/2018 10:59:05 AM Pacific Standard Time, mike.sawley@Chicoca.gov writes:

Dianne, please see the attached figure showing the project street layout. Parkhurst is not planned to be extended with the project, Laredo would extend to Bruce Road, and the new homes would have primary access to Bruce Road via Laredo and Webster Drive extensions.

Epick Homes is the applicant and I expect that they would build all of the single-family homes.

Best Regards,

Mike Sawley, AICP

Senior Planner

City of Chico Community Development Dept.

P.O. Box 3420, Chico, CA 95927

(530) 879-6812



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<http://chico.facilitiesmap.com/>

From: Dianne Deardorff <c21dcurtis@aol.com>

Sent: Wednesday, August 15, 2018 10:42 AM

To: Mike Sawley <mike.sawley@Chicoca.gov>

Subject: New Project for Aug. 30th meeting

I own a home at 6 Niagara Way. It is located right across the street from the cul du sac that will be opened for the construction of new home to be built.

My question is will there be another access street to the homes to be built besides Parkview (off Notre Dame) and Niagara Way?

Also, can you tell me who the builder will be for the lower priced new homes?

Dianne Curtis-Deardorff, Broker

Advantage Real Estate of CA

License # 00414876

2101 Sutter View Lane

Lincoln, CA 95648

916 408-8700 home

530 519-3456 cell

Mike Sawley

From: Mike Sawley
Sent: Thursday, August 16, 2018 5:35 AM
To: 'Les Heringer'
Cc: Robert Wagner; pmanisian@minasianlaw.com; Dale Bennett; Bob Evans
Subject: RE: Comments to Stonegate Draft EIR mailed May 24, 2018
Attachments: FEIR distribution memo.pdf

Mr. Heringer, please look for the responses to comments, including Mr. Wagner's comments, in the Final EIR. Responses to comments received comprise the majority of that document.

Thank You,

Mike Sawley, AICP
Senior Planner
City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



<http://www.ci.chico.ca.us/>
<http://chico.facilitiesmap.com/>

From: Les Heringer <LesH@MTChicoRanch.com>
Sent: Wednesday, August 15, 2018 3:51 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Cc: Robert Wagner <rcwagner@wbecorp.com>; pmanisian@minasianlaw.com; Dale Bennett <djbchico@sbcglobal.net>; Bob Evans <robertwevans@hotmail.com>
Subject: Comments to Stonegate Draft EIR mailed May 24, 2018

Mike,
Robert Wagner, P.E. submitted comments to the City of Chico on May 24, 2018 regarding the Draft EIR for Stonegate on behalf of the M&T Ranch. To date we have not received a response to our comments and just received notice of a public hearing on August 30 of the Planning Commission Meeting and Notice of Availability of Final EIR-Stonegate. I have attached the comments that were submitted on May 24. Is it normal procedure to

ignore comments made when comments are requested from the public to documents/issues impacting their interests, safety and welfare?

Les Heringer

M&T Ranch

Mike Sawley

From: Mike Sawley
Sent: Thursday, August 16, 2018 1:31 PM
To: 'mike trolinder'
Subject: RE: Stone Gate
Attachments: FEIR distribution memo.pdf

Mike, please look for the responses to comments, including yours, in [the Final EIR](#). Responses to comments received comprise the majority of that document.

Thank You,

Mike Sawley, AICP
Senior Planner
City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



<http://www.ci.chico.ca.us/>
<http://chico.facilitiesmap.com/>

From: mike trolinder <mike@locationarts.com>
Sent: Thursday, August 16, 2018 1:09 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Stone Gate

Hi Mike,

Do you have any response on the EIR and zoning change for Stone Gate that can be shared ? Waiting for the PC meeting staff report does not give us much time to prepare for meeting input.

Thanks

Mike



Mike Sawley

From: Mike Sawley
Sent: Friday, August 17, 2018 8:19 AM
To: 'mike trolinder'
Subject: RE: Stone Gate
Attachments: 08-30-18 PC S 15-05 Hearing-FEIR PHN 10 Day Notice.pdf

August 30, details attached. – Mike

From: mike trolinder <mike@locationarts.com>
Sent: Thursday, August 16, 2018 5:31 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Re: Stone Gate

thank you Mike

Any idea when this will go to the PC ?



From: Mike Sawley <mike.sawley@Chicoca.gov>
Sent: Thursday, August 16, 2018 1:31:19 PM
To: mike trolinder
Subject: RE: Stone Gate

Mike, please look for the responses to comments, including yours, in the Final EIR. Responses to comments received comprise the majority of that document.

Thank You,

Mike Sawley, AICP
Senior Planner

City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



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From: mike trolinder <mike@locationarts.com>

Sent: Thursday, August 16, 2018 1:09 PM

To: Mike Sawley <mike.sawley@Chicoca.gov>

Subject: Stone Gate

Hi Mike,

Do you have any response on the EIR and zoning change for Stone Gate that can be shared ? Waiting for the PC meeting staff report does not give us much time to prepare for meeting input.

Thanks

Mike



Mike Sawley

From: Mike Sawley
Sent: Monday, August 20, 2018 2:17 PM
To: 'mike trolinder'
Subject: RE: Stone Gate
Attachments: Stonegate TSM (7-26-18).pdf

From: mike trolinder <mike@locationarts.com>
Sent: Monday, August 20, 2018 12:57 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Re: Stone Gate

thankyou Mike

I hate to bother you with this. how do I get a readable copy of the street sections.

thanks Mike



From: Mike Sawley <mike.sawley@Chicoca.gov>
Sent: Friday, August 17, 2018 8:18:44 AM
To: mike trolinder
Subject: RE: Stone Gate

August 30, details attached. – Mike

From: mike trolinder <mike@locationarts.com>
Sent: Thursday, August 16, 2018 5:31 PM

Mike Sawley

From: Mike Sawley
Sent: Tuesday, August 21, 2018 7:38 AM
To: 'Evan Tuchinsky'
Subject: RE: Stonegate

Evan, Mr. Dilg's assertion was not offered with any specifics or supporting evidence, and it does not comport with the experience of myself or the EIR consultant team (we ran it by several folks, totaling decades of experience) dealing with biological mitigation via property preservation. No species, agency or project was mentioned in connection with his claim that depends upon all three.

I was extremely skeptical of the claim from the moment I heard it because the project site does not support species or habitat that overlap with species or habitat that might be impacted due to logging operations near the coast. There is a legal concept of "nexus" which means there must be a direct logical connection between a form of mitigation and the impact being mitigated. Hence, it would not be legal to require preservation of BCM in Butte County to mitigate for impacts to spotted owl in Humboldt County. Despite my skepticism I looked into any preservation easements over the subject site. I found none. Recording an easement over a mitigation site is the only way I am familiar with securing a site as mitigation.

Perhaps more importantly, we have received letters back on this project from every state and federal agency which might have required mitigation via land preservation (USFWS, CDFW, USACE and NMFS) and none mention anything along the lines of what Mr. Dilg claimed.

In short, there is no evidence in the record whatsoever to support Mr. Dilg's assertion and we are to proceed based on information in the record.

Please feel free to call me if you would like to continue this line.

Thank You,

Mike Sawley, AICP
Senior Planner
City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



<http://www.ci.chico.ca.us/>
<http://chico.facilitiesmap.com/>

From: Evan Tuchinsky <evantuchinsky@outlook.com>
Sent: Monday, August 20, 2018 4:27 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Stonegate

Greetings!

I have started reviewing the material. I went straight for the issue from the public comment that struck me as a fulcrum, the provenance of Doe Mill-Schmidbauer as a mitigation area.

I understood the assertion to be that this area is serving as mitigation for another area, so it cannot mitigate this project. If so, that would be significant in terms of mitigation calculation and options.

The response to Mr. Dilg is a good overview. Specifics may be warranted.

Is not being able to find evidence of this property's use as mitigation proof that it isn't? (Does Mr. Dilg know/have something? Could he?)

What is the law about distance involved for mitigation?

If the Meadowfoam has general characteristics as well as specific, why couldn't this property have mitigated for somewhere else? (Even if not Meadowfoam, is there nothing in common between our area and Eureka area?)

As I said, this seemed a key point for consideration when I heard it raised.

Thanks!
--Evan

Sent from my Verizon Motorola Smartphone

Mike Sawley

From: Mike Sawley
Sent: Tuesday, August 21, 2018 1:38 PM
To: 'Kabirinassab, Nima@DOT'
Subject: RE: Stonegate Final EIR

Nima, it's too large to email but we've put it up on the web at:

http://www.ci.chico.ca.us/planning_services/DraftEIRStonegateProject.asp

Future staff reports will be added to the same web page.

Best Regards,

Mike Sawley, AICP
Senior Planner
City of Chico Community Development Dept.
P.O. Box 3420, Chico, CA 95927
(530) 879-6812



<http://www.ci.chico.ca.us/>
<http://chico.facilitiesmap.com/>

From: Kabirinassab, Nima@DOT <Nima.Kabirinassab@dot.ca.gov>
Sent: Tuesday, August 21, 2018 12:53 PM
To: Mike Sawley <mike.sawley@Chicoca.gov>
Subject: Stonegate Final EIR

Hey Mike,

I received the hard copy of the Stonegate Final EIR , could you send me the electronic version?

-Thanks!

NIMA KABIRINASSAB
TRANSPORTATION PLANNER

CALTRANS - DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
(530) 741-5452
NIMA.KABIRINASSAB@DOT.CA.GOV





CITY OF CHICO MEMORANDUM

TO: Chair Scott and Members of the Planning Commission

DATE: August 24, 2018

FROM: Mike Sawley, AICP
Senior Planner

SUBJECT: Agenda Report Addendum for the Stonegate Project

The purpose of this addendum is to provide the Planning Commission with two letters that were received on 8/22/18 (see attached), following completion of the agenda report. The letters rejoin the Final EIR's response to comments regarding stormwater runoff from the project site. Each letter is summarized below, followed by staff's response:

1. A letter from Robert C. Wagner, P.E., dated August 22, 2018, submitted on behalf of M&T Ranch. The letter claims that the EIR for the Stonegate Project is deficient because the hydrology analysis: (a) *"fails to quantify existing conditions related to rate, volume, and timing of storm water discharges, and it does not outline any specific storm water mitigation efforts,"* and (b) relies on implementation of existing code requirements in the future instead of performing the suggested quantification analysis. The letter claims that statements made in the EIR suggest that (c) hydrology *"impacts have not been evaluated or discussed in detail to provide necessary information to the public and decision-makers, which are among the main purposes for preparing an EIR."* The letter concludes with a request that Stonegate and other projects in the City be (d) *"thoroughly analyzed with respect to storm water discharges and that the City's storm drainage master plan be updated, and measures to be implemented be identified to prevent a net increase in stormwater runoff resulting from land development."*
2. A letter from Andrew J. McClure, dated August 22, 2018, submitted on behalf of M&T Ranch. The letter claims that the City's response to Mr. Wagner's EIR comments (See MTR letter and responses, Final EIR pages III-189 to III-192): (a) does not comply with CEQA standards for EIR responses and (b) that a reasonable forecast of post-development stormwater impacts should have been quantified for the EIR. The letter also states: (c) *"Forecasts in an EIR may be based on the assumption that the project will be developed in a way that conforms to applicable legal requirements"* and (d) *"the City has a robust Stormwater Resources Plan, including a discrete 'Post-Construction Standards Plan.'"* A remedy is suggested that (e) the *"City should have selected a reasonable portfolio of these design measures and evaluated impacts based on such a reasonable forecast."* The letter concludes with the following language: (f) *"The City's failure to conduct any review whatsoever gravely undermines the adequacy of this EIR and leaves it vulnerable to legal challenge. [(g)] The City should remedy this defect by conducting a thorough and adequate review of the stormwater impacts of the Project, and mandating mitigation and monitoring requirements necessary to render any potential impacts less than significant."*

Staff Response:

The EIR notes that future development within the project area will be subject to Chico Municipal Code Chapter 15.50, which requires applicants for large projects such as Stonegate to meet certain post-construction stormwater management requirements, including identification of source control measures and Low Impact Development (LID) design standards mandated by the State. The EIR explains that meeting a standard of limiting post-project runoff to pre-project flow rates for the 2-year, 24-hour storm event is required by the City prior to the issuance of building permits (DEIR page IV.I-11).

These existing stormwater regulations took effect in July 2015 and have been used on projects throughout the City in recent years, however, the vast majority of existing development in the City does not reflect compliance with LID requirements. Compliance with LID requirements is a required and known pre-condition of development, and there is a wide variety of feasible design considerations and treatment options for handling stormwater on a development site. Therefore, the EIR was able to conclude that compliance with existing regulations “*would ensure that the rate, volume, and/or duration of stormwater discharges from the project would not substantially increase during construction and operations*” (page IV.I-17).

Such a conclusion need not be supported with an example of exactly how compliance can be reached for the project, and indeed crafting a detailed development scenario to then be able to design a detailed stormwater management design would be excessively speculative, inefficient and wasteful if that development scenario and stormwater management design was not then used for the project. This was noted in the Final EIR response to Mr. Wagner’s similar comments submitted on the Draft EIR, see *Response to MTR-3* attached to Mr. Wagner’s most-recent letter.

Taking the suggestions in the letters to their conclusion, requiring as mitigation a specific set of design solutions identified for a fabricated design scenario would not be appropriate if other valid design solutions are available to achieve the same ends. Hence, any mitigation that could be applied would require compliance with existing regulations and include the full range of options for compliance provided under those regulations. This means that mitigation would not be needed since compliance with existing regulations is required regardless of mitigation.

To briefly address other claims in the letters:

- Potential impacts from stormwater runoff were evaluated and discussed in sufficient detail to inform decision-makers of the anticipated effects from implementation of the project. In this case, enforcing existing regulations would ensure that stormwater run-off rates would remain at or below pre-construction levels.
- The letters do not contend that future compliance with existing storm water regulations is infeasible, and no reasons are provided to suggest that future compliance with these regulations will not be met.
- The burden of demonstrating compliance with existing storm water regulations entails recursive design work until calculations for the post-project run-off rate falls below the calculated pre-project rate. An example showing one of the many ways this can be achieved for the project is not needed to understand that the result will avoid impacts associated with increasing storm water runoff rates.

- The City has initiated a Capital Project to update the City's Storm Drain Master Plan and is currently in the process of gathering the funding to move forward.
- The Final EIR's *Response to MTR-3*, included in the attached letters, provides detailed reasons why the suggestions to quantify existing storm water discharges and specify mitigation efforts were not implemented, and those reasons represent a good faith, reasoned analysis supported by factual information. The detailed reasons state that accommodating the request would require unreliable speculation at this stage of the project, and that quantification of pre- and post-construction discharge rates to demonstrate compliance will be required when detailed plans become available, prior to construction. Examples of the types of features that could be brought to bear to achieve compliance are also provided in the earlier response.
- The claim that it would not be speculative to select a "reasonable portfolio" of design measures and evaluate impacts based on such a reasonable forecast ignores the fact that the design measures are selected based on a specific site design (with known horizontal and vertical constraints, amounts of impervious surfaces, end-user demands, and other relevant details that factor into selecting the most-preferred stormwater management solutions) and such specific site design details and end-user preferences are not available at the tentative map stage of a project.
- Regarding forecasting, the EIR does forecast that the future development will be required to meet City standards to avoid increasing stormwater runoff rates. The EIR does not specify which specific design measures will be used to achieve compliance with the requirements because those details are unforeseeable at this stage of the project.
- Regarding the use of a reasonable worst-case scenario, in this instance it would not be particularly helpful to decision-makers to devise a detailed project design scenario and then identify a suite of stormwater management features that barely meet minimum code requirements. It is sufficient to state that there are existing requirements that will be met, that there is a variety of design approaches to achieve compliance, and that achieving compliance with the existing requirements will ensure that increases to stormwater runoff rates are less than significant.

In conclusion, potential impacts from the project due to increases to stormwater runoff rates were evaluated in the EIR, the EIR explained that meeting certain existing regulations would ensure that the project would not substantially increase stormwater discharges, responses to EIR comments were provided in compliance with CEQA, and the EIR provides an adequate analysis of the project's potential to increase stormwater runoff rates without including speculative development scenarios and solutions involving project details that are unknown at this time.

Wagner & Bonsignore

Consulting Civil Engineers, A Corporation

Nicholas F. Bonsignore, P.E.
Robert C. Wagner, P.E.
Paula J. Whealen

David H. Peterson, CEG, CHG
David P. Lounsbury, P.E.
Vincent Maples, P.E.
Patrick W. Ervin, P.E.
Martin Berber, P.E.
Ryan E. Stolfus

James C. Hanson, P.E.
Henry S. Matsunaga

August 22, 2018

Mr. Mike Sawley, Senior Planner
City of Chico
Community Development Department, Planning Division
411 Main Street, 2nd Floor
Chico, CA 95928

Re: Response to Comments on Draft Environmental Impact Report for Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone (Sch # 201606204)

Dear Mr. Sawley:

On behalf of M & T Ranch, this letter is to address the inadequacy of the response in the Final Environmental Impact Report (FEIR) to comments we provided on behalf of M & T Ranch in a May 24, 2018 letter discussing concerns about Draft Environmental Impact Report (DEIR) Section IV.I *Hydrology and Water Quality*. The FEIR incorporates the DEIR as modified in FEIR Section 5 - *Errata*. The FEIR includes the following:

Impact HYDRO-5: Create or Contribute Runoff Water that Exceeds the Capacity of the Existing or Planned Stormwater Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff

Stormwater runoff from subdivisions on APNs 021-190-041, 018-510-009, and 018-510-008 would be discharged to the existing storm drains along Fremont Street, Bruce Road, and Skyway Road. As discussed above, compliance with the Construction General Permit and Small MS4 General Permit would ensure that the rate, volume, and/or duration of stormwater discharges during project construction and operation activities would be similar to existing conditions. Therefore, the proposed project would have a less-than-significant impact related to an exceedance of the City of Chico's existing stormwater drainage system.

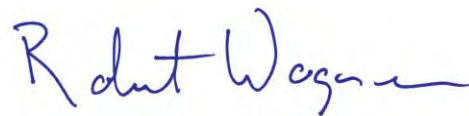
As stated in the May 24 comment letter, the DEIR (now FEIR) fails to quantify existing conditions related to rate, volume, and timing of storm water discharges, and it does not outline any specific storm water mitigation efforts. Rather than quantifying and discussing the impact of the proposed project on runoff and mitigation for the impact, the above excerpt from the FEIR describes the impact as less-than-significant because there are permitting requirements.

The FEIR includes a response to the comment letter, which does not quantify the baseline condition or project impacts with respect to storm water discharges. The response explains that evaluation of pre-project and post-project storm discharges is not appropriate at the tentative map stage of development, and the evaluation will be required at later stages of the project when detailed infrastructure plans are developed. The response states, "The DEIR does not need to be exhaustive in level of detail of future impacts, it must only show that a potential impact can occur and that there are means to reduce that impact to a less than significant level." This statement suggests that the impacts have not been evaluated or discussed in detail to provide necessary information to the public and decision-makers, which are among the main purposes for preparing an EIR.

M & T Ranch's comments on the DEIR have not been adequately addressed in the FEIR. M & T Ranch requests that Stonegate and other proposed projects under City of Chico jurisdiction be thoroughly analyzed with respect to storm water discharges and that the City's storm drainage master plan be updated, and measures to be implemented be identified to prevent a net increase in stormwater runoff resulting from land development. Given that M & T Ranch is the recipient of stormwaters from urban development, and therefore dependent on the City's stormwater management system, we expect that the City will not only evaluate this current project, but also update the City's outdated storm drainage master plan.

Very truly yours,

WAGNER & BONSIGNORE
CONSULTING CIVIL ENGINEERS

A handwritten signature in blue ink that reads "Robert Wagner". The signature is fluid and cursive, with the first name "Robert" and last name "Wagner" clearly distinguishable.

Robert C. Wagner, P.E.

Encl. ✓

cc: Les Heringer (M&T Chico Ranch)
Andrew McClure (Minasian, Meith, Soares, Sexton & Cooper, LLP)

Via: U.S. Mail

Wagner & Bonsignore

Consulting Civil Engineers, A Corporation

Nicholas F. Bonsignore, P.E.
Robert C. Wagner, P.E.
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Vincent Maples, P.E.
Patrick W. Ervin, P.E.
Martin Berber, P.E.
Ryan E. Stolfus

James C. Hanson, P.E.
Henry S. Matsunaga

May 24, 2018

Re: Comments on Draft Environmental Impact Report for Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone (Sch # 201606204)

Dear Mr. Sawley,

I am writing to you on behalf of the M&T Ranch, Chico CA. We have reviewed the “Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone” by WRA Environmental Consultants, dated April 2018 (DEIR). This letter provides comments on issues related to potential increases in storm water runoff and impacts from the project to areas downstream. The M&T Ranch is located downstream of the project by way of Comanche and Little Chico creeks. The DEIR makes no evaluation of impacts to these waterways, nor addresses any potential impacts to the properties downstream along these creeks.

The proposed Stonegate project will develop approximately 313 acres of currently undeveloped grasslands. The proposed project will create housing and a series of access roadways. Urban development such as the proposed project has significant impacts on storm water runoff and discharge due to the use of impervious surfaces. As acknowledged by the DEIR, precipitation falling on hardscape (roofs, asphalt, concrete, etc.) becomes runoff instead of percolating into the ground, which increases storm water discharge, shortens the time of concentration of that discharge, and increases peak flows. The DEIR indicates that areas of development resulting in 5,000 square feet (0.12 acres) of impervious cover requires mitigation. The City of Chico requires that there be no net increase in runoff from the project. The DEIR cites the City’s General Plan, “Policy PPF-6.2 (Storm Water Drainage) – Continue to implement a storm water drainage system that results in no net increase in runoff” (DEIR, page IV.1-11).

Section IV.I *Hydrology and Water Quality* provides a brief overview of the pre-developed landscape and hydrology, outlines regulatory statutes and programs, and provides an outline on environmental impacts related to hydrology and water quality. The DEIR fails to quantify existing conditions related to rate, volume, and timing of storm water discharges. Further, the DEIR does not outline any specific storm water mitigation efforts, instead noting that future compliance with the NPDES Construction General Permit and Small MS4 General Permit will mean that “violation of any water quality standards or waste discharge requirements would be less-than-significant.” Without quantifying baseline and post-development conditions, the DEIR’s conclusion that impacts are “less-than-significant” is unsupported.

Mike Sawley, Senior Planner
May 24, 2018
Page 2

The subsection *Impact HYDRO-3* states that existing surface water systems located on the west and northwest portion of the project will be removed. Currently, surface water is conveyed through a network of braided streams and vernal pools, recharging a portion of the water to the groundwater table, and discharging excess runoff into existing storm drains. The proposed project will remove the stream network and pipe storm flow through the subdivision where it will discharge into existing storm water inlets on Fremont Street, Bruce Road, and the Skyway. This will likely increase storm water discharge due to the reduction of recharge potential from the removal of the stream network and vernal pool complex.

4

The DEIR is deficient as it pertains to storm water discharge because it does not quantify pre- and post-development storm water discharge. The DEIR fails to establish baseline conditions to which post-development impacts can be compared to ensure no net increase in runoff. Furthermore, as the project is reliant in part on the City of Chico's existing storm water system and the City's existing storm water management plan, an analysis of the adequacy of the system and the plan is required. The DEIR should consider changes to the intensity, duration, and storm return periods, runoff coefficients, function of the Fair Street Basin and other facilities that have occurred over time. Additionally, the DEIR should investigate the cumulative storm water impacts of all existing projects, potential future projects, and the Stonegate project to assess impacts on downstream drainages.

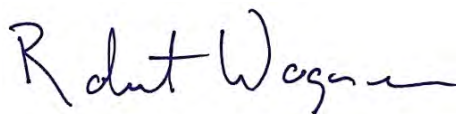
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M&T Ranch is generally supportive of development within the City of Chico, however, any such development must identify, quantify, and mitigate for impacts to downstream areas that are directly impacted by the development. M&T Ranch is the recipient of increases in storm water discharge resulting from upstream development like Stonegate. M&T requests that the City analyze the Stonegate project and others, to demonstrate compliance with the City's stated policy of no net increase in storm water runoff from development.

6

Very truly yours,

WAGNER & BONSIGNORE
CONSULTING CIVIL ENGINEERS



Robert C. Wagner, P.E.

cc: Les Heringer, M&T Chico Ranch

Via: e-mail

Wagner & Bonsignore
Consulting Civil Engineers, A Corporation

M&T Ranch (MTR)*Response to MTR-1*

The comment provides an introduction on the commenter and whom they are providing comments for, M&T Ranch. No response is necessary.

Response to MTR-2

The comment provides project description background in relation to impervious surfaces. No response is necessary.

Response to MTR-3

The commenter asserts that the DEIR fails to quantify existing conditions related to storm water discharges and that without quantifying baseline and post-development conditions the DEIR's conclusion that hydrology impacts are less-than-significant is unsupported.

A reliable and accurate quantification of post-development conditions for the project cannot be made at this time; to do so would require speculation about which Low Impact Development (LID) technologies would be used within the development areas to comply with City requirements to achieve no net increase to storm water runoff. These details are not required at the tentative map stage of development, however, the requested quantification of pre- and post-construction storm water discharge rates and volumes is required at each phase of development, prior to construction, once specific project components become known and detailed infrastructure plans are developed. City review of these detailed infrastructure plans prior to the improvement stage of the project's development requires the applicant to show compliance with the NPDES Construction General Permit and Small MS4 General Permit. These efforts include requirements to calculate and apply technologies that attenuate potential runoff rates/volumes prior to development permits being issued. Notably, the proposed project includes a storm water detention basin at the southern (lowest) portion of the site. The improvements plans would also provide additional details on other efforts to reduce stormwater discharge, such as storm water BMPs, underground galleys, surface basins, and LID design standards to capture and treat runoff from impervious surfaces. The DEIR does not need to be exhaustive in level of detail of future impacts, it must only show that a potential impact can occur and that there are means to reduce that impact to a less than significant level.

Response to MTR-4

The commenter expresses concern about the removal of vernal pools and braided streams, stating that removal of these features will likely increase storm water discharge.

Please refer to the response for MTR-3.

Response to MTR-5

The commenter provides further comments on the DEIR's analysis of storm water discharge. The commenter suggests that the DEIR should investigate the cumulative storm water impacts

of all existing and future projects in addition to the Stonegate project to assess impacts on downstream drainages.

Please refer to the response for MTR-3. As stated in Section V. Cumulative Impacts of the DEIR:

NPDES permit requirements apply to the cumulative projects as well as the proposed project. As such, a reduction in runoff and overall pollutant loads in stormwater in the vicinity of the project site is anticipated over time, thereby reducing cumulative impacts... The implementation of Mitigation Measures HYDRO-1 and HYDRO-2 would ensure that stormwater runoff and flood water flows from the proposed project would not result in cumulatively considerable impacts related to water quality, flooding, erosion/sedimentation, or exceeding the capacity of the existing stormwater drainage system. The required mitigation would reduce the project's contribution to any significant cumulative impact on stormwater and flooding to less than cumulatively considerable. (DEIR page V-7)

Response to MTR-6

The commenter reiterates their desire for storm water discharge rates to be analyzed in the DEIR.

Please refer to the response for MTR-3.

**MINASIAN, MEITH,
SOARES, SEXTON &
COOPER, LLP**

ATTORNEYS AT LAW
A Partnership Including Professional Corporations

1681 BIRD STREET
P.O. BOX 1679
OROVILLE, CALIFORNIA 95965-1679

ammclure@minasianlaw.com

PAUL R. MINASIAN, INC.
JEFFREY A. MEITH
M. ANTHONY SOARES
DUSTIN C. COOPER
EMILY E. LaMOE
ANDREW J. McCLURE
JACKSON A. MINASIAN

WILLIAM H. SPRUANCE,
Retired

MICHAEL V. SEXTON,
Retired

TELEPHONE:
(530) 533-2885

FACSIMILE:
(530) 533-0197

August 22, 2018

Via email: mike.sawley@chicoca.gov

Mike Sawley, Senior Planner
City of Chico
Community Development Department
Planning Division
411 Main Street, 2nd Floor
Chico, CA 95928

Re: Inadequate EIR and Response to Comments on Draft Environmental Impact Report
for Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/
Rezone (SCH # 201606204)

Dear Mr. Sawley:

This letter is sent on behalf of M&T Ranch ("M&T") to identify deficiencies in the City of Chico's ("City") Final EIR for the Stonegate Tentative Subdivision Map ("Project"), and to provide additional legal background for the comments submitted by Wagner & Bonsignore on M&T's behalf of this same date.

I. The EIR is Inadequate Because it Failed to Make Reasonable Forecasts Regarding Stormwater Discharges

In its May 24, 2018 comment letter, Wagner & Bonsignore identified that the DEIR failed to quantify existing conditions related to rate, volume, and timing of storm water discharges, and failed to outline any specific stormwater discharges. When a significant environmental issue is raised in comments that object to the draft EIR's analysis, the response must be detailed and must provide reasoned, good faith analysis. (14 Cal. Code Regs. §15088(c).) Conclusory statements unsupported by factual information are not an adequate response; questions raised about significant environmental issues must be addressed in detail. (*Cleary v. County of Stanislaus* (981) 118 Cal. App. 3d 348.)

Mike Sawley, Senior Planner

City of Chico Community Development Department, Planning Division

Re: Inadequate EIR and Response to Comments on Draft Environmental Impact Report for
Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
(SCH # 201606204)

August 22, 2018

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The City's Response to M&T's Comment, set forth in the Final EIR, fails to satisfy the abovementioned legal standards. The response indicates that the environmental documents did not attempt to quantify post-development stormwater conditions for the Project, in part because:

A reliable and accurate quantification of post-development conditions for the project cannot be made at this time; to do so would require speculation about which Low Impact Development technologies would be used with the development areas to comply with City requirements to achieve no net increase to storm water runoff.

The City's response, and its rationale for failing to review the potential for post-development stormwater impacts fall short of the applicable legal standard. CEQA's implementing guidelines and caselaw plainly establish that EIRs can and should make reasonable forecasts. (*San Francisco Ecology Ctr. v. City & County of San Francisco* (1975) 48 Cal. App. 3d 584, 595; *see also* 14 Cal. Code Regs. §15144, "drafting an EIR . . . necessarily involves some degree of forecasting. While foreseeing the unforeseeable is not possible, an agency must use its best efforts to find out and disclose all that it reasonably can.") If a precise technical analysis of an environmental impact is not practical, the agency must make a reasonable effort to pursue a less exacting analysis. (*Citizens to Preserve the Ojai v. County of Ventura* (1985) 176 Cal. App. 3d 421, 432.)

Forecasts in an EIR may be based on the assumption that the project will be developed in a way that conforms to applicable legal requirements. (*Citizens for a Sustainable Treasure Island v. City and County of San Francisco* (2014) 183 Cal. App. 4th 1059, 1093.) In this case, the City has a robust Stormwater Resources Plan, including a discrete "Post-Construction Standards Plan" which has its stated purpose "to guide project proponents and municipal plan checkers through the various site design requirements of the Phase II Municipal Separate Storm Water Sewer System (MS4) Permit." The Post-Construction Standards Plan includes, among other things, a "List of Site Design Measures and Associated Sizing Criteria."

The City was not required to "speculate" as to which low impact design criteria will eventually be employed in connection with the Project – as only a limited number of such criteria have been authorized for implementation within Regulated Projects approved by the City such as Stonegate. The City should have selected a reasonable portfolio of these design measures and evaluated impacts based on such a reasonable forecast. Moreover, caselaw is clear that when uncertain future events, i.e., which precise low impact design measures will be implemented at the

Mike Sawley, Senior Planner

City of Chico Community Development Department, Planning Division

Re: Inadequate EIR and Response to Comments on Draft Environmental Impact Report for
Stonegate Vesting Tentative Subdivision Map and General Plan Amendment/Rezone
(SCH # 201606204)

August 22, 2018

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Stonegate Development, an EIR may base its analysis on a reasonable worst-case scenario. (*Planning & Conserv. League v. Castaic Lake Water Agency* (2009) 180 Cal. App. 4th 210, 244.)

Applied here, the EIR could have selected the minimal qualifying low impact design measures and determined whether such measures will adequately address stormwater impacts. The City's failure to conduct any review whatsoever gravely undermines the adequacy of this EIR and leaves it vulnerable to legal challenge. The City should remedy this defect by conducting a thorough and adequate review of the stormwater impacts of the Project, and mandating mitigation and monitoring requirements necessary to render any potential impacts less than significant.

Please do not hesitate to contact me should you wish to discuss any of the foregoing.

Very truly yours,

MINASIAN, MEITH, SOARES,
SEXTON & COOPER, LLP

By 

ANDREW J. McCLURE

AJM/vlh

cc: Les Heringer, Manager
M&T Ranch [via email: LesH@MTChicoRanch.com]

Robert C. Wagner, P.E.
Wagner & Bonsignore [via email: rcwagner@wbecorp.com]

City of Chico Planning Commission



08/30/2018

4.1 Stonegate Project

(GPA 15-02, RZ 15-02, S 15-05, UP 18-14)
East and West Sides of Bruce Road
Between E. 20th Street and Skyway, Chico
APN 002-190-041, 018-510-007, -008, -009

Recommendation on a proposed GPA/RZ, subdivision and use permit on a 313-acre site to accommodate single-family residential, multi-family residential, commercial/office and open space land uses.

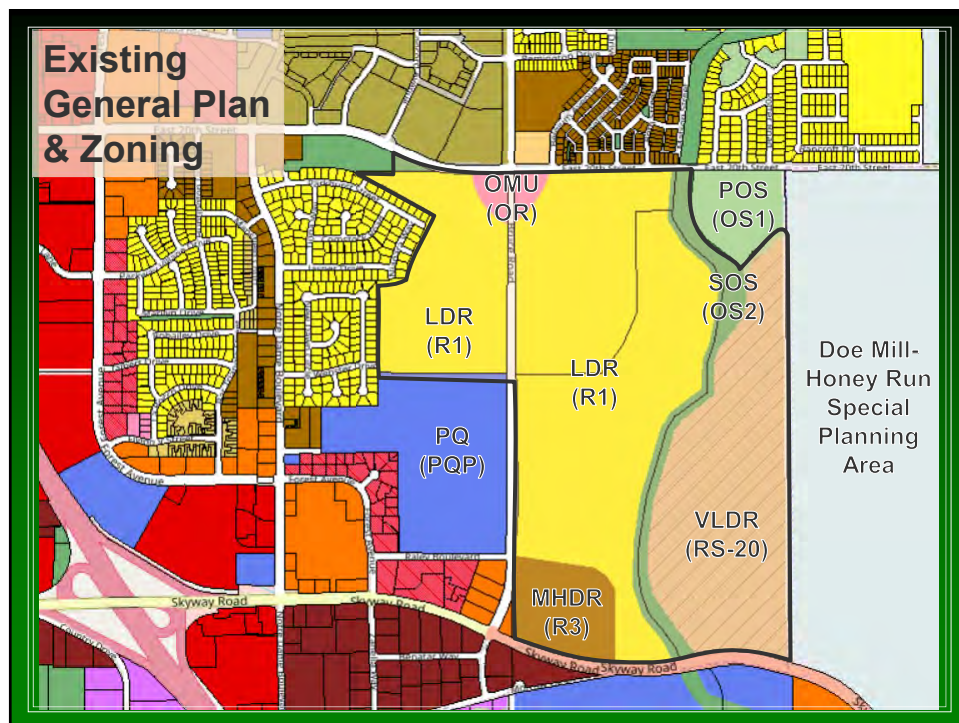
Mike Sawley, Senior Planner, City of Chico
Dr. Amanda McCarthy, Principal Biologist, WRA

TONIGHT'S ROADMAP

- 1) Staff Presentation**
- 2) Commission Questions**
- 3) Public Hearing**
- 4) Commission Deliberations**
- 5) Commission Actions**

Presentation Outline

- 1) Location & Zoning**
- 2) Requested Entitlements**
- 3) Environmental Review**
- 4) Project Refinements**
- 5) Recommendations**



Resource Constraint Overlay

- Areas with reduced development potential
- Constraints are mostly vernal pools and BCM
- Refers to USFWS Recovery Plan Criteria for BCM
- 15% Assumed for GP
- Pending detailed studies to determine potential

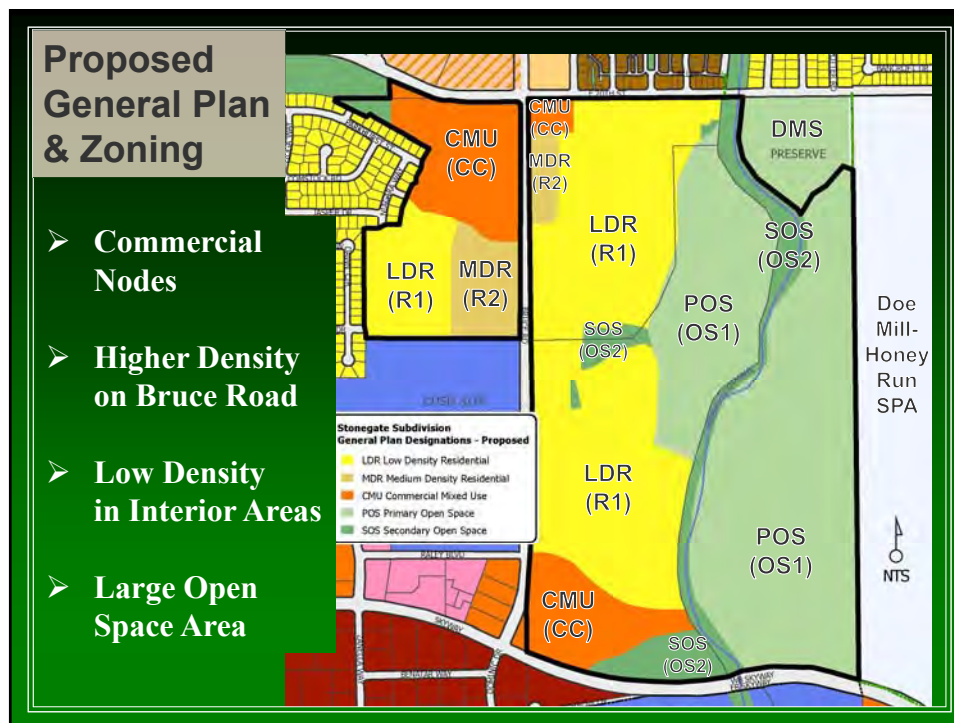


Presentation Outline

- 1) Location & Zoning
- 2) Requested Entitlements
- 3) Environmental Review
- 4) Project Refinements
- 5) Recommendations

Requested Entitlements

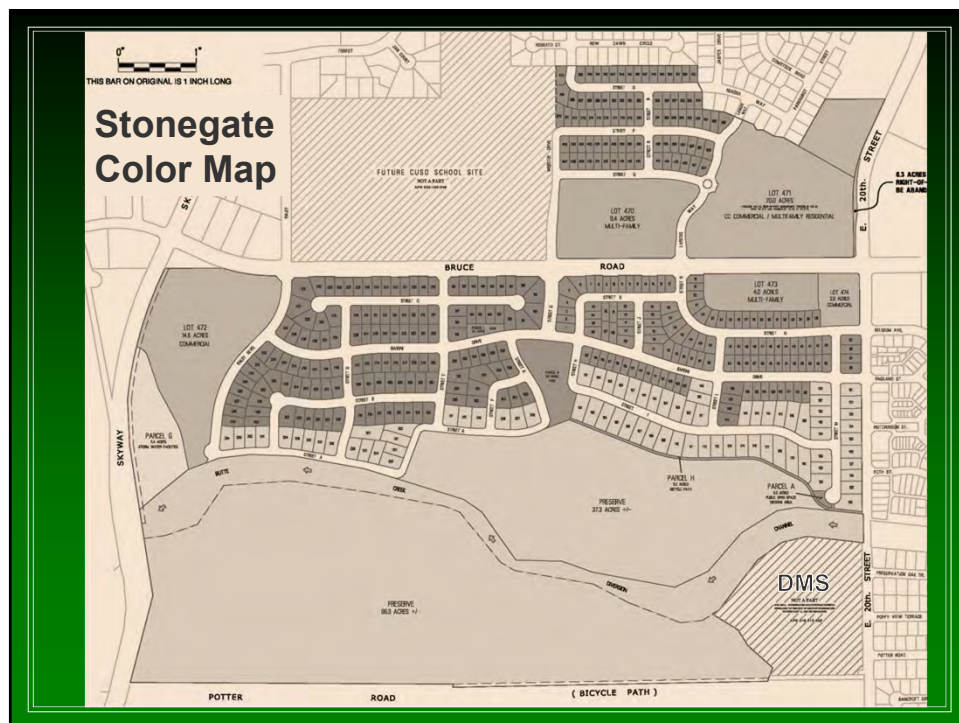
- 1) General Plan Amendment (GPA 15-02)
- 2) Rezone (RZ 15-02)
- 3) Subdivision Map (S 15-05)
- 4) Use Permit (UP 18-14)

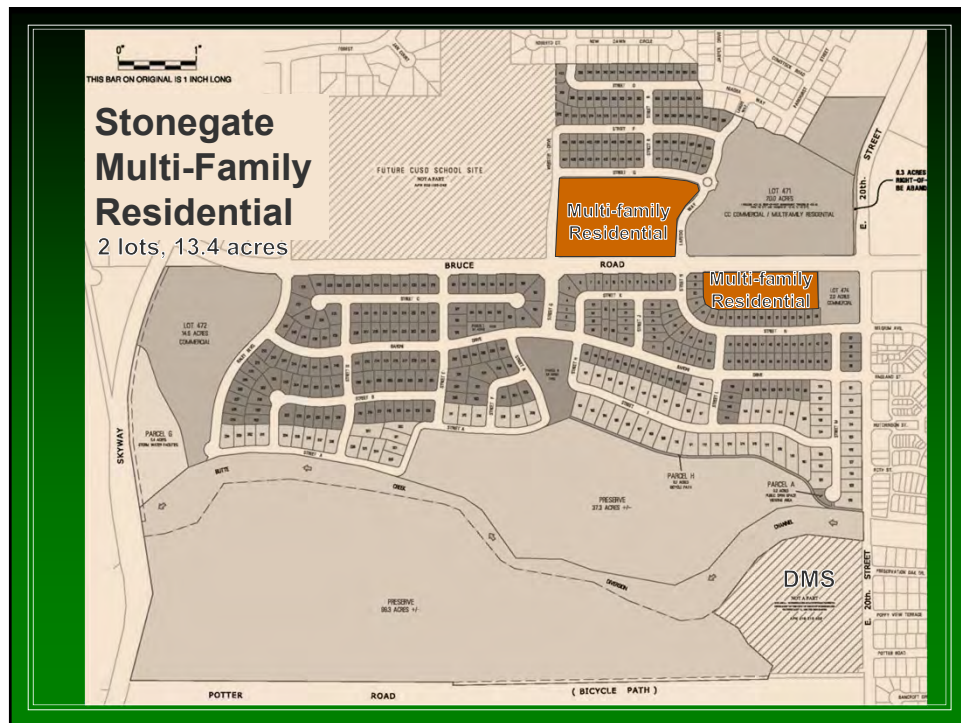
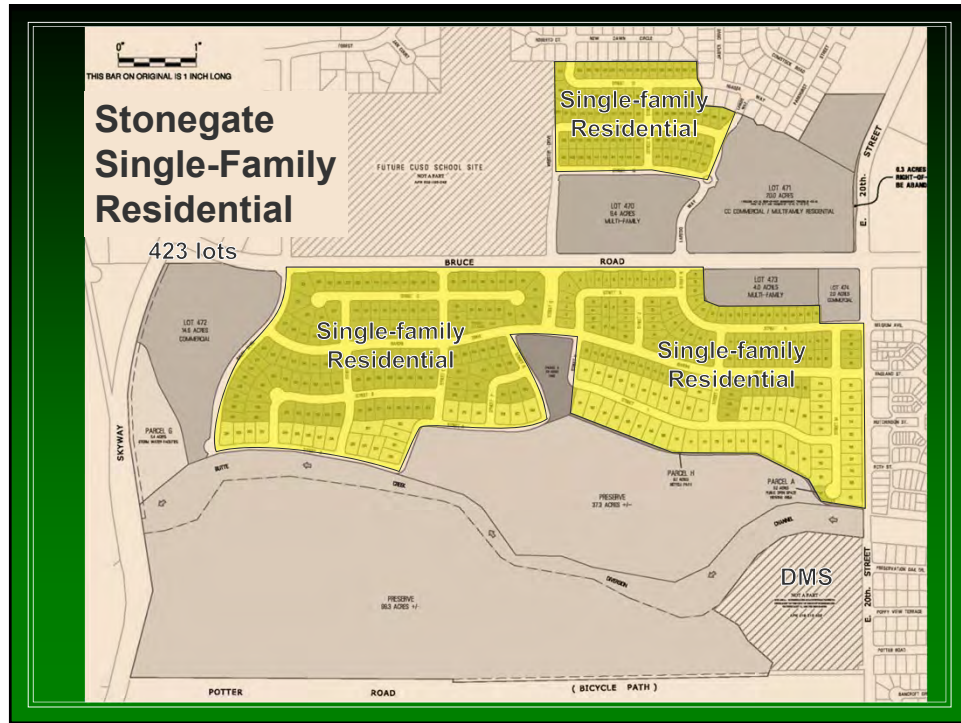


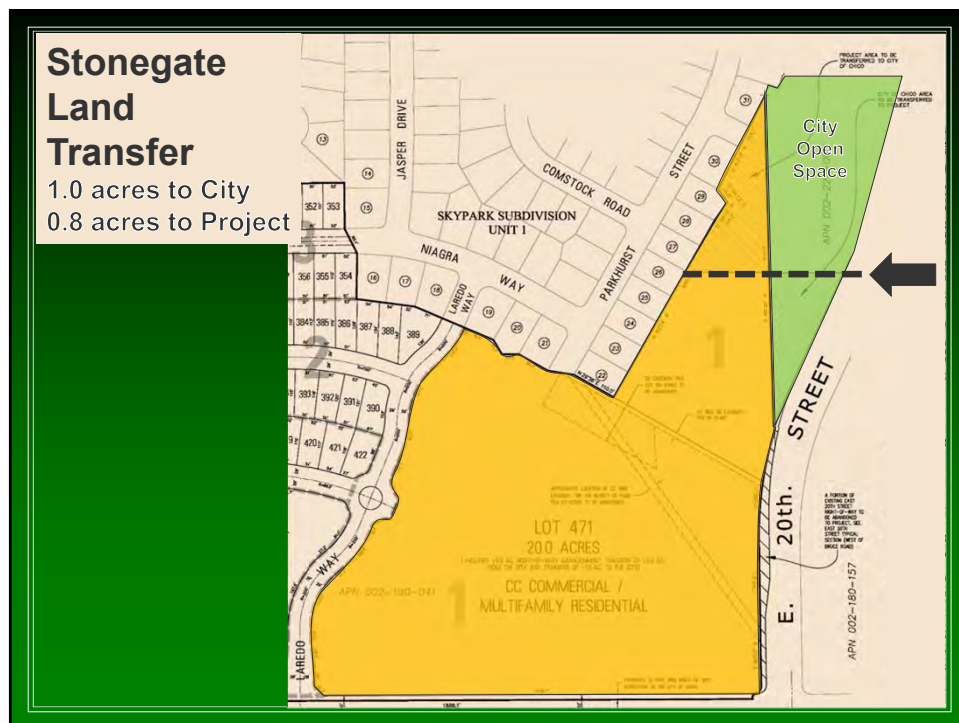
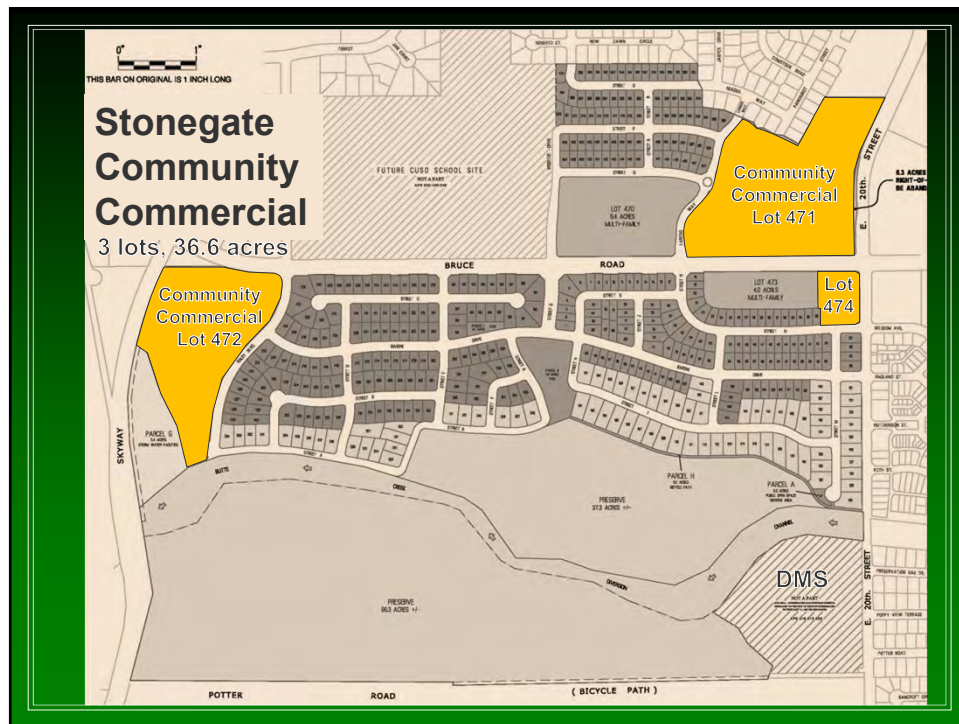
Subdivision Overview

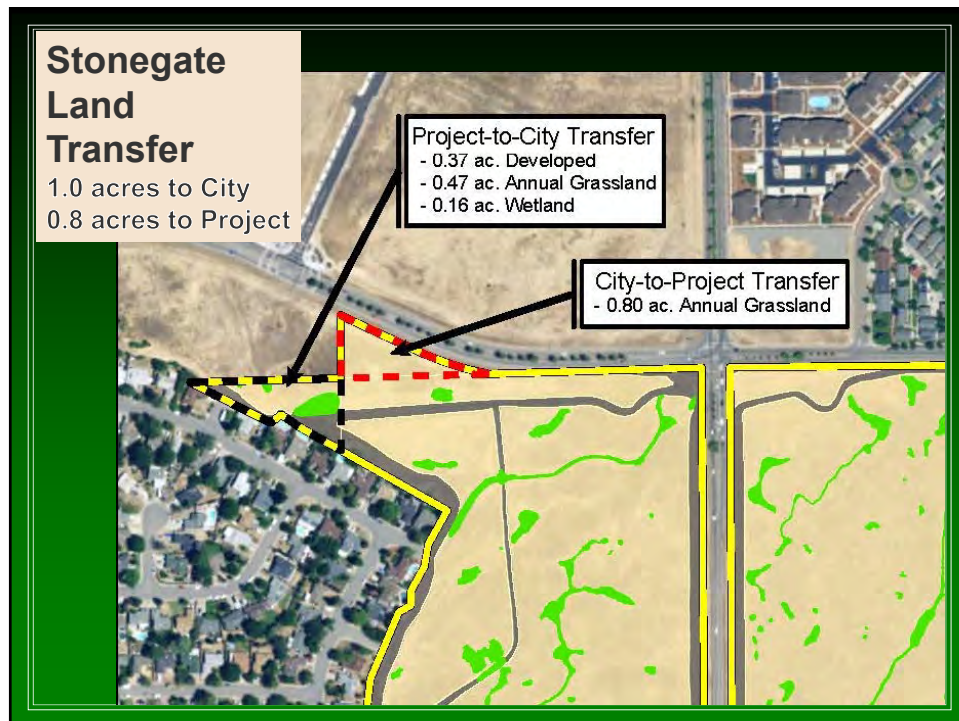
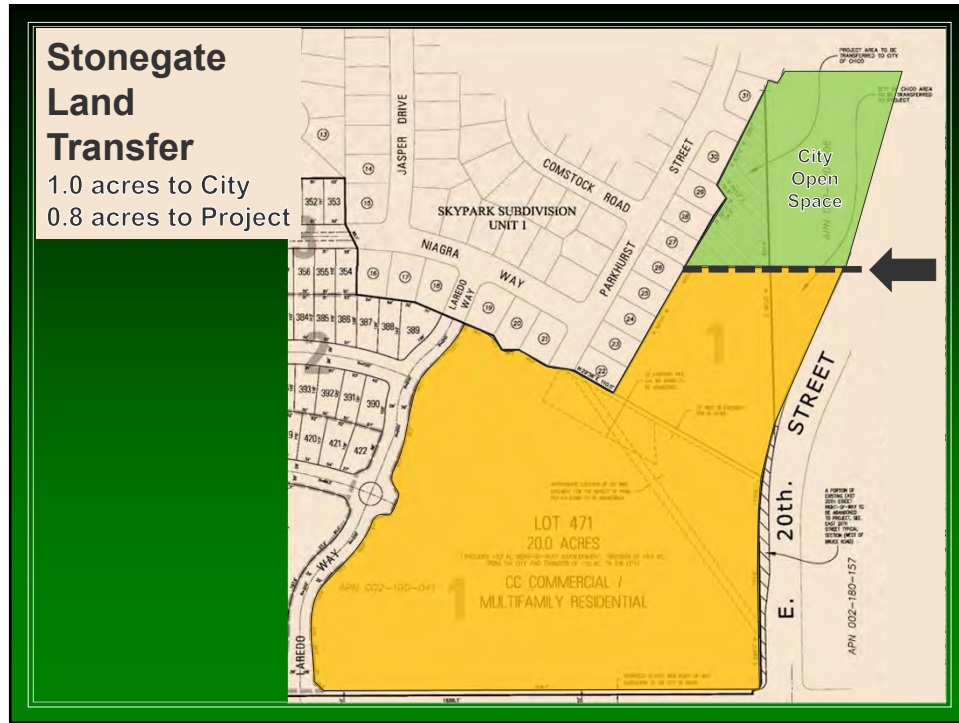
- 1) Single-Family Residential
- 2) Multi-Family Residential
- 3) Commercial/Office Uses
- 4) Land Transfer
- 5) Open Space Preserve
- 6) Park Parcels

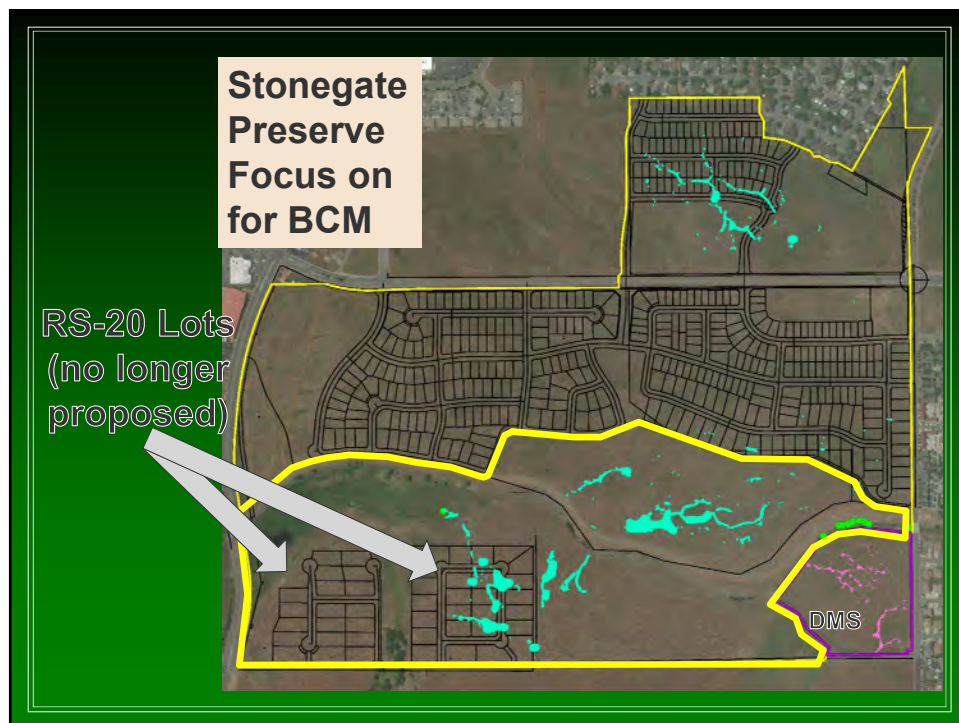
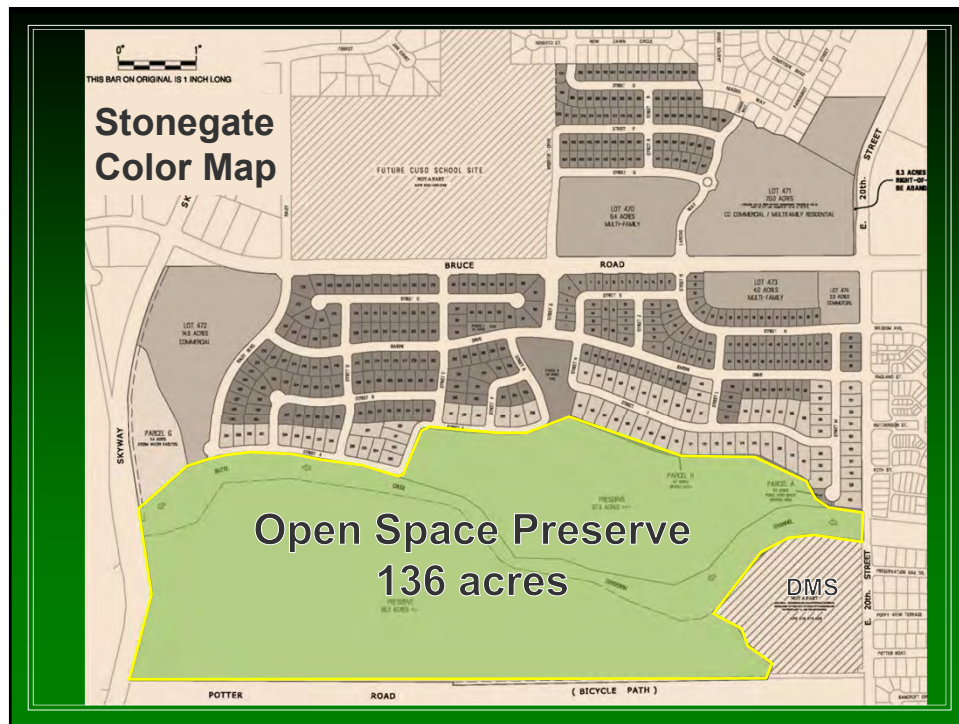
Also includes roadway cross-sections and minor design modification requests.

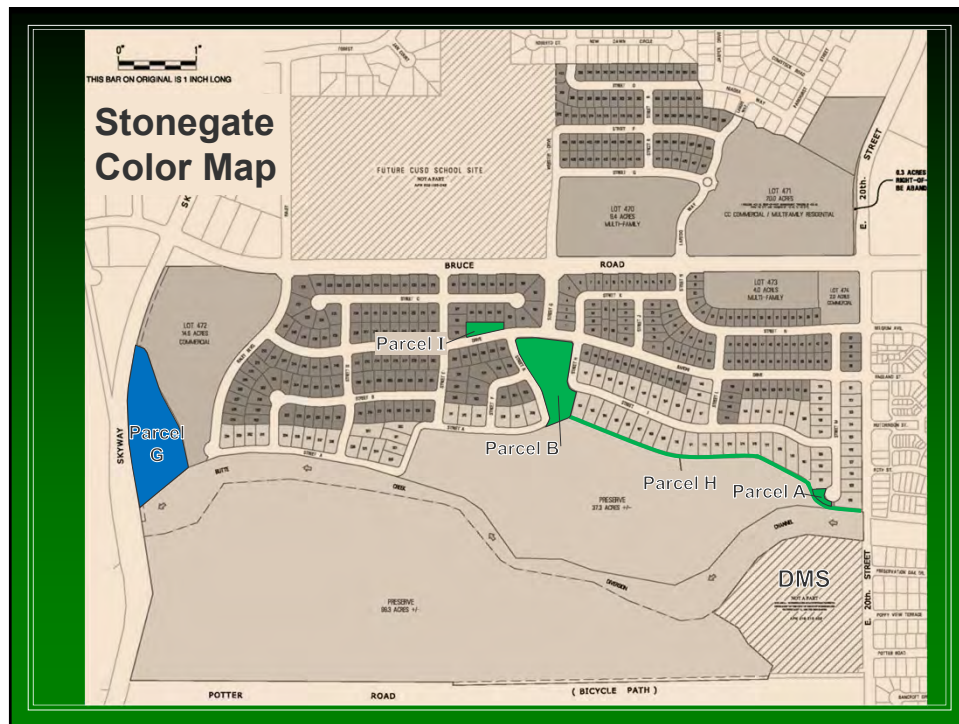






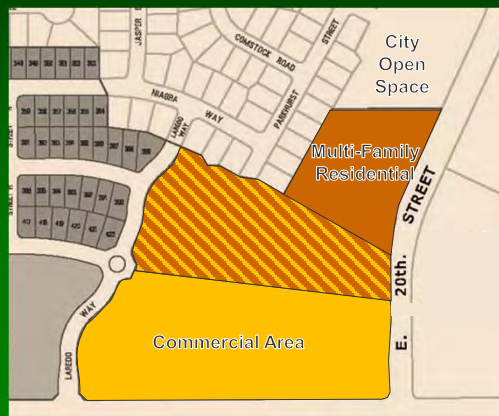




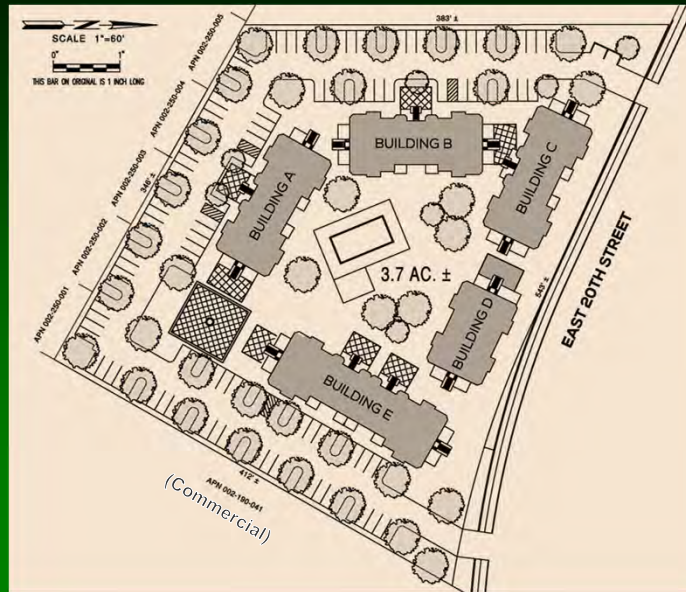


Use Permit 18-14

**To allow 3 to 13 acres of ground-floor,
multi-family residential on Lot 471**



Use Permit 18-14 Plat



Presentation Outline

- 1) Location & Zoning
- 2) Requested Entitlements
- 3) Environmental Review
- 4) Project Refinements
- 5) Recommendations

Introduction

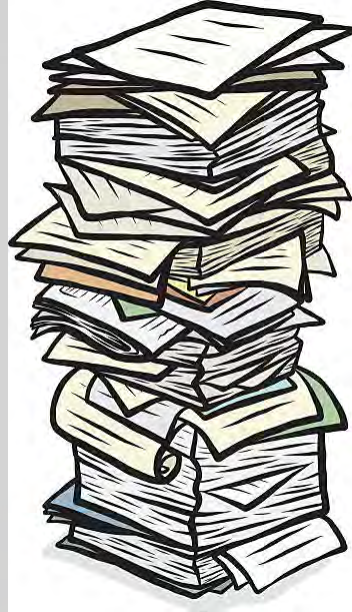


Environmental Impact Report (EIR)

- ▶ Public information document
- ▶ Identifies/discloses significant physical environmental impacts
- ▶ Recommends mitigation measures
- ▶ Considers cumulative impacts
- ▶ Analyzes potential growth-inducing impacts
- ▶ Explores alternatives to the project

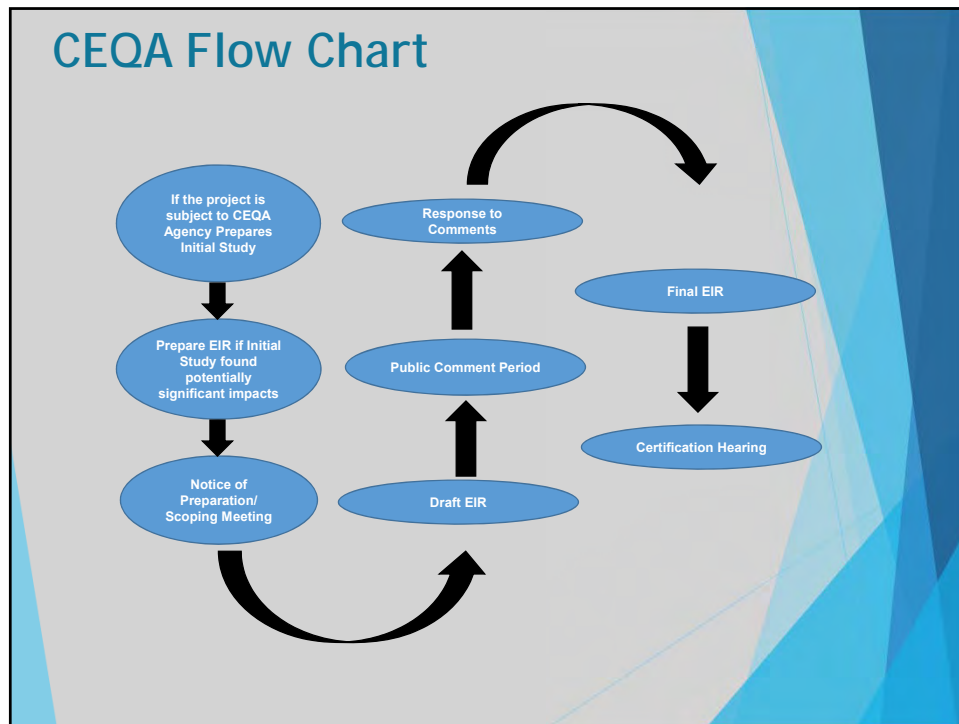
Purpose of the EIR

- ▶ To satisfy California Environmental Quality Act (CEQA)
- ▶ To inform the general public and agencies
- ▶ To enable the City to consider environmental consequences of approval
- ▶ For consideration by responsible agencies in approvals



Draft EIR Process

- ▶ Notice of Preparation (NOP)
- ▶ Initial Study
- ▶ EIR Scoping Meeting
- ▶ Technical Report Production
- ▶ Draft EIR 45-day public review and comment period
- ▶ Project Public Meeting



Technical Studies for Draft EIR

- ▶ Air Quality and Greenhouse Gas Emissions
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Noise
- ▶ Traffic

Biological Resources Reports Prepared for Project Site

- ▶ WRA, 2018. Biological Resource Assessment
- ▶ WRA, 2018. Wetland Delineation Report
- ▶ WRA, 2018. Rare Plant Survey
- ▶ Foothill Associates, 2016, 2017 and 2018 Site Visits
- ▶ Dole, J.A. 1988. *Results of a Field Survey for the Butte County Meadowfoam in the Vicinity of the City of Chico, California*. May 27, 1988;
- ▶ Dole, J.A. and M. Sun. 1992. *Field and Genetic Survey of the Endangered Butte County Meadowfoam-Limnanthes floccosa subsp. californica (Limnanthaceae)*. Conservation Biology, Volume 6, Number 4. December 1992;
- ▶ Foothill Associates. 2001. *Letter to Jones & Stokes Documenting Surveys of Butte County Meadowfoam on the Bruce Road Associates Property*. May 2, 2001;
- ▶ Foothill Associates. 2004. *Results of a Focused Survey for Butte County Meadowfoam (Limnanthes floccosa ssp. californica) on the Schmidbauer Project Site*. December 9, 2004

Levels of Impact Significance

- ▶ Less-than-significant impact: Impacts that are adverse, but that do not exceed the defined standards of significance.
- ▶ Less-than-significant impact with mitigation: Impacts that exceed the defined standards of significance and that can be reduced to a less-than-significant level.
- ▶ Significant and unavoidable impact: Impacts that exceed the defined standards of significance and cannot be reduced to a less-than-significant.

Less-than-Significant Impacts after Mitigation

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Geology and Soils
- ▶ Hazards and Hazardous Materials
- ▶ Land Use Planning
- ▶ Noise
- ▶ Public Services
- ▶ Recreation
- ▶ Transpiration and Traffic
- ▶ Utilities and Service System
- ▶ Tribal Cultural Resources

Significant and Unavoidable Impacts

- ▶ Greenhouse Gas Emissions
 - ▶ Impact GHG-1
 - ▶ Impact GHG-2

Project Alternatives



Purpose of EIR Alternatives

Section 15126.6(b) of the CEQA Guidelines

- Avoid or substantially reduce the significant impacts of the project
- Meet basic project objectives
- Compare the significant impacts
- Analysis not required to be the same level of detail as for project

Project Alternatives

- ▶ Alternative A: No Project Alternative
- ▶ Alternative B: Elimination of RS-20 Lots
- ▶ Alternative C: Existing Zoning Alternative
- ▶ Preferred Project: Analyzed in EIR

Alternatives Comparison

Environmental Topic Area	PROPOSED PROJECT	ALTERNATIVE A (No Project Alternative)	ALTERNATIVE B (Elimination of RS-20 lots)	ALTERNATIVE C (Existing Land Use Designations)
Aesthetics, Light, and Glare	Less Than Significant With Mitigation	No Impact	Less Impact	Less Impact
Air Quality	Less Than Significant With Mitigation	No Impact	Less Impact	Less Impact
Biological Resources	Less Than Significant With Mitigation	No Impact	Less Impact	Greater Impact
Cultural Resources	Less Than Significant With Mitigation	No Impact	Less Impact	Similar Impact
Geology, Soils, and Seismicity	Less Than Significant	No Impact	Similar Impact	Similar Impact
Greenhouse Gas Emissions	Significant Unavoidable	No Impact	Similar Impact	Less Impact
Hazards and Hazardous Materials	Less Than Significant	No Impact	Similar Impact	Similar Impact
Hydrology and Water Quality	Less Than Significant With Mitigation	No Impact	Less Impact	Greater Impact
Land Use Planning	Less Than Significant	No Impact	Similar Impact	Similar Impact
Noise	Less Than Significant With Mitigation	No Impact	Less Impact	Less Impact
Population and Housing	Less Than Significant	No Impact	Similar Impact	Greater Impact
Public Services	Less Than Significant	No Impact	Similar Impact	Similar Impact
Recreation	Less Than Significant	No Impact	Similar Impact	Greater Impact
Transportation and Traffic	Less Than Significant With Mitigation	No Impact	Less Impact	Less Impact
Utilities and Service Systems	Less Than Significant With Mitigation	No Impact	Less Impact	Less Impact
Tribal Cultural Resources	Less Than Significant With Mitigation	No Impact	Similar Impact	Similar Impact

Environmentally Superior Alternative

- ▶ Alternative that would result in least amount of significant impacts
- ▶ No Project Alternative can't be chosen for Environmentally Superior Alternative
- ▶ Alternative B: Elimination of RS-20 Lots
 - ▶ Reduces impacts (less population)
 - ▶ 52% reduction in impacts to BCM
 - ▶ Meets nearly all project objectives

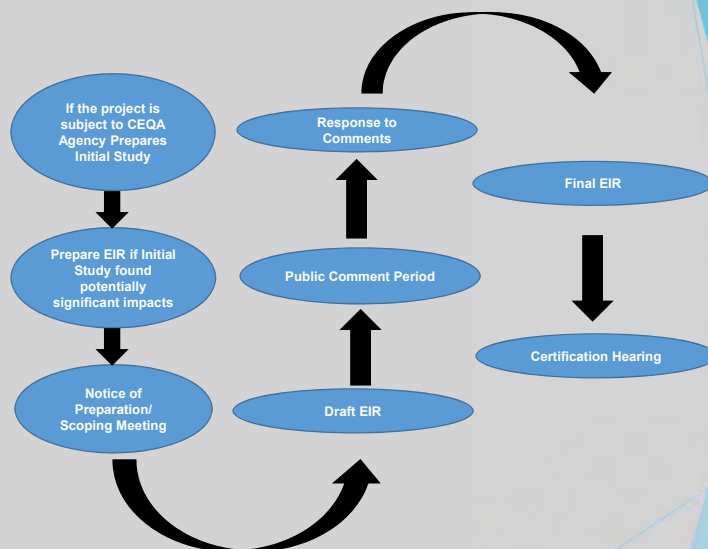
Final EIR Process

- ▶ Preparation of Final EIR
 - Responses to Comments submitted on Draft EIR
 - Corrections and Additions to Draft EIR
 - Mitigation Monitoring and Reporting Program
 - All mitigation measures
 - Identifies timing, responsible party

Draft EIR Comment Topics

- ▶ Biological Resources
 - ▶ Butte County Meadowfoam (BCM) Impacts
 - ▶ Identification of other Special Status Wildlife & Plants
 - ▶ Mitigation Credit availability
- ▶ Traffic
 - ▶ Webster Drive Extension
- ▶ Alternatives
- ▶ Hydrology and Water Quality

CEQA Flow Chart

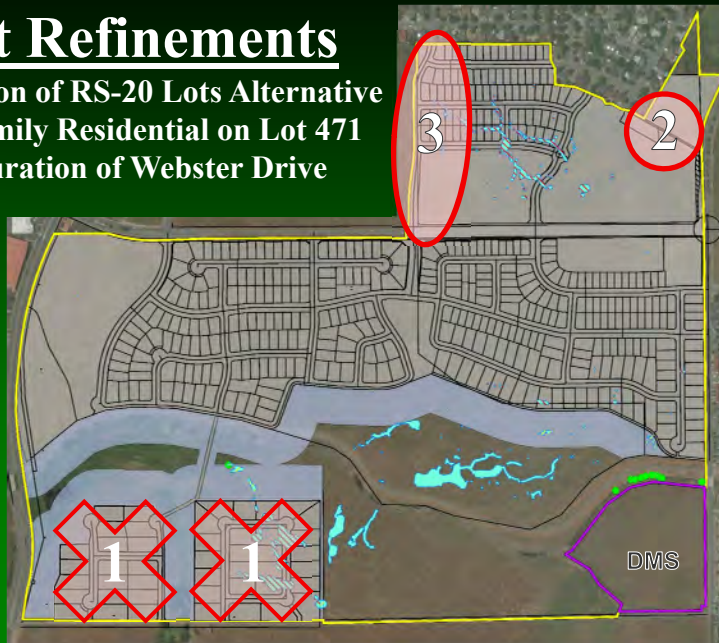


Presentation Outline

- 1) Location & Zoning
- 2) Requested Entitlements
- 3) Environmental Review
- 4) Project Refinements
- 5) Recommendations

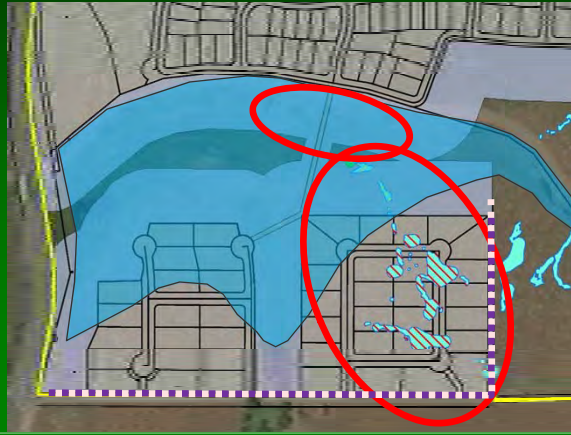
Project Refinements

- 1) Elimination of RS-20 Lots Alternative
- 2) Multi-Family Residential on Lot 471
- 3) Reconfiguration of Webster Drive



Elimination of RS-20 Lots

- 1) Reduces BCM impacts by 1.2 ac. direct, 0.15 ac. indirect
- 2) Avoids impacting riparian area along Diversion Channel
- 3) Avoids hydrology impacts (flood area, direct discharge)
- 4) Avoids rock walls



Reconfiguration of Webster Drive

to Notre Dame Blvd.



Previous Version

to Notre Dame Blvd.



Current Version

Presentation Outline

- 1) Location & Zoning**
- 2) Requested Entitlements**
- 3) Environmental Review**
- 4) Project Refinements**
- 5) Recommendations**

Miscellaneous

- BCM mitigation (ratios, timing)**
- Traffic mitigation (signals)**
- Mitigation monitoring**
- Storm water requirements**

Presentation Outline

- 1) Location & Zoning**
- 2) Requested Entitlements**
- 3) Environmental Review**
- 4) Project Refinements**
- 5) Recommendations**

Recommended Conditions

Subdivision

- Land Transfer
- Timing of Park Improvements

Use Permit 18-14

- Flexibility for 3 to 13 acres of MFR
- R2 Development Standards

CEQA Mitigation Measures

- Mitigation Progress Report

Recommended Action

- **Hold a public hearing**
- **Adopt Resolution 18-10**
 - **Recommending City Council certify the EIR**
- **Adopt Resolution 18-11**
 - **Recommending City Council adopt: SOC and the Mitigation Monitoring and Reporting Program**
- **Adopt Resolution 18-12**
 - **Recommending City Council approve GPA 05-02, RZ 15-02, S 15-05, UP 18-14, subject to conditions**

TONIGHT'S ROADMAP

- 1) **Staff Presentation**
- 2) **Commission Questions**
- 3) **Public Hearing**
- 4) **Commission Deliberations**
- 5) **Commission Actions**