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

State Clearinghouse No. 2016062049

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August 2018

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Section IV.C—Air Quality					
MM AIR-2A: Include basic measures to control dust and exhaust during construction. 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: 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, jute netting, or other methods approved in advance by the District; 7. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition,	Receipt of documentation; Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico		

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building pads should be laid as soon as possible after grading unless seeding or soil binders are used; 8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; 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; 10. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; 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 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.					
MM AIR-2B: 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. 2. The project sponsor shall require all architectural coatings during construction containing 50 g/L or less.	Notes on construction plans; Site inspection	Prior to issuance of grading permits; During construction activities	City of Chico; BCAQMD		
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 use of electric appliances and tools;	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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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; a. Install door sweeps and weather stripping (if more efficient doors and windows are not available); b. Install energy-reducing programmable thermostats; c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and 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					

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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.					
MM AIR-4: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following. 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 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; 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: 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;	Notes on construction plans	Prior to issuance of grading permits; ; During construction activities	City of Chic; BCAQMD		

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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; 3. Schedule construction truck trips during non-peak hours to reduce peak hour emissions; 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 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. • 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	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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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: • If active nests are present, temporary no-work buffers shall be placed around active nests to 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.					
MM BIO-1B: Prior to the issuance of a grading permit associated with the RS-20 lots east of the Diversion Channel, the Applicant shall implement the following measures to reduce impacts to pallid bat: • Pre-construction roost assessment survey: A qualified biologist shall conduct a roost assessment survey of trees located within the project site. The survey shall assess use of the trees and cavities for roosting as well as potential presence of bats. If the biologist finds no evidence of bat roosting, no further measures are recommended. The	Notes on construction plans; Receipt of documentation; Site inspection	Prior to issuance of a grading permit associated with RS-20 lots east of Diversion Channel; During construction activities	City of Chico; Qualified biologist CDFW		

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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 evidence of bat roosting is present: • Work activities outside the maternity roosting season: If evidence of bat roosting is discovered during the pre-construction roost assessment and construction activities are planned August 1 through February 28 (outside the bat maternity roosting season), a qualified biologist shall implement passive exclusion measures to prevent bats from re-entering the tree cavities. After sufficient time to allow bats to escape and a follow-up survey to determine that bats have vacated the roost, construction activities may continue and impacts to special-status bat species would be avoided. • Work activities during the maternity roosting season: If a pre-construction roost assessment discovers evidence of bat roosting in the trees during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, a no disturbance buffer shall be established around these roost sites until they are determined to be no longer active by the qualified biologist. The size of the no distance buffer shall be 100 feet or determined to be different by the qualified bat biologist in coordination with CDFW any alteration of the minimum buffer distance would depend on existing screening around the roost site (such as dense vegetation), the roost type, species present, as well as the type of construction activity which would occur around the roost site.					
MM BIO-1C: Prior to issuance of a grading permit, the Applicant shall implement the following measures to reduce impacts to western spadefoot: • Prior to initial ground disturbance, a pre-construction	Notes on construction plans; Receipt of documentation; Site	Prior to issuance of a grading permit; During construction activities	City of Chico; Qualified biologist; CDFW		

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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 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. • 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: o Escape ramps shall be installed in all trenches or excavations to allow western spadefoot to escape. o 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	inspection				

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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 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: • 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		

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MM BIO-IE: Prior to the issuance of improvement plans or grading permits for the extension of utilities from Street A to serve the RS-20 lots located east of the Diversion Channel, the Applicant shall implement the following to avoid impacts to VELB (adapted from USFWS 2017): • Avoidance and Minimization: To the extent feasible, project activities within 165 feet of elderberry shrubs shall be avoided. For all activities that occur within 165 feet of elderberry shrubs, the following measures shall be implemented to ensure that avoidance activities completely avoid impacting elderberry shrub habitat for VELB: o Fencing: All areas to be avoided during project activities shall be fenced and/or flagged near project activity limits. o Avoidance area: Trenching, paving, or similar activities that may damage or kill elderberry shrubs shall have an avoidance area of at least 20 feet from the drip-line of the shrub. o Worker education: A qualified biologist shall provide training for all contractors, work crews, and any onsite personnel on the status of the VELB, its host plant and habitat, the need to avoid damaging the elderberry shrubs, and the possible penalties for non-compliance. o Construction monitoring: A qualified biologist shall monitor the project at appropriate intervals to ensure all avoidance and minimization measures are implemented. o Timing: As feasible, all activities that would occur within 165 feet of an elderberry shrub shall be conducted outside of VELB flight season (March - July). o Trimming: Trimming of elderberry shrubs shall occur between November and February and shall avoid removing any branches or stems that are ≥ 1 inch in diameter.	Notes on construction plans; Receipt of documentation; Site inspection	Prior to issuance of improvement plans or grading permits for the extension of utilities to RS-20 lots east of the Diversion Channel; During construction activities	City of Chico; Qualified biologist; CDFW		

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Measures to address regular and/or large-scale maintenance (trimming) shall be established in consultation with the Service. o Chemical Usage: Herbicides shall not be used within the drip-line of an elderberry shrub. Insecticides shall not be used within 98 feet of an elderberry shrub. All chemicals shall be applied using a backpack sprayer or similar direct application method. o Mowing: Mechanical weed removal within the drip-line of an elderberry shrub shall be limited to the season when adults are not active (August - February) and shall avoid damaging the elderberry shrub. • Transplanting: Where elderberry shrubs cannot be avoided or indirect impacts nearby will result in the death of stems or entire shrubs, the Applicant shall transplant all elderberry shrubs with stems greater than 1 inch in diameter, where feasible, to protect VELB larvae. In addition, the Applicant shall use the following guidelines when transplanting elderberry shrubs to a USFWS-approved location: o Monitor: A qualified biologist shall be on-site for the duration of transplanting activities to ensure compliance with avoidance and minimization measures, in addition to other conservation measures. o Exit holes: Exit-hole surveys shall be completed immediately before transplanting. Details of the survey including number of exit holes observed, the GPS location of the plant to be transplanted, and the GPS location of the final position of the transplanted shrub shall be recorded and reported to the Service and to CNDDB. o Timing: Elderberry shrubs shall be transplanted while shrubs are dormant (from November through the first two weeks in February) and after shrubs have lost their leaves to reduce					

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shock to the shrub and increase transplantation success. ○ Transplanting Procedure: Transplanting shall follow the most current version of ANSI A300 (Part 6) guidelines for transplanting. ○ Trimming Procedure: Any trimming of elderberry shrubs shall occur between November and February and should minimize removal of branches and/or stems that exceed one (1) inch in diameter.					
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 project impacts to Butte County meadowfoam (BCM) occupied habitat. 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: (1) Preserve and enhance BCM habitat within the 108-acre on-site preserve area and the Doe Mill-Schmidbauer Meadowfoam Preserve area~~s~~ 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	Receipt of documentation; Approval of mitigation and monitoring plan; Approval for consistency determination or Section 2081 Incidental Take Permit concerning BCM	Prior to issuance of a grading permit for any phase of development with direct impacts to BCM; Five years following habitat creation	City of Chico; USFWS; CDFW; Qualified biologist		

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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 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					

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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, (2) Preserve habitat for BCM at a 19:1 ratio (19 acres of 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: • 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					

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the City, prior to the start of construction to ensure that the population of BCM is protected in perpetuity. 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. 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: • 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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• 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 require 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-3A: Prior to issuance of a grading permit for the RS-20 lots located east of the Diversion Channel, the Applicant shall implement the following measures to reduce impacts to riparian habitat: The Applicant shall restore riparian habitat at a minimum ratio of 1:1 for temporary loss and 3:1 for permanent loss. For the current	Receipt of documentation; Site inspection	Prior to issuance of a grading permit associated with RS-20 lots east of Diversion Channel;			

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anticipated temporary loss of riparian habitat, the restoration amount shall be 0.02 acre. Restoration shall occur within the temporarily disturbed area in order to return the temporary impact area to pre-construction conditions. In addition, silt fencing or other appropriate erosion control BMPs shall be installed down grade of construction activities to minimize the transport of sediments. Other water quality protection measures shall be implemented to reduce impacts to riparian habitat including: • Prior to construction, the contractor shall be required to prepare an Accidental Spill Prevention and Cleanup Plan. This plan shall include required spill control absorbent material, for use beneath stationary equipment, to be present on-site and available at all times. • To minimize fluid leaks during operation, refueling, and maintenance of stationary equipment spill control absorbent material shall be in place underneath this equipment at all times to capture potential leaks. • All stockpiling of construction materials, equipment, and supplies, including storage of chemicals, refueling and maintenance, shall occur outside the Butte Creek diversion channel. No equipment shall be washed where runoff could enter the channel. • All refueling and maintenance of equipment, other than stationary equipment, shall occur outside the channel's top-of-bank. Receptacles containing fuel, oil, or any other substance that may adversely affect aquatic resources shall be stored outside of the channel. Any hazardous chemical spills shall be cleaned immediately. Additionally, the Applicant shall implement MM-BIO 4 below to reduce impacts to wetlands and waters and riparian habitats.		Prior to, during, and after construction activities			
MM BIO-4: Prior to issuance of any City permits for construction,	Receipt of	Prior to issuance of	City of Chico		

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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. 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. 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 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	documentation; Approval for LSA Approval of compensatory mitigation plan	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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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 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	Notes on construction plans; Site inspection	During project design activities; During project operational phase	City of Chico; BCAQMD		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
				Date	Initial
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; a. Install door sweeps and weather stripping (if more efficient doors and windows are not available); b. Install energy-reducing programmable thermostats; c. Use roofing material with a solar reflectance values meeting the EPA/DOE Energy Star rating to reduce summer cooling needs; and 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.					

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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Section IV.I—Hydrology and Water Quality					
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. 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. 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 erosion, siltation, and associated flooding impacts. Modifications to the project design may include, but are not limited to, the following measures. • Alter the location and design of structures and/or fill materials within the FEMA 100-year flood zones or DWR 200-year flood zones.	Receipt of hydraulic evaluation; Receipt of changes to RS-20 lots design	Prior to development of RS-20 lots east of Diversion Channel;	City of Chico; Certified professional engineer		

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• 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. 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.					
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 in height is included at the interface of the commercial parking area and the residential property.	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to project occupancy	City of Chico		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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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 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-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	Approval of project design	Site Design and Architectural Review; Prior to issuance of building permits; prior to	City of Chico Community Development Director; Qualified		

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				Date	Initial
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.		project occupancy	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. 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. 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	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		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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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.					
MM TRANSPORTATION-2*:* Install a Traffic Signal at Skyway / Forest Avenue (Intersection 17) 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. 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. 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.	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		
MM TRANSPORTATION-3*:* Add Bike Lanes or Path Along Skyway	Approval of	Prior to issuance of	City of Chico		

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Mitigation Measures	Verification Method	Verification Timing	Responsible for Verification	Verification of Completion	
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Subdivision improvement plans for the RS-20 lots located along Potter Road (Phases 11 and/or 12), shall include the provision of bike lanes or path connection along Skyway between Potter Road and existing facilities near Bruce Road. Since the existing Skyway bridge crossing over the Butte Creek Diversion Channel is too narrow to accommodate any additional bicycle or pedestrian facilities, a new bridge crossing will be needed to fulfill this mitigation. Any additional public right-of-way needed to accommodate this connection shall be dedicated by the developer. Final design details for the connection required by this mitigation shall be subject to review and approval by the Public Works Director. Implementation of this bicycle facility would provide adequate bicycle access for the RS-20 lots; therefore, this impact would be reduced to a less-than-significant level.	connection design	a grading permit associated with RS-20 lots east of Diversion Channel; During construction activities (Phase 11 and/or 12)	Public Works Director		
MM TRANSPORTATION-4*:* Add Sidewalk or Path Along Skyway Subdivision improvement plans for the RS-20 lots located along Potter Road (Phases 11 and/or 12), shall include the provision of sidewalk or path connection along Skyway between Potter Road and facilities located near Bruce Road. Since the existing Skyway bridge crossing over the Butte Creek Diversion Channel is too narrow to accommodate any additional bicycle or pedestrian facilities, a new bridge crossing will be needed to fulfill this mitigation. Any additional public right-of-way needed to accommodate this connection shall be dedicated by the developer. Final design details for the connection required by this mitigation shall be subject to review and approval by the Public Works Director. Implementation of this pedestrian facility would provide adequate pedestrian access for the RS-20 lots; therefore, this impact would be reduced to a less-than-significant level.	Approval of connection design	Prior to issuance of a grading permit associated with RS-20 lots east of Diversion Channel; During construction activities (Phase 11 and/or 12)	City of Chico Public Works Director		
MM TRANSPORTATION-5*:* Transit Stops and Routes Prior to City approval of each set of detailed subdivision	Confirm stops/turn-outs on improvement	Prior to approval of each set of subdivision	Local public transit providers		

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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 / 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.	drawings	improvement plans			
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.	Traffic monitoring; Submission of notification	Ongoing following construction near Intersection 17 (Skyway at Forest	City of Chico		

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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. The applicant shall implement Mitigation Measure TRANSPORTATION-2.		Avenue); prior to approving building permits for Lot 472			
SECTION IV.P—Utilities and Service Systems					
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. 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. 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	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		

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would substantially alter the channel flow velocity, the project design for the RS-20 lots shall be modified to reduce potential erosion, siltation, and associated flooding impacts. Modifications to the project design may include, but are not limited to, the following measures. • 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. 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.					
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		

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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		