



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 07/21/2021

DATE: July 12, 2021

File: AR 20-10

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov
Community Development Department

RE: Architectural Review 20-10 (Senator Conness Apartments)
Native Oak Drive at Bruce Road -- APN 018-500-157

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-10 (Senator Conness Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct seven three-story apartment buildings, and to make associated site improvements including a parking area, recreation areas, and landscaping. The project includes a total of 162 new residential units on 5.28 acres. The site is located at the northeast corner of Bruce Road and Native Oak Drive (See **Attachment A**, Location Map).

Located within the Oak Valley Subdivision and Master Plan (S 99-12 and PDP 02-01) area, the existing 9.6-acre parcel is split-designated Medium-High Density Residential (MHDR) and Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and split-zoned R3 (Medium-High Density Residential) and CC (Community Commercial) as well. The structures currently proposed would be on the easterly portion of the site zoned R3, with some site improvements on the CC side.

Per City Council's 2005 approval of Oak Valley, the larger Master Plan area was approved at a density consistent with the General Plan and zoning designation. In order to minimize aesthetic impacts to the entire Master Plan area, a number of residential units were shifted to a lower elevation down the hill, including the proposed project site. As a result, the density transfer of units within the Oak Valley Master Plan area allows for the proposed 162 residential units at the project site.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities, and parking (see **Attachment B**, Site Plan). The structures are arranged in a cluster with pedestrian walkways throughout and vehicular access and parking areas surrounding the development. The office and community room building and one apartment building directly address Native Oak Drive. Four apartment buildings surround the community pool area and tot lot. Two apartment buildings are adjacent to a tot lot and half-court basketball area. Covered bicycle parking, amenities, and landscaped open spaces are scattered throughout the site (see **Attachment D**, Landscape Plan) in order to provide

adequate access to all units.

The project includes a total of 241 off-street vehicle parking spaces, 172 of which are covered. Bicycle parking is provided in covered open locations.

The landscape plans call for a variety of species with low water demands (see **Attachment D**), with a large number and good variety of trees and other plants.

The proposed landscape has low water requirements, meeting state standards for water efficiency. Of the 5.28 acres of the site that are proposed for development, 1.93 acres are landscaped, which meets city requirements.

DISCUSSION

The proposed apartment complex is an attractive development of affordable housing. The complex achieves a unified identity through harmonious architectural styling.

The project is consistent with General Plan goals and policies regarding providing an adequate supply of rental housing to meet a wide range of renters' current and future needs throughout the city (H-3, H-3.2, and H-3.4). Most importantly, the commitment to 162 units built as affordable housing will contribute significantly to the City's Regional Housing Needs Assessment obligations as outlined in the General Plan Housing Element. This is critical to ensuring some modicum of local authority over housing-related decisions.

The project consists of seven principal residential buildings of the same design and a single smaller office and community room building accompanying them, several ancillary structures with a variety of uses, and a variety of other amenities speckled within the complex.

The residential buildings are three-stories in height with a variety of elements providing visual interest. The exterior walls are articulated with a variety of materials including hardi-board siding and stone veneer, and simple balcony finishes in a natural color palette blending in with the surrounding natural environment (see **Attachment E**, Architectural Elevations, and **Attachment F**, Perspective Renderings).

The residential buildings would feature a gable roof, occasionally broken up by perpendicular gable elements covering balconies or extensions of the units. Roof material would be brown concrete tile shingles. All units would have a balcony or covered patio.

The project includes a total of 241 off-street parking spaces, which includes guest parking. This is a downward deviation of approximately 20% from City requirements, but is consistent with California Government Code Section 65915. To provide additional transportation options, bicycle parking would be provided in a number of dispersed covered bicycle corrals, accessible to entrances and exits.

Parking lot lights would be dispersed around the buildings with shielding to focus light downwards. The covered parking would also be illuminated, and the lighting is required to be constructed with minimal glare and spill in accordance with Chico Municipal Code Section 19.70.060.F and Figure 5-12. Mechanical units would be located throughout the complex, screened from view by appropriate fencing and landscaping. Four concrete block trash enclosures, covered as required, are proposed around the parking area.

The landscape plans call for a variety of species with low water demands (see **Attachment D**), with a large number of trees and bushes. Trees would include redbuds, Chinese pistache, valley oaks, among a variety of others. The trees, shrubs, and other plantings are located throughout the development, and assist in fulfilling the parking lot shade requirement.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. The proposal is within the scope of an Environmental Impact Report (SCH# 1998032048) that was certified by the City Council with its approval of the Master Plan on September 20, 2005. No new significant environmental effects or increases to previously identified environmental effects due to the implementation of the Project have been identified, and none of the mitigation measures (see **Attachment G**) or project alternatives contained within the certified EIR have been found to be infeasible or considerably different due to the implementation of the proposed project.

Architectural Review

According to Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

The proposed project is consistent with General Plan goals and policies as discussed above. Importantly, it is compatible with the Housing Element's actualization of the City of Chico's Regional Housing Needs Assessment (RHNA) requirements.

The plan governing this area derives from City Council's 2005 approval of the Master Plan, Subdivision 99-12 (Oak Valley), and associated Planned Development Permit 02-01. These approvals alter the requirements of the underlying zoning of the property, primarily by requiring a transfer of density from easterly parcels within the plan area to those on the west end of the development. This parcel, as the furthest west in the development, has received the greatest transfer of density.

While consistent with the approved Master Plan and associated approved Planned Development Permit 02-01, the proposed project will have a higher residential density than typically permitted by the underlying general plan land use designation and zoning for the project site. However, this parcel-level inconsistency is a result of density transfers from a larger Master Plan approval. The density transfer, which was implemented to protect the viewshed and local aesthetics, redistributes density from the higher elevated eastern end of the Master Plan area to an area that has a lower elevation. The approval of the Master Plan assumes development of the project site with R3 zoning density of up to 22 units per acre, but with a density transfer that permits a total unit maximum of up to 162 residential units. With the density transfer concept employed, approvals of the Master Plan were found to be consistent with the General Plan as discussed above.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The proposed structure has meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking area help to minimize the views of automobiles (DG 1.1.14) in the open lot.

There is a picnic area with landscaping (DG 4.1.45). The common open space has pedestrian access (DG 4.1.42, 4.1.43), and is dispersed around the complex, with a pool, two tot lots, half basketball court for three-on-three competition, and other outdoor amenities. This encourages individuals to make use of the open space by setting it in a meaningful relationship with its surroundings. Lighting design will be required to minimize glare and spillover impacts (DG 1.5.14) while still maintaining a safe atmosphere.

The buildings are at a similar scale (DG 1.2.13) as the adjacent recently approved Lava Ridge and Deer Creek Apartments, three-story structures in the same overlay and subdivision. The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines.

- 3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

As conditioned, the Senator Conness Apartments are visually compatible with surrounding development. Previously approved projects in the vicinity include three-story apartment buildings similar to the proposed project. provide as much or more character, especially regarding materials and colors, as any other nearby building either constructed or proposed. Its size will not be out of place either, as adjacent apartments already approved by this board will be of a similar height when considering the natural grade.

Materials are typical of the construction style and adjacent neighboring buildings. Ancillary elements have also been reviewed. Proposed signs are in reasonable locations and administrative review based on the City of Chico's guidelines will ensure that they are tasteful and of high quality. Screening of mechanical equipment and refuse areas is consistent with best practices of other new multi-family developments in the City of Chico, and this complex's nonresidential buildings also meet a high standard for appearance and quality. Where specific screening and landscape elements are not yet explicitly delineated, Condition No. 5 requires administrative architectural review of their placement and design.

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The proposed project will be harmonious and compatible with existing and planned developments within the Master Plan and surrounding area, in that several elements are utilized in the project's design to coordinate with the character and uses of adjacent development. As conditioned, the exterior treatments of the project complement the surrounding natural environment by incorporating earth toned colors and stone veneers in their design. Trash and utility areas would be screened by architecturally integrated walls and planted vines and shrubs.

While the structures would be large, their neighbors to the east would be similar in height and scale. Consequently, the proposed project would not dominate its surroundings.

- 5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection*

of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

As discussed above, the landscape plan is of high quality and meets city requirements.

Specifically, parking lot shading is adequate and shared recreational areas will contribute to providing an attractive residential environment. Where specific screening and landscape elements are not yet explicitly delineated, Condition No. 5 requires administrative approval of their placement and design.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-10 (Senator Conness Apartments). No building permits related to this approval shall be finalized without prior authorization of Planning Department staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All painting and exterior materials work shall be conducted as approved and field-verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. Building plans shall delineate locations and detail as needed the final design of specific screening and landscape elements, subject to final approval by planning staff. This includes, but is not limited to, signs, irrigation equipment, and any changes to landscape planning that may be required due to alterations in configuration of the parking area of the property.
6. Proposed covered parking areas shall have adequate nighttime illumination and shall otherwise be constructed with minimal glare and spill in accordance with Chico Municipal Code Section 19.70.060.F and Figure 5-12.
7. Parking lot lights shall be installed at the maximum safe distance from each other and mounted 12 feet or lower in height with shielding to focus light downwards. A photometric plan shall be approved by City staff prior to the issuance of a building permit.
8. Mitigation Measures (i.e., of the Environmental Impact Report for Oak Valley (SCH# 1998032048) as delineated in the Mitigation Monitoring Program document approved by City Council on September 20, 2005, are hereby adopted and incorporated by reference. See Attachment G, Oak Valley Final EIR Mitigation Monitoring Program, for specifics on the following Mitigation Measures: 4.3-1 (a, b), 4.3-2 (a, b, c), 4.3-3 (a, b), 4.3-4 (a, b, c, d, e, f, g), 4.3-5, 4.4-1 (a, b, c, d, e, f, g, h), 4.4-2 (a, b, c, d), 4.4-3 (a, b),

4.5-2 (a, b), 4.5-4, 4.6-2 (a, b), 4.8-1 (a, b), 4.8-2, 4.8-3 (a), 4.8-4 (a, b, c), 4.8-5 (a, b, c, d, e), 4.8-6 (a, b), 4.8-7, 4.9-1, 4.10-1 (a, b, c), 4.10-3 (a, b), Initial Study Mitigation Measure 3, and Initial Study Mitigation Measure 4.

9. Conditions of Approval of the Oak Valley Conceptual Master Plan as approved by City Council on September 20, 2005, are hereby adopted and incorporated by reference.
10. The applicant 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 associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant 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.

PUBLIC CONTACT

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report, no comments have been received in response to the public notice.

DISTRIBUTION

Internal (4)

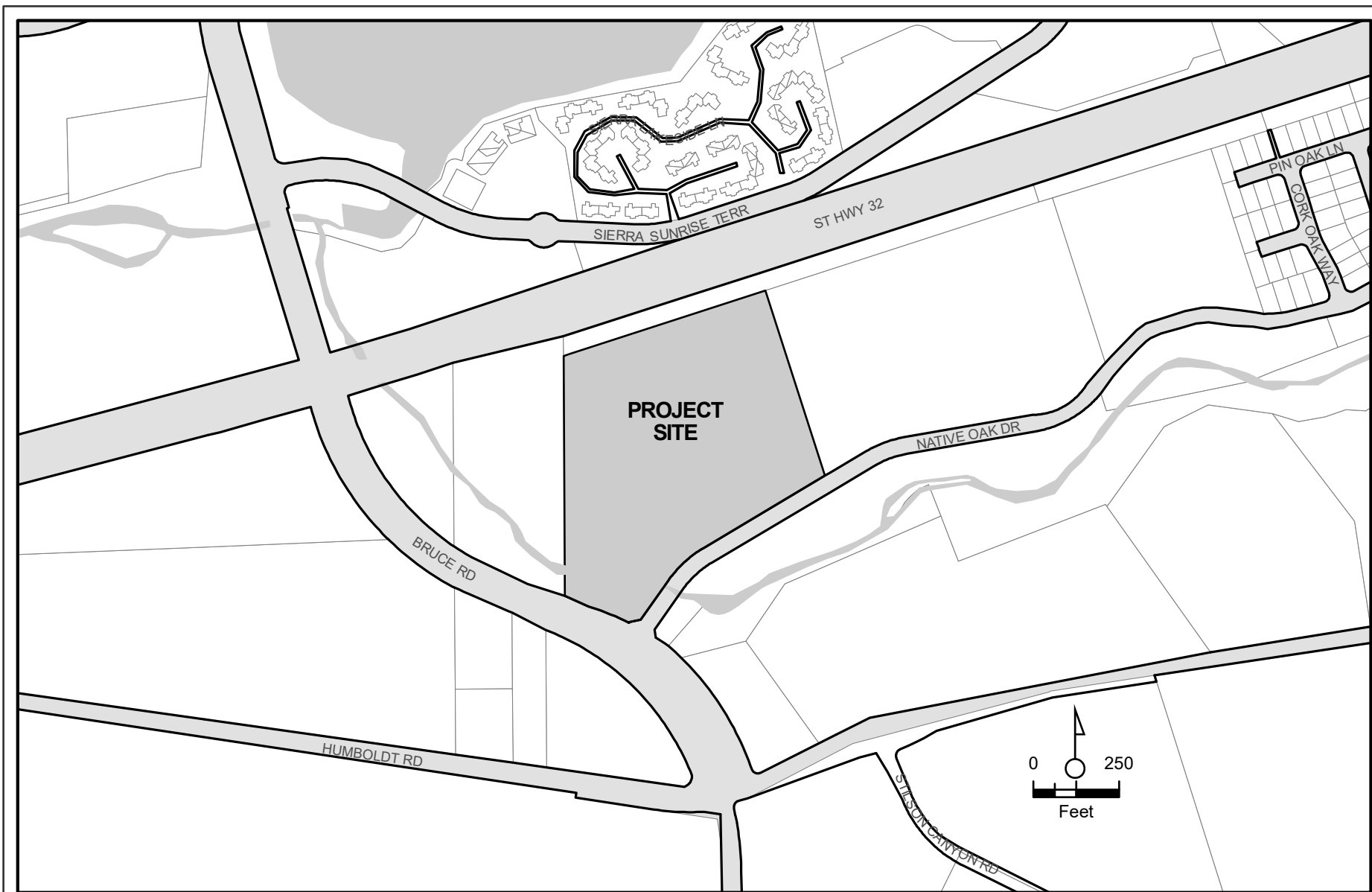
Mike Sawley, Principal Planner
Marie Demers, Housing Manager
Tina Wilson, Associate Planner
File: AR 20-10

External (5)

CRP Affordable Housing and Community Development LLC, Attention: Brian Chiusano, 4455 Morena Blvd #107, San Diego, CA 92117, Email: bchiusano@crpaffordable.com
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William B. Hedenkamp, 4455 Morena Blvd #114, San Diego, CA 92117, Email: Bill@Hedenkamp-Architecture.com
Thomas and Mary Fogarty, 500 Lyndsey Ln, Yuba City, CA 95993, Email: mike@cbcnorcal.com

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Floor Plans
- D. Landscape Plan
- E. Architectural Elevations
- F. Perspective Renderings
- G. Oak Valley Final EIR Mitigation Monitoring Program



AR 20-10 (Senator Conness Apartments)
Native Oak Drive
APN 018-500-157-000



SITE AREA SUMMARY:

TOTAL SITE AREA = 418,211 S.F. 9.60 ACRES
 SITE AREA R-3 = 188,241 S.F. 4.32 ACRES
 SITE AREA CC DEVELOPED = 108,372 S.F. 2.49 ACRES
 SITE AREA CC NON-DEVELOPED = 121,598 S.F. 2.79 ACRES
 PROJECT SITE AREA = 229,970 S.F. 5.28 ACRES
 DENSITY 29.1 DU/ACRE

LOT COVERAGE PROJECT AREA = 19.98%
 DENSITY 38.75 DU/ACRE ON R-3 ZONED PROPERTY
 ALLOWABLE DENSITY 22 DU/A X 1.8 DENSITY IS 39.6 DU/A
 162 TOTAL UNITS

GROUND FLOOR BUILDING AREA = 48,434 S.F.
 PARKING AREA = 109,808 S.F.
 LANDSCAPE AREA = 84,088 S.F.
 VERNAL POOL AREAS = 12,846 S.F.

UNIT SUMMARY:

36 - ONE BEDROOM UNITS @ 620 S.F. = 22,320 S.F. 12 GROUND FLOOR
 84 - TWO BEDROOM UNITS @ 808 S.F. = 67,704 S.F. 28 GROUND FLOOR
 42 - THREE BEDROOM UNITS @ 1,033 S.F. = 43,386 S.F. 14 GROUND FLOOR
162 TOTAL UNITS TOTAL AREA = 133,410 S.F. 54 GROUND FLOOR
 COMMUNITY BUILDING = 3,071 S.F. ACCESSIBLE / ADAPTABLE
 LAUNDRY NO. 1 = 393 S.F.
 LAUNDRY NO. 2 + POOL EQUIP. = 500 S.F.
 TOTAL AREA = 137,374 S.F.
 GROUND FLOOR TOTAL AREA = 48,434 S.F.
 LOT COVERAGE = 48,434 S.F.

PARKING SUMMARY:

162 CARPORTS @ 1/UNIT = 162 CARS
 OPEN PARKING = 83 CARS
 PARKING REQUIRED = 84 SPACES + 8 VISITOR = 92 SPACES

36 - ONE BEDROOM UNITS @ 1.0 = 36 SPACES 36 SPACES @ 1 PER UNIT
 84 - TWO BEDROOM UNITS @ 1.0 = 84 SPACES 168 SPACES @ 2 PER UNIT
 42 - THREE BEDROOM UNITS @ 1.5 = 63 SPACES 84 SPACES @ 2 PER UNIT
 TOTAL PARKING REQUIRED = 183 SPACES 288 SPACES PER CA CODE 65915
 CARPORT SPACES 172 TOTAL
 OPEN PARKING SPACES 83
 TOTAL PARKING = 241 SPACES NEED PARKING INCENTIVE FOR REDUCTION
 TOTAL PARKING BASED UPON 0.5 SPACE/BEDROOM (330 BR) = 165 SPACES

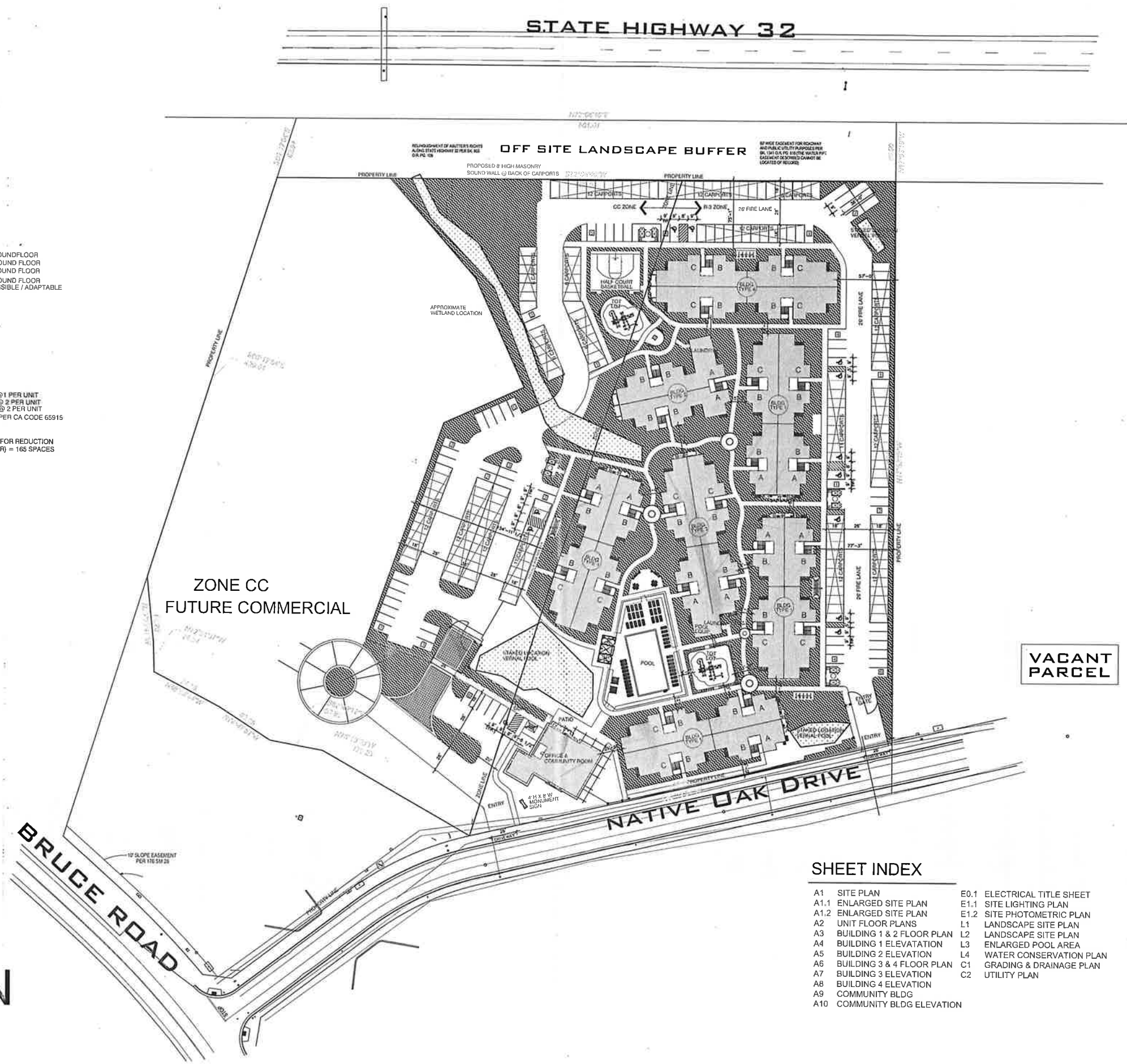
DRAWING LEGEND

- TYPICAL LAUNDRY FACILITY
- INDICATES DISABLED ACCESSIBLE UNIT OR PARKING
- SECURE COVERED BICYCLE STORAGE SEVERAL LOCATIONS THRU OUT SITE
- MASONRY TRASH/RECYCLE FACILITY COVERED WITH METAL GATES DISABLED ACCESSIBLE
- TYPICAL CARPORT
- TYPICAL 9'X20' PARKING SPACE WITH 2' OVERHANG @ 6' SIDEWALK
- HVAC CONDENSER ON CONCRETE PAD
- UTILITIES CLOSET



GRAPHIC SCALE 1" = 50'

SITE PLAN



SHEET INDEX

| | | | |
|------|---------------------------|-------|-------------------------|
| A1 | SITE PLAN | E0.1 | ELECTRICAL TITLE SHEET |
| A1.1 | ENLARGED SITE PLAN | E.1.1 | SITE LIGHTING PLAN |
| A1.2 | ENLARGED SITE PLAN | E.1.2 | SITE PHOTOMETRIC PLAN |
| A2 | UNIT FLOOR PLANS | L1 | LANDSCAPE SITE PLAN |
| A3 | BUILDING 1 & 2 FLOOR PLAN | L2 | LANDSCAPE SITE PLAN |
| A4 | BUILDING 1 ELEVATION | L3 | ENLARGED POOL AREA |
| A5 | BUILDING 2 ELEVATION | L4 | WATER CONSERVATION PLAN |
| A6 | BUILDING 3 & 4 FLOOR PLAN | C1 | GRADING & DRAINAGE PLAN |
| A7 | BUILDING 3 ELEVATION | C2 | UTILITY PLAN |
| A8 | BUILDING 4 ELEVATION | | |
| A9 | COMMUNITY BLDG | | |
| A10 | COMMUNITY BLDG ELEVATION | | |

VACANT PARCEL



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WILLIAM HEDENKAMP ARCHITECT
 44-55 MORENA BOULEVARD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
 PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



SENATOR CONNESS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

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 DENSITY 29.1 DU/ACRE

LOT COVERAGE PROJECT AREA = 19.98%
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 ALLOWABLE DENSITY 22 DU/A X 1.8 DENSITY IS 39.6 DU/A
 162 TOTAL UNITS

GROUND FLOOR BUILDING AREA = 48,434 S.F.
 PARKING AREA = 109,808 S.F.
 LANDSCAPE AREA = 94,000 S.F.
 VERNAL POOL AREAS = 12,646 S.F.

UNIT SUMMARY:

36 - ONE BEDROOM UNITS @ 620 S.F. = 22,320 S.F. 12 GROUND FLOOR
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162 TOTAL UNITS TOTAL AREA = 133,410 S.F. 54 GROUND FLOOR ACCESSIBLE / ADAPTABLE
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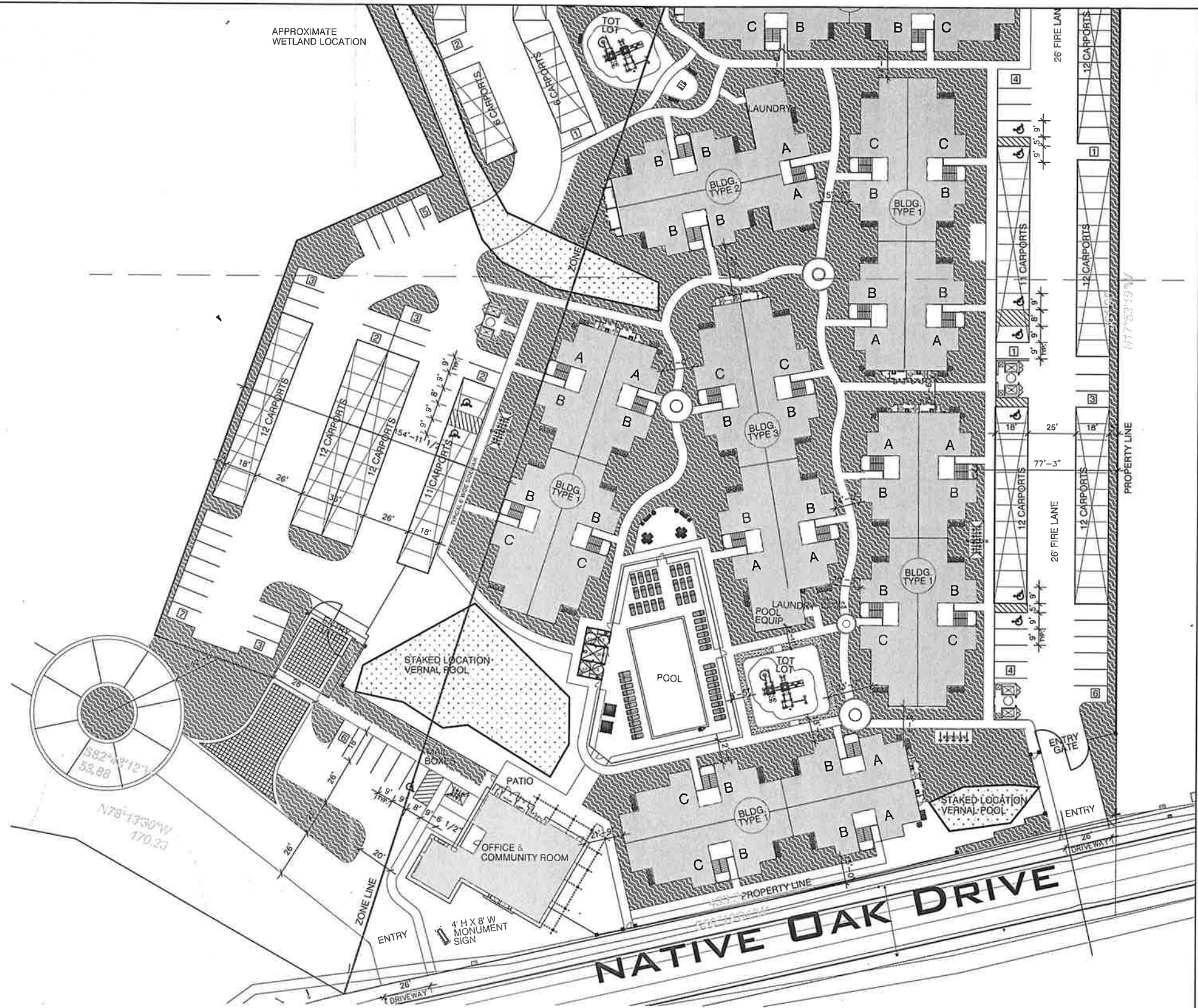
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0 50 100
 1" = 30'

GRAPHIC SCALE

SITE PLAN



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|------------|------------|
| DATE DRAWN | 04/21/2021 |
| DRAWN BY | PHENIL |
| CHECKED BY | |
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| SCALE | AS SHOWN |



STATE HIGHWAY 32

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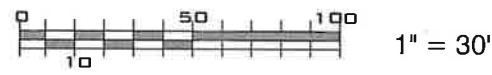
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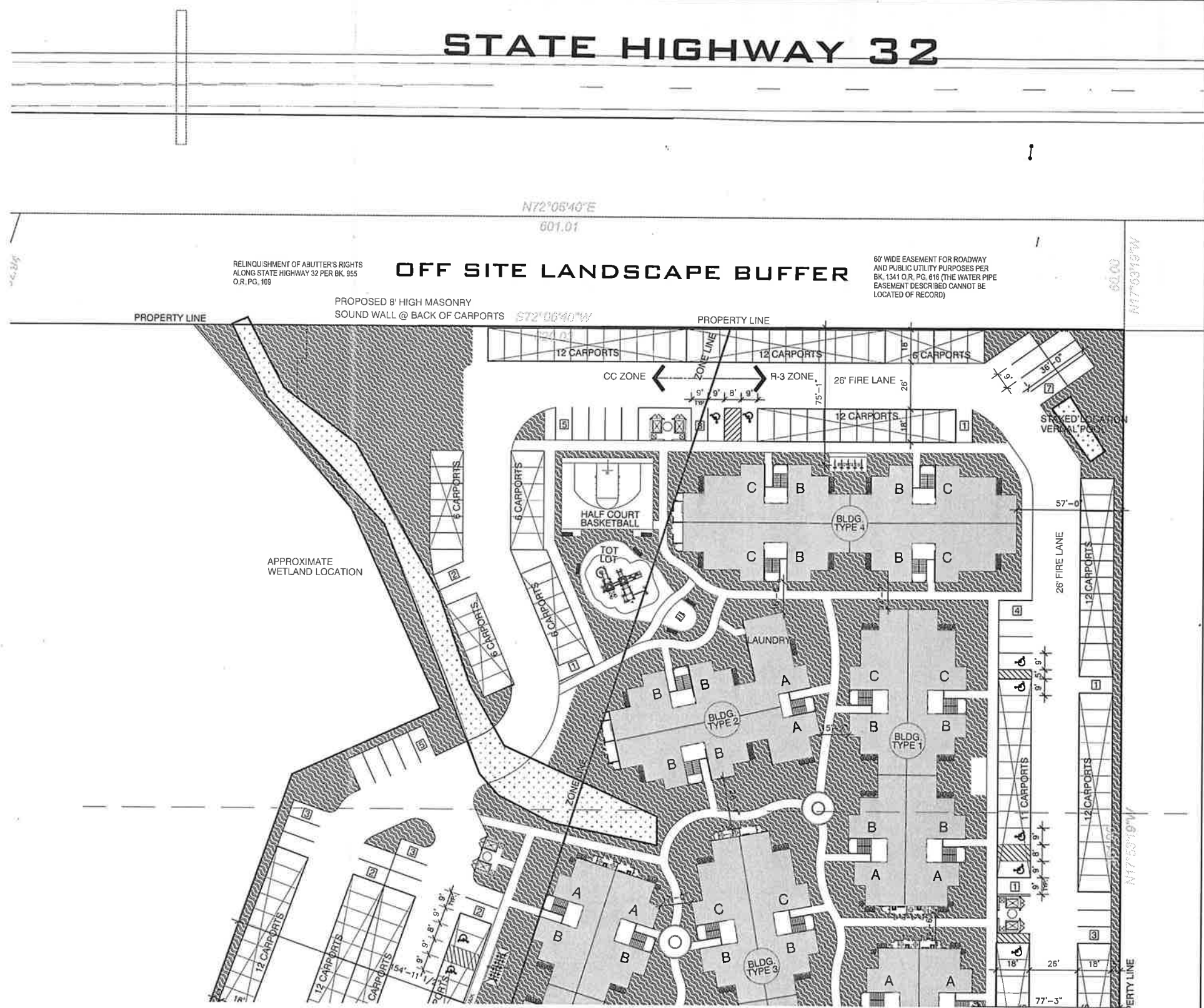
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- HVAC CONDENSER ON CONCRETE PAD
- UTILITIES CLOSET



GRAPHIC SCALE

SITE PLAN



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| NO. | REVISIONS | BY |
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WILLIAM HEDENKAMP ARCHITECT
 4455 MORENA BOULEVARD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
 PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



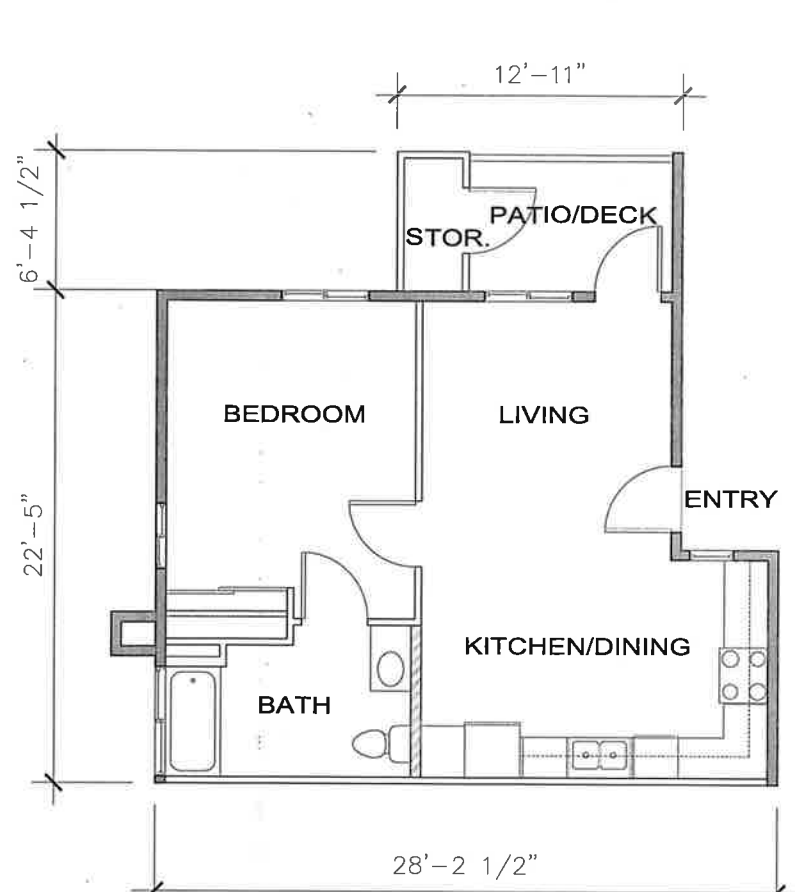
SENATOR CONNORS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

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 DESIGNED & CONNECTED BY
 PRINTED ON 04/21/2021

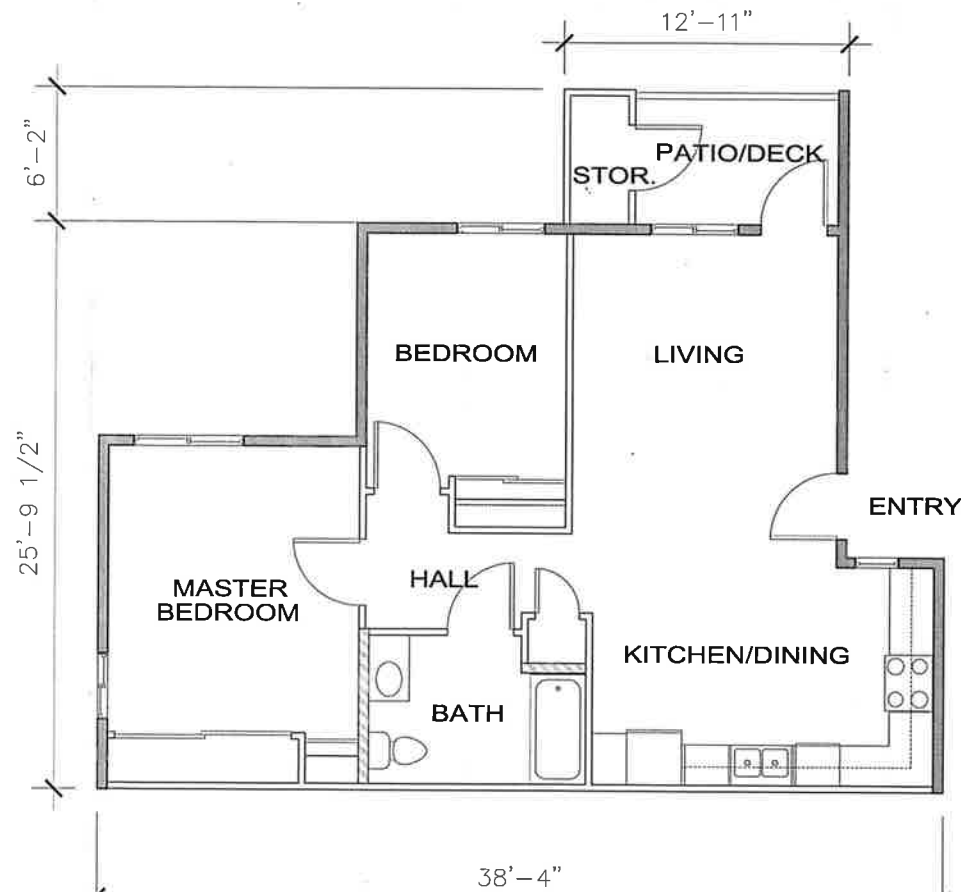
DATE CHANGED 04/20/2021
 DRAWING NAME 200-18 A1 2 SITE ENLARGED
 DRAWING NO. 200-18
 SHEET

A1.2
 Attachment B

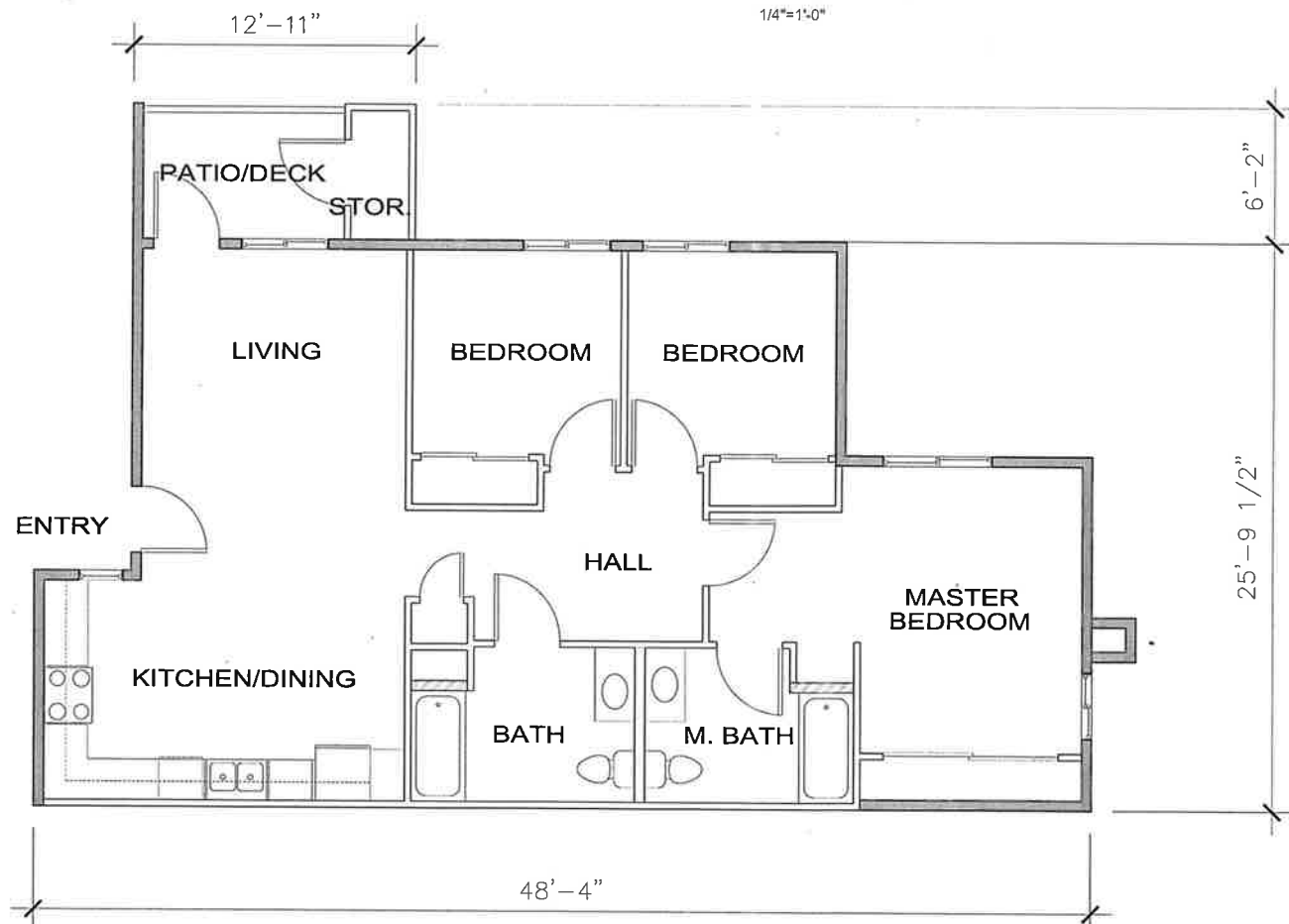




UNIT "A" FLOOR PLAN
620 S.F.
1/4"=1'-0"



UNIT "B" FLOOR PLAN
806 S.F.
1/4"=1'-0"



UNIT "C" FLOOR PLAN
1,033 S.F.
1/4"=1'-0"

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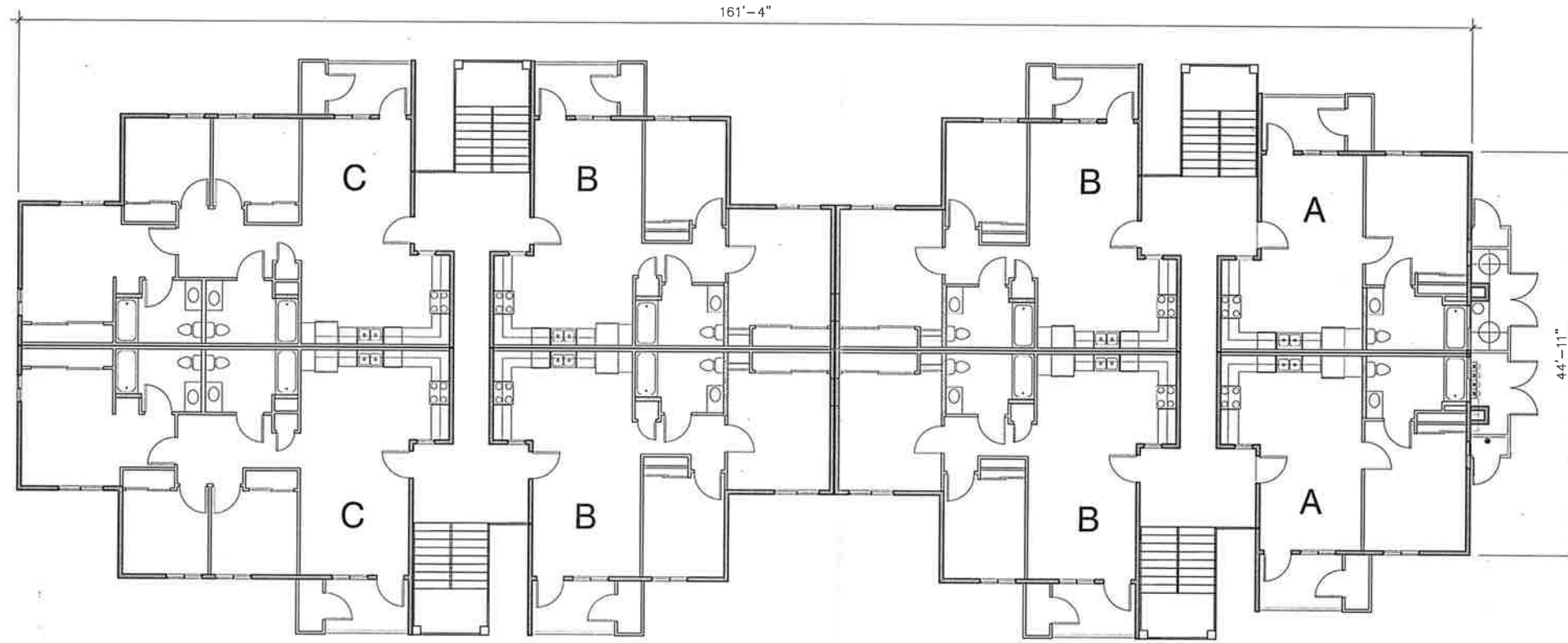
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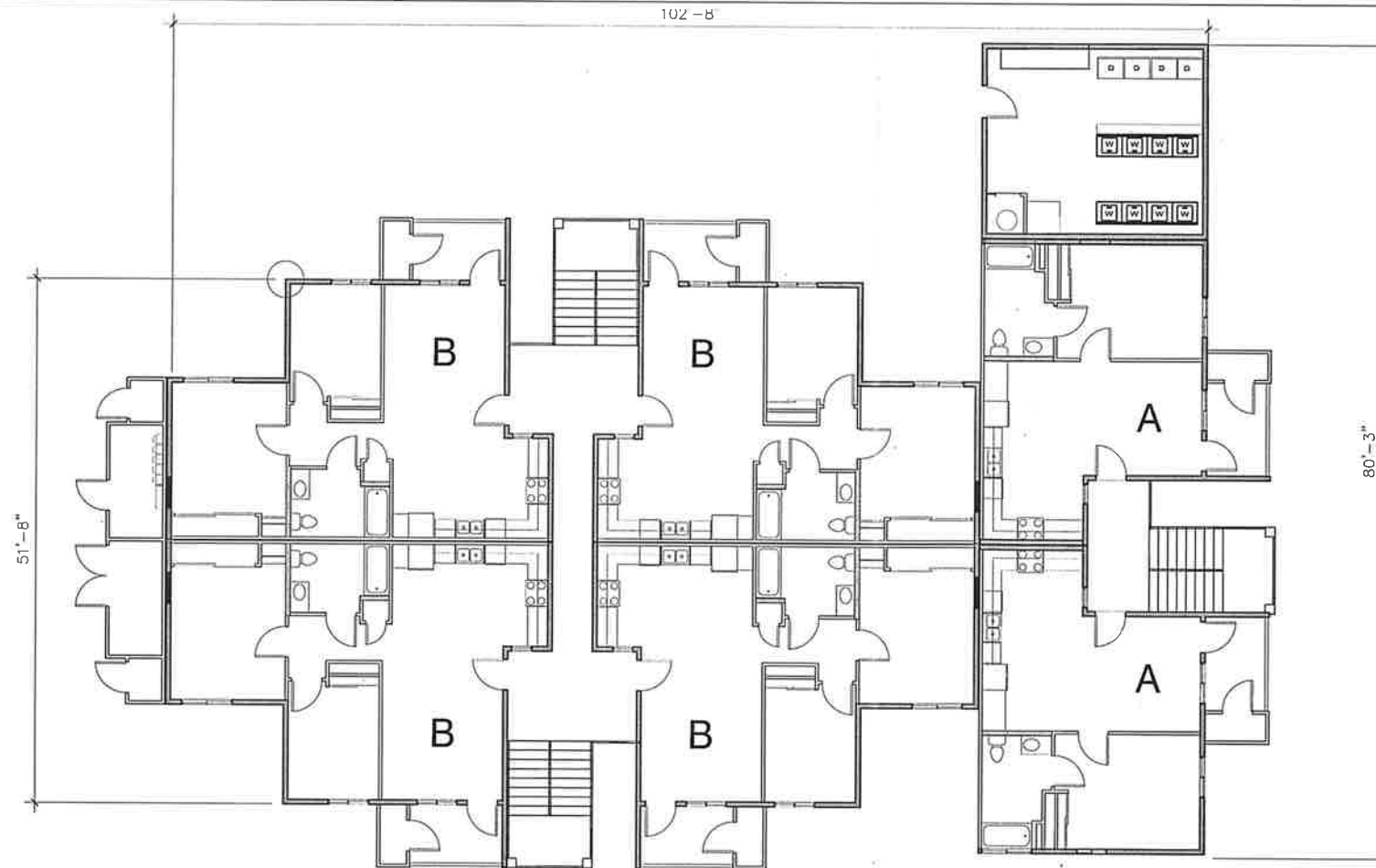
SENATOR CONNESS
162 UNIT AFFORDABLE FAMILY APARTMENTS
CITY OF CHICO COUNTY OF BUTTE
CALIFORNIA

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| DRAWN BY: | CHECKED & CORRECTED BY: |
| DATE CREATED: | PRINTED ON: |
| 04/20/2021 | 04/21/2021 |
| DRAWING PANEL: | |
| 2020-18 A2 UNIT PLANS | |
| JOB NO: | |
| 2020-18 | |
| SHEET: | |

A2



BUILDING TYPE 1
1/8"=1'-0"



BUILDING TYPE 2
1/8"=1'-0"

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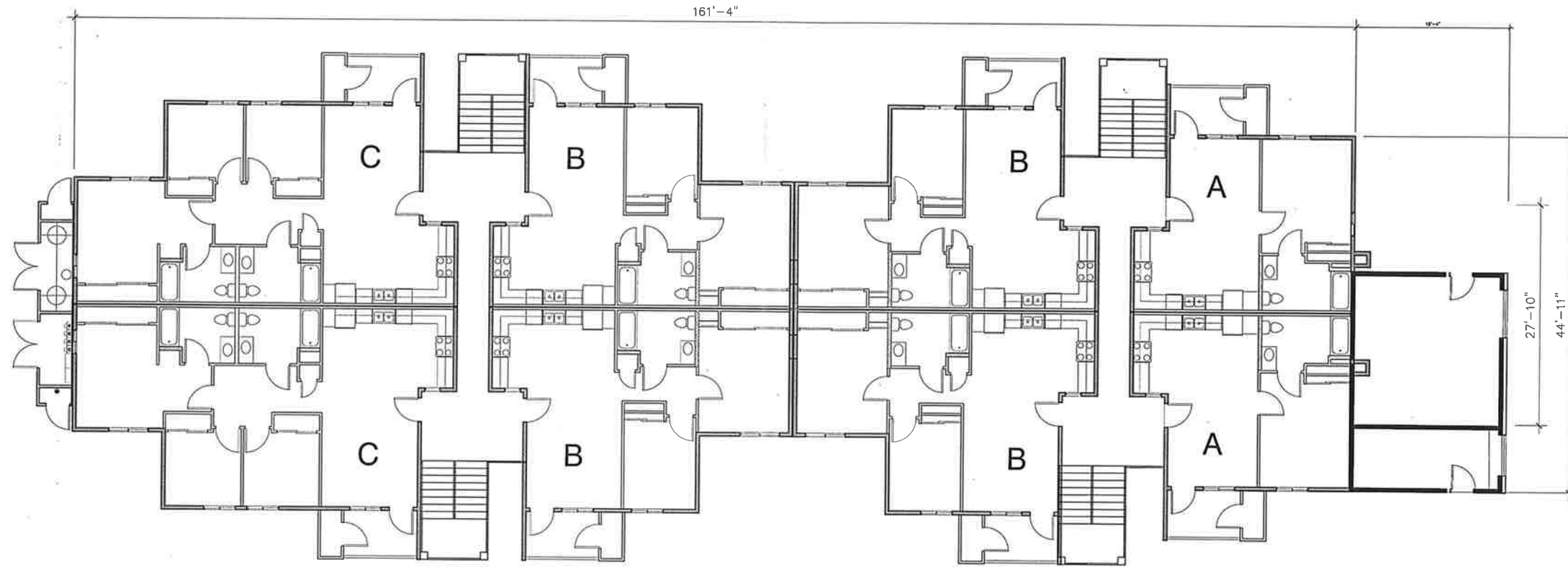
WILLIAM HEDENKAMP ARCHITECT
 44-55 MORENA BOULEVARD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
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 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

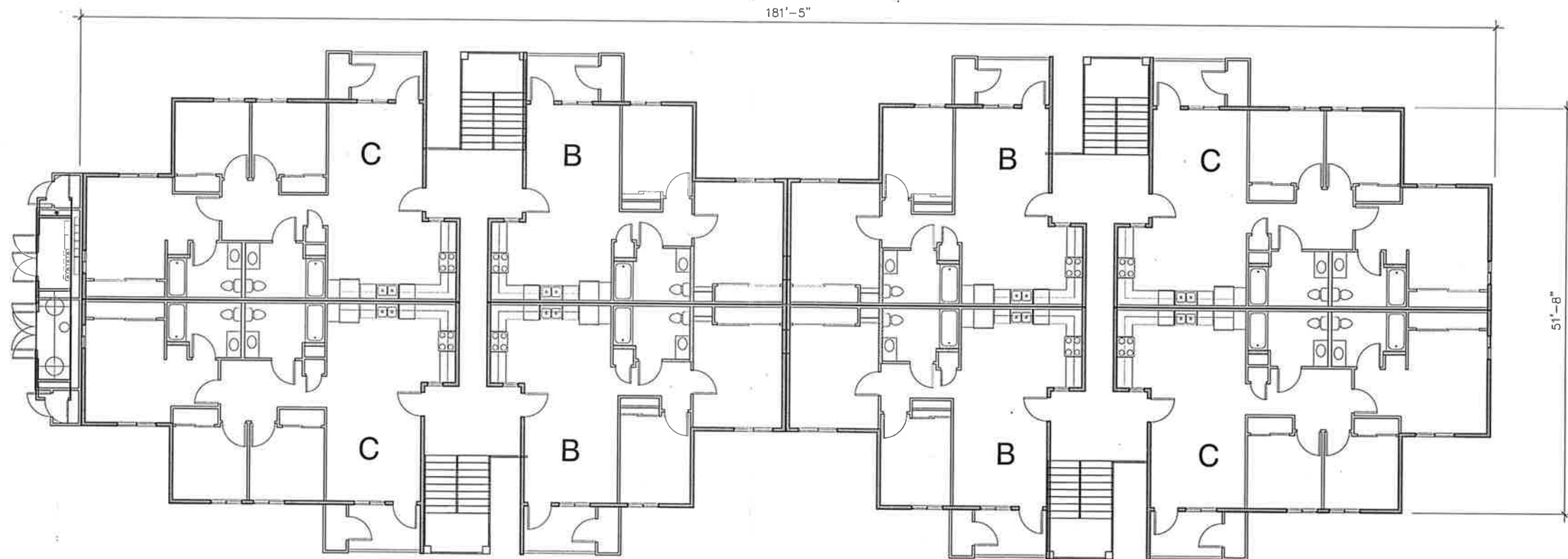
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| DATE CREATED | 04/21/2021 |
| DRAWING TITLE | 2020-18-A3 BLDG TYPE 1 & 2 |
| JOB NO | 2020-18 |
| SHEET | A3 |

A3
SHEETS



BUILDING TYPE 3

1/8"=1'-0"



BUILDING TYPE 4

1/8"=1'-0"

| REV | DATE | BY |
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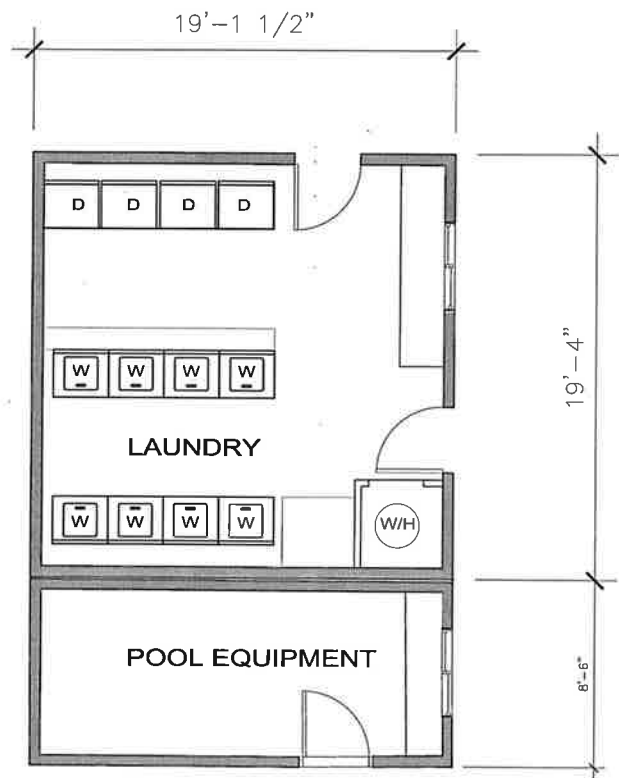
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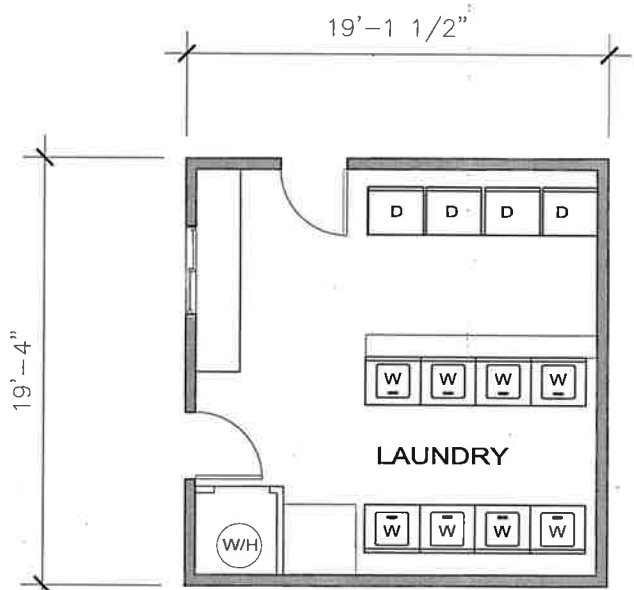
SENATOR CONNORS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

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| DATE CHECKED | 06/20/21 |
| CHECKING NAME | 2020-16 AS BLDG TYPE 3 & 4 |
| JOB NO | 2020-16 |
| SHEET | |

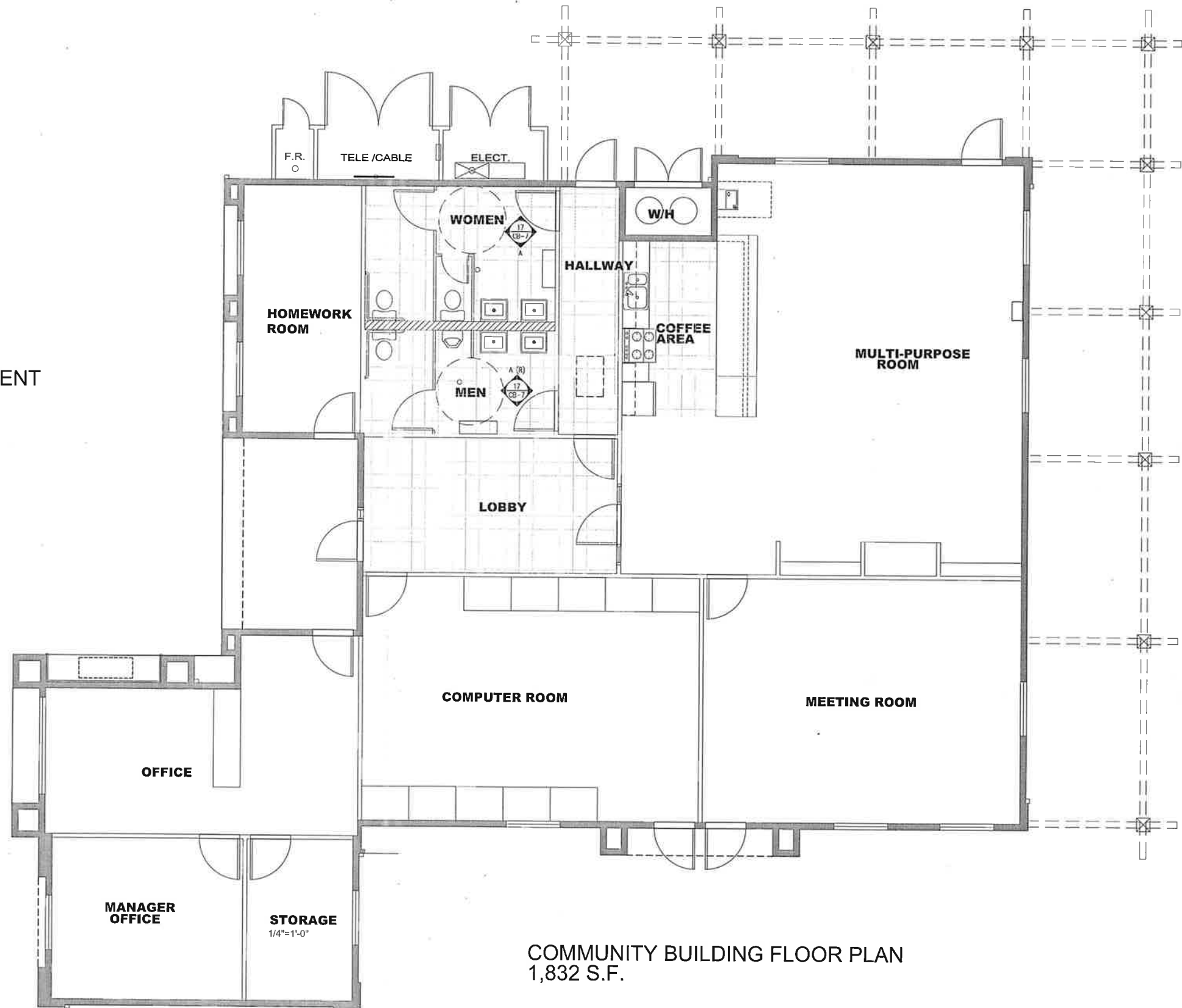
A6



BUILDING 3 LAUNDRY / POOL EQUIPMENT
 350 SQ. FT. + 160 SQ. FT.
 1/4"=1'-0"



BUILDING 2 LAUNDRY ROOM
 350 SQ. FT.
 1/4"=1'-0"



COMMUNITY BUILDING FLOOR PLAN
 1,832 S.F.

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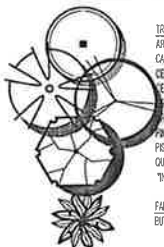
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SENATOR CONNESS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO
 CALIFORNIA
 COUNTY OF BUTTE

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| DRAWN BY CHECKED & CORRECTED BY PRINTED ON 04/21/2021 |
| DATE CREATED 04/20/21 |
| DRAWING TITLE 2025-18 AS CONSUMED |
| JOB NO 2025-18 |
| SHEET A9 |
| Attachment C |

CONCEPT PLANT SCHEDULE



TREES

| | |
|---|------------|
| ARBORVITAE (SPANISH) TREE* | 2" DIA. L |
| CARYOPUS BETULUS "FASTIGIATA" (P. RAMOS) EUROPEAN HORSEBANE* | 2" DIA. M |
| CECROPHYLUM DESERTI WAGDMA (DESERT WAGDMA) OREGON | 2" DIA. M |
| ERIOCAHNOXIDEUM ROBERTSONI FOREST PINE / EASTERN REDWOOD* | 2" DIA. M |
| FRAXINUS OCCIDENTALIS WESTERN REDWOOD HALL'S FRUIT* | 2" DIA. L |
| ALGOLUS (MAGNOLIA) MANHEVIA TRUMPET TREE BEAUTY BEESBEE WILLOW* | 2" DIA. VL |
| PAULUS (MAGNOLIA) CAHAYA (YAK) PINE* | 2" DIA. L |
| PISTACHIA CHINENSIS CHINESE PISTACHE | 2" DIA. L |
| QUERCUS LAEVOLE (WALNUT) | 2" DIA. L |
| *INDICATES TREE USED FOR STREET TREE & PARKING AREAS | |

PALMS

| | |
|------------------------|------------|
| BOUA CARPATA PINO PALM | 16" DIA. L |
|------------------------|------------|

SHRUBS

| | |
|--|-----------|
| PROSTREA PINOLOS MANCANTIA (MANCANTIA) HAWAIIANA | 5 GAL. V. |
| ARTOCARPUS FORTUNATA CALIFORNIA SAGEBRUSH | 5 GAL. L. |
| BACCHARIS CALIFORNICA / DESERT BROODER (BACCHARIS) | 5 GAL. L. |
| CALLARGROTTIS & ACETROPSA 'YAK' FORESTER 'YAK' FORESTER FEATHER REED GRASS | 5 GAL. L. |
| CEANOTHUS 'YANKEE POINT' (YAK) D.L.I.C. | 5 GAL. V. |
| BACCHARIS CALIFORNICA / DESERT BROODER (BACCHARIS) | 5 GAL. V. |
| HETEROMELES ARSUTIFORMIS (TOYON) | 5 GAL. V. |
| LANIANA (MAGNOLIA) C. (TRAIL) (MAGNOLIA) | 5 GAL. L. |
| LEUCOPHYLLON CALIFORNICA 'THUNDER CLOUD' (DAY) (RAMBER) (TEXAS) SAGE | 5 GAL. L. |
| LEUCOPHYLLON CALIFORNICA 'THUNDER CLOUD' (DAY) (RAMBER) (TEXAS) SAGE | 5 GAL. L. |
| WAXENESCHIA (ROSE) (WAXENESCHIA) | 5 GAL. L. |
| MADONNA (MAGNOLIA) (MAGNOLIA) | 5 GAL. L. |
| RHOIS (MAGNOLIA) (MAGNOLIA) | 5 GAL. L. |
| ROSA CALIFORNICA / CALIFORNIA WILD ROSE | 5 GAL. L. |
| ROSA MEXICANA / CALIFORNIA WILD ROSE | 5 GAL. L. |
| ROSA MEXICANA / CALIFORNIA WILD ROSE | 5 GAL. L. |
| ROSA MEXICANA / CALIFORNIA WILD ROSE | 5 GAL. L. |
| SALVIA MELI (EUA) (BLACK) SAGE | 5 GAL. L. |
| SALVIA MELI (EUA) (BLACK) SAGE | 5 GAL. L. |
| STRA (MAGNOLIA) (MAGNOLIA) | 5 GAL. V. |
| WESTERN FRUITWOOD / COAST ROSEMARY | 5 GAL. L. |

VINES

| | |
|--|-----------|
| BOGARTVILLEA K. BARBARA MARSH / BARBARA MARSH BOUGH/WILLOW | 5 GAL. L. |
| NACHTSCHENKA (LUNG) (LUNG) (LUNG) | 5 GAL. L. |

GROUNDCOVERS

| | |
|----------------------------------|----------|
| BACCHARIS FLUULARIS / COOTE BUSH | R.F.L.L. |
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BASE GROUNDCOVERS

| | |
|----------------------------------|----------|
| BACCHARIS FLUULARIS / COOTE BUSH | R.F.L.L. |
|----------------------------------|----------|

NOTES:

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MAINTENANCE: ALL LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. AND REMAINING ON SITE LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

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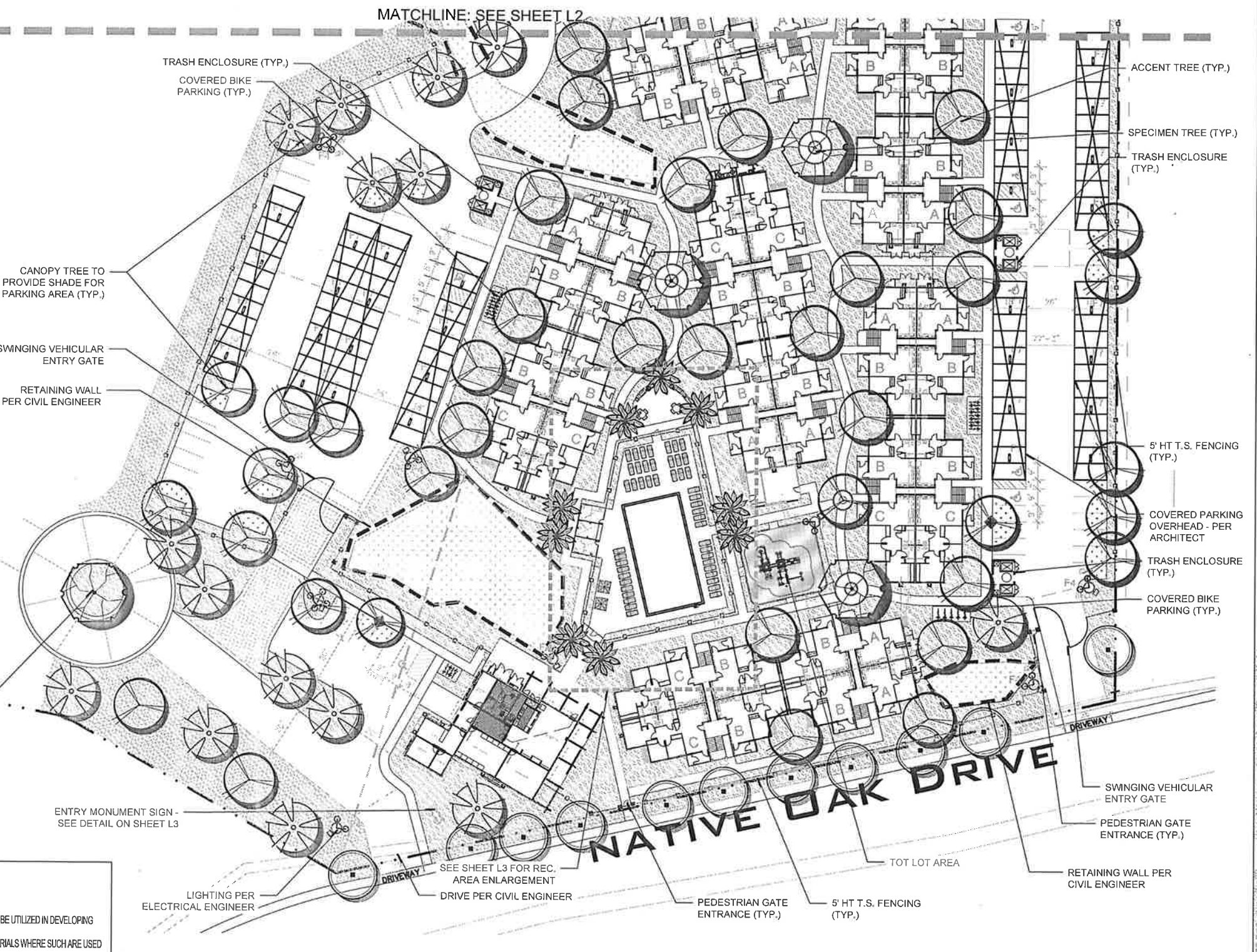
TRASH ENCLOSURES TO BE SCREENED WITH PLANT MATERIAL WHERE SUITABLE

PRIOR TO PLANTING AN AGRICULTURAL SUITABILITY TEST TO BE PERFORMED ON SOIL ON SITE TO VERIFY AMENDMENTS ADDITIONS NEEDED FOR SOIL IN ORDER FOR PLANTS TO FLOURISH.

EXISTING PLANT MATERIAL: NO EXISTING PLANT MATERIAL ON SITE.

HARDSCAPE MATERIAL: HARDSCAPE TO BE NATURAL GRAY CONCRETE WITH TOPCAST 03 FINISH

- DESIGN OBJECTIVES:**
1. PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE PROJECT.
 2. ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTING OF SIMILAR DESIGN CHARACTER.
 3. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
 4. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
 5. ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
 6. VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, SHRUBS AND/OR GROUNDCOVERS.
 7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
 8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
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 11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.



LARGE SPECIMEN TREE IN ENTRY MEDIAN

ENTRY MONUMENT SIGN - SEE DETAIL ON SHEET L3

SEE SHEET L3 FOR REC. AREA ENLARGEMENT DRIVE PER CIVIL ENGINEER

PEDESTRIAN GATE ENTRANCE (TYP.)

5' HT T.S. FENCING (TYP.)

SWINGING VEHICULAR ENTRY GATE

PEDESTRIAN GATE ENTRANCE (TYP.)

RETAINING WALL PER CIVIL ENGINEER

RETAINING WALL PER CIVIL ENGINEER

CONCEPT PLANT SCHEDULE



- TREES**
- ARBORETUM UNEDISON STRAWBERRY TREE* 24" SOL L
 - CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORSEBEECH* 24" SOL M
 - CECROBYLUS DESSERT NUTMEG / BELLEFONTE MEXICAN PRICKLEPEPPER 24" SOL M
 - CECROBYLUS DESSERT NUTMEG / BELLEFONTE MEXICAN PRICKLEPEPPER* 24" SOL M
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 - CECROBYLUS DESSERT NUTMEG / BELLEFONTE MEXICAN PRICKLEPEPPER* 24" SOL M

- PALMS**
- BOTANICAL PINEAPPLE PALM 18" BTFL



- SHRUBS**
- ARCTOSTAPHYLOS UVA-URSI / MOUNTAIN BERRY 5" GAL M
 - ARTESUNIA CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L
 - BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L
 - BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L
 - BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L
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 - BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L
 - BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH 5" GAL L



- VINES**
- BONPHEURVILLEA X BARBARA HART / BARBARA HART BONGWILLEA 5" GAL L
 - AMARANTHUS URU-URU / YELLOW TRUMPET VINE 5" GAL L



- GROUNDCOVER**
- BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH FLAT L



- BASKETBALL COURT**
- BACCHARIS CALIFORNICA / CALIFORNIA SAGEBRUSH FLAT L

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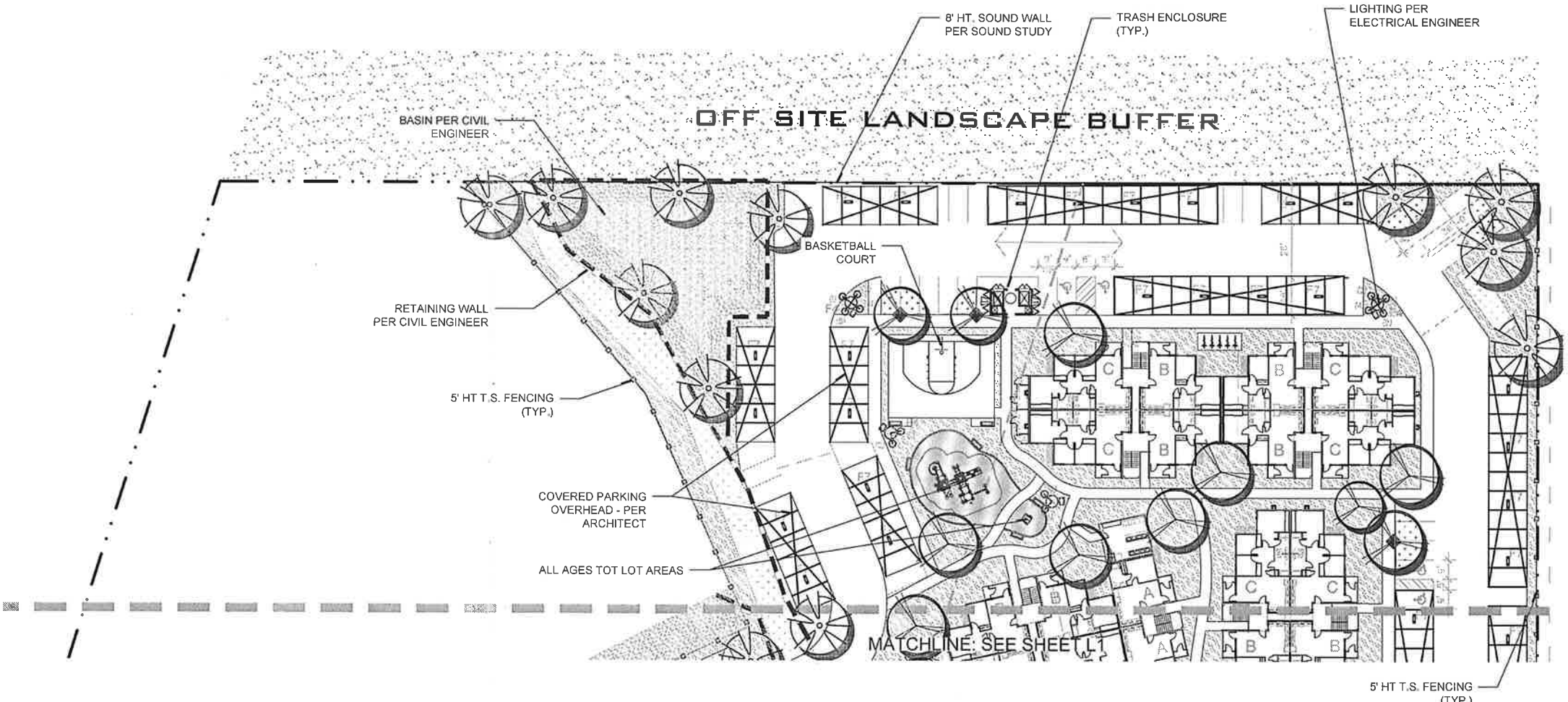
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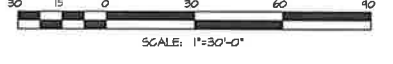
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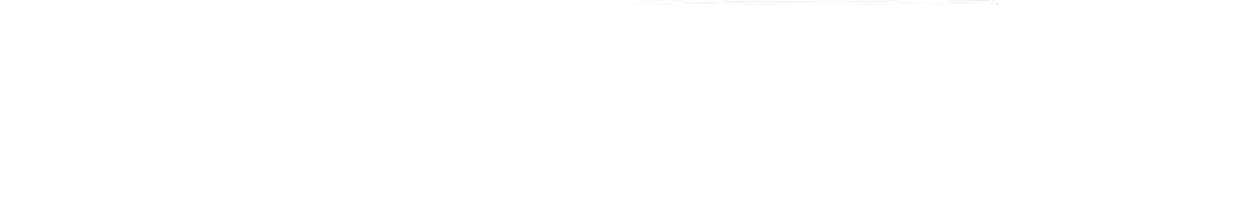
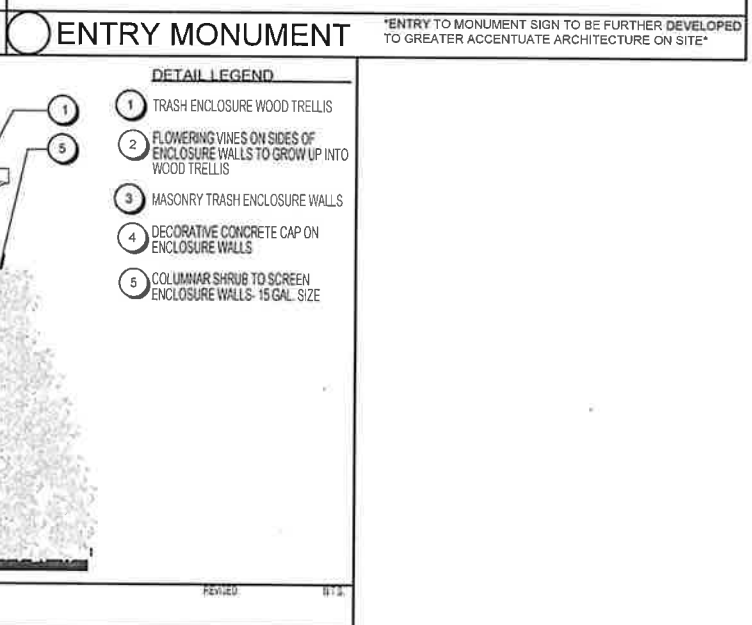
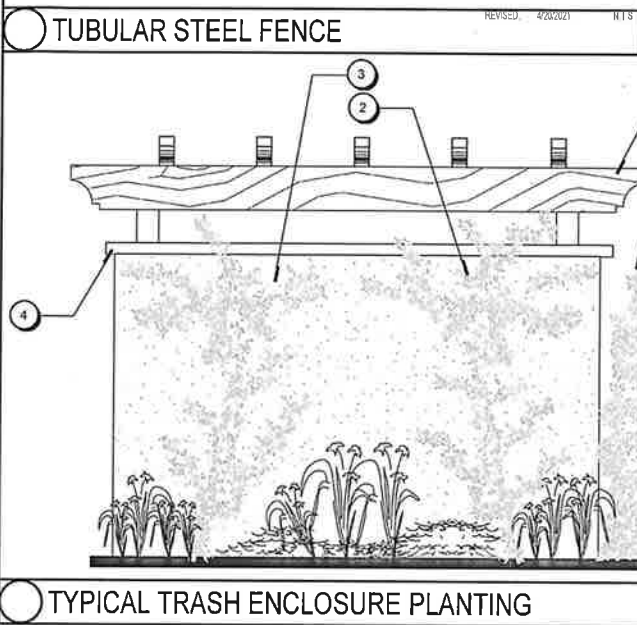
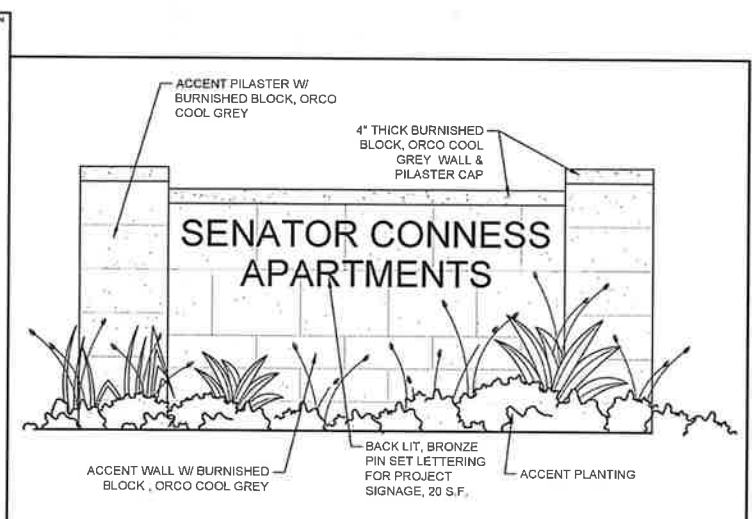
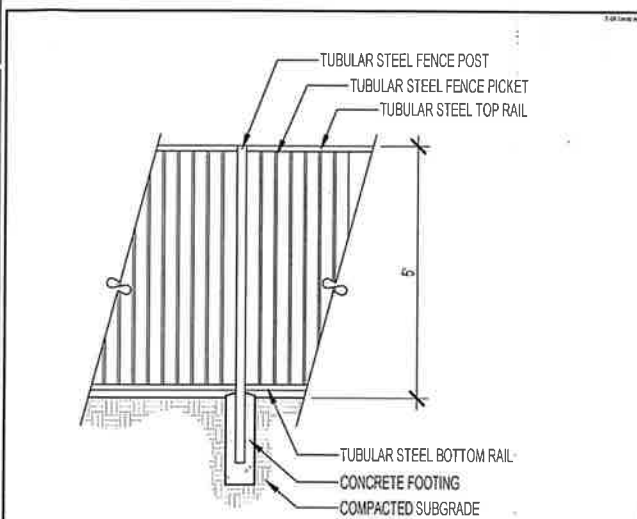
SENATOR CONNESS AFFORDABLE APARTMENTS

CHICO, CA



4015 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121

gmplandarch.com
 T 858 558 8977



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7. SLOPE PLANTINGS, HYDROSEEDING AND MULCHING PROCESSES ARE INTENDED TO TAKE PLACE DURING THE APPROPRIATE SEASONS OF LATE FALL OR WINTER (NOVEMBER THROUGH FEBRUARY) FOR OPTIMUM RESULTS.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS, WHERE ALLOWED, FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING. THE IRRIGATION SYSTEM SHALL CONSIST OF LOW PRECIPITATION RATE SPRAY HEADS FOR GROUND COVER AND SHRUB PLANTER AREAS. ALL SLOPES SHALL BE IRRIGATED WITH SPRAY AND ROTOR HEADS. MICRO SPRAY HEADS MAY BE USED WHERE REASONABLE.
10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VICOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.

NOTES:

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MAINTENANCE: ALL LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. AND REMAINING ON SITE LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

PLANT MATERIAL: 90% OR MORE OF PLANT MATERIAL SHALL BE DROUGHT TOLERANT AND SUITABLE FOR THE CITY OF CHICO'S CLIMATE.

TRASH ENCLOSURES TO BE SCREENED WITH PLANT MATERIAL WHERE SUITABLE





PRIOR TO PLANTING AN AGRICULTURAL SUITABILITY TEST TO BE PERFORMED ON SOIL ON SITE TO VERIFY AMENDMENTS ADDITIONS NEEDED FOR SOIL IN ORDER FOR PLANTS TO FLOURISH.

EXISTING PLANT MATERIAL: NO EXISTING PLANT MATERIAL ON SITE.

HARDSCAPE MATERIAL: HARDSCAPE TO BE NATURAL GRAY CONCRETE WITH TOPCAST 03 FINISH

FILE NAME: 6.120-PROJECTS/30-050-00/LANDARCH/CONCEPT/30-050-050 CONCEPTING

HYDROZONE LEGEND

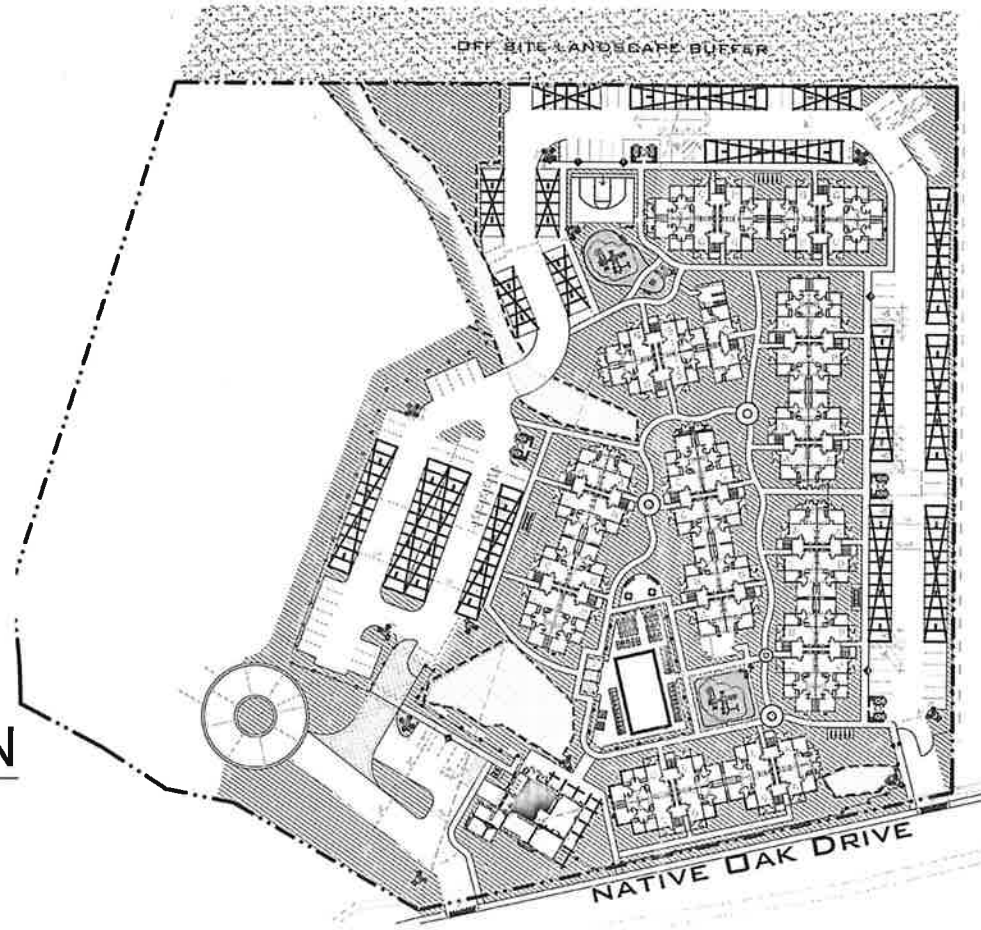
-  **ZONE 1: HIGH WATER USE LUSH LANDSCAPE**
NO TURF PROPOSED IN THESE DOCUMENTS
NO POOLS, SPAS OR WATER FEATURES PROPOSED
NO HIGH WATER USE PLANT MATERIAL
-  **ZONE 2: MODERATE WATER USE LANDSCAPE**
ALL LANDSCAPE AREAS SHALL BE A COMBINATION OF LOW AND MODERATE WATER USE PLANT MATERIAL
-  **ZONE 3: LOW WATER USE NATURALIZED LANDSCAPE**
LOW WATER USE PLANT MATERIAL IS PROPOSED WITHIN MODERATE WATER USE PLANTING AREAS
-  **ZONE 4: VERY LOW WATER USE/SPECIAL LANDSCAPE**
NO VERY LOW, NATIVE LANDSCAPE OR SPECIAL LANDSCAPE AREAS PROPOSED IN THESE DOCUMENTS

| LANDSCAPE AREAS | SQ. FT. | LANDSCAPE AREA (%) |
|--|---------|--------------------|
| ZONE 1: HIGH WATER USE LUSH LANDSCAPE | 0 | 0% |
| ZONE 2: MODERATE WATER USE LANDSCAPE | 0 | 0% |
| ZONE 3: LOW WATER USE NATURALIZED LANDSCAPE | 84,088 | 100% |
| ZONE 4: VERY LOW WATER USE/SPECIAL LANDSCAPE | 0 | 0% |
| TOTAL LANDSCAPE AREA | | 100% |



NOTE:
ALL LANDSCAPE AREAS ARE PRIVATELY MAINTAINED AND IRRIGATED FROM A SEPARATE WATER METER TO BE PROVIDED.

WATER CONSERVATION NOTES

1. WATER EFFICIENT LANDSCAPE SHALL NOT EXCEED THE MAXIMUM WATER ALLOWANCE PER THE STATE OF CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT.
2. AN AUTOMATIC SMART IRRIGATION CONTROLLER WITH WEATHER ADJUSTING CAPABILITIES SHALL BE UTILIZED.
3. XERISCAPE PRINCIPLES SHALL BE APPLIED.
4. PLANTING SHALL BE GROUPED INTO HYDROZONES FOR EFFICIENT DISTRIBUTION OF IRRIGATION WATER.



WATER CONSERVATION PLAN

-  MODERATE WATER USE - - S.F.
-  LOW WATER USE - 84,088 S.F.
- 84,088 TOTAL S.F. LANDSCAPED AREA**

MAWA CALCULATIONS

MAWA = ETO X .62 X (ETAF X LA)

51.7 X .62 X (.45 X 84,088)

32.054 X 37,839

MAWA = 1,212,891.31

NOTE: ALL AREAS ARE LOW WATER USE, UTILIZING DRIP IRRIGATION. ETWU WILL BE CALCULATED ACCORDINGLY AT CONSTRUCTION DOCUMENT PHASE.

ALL LANDSCAPE AREAS ARE PLANTED WITH EXCLUSIVELY LOW WATER USE PLANT MATERIAL AND THEREFORE CONSIDERED OF THE SAME HYDROZONE. IRRIGATION CIRCUITS WILL BE DESIGNED ACCORDINGLY AS WELL AS BEING SEPARATED BY SOLAR ORIENTATION. NO TURF AREAS ARE PROPOSED

++NOTE:

- (1) ALL TREES WITH 10' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF 48" DEEP ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.
- (2) ALL SHRUB AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH EXCLUDING SLOPES 3:1 AND STEEPER
- (3) IRRIGATION SYSTEMS TO UTILIZE DRIP IRRIGATION IN SHRUB AREAS AND SEPARATE VALVES PER APPROPRIATE HYDROZONE. TREES THAT ARE MEDIUM WATER USE WILL BE ON SEPARATE SYSTEM OF BUBBLERS TO ENSURE THEY ARE ON THEIR OWN SEPARATE HYDROZONE. EQUIPMENT TO BE UTILIZED WHERE APPROPRIATE INCLUDE ANTI-DRAIN VALVES, AUTOMATIC CONTROL VALVES, CONTROLLERS, RAIN SENSORS, SOIL MOISTURE SENSORS, ETC
- (4) ALL IRRIGATION TO COMPLY TO AB 1881 PER THE CITY OF CHICO

PARKING SHADE REQUIREMENTS:

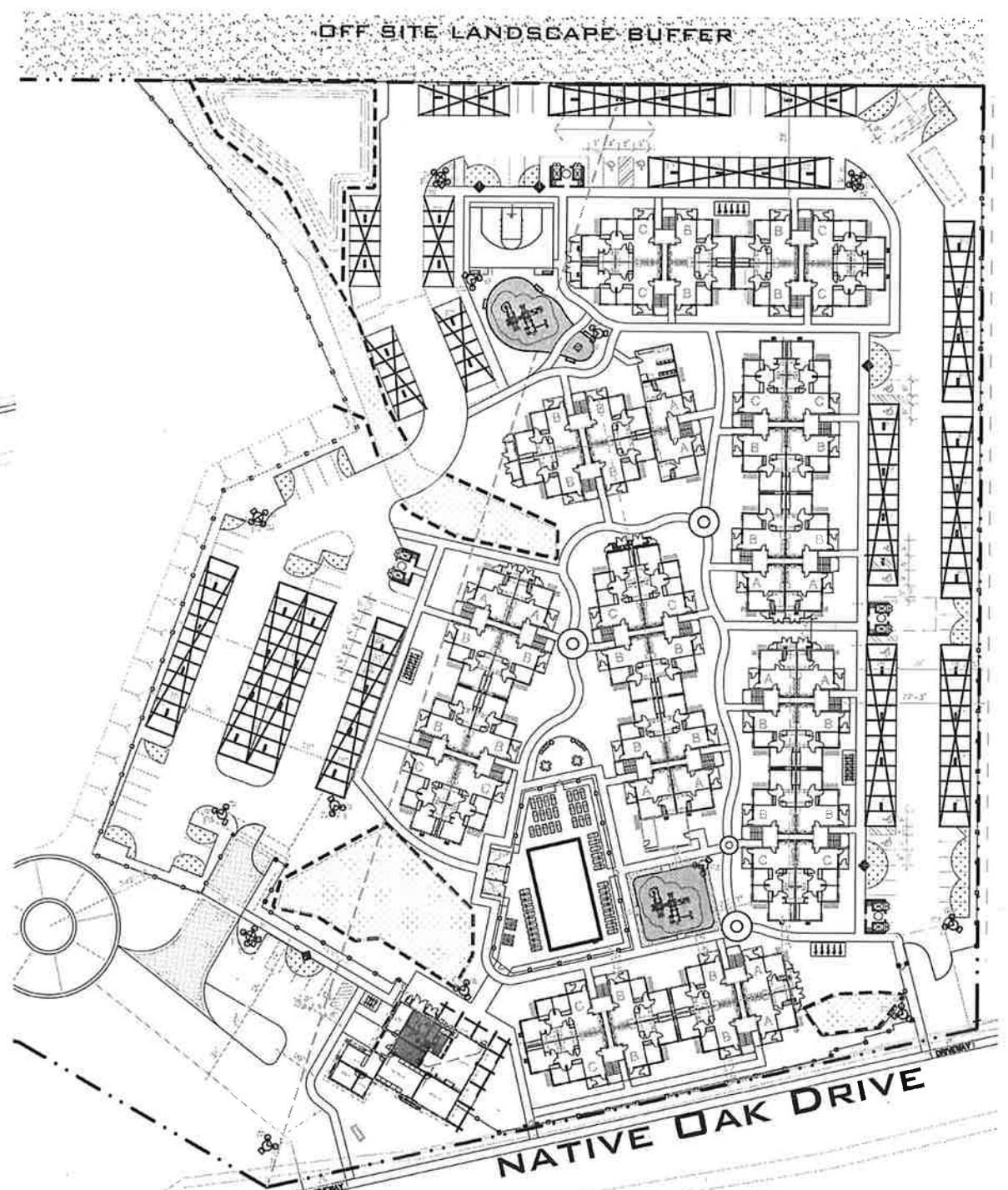
TREES USED:
 CERCIS X 'FOREST PANSY' - FOREST PANSY REDBUD - 615 SQFT CANOPY
 CARPINUS BETULUS 'FASTIGIATA' - HORNBEAM - 804 SQFT CANOPY
 PINUS CANARIENSIS - CANARY ISLAND PINE - 615 SQFT CANOPY
 ARBUTUS UNEDDO - STRAWBERRY TREE - 615 SQFT CANOPY

SQFT OF UNCOVERED PARKING SPOTS NEEDED - 11,127 SQFT

% OF REMAINING SPOTS AND TREE COVERAGE - 38% (4,252SQFT)

PARKING SPOTS COVERED BY CARPORTS - 172

TOTAL PARKING SPOTS - 243 TOTAL PARKING SPACES



SENATOR CONNESS AFFORDABLE APARTMENTS

CHICO, CA

CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
 4455 MORENA BLVD, SUITE 107, SAN DIEGO, CA 92117
 WWW.CRPAFFORDABLE.COM

LANDSCAPE CONCEPT L4



4010 Sarronte Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmp@landarch.com
 T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING
 Attachment D

FILE NAME: 6.1.20-PROJECTS\30-090-00\LANDARCH\CONCEPT\30-090 CONCEPT.DWG

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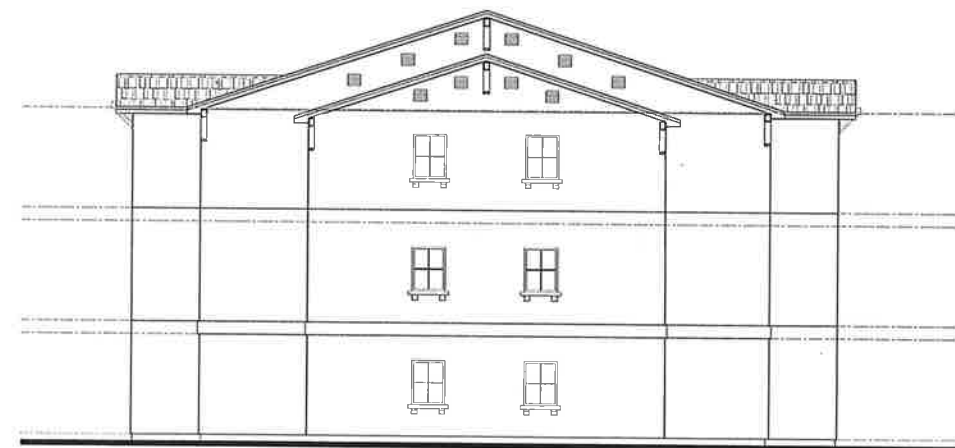
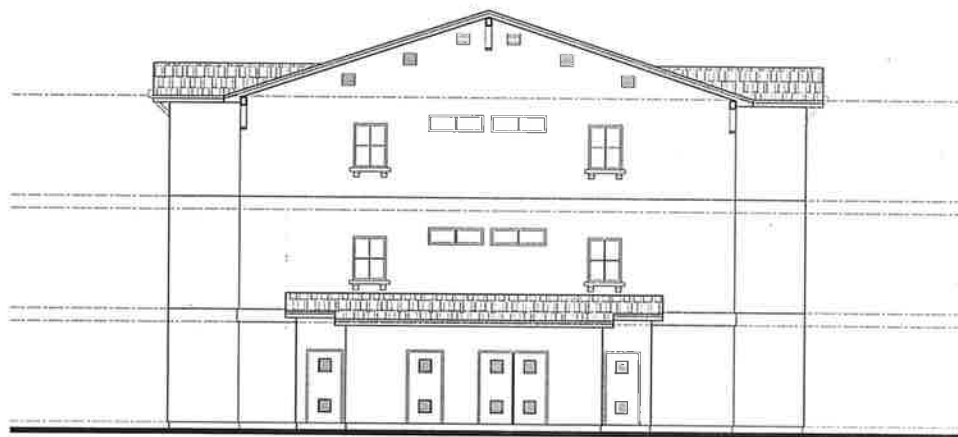


BUILDING TYPE 1 EXTERIOR ELEVATIONS

1/8"=1'-0"

LEGEND

- ① CONCRETE TILE ROOF
- ② HARDI-BOARD SIDINGS
- ③ WOOD ROOF OUTLOOKERS
- ④ BALCONY METAL RAILINGS
- ⑤ FOAM WINDOW SHUTTERS
- ⑥ FOAM WINDOW SILLS
- ⑦ WOOD TRELLIS
- ⑧ ELDORADO STONE VENEER
- ⑨ 2 X FOAM PLANT-ON
- ⑩ STUCCO PATIO WALL W/ RAILINGS
- ⑪ ROUND METAL LOUVER VENTS
- ⑫ EXTERIOR STUCCO
- ⑬ UTILITY CLOSET
- ⑭ LAUNDRY ROOM



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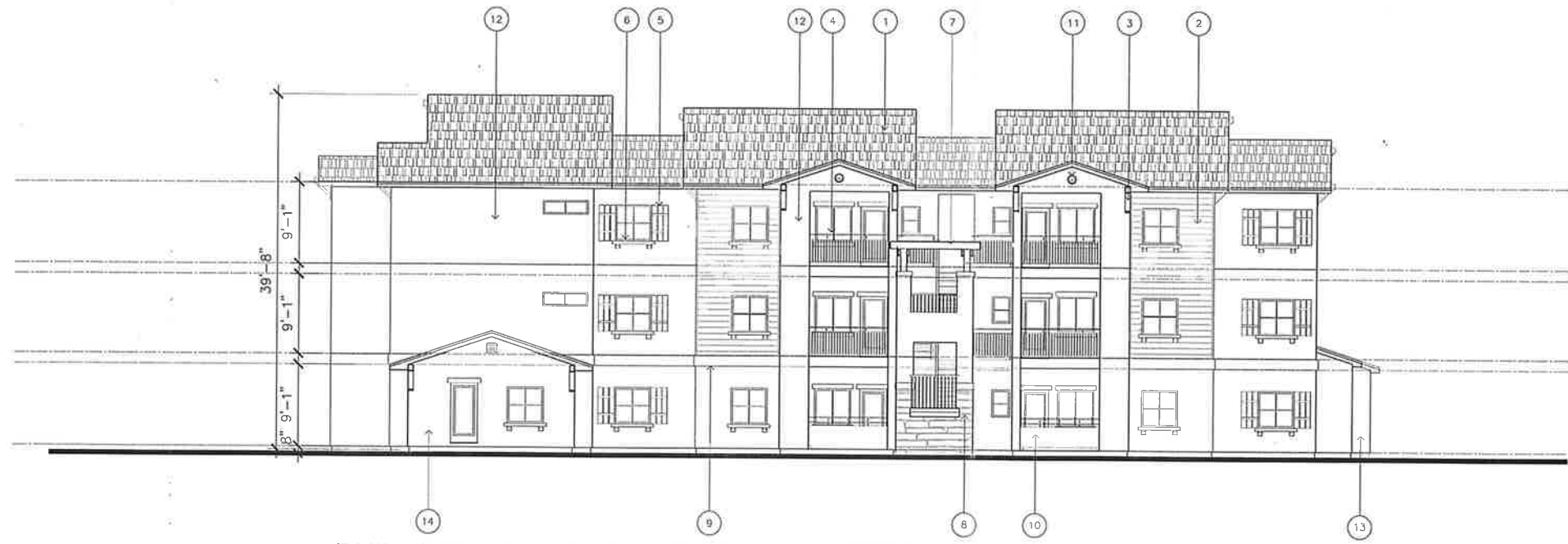


WILLIAM HEDENKAMP ARCHITECT
 4455 MORENA BOULEVARD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
 PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



SENATOR CONNORS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

DRAWN BY: UNIC CHAVELLO
 CHECKED & CORRECTED BY: UNIC CHAVELLO
 DATE: 04/21/2021
 SHEET NO: 200-16-A4 TYPE 1 ELEV
 DATE: 04/21/2021
 SHEET: 04/21/2021

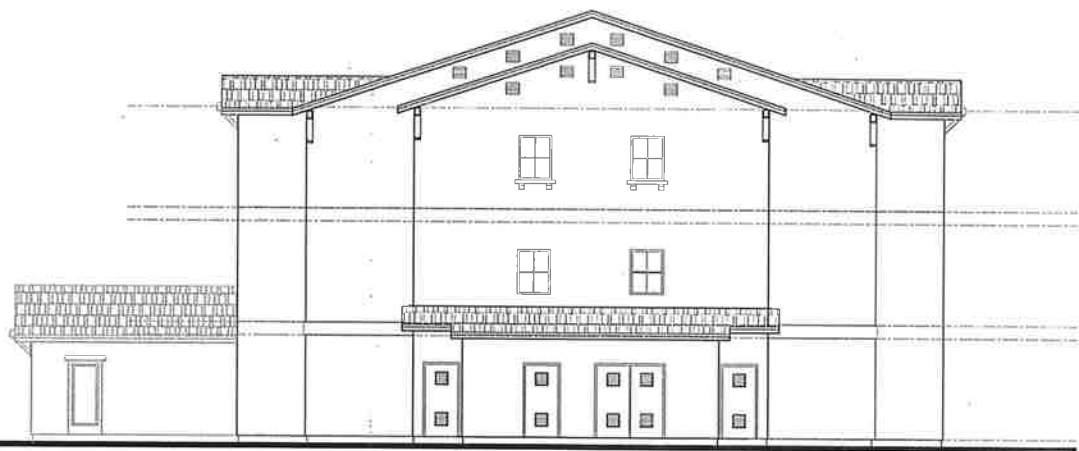


BUILDING TYPE 2 EXTERIOR ELEVATIONS

1/8"=1'-0"

LEGEND

- ① CONCRETE TILE ROOF
- ② HARDI-BEARD SIDINGS
- ③ WOOD ROOF OUTLOOKERS
- ④ BALCONY METAL RAILINGS
- ⑤ FOAM WINDOW SHUTTERS
- ⑥ FOAM WINDOW SILLS
- ⑦ WOOD TRELLIS
- ⑧ ELDORADO STONE VENEER
- ⑨ 2 X FOAM PLANT-ON
- ⑩ STUCCO PATIO WALL W/ RAILINGS
- ⑪ ROUND METAL LOUVER VENTS
- ⑫ EXTERIOR STUCCO
- ⑬ UTILITY CLOSET
- ⑭ LAUNDRY ROOM



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SENATOR CONNESS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

DATE CHECKED 04/20/21
 DRAWING NAME 2020 18 AS TYPE 2 ELEV
 DATE PLO 2020 18
 SHEET

A5
 Attachment E



BUILDING TYPE 3 EXTERIOR ELEVATIONS
1/8"=1'-0"

- LEGEND**
- ① CONCRETE TILE ROOF
 - ② HARDI-BOARD SIDINGS
 - ③ WOOD ROOF OUTLOOKERS
 - ④ BALCONY METAL RAILINGS
 - ⑤ FOAM WINDOW SHUTTERS
 - ⑥ FOAM WINDOW SILLS
 - ⑦ WOOD TRELLIS
 - ⑧ ELDORADO STONE VENEER
 - ⑨ 2 X FOAM PLANT-ON
 - ⑩ STUCCO PATIO WALL W/ RAILINGS
 - ⑪ ROUND METAL LOUVER VENTS
 - ⑫ EXTERIOR STUCCO
 - ⑬ UTILITY CLOSET
 - ⑭ LAUNDRY ROOM

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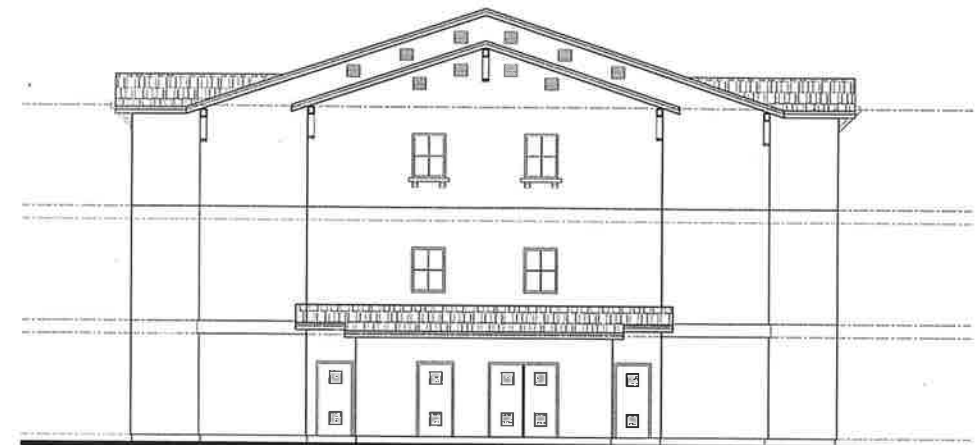


SENATOR CONNESS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO
 CALIFORNIA
 COUNTY OF BUTTE

DRAWN BY: DAVE CHAFFEL
 CHECKED & CONDUCTED BY: PHRILEO ON 04/21/2021

DRAWING NAME:
 2020-18-A7 TYPE 3 ELEV
 1/8"=1'-0"
 2020-18

SHEET
A7
 Attachment E



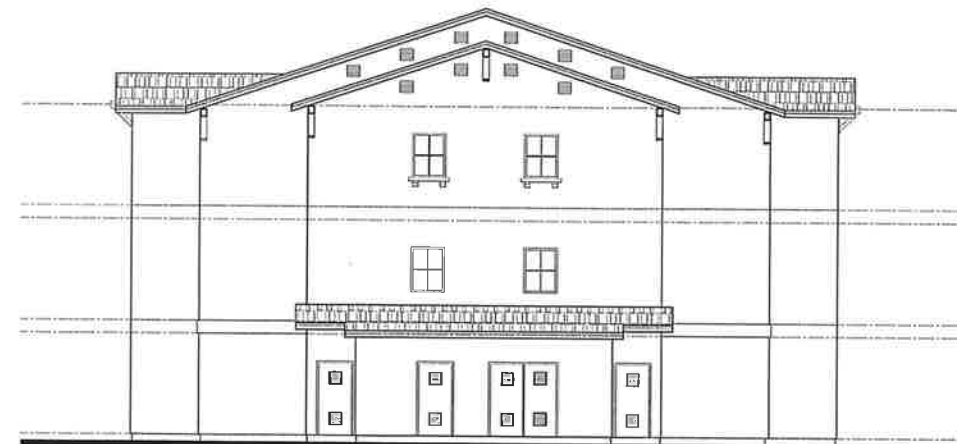
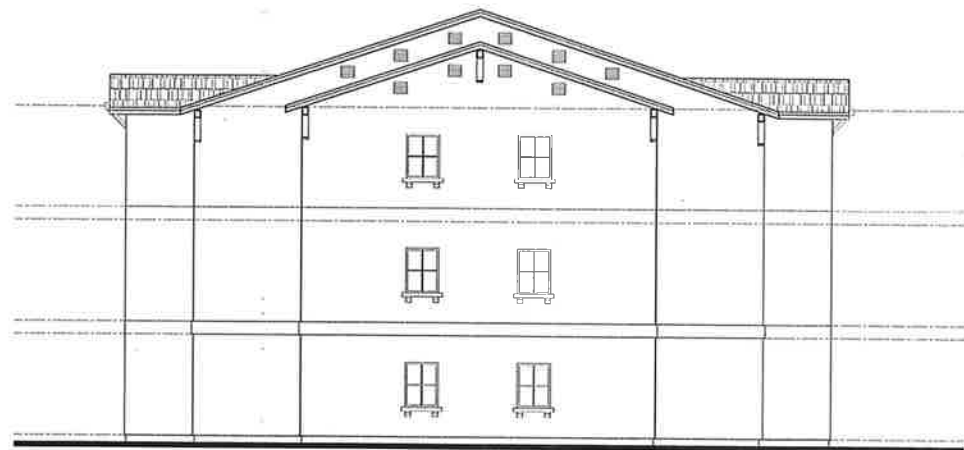


BUILDING TYPE 4 EXTERIOR ELEVATIONS

1/8"=1'-0"

LEGEND

- ① CONCRETE TILE ROOF
- ② HARDI-BOARD SIDINGS
- ③ WOOD ROOF OUTLOOKERS
- ④ BALCONY METAL RAILINGS
- ⑤ FOAM WINDOW SHUTTERS
- ⑥ FOAM WINDOW SILLS
- ⑦ WOOD TRELLIS
- ⑧ ELDORADO STONE VENEER
- ⑨ 2 X FOAM PLANT-ON
- ⑩ STUCCO PATIO WALL W/ RAILINGS
- ⑪ ROUND METAL LOUVER VENTS
- ⑫ EXTERIOR STUCCO
- ⑬ UTILITY CLOSET
- ⑭ LAUNDRY ROOM



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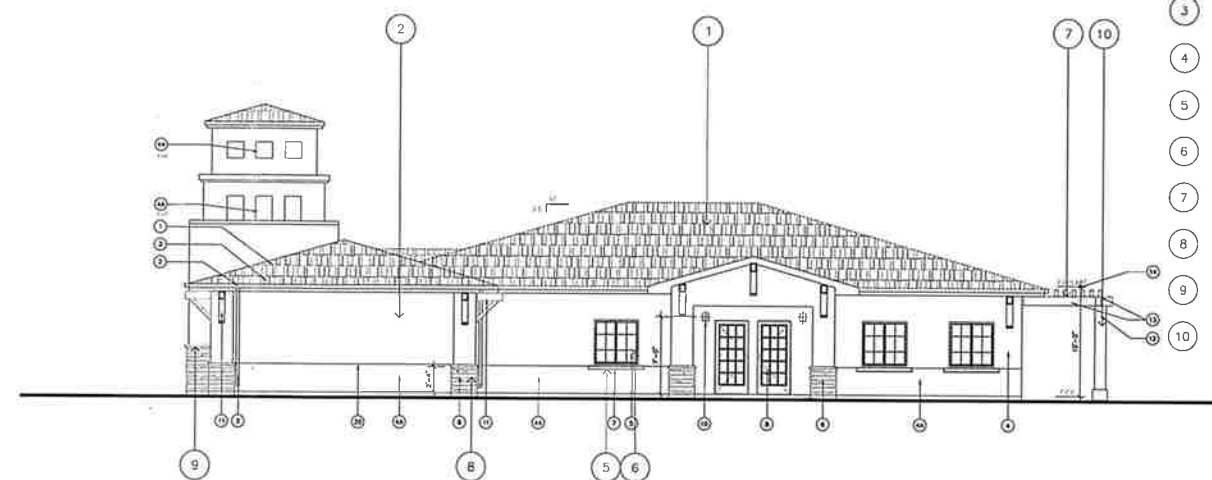
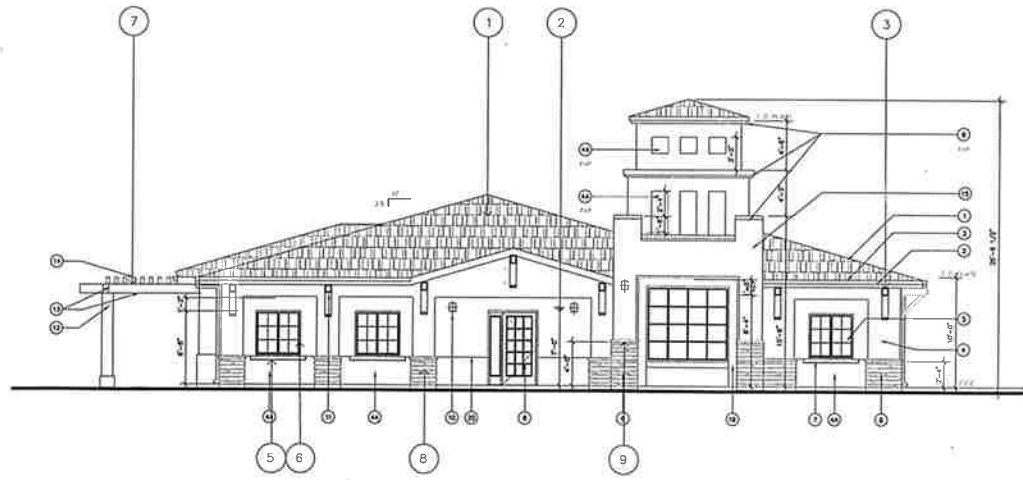


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SENATOR CONNESS
 182 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE CALIFORNIA

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LEGEND

- 1 CONCRETE TILE ROOF
- 2 EXTERIOR STUCCO
- 3 WOOD ROOF OUTLOOKERS
- 4 GABLE METAL ROOF VENTS
- 5 FOAM WINDOW PLANT-ON
- 6 FOAM WINDOW SILLS
- 7 WOOD TRELLIS
- 8 ELDORADO STONE VENEER
- 9 ELDORADO STONE LEDGER
- 10 WOOD COLUMNS

COMMUNITY BUILDING EXTERIOR ELEVATIONS

1/8"=1'-0"



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SENATOR CONNESS
 162 UNIT AFFORDABLE FAMILY APARTMENTS
 CITY OF CHICO COUNTY OF BUTTE
 CALIFORNIA

DRAWN BY: [Name]
 CHECKED BY: [Name]
 PRINTED ON: 04/21/2021
 DATE CREATED: 04/20/2021
 DRAWING TITLE: 2020-18-AB COMMUNITY ELEV
 JOB NO: 2020-18
 SHEET

SENATOR CONNES FAMILY APARTMENTS



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SENATOR CONNES FAMILY APARTMENTS



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SAN DIEGO, CALIFORNIA 92117

Mitigation Monitoring Program
(MMP)

for the Oak Valley Conceptual Master
Plan and for the 43-acre Portion of the
Subdivision
(SCH #1998032048)

Prepared for:

The City of Chico

Prepared by:

EIP Associates

November 2004

Mitigation Monitoring Program (MMP)
for the
Oak Valley Conceptual Master Plan and for the
43-acre Portion of the Subdivision
(SCH #1998032048)

Prepared for:

The City of Chico

Prepared by:

EIP Associates
Sacramento, California

November 2004

MITIGATION MONITORING PROGRAM

PURPOSE OF THIS DOCUMENT

This Mitigation Monitoring Program (MMP) has been required by and prepared for the City of Chico Community Development Department, 411 Main Street, Chico, CA 95928, pursuant to CEQA Guidelines section 15097.

Project Description

Project Name: Oak Valley Conceptual Master Plan and 43-acre Portion of the Subdivision

City of Chico Contact Person: Patrick Murphy
Community Development Department
411 Main Street
Chico, CA 95927
(530)895-4752

Applicant: Fogarty Investments

Address: Jim Mann
Rural Consulting Associates
70 Independence Circle, Suite 101
Chico, CA 95973

PROJECT DESCRIPTION

Background

An Initial Study and Notice of Preparation (IS/NOP) for the 2000 DEIR was prepared and circulated on March 27, 1998. The 2000 DEIR evaluated five alternatives, including a no project alternative, a 43-acre subdivision alternative, a partial master plan alternative, a reduced density alternative, and an off-site alternative (see Section 6.0, Alternatives Analysis, of the 2000 DEIR). A Notice of Availability for the Recirculated DEIR was prepared and circulated on April 26, 2004.

The EIR is both a Project EIR and Program EIR, pursuant to Sections 15161 and 15168 of the CEQA Guidelines (see page 1-1 of the DEIR). A programmatic evaluation is provided for the Conceptual Master Plan. The tentative subdivision map identifies a 43-acre portion of the project site, which is evaluated at a project-specific level in the EIR.

Project Description

The project area encompasses approximately 340 acres and is generally bounded by Bruce Road on the west, State Route 32 on the north, two PG&E 500 kilovolt (kV) transmission lines on the east and Humboldt Road on the south. The Conceptual Master Plan would include 230 acres of single and multi-family residential units, 87.5 acres designated as open space for resource protection and passive recreation use, and approximately 109,000 square feet of community commercial uses on 15 acres. The Master Plan would include a total of approximately 864 single-family units and 260 multi-family units. In addition, 200 very low density residential units would be developed using the clustered housing concept. Phase I of the Master Plan includes a 43-acre subdivision with a mix of low, medium and high density residential units and open space. The 43-acre portion of the site would include 138 parcels for a total of 87 low density single-family homes on 10 acres, 98 medium density duplex units on six acres, and 132 multi-family high density units on eight acres. Approximately eight acres would be designated for buffers, setbacks, and open space while the remaining 10 acres would be designated for road rights-of-way (see page 3-6 of the Recirculated DEIR for a description).

MITIGATION MONITORING PROGRAM

Introduction

This document provides the Migration Monitoring Program (MMP) for the Oak Valley Project Environmental Impact Report (EIR), pursuant to section 21080.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes to the project which it had adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” A Mitigation Monitoring Program is required for the Proposed Project because the EIR has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts.

The Proposed Project would be subject to all applicable mitigation measures identified in the EIR.

The numbering of the individual mitigation measures follows the numbering sequence in the EIR. Adoption of the MMP shall occur prior to, or concurrent with, adoption of the Proposed Project for which the program has been developed.

Purpose of the MMP

The purposed of a MMP is to:

- ensure that mitigation measures are implemented;
- provide feedback to agency staff and decision makers about the effectiveness of the mitigation measures;
- provide adaptive management opportunities for improving mitigation measures on future projects; and
- identify the need for enforcement action before irreversible environmental damage occurs.

The components of the MMP are addressed briefly below.

Impacts and Mitigation Measures: The impacts and mitigation measures are taken verbatim from the EIR.

Monitoring and Reporting Procedure: For every mitigation measures, one or more actions are described. These are the heart of the MMP, as they delineate the means for implementing EIR measures and, in many cases, the criteria for determining whether a measure has been implemented.

Mitigation Timing: Each action must take place during or prior to some part of implementation of the Specific Plan or project development or approval. Generally, the timing of actions falls into one of the following categories:

- I Prior to approval of Improvement Plans
- B Prior to issuance of Building Permit
- G Prior to Grading Permit
- D During Grading Permit
- C During construction
- O Prior to the issuance of Occupancy Permit
- Q Prior to Final Map

Mitigation Responsibility: This column identifies the entity that will undertake the required action. Where actions apply to the entire project area, the project proponents are named. For specific projects, such as residential subdivisions and roadway improvements, the developers of each individual project are responsible for implementation. The contractor is named for actions occurring during grading or construction. On-site inspections will be performed by City staff.

Monitoring Party: The City of Chico will have ultimate and legal responsibility for implementation of all mitigation measures. This column indicated which office within the City (usually the Community Development Department or the City Engineer) will conduct the actual monitoring and reporting, as well as take corrective actions when a measure has not been properly implemented.

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
|---|---|--|---|--|
| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.2 Land Use | | | | |
| 4.2-2 Prior to recordation of the Final Map(s), the Community Development Department shall review Design Standards provided by the applicant to ensure that building design will meet the following standards: <ul style="list-style-type: none"> • buildings are oriented to the pedestrian and create positive transitions to the street (CD-G-57), and • small-lot design will be of high quality (CD-G-58). (43-acre portion of the subdivision and Conceptual Master Plan) In addition, the Conceptual Master Plan must meet the following standard: <ul style="list-style-type: none"> • neighborhoods and buildings are oriented to the street (CD-G-51) (Conceptual Master Plan) | 1. Submit and comply with Design Standards, per Mitigation Measure 4.2-2. 2. Review Design Standards for compliance with Mitigation Measure 4.2-2. | 1. Prior to recordation of the Final Map(s) 2. Prior to recordation of Final Map(s) | 1. Project Developer 2. City of Chico Community Development Department (CDD) | 1. City of Chico, CDD 2. City of Chico, CDD |
| 4.3 Transportation and Circulation | | | | |
| 4.3-1(a) The project applicant shall install a traffic signal at 8th Street/Fir Street/S.R. 99 and in consultation with Caltrans or pay the fair share transportation impact fees if this improvement is added to the City's Capital Improvement Program (CIP). (Conceptual Master Plan) | Pay development impact fees according to the provisions of the Capital Improvement Program. If adequate fees are not available through the financing plan, the project developer shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-1. | Prior to issuance of building permit Prior to occupancy | Project Developer Project Developer | City of Chico, Public Works Department City of Chico, Public Works Department |
| 4.3-1(b) The project applicant shall install a traffic signal at Fir Street/East 9th Street and in consultation with Caltrans or pay the fair share transportation impact fees if this improvement is added to the City's CIP. (Conceptual Master Plan) | Pay development impact fees according to the provisions of the Capital Improvement Program. If adequate fees are not available through the financing plan, the project developer shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-1. | Prior to issuance of building permit Prior to occupancy | Project Developer Project Developer | City of Chico, Public Works Department City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
|--|---|--------------------------------------|----------------------------------|--|
| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.3-2 (a) The project applicant shall provide a traffic signal at the intersection of Highway 32/Yosemite Drive and the primary project access. The project applicant shall ensure the placement of an eastbound right turn deceleration lane on Highway 32 with a minimum storage capacity of 200 feet and appropriate taper indicated by Caltrans design standards. A westbound left turn lane with 50 feet of storage and eastbound left turn lane with 250 feet of storage and appropriate transition indicated by Caltrans design standards must also be provided by the project applicant on Highway 32 at the intersection of Yosemite Drive. (43-Acre portion of the Subdivision and Conceptual Master Plan) | The applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-2(a). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-2 (b) The project applicant shall ensure that the placement of the secondary access points on Highway 32, east of the primary access near Yosemite Drive, be limited to right turns in and right turns out only. This may include an on-site channelization island. An acceleration and deceleration taper must also be provided on the eastern access. (Conceptual Master Plan) | The applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-2(b). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-2(c) The project applicant shall provide a left turn lane on Bruce Road at the entrance to the community commercial. Left turn movements out of the access shall be prohibited. (Conceptual Master Plan) | The applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-2(c). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-3(a) Humboldt Road shall be de-emphasized as a project access component by providing a narrow street width, bike lanes or paths, and limited access to residential development within the project site, especially east of Potter Road. (Conceptual Master Plan) | Pay development fees according to the provisions of the Capital Improvement Plan. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-3(a). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-3(b) A series of pedestrian and bicycle recreational trails shall be provided which connect residential development with the Humboldt Road corridor. (Conceptual Master Plan) | Pay development fees according to the provisions of the Capital Improvement Plan. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-3(b). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-4 (a) The project applicant shall install traffic signals, including separate left turn pockets on all four approaches to the intersection of Bruce Road and Humboldt Road. (43-acre portion of the Subdivision and Conceptual Master Plan) | <p>Pay development impact fees according to the provisions of the Capital Improvement Program.</p> <p>If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(a).</p> | <p>Prior to issuance of building permit</p> <p>Prior to occupancy</p> | <p>Project Developer</p> <p>Project Developer</p> | <p>City of Chico, Public Works Department</p> <p>City of Chico, Public Works Department</p> |
| 4.3-4(b) The project applicant shall build improvements or, if these projects are included in the City's CIP, provide fair share funding for separate right turn lanes in the northbound and westbound directions and a right turn overlap phase for the southbound right-turn at the intersection of Highway 32 and Bruce Road. (43-Acre Subdivision) | <p>Pay development impact fees according to the provisions of the Capital Improvement Program.</p> <p>If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(b).</p> | <p>Prior to issuance of building permit</p> <p>Prior to occupancy</p> | <p>Project Developer</p> <p>Project Developer</p> | <p>City of Chico, Public Works Department</p> <p>City of Chico, Public Works Department</p> |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.3-4(c) The project applicant shall build improvements or if these projects are included in the City’s CIP, provide fair share funding for the following lane improvements at the intersection of Highway 32 and Forest Avenue: <ul style="list-style-type: none"> • The northbound approach shall be widened from one lane to two left turn lanes, one through and one right turn lane. • The southbound approach shall be widened to include two lanes. • The eastbound and westbound approaches should be widened to include an additional through lane. (Highway 32 currently transitions from four to two lanes, east of Fir Street. This mitigation would require that the four-lane section be extended to east of Forest Avenue). (43-Acre Subdivision) | Pay development impact fees according to the provisions of the Capital Improvement Program. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(c). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-4(d) Implement Mitigation Measure 4.3-1 (a); and <ul style="list-style-type: none"> • The southbound approach at the 8th Street/Fir Street/SR 99 intersection shall be widened to include a right turn lane and a through/right turn lane. (43-Acre portion of the Subdivision) | Pay development impact fees according to the provisions of the Capital Improvement Program. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(d). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-4(e) Implement Mitigation Measure 4.3-1 (b). (43-Acre portion of the Subdivision) | See 4.3-1(b). | See 4.3-1(b) | See 4.3-1(b) | See 4.3-1(b) |
| 4.3-4(f) The project applicant shall provide a traffic signal at the intersection of Highway 32/Yosemite Drive and the primary project access at the time warrants are met. The project applicant shall ensure the placement of an eastbound right turn deceleration lane on Highway 32 with a minimum storage capacity of 200 feet and appropriate taper indicated by Caltrans design standards. A westbound left turn lane with 50 feet of storage and eastbound left turn lane with 250 feet of storage and appropriate transition indicated by Caltrans design standards must also be provided by the project applicant. (43-Acre portion of the Subdivision and Conceptual Master Plan) | Pay development impact fees according to the provisions of the Capital Improvement Program. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(f). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.3-4(g) At the intersection of Bruce Road and the project access, restrict left turn movements from the project access. All other movements including inbound left turns could be allowed while maintaining acceptable traffic conditions with free flow operations for traffic on Bruce Road. Provide a southbound left turn lane and a northbound right turn lane on Bruce Road. (Conceptual Master Plan) | Pay development impact fees according to the provisions of the Capital Improvement Program. | Prior to issuance of building permit | Project Developer | City of Chico, Public Works Department |
| | If adequate fees are not available through the financing plan, the applicant shall design and construct all of the infrastructure and improvements specified for Mitigation Measure 4.3-4(g). | Prior to occupancy | Project Developer | City of Chico, Public Works Department |
| 4.3-5 Implement Mitigation Measure 4.3-3(a) and 4.3-3(b) | See 4.3-3 | See 4.3-3 | See 4.3-3 | See 4.3-3 |
| 4.4 Air Quality | | | | |
| 4.4-1(a) In accordance with Rule 207, apply nontoxic soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas). (Conceptual Master Plan and 43-Acre portion of the subdivision) | Submit construction-related air quality mitigation plan, including provisions of Mitigation Measure 4.4-1(a) through (h), to the satisfaction of the City. | Grading and Building permit | Project Developer | City of Chico, CDD |
| 4.4-1(b) Provide temporary traffic control (e.g., flag person) as appropriate during all phases of construction to improve traffic flow. (Conceptual Master Plan and 43-Acre portion of the subdivision) | Conduct preliminary pre-construction site visit to verify compliance with the Air Quality mitigation plan. | Periodically during grading and construction | City of Chico, CDD | City of Chico, CDD |
| 4.4-1(c) Schedule construction activities that affect traffic flow for off-peak hours. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-1(d) Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-1(e) Properly maintain equipment and do not allow construction equipment to be left idling for long periods during smog seasons (May through October). (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-1(f) Use low VOC asphalt, if available and feasible. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.4-1(g) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 15 mph averaged over 1 hour. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-1(h) All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-2(a) Install a natural gas hook up in proposed fireplaces; or Limit the number of woodburning devices on the average to one per dwelling unit; | 1. Verify that building plans include specifications identified in Mitigation Measure 4.4-2(a) through (d). 2. Conduct preliminary pre-construction site visit to verify that plans comply with Mitigation Measure 4.4-2(a) through (h). | 1. Prior to issuance of building permit 2. Prior to issuance of building permit | 1. Project Developer 2. City of Chico, CDD | 1. City of Chico, CDD 2. City of Chico, CDD |
| 4.4-2(b) In accordance with the Chico General Plan policy OS-I-13, install low-NO _x water heaters; | | | | |
| 4.4-2(c) In accordance with Chico General Plan policy OS-I-11, require all wood burning devices installed in any residence to be U.S. EPA Phase-II certified or meet U.S. EPA standards applicable at the time of project approval; | | | | |
| 4.4-2(d) Install electrical outlets at the front and back of all residential units for electrical yard equipment. (Conceptual Master Plan and 43-Acre portion of the subdivision) | | | | |
| 4.4-3(a) Provide pedestrian access between bus service and major transportation points within the project. (Conceptual Master Plan and 43-acre portion of the subdivision) | Verify that street improvement plans include specifications identified in Mitigation Measure 4.4-3(a). | Prior to issuance of building permit. | Project Developer | City of Chico, CDD |
| 4.4-3(b) Implement Mitigation Measures 4.4-1 and 4.4-2. | See 4.4-1 and 4.4-2 | See 4.4-1 and 4.4-2 | See 4.4-1 and 4.4-2 | See 4.4-1 and 4.4-2. |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.5 Noise | | | | |
| 4.5-2(a) Residential uses constructed on the project site shall be located outside of the 60 dB L _{dn} traffic noise contours shown in Table 4.5-4. OR | Verify that residential buildings are outside of the 60 dB L _{dn} traffic noise contours. | Prior to issuance of building permit | Project Developer | City of Chico, CDD |
| 4.5-2(b) The project applicant shall demonstrate that a combination of setbacks, topography, and noise barriers has been designed to reduce noise levels at all residential parcels to a state of compliance with City of Chico exterior noise level standards. Barriers could take the form of solid walls, earth berms, or a combination of the two. A detailed analysis of site grading would be required to develop specific barrier height and location recommendations for this project, and the use of barriers for this project may conflict with the City's design criteria. | Verify that building plans include specifications identified in Mitigation Measure 4.5-2. | Prior to issuance of building permit | Project Developer | City of Chico, CDD |
| 4.5-4 Implement Mitigation Measure 4.5-2 using the cumulative plus Conceptual Master Plan column in Table 4.5-4. | See Mitigation Measure 4.5-2 and Table 4.5-4 | | | |
| 4.6 Public Services and Utilities | | | | |
| 4.6-2(a) The project applicant shall obtain a fire-flow analysis to determine if fire flows to the project site are adequate. If fire flows are not adequate, the applicant shall install, or provide funds for, a well and pump and/or an above ground welded steel storage tank. | 1. Obtain fire-flow analysis. | 1. Prior to issuance of building permit | 1. Project Developer | 1. City of Chico, CDD |
| 4.6-2(b) The project applicant shall be obligated through project approval conditions to fund and install the infrastructure required to provide for water needs and fire flow requirements for each development implemented under the project. (Conceptual Master Plan and 43-Acre Subdivision) | 2. If necessary, provide funds for, or install a well and pump and/or an above-ground welded steel storage tank to provide adequate fire-flow to the project. | 2. Prior to issuance of building permit | 2. Project Developer | 2. City of Chico, CDD |
| 4.7 Hydrology and Drainage | | | | |
| 4.7-1 Prior to approval of any improvement plans for the Conceptual Master Plan, applicants shall submit and obtain approval of final drainage plans from the City of Chico Public Works Director. Final drainage plans shall demonstrate that post-development surface drainage peak flows shall be reduced to pre-development conditions. The drainage plan shall be | Submit and obtain approval of final drainage plans, per Mitigation Measure 4.7-1. | Prior to approval of each tentative map | Project Developer | City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party | |
| 4.7-2 | Implement Mitigation Measure 4.7-1. | See Mitigation Measure 4.7-1 | | | |
| 4.8 Biological Resources | | | | | |
| 4.8-1(a) | Project design shall avoid oak trees and riparian habitat to the maximum extent feasible. In particular, the alignment of stream crossings shall be designed to avoid trees within the riparian habitat along the south branch of Dead Horse Slough. All individual trees and groups of trees shall be clearly marked for avoidance in the field and on construction plans. (Conceptual Master Plan). | Verify project design preserves existing trees, to the extent feasible, and avoids trees in the riparian habitat along the south branch of Dead Horse Slough. | Prior to grading permit | Project Developer | City of Chico, CDD, Public Works Department |
| 4.8-1(b) | When tree removal is necessary, the project applicant shall implement a tree planting restoration program that will plant two trees for every one tree removed which has a dbh of at least six inches. Plantings shall occur on-site in areas that are designated as open space or preserve areas. (Conceptual Master Plan). | Prepare and implement tree planting restoration program per Mitigation Measure 4.8-1(b). | Prior to grading permit | Project Developer | City of Chico, CDD |
| 4.8-2 | To protect any active raptor nest sites, the project applicant shall conduct a raptor survey during the nesting season (March through July). A qualified biologist shall assess the nesting activity on the project site. If active nests are located on-site, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the non-breeding period (August through February), a raptor nest survey is not necessary. (Conceptual Master Plan) | Conduct survey and document findings. If necessary, modify project schedule to accommodate active raptor nests. Verify that identified young have fledged. | March through July, prior to construction activities | Project Developer | City of Chico, Public Works Department |
| 4.8-3(a) | The project applicant shall avoid to the maximum extent feasible, vernal pools, seasonal wetlands and other waters of the United States, as shown in Figure 4.8-2 and in Figure 3-2. (43-acre portion of the Subdivision and Conceptual Master Plan). | Demonstrate that wetlands have been avoided to extent feasible, to satisfaction of City. | Prior to issuance of grading permit | Project Developer | City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.8-3(b) For waters of the United States that will be filled, the project applicant shall ensure that no net loss of wetlands occurs. Measures to achieve no net loss may include preservation, creation on-site or offsite, and/or purchase of credits in an approved mitigation bank. This measure may be implemented by first demonstrating that no alternative to the project, which avoids fill of jurisdictional waters while meeting the purpose and need of the project, can be feasibly implemented (Clean Water Act Section 404(b)(1). This measure may be further implemented by obtaining a Clean Water Act Section 404 permit from the Corps and conducting all measures required as provisions of the permit. (Conceptual Master Plan) | Secure appropriate federal permit | Prior to approval of each tentative map | Project Developer | City of Chico, Public Works Department |
| 4.8-3(c) The project applicant shall obtain a Streambed Alteration Agreement for all stream crossings, and comply with the terms of those agreements. (43-acre Subdivision and Conceptual Master Plan) | Secure appropriate federal permit | Prior to approval of each tentative map | Project Developer | City of Chico, Public Works Department |
| 4.8-4(a) The project applicant shall complete the USFWS’s two-year survey protocol for federally-listed vernal pool crustaceans or the applicant may assume federally-listed vernal pool crustaceans are present and comply with Mitigation Measure 4.8-4(c) below. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for federally-listed vernal pool crustaceans. (Conceptual Master Plan) | Complete the USFWS two-year survey for federally-listed vernal pool crustaceans. | Prior to building permit | Project Developer | City of Chico, Public Works Department |
| 4.8-4(b) Implement Mitigation Measures 4.8-3(a) and (b). | See Mitigation Measures 4.8-3 (a) and (b) | | | |
| 4.8-4(c) If federally-listed vernal pool crustaceans are found to be present within vernal pools affected by the Project, the project applicant shall provide for no net loss of habitat value. Measures to ensure no net loss may include on-site or off-site creation and/or preservation of vernal pool crustacean habitat at ratios ranging from 2:1 to 5:1, depending on the affected habitat and where creation or preservation occurs. Mitigation could also involve the purchase of mitigation credit through an accredited mitigation bank. This mitigation may be implemented through the USFWS requirements of the Programmatic Biological Opinion on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California. (Conceptual Master Plan) | Document mitigation on vernal pools as required, including preservation of habitat in appropriate ratios, as necessary. Or, document rationale for purchase of mitigation credits in lieu of mitigation plan for project impacts. | Prior to construction | Project Developer | City of Chico, Public Works Department |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.8-5(a) Prior to development of areas that support vernal pools and seasonal wetlands (shown in Figure 4.8-2), the project applicant shall conduct surveys to identify and delineate any special-status plant species populations within the designated development areas, proposed stream crossings, and heavy equipment staging areas. (Conceptual Master Plan) | Prepare and review surveys for significant impact to any special-status plant species. | Prior to building permits | Project Developer | City of Chico, Public Works Department |
| 4.8-5(b) Vernal pools and wetlands that are to be retained shall be clearly marked with highly visible fencing to protect and delineate the special-status plant population(s). The fenced area shall be free of parking, material storage, vehicular access, etc. (Conceptual Master Plan) | Identify area to be retained per Mitigation Measure 4.8-5(b). Conduct preliminary pre-construction site visit to verify compliance with Mitigation Measure 4.8-5. | Prior to construction Periodically during grading and construction | Project Developer City of Chico, CDD | City of Chico, Public Works Department City of Chico, Public Works Department |
| 4.8-5(c) For vernal pools and wetland areas that are to be filled or disturbed pursuant to California Fish and Game Code Chapter 10. Native Plant Protection, §1913 paragraph (c), the applicant shall notify the California Department of Fish and Game at least ten (10) days in advance of ground disturbing activities to allow for salvage of special-status plant species. (Conceptual Master Plan) | Document that California Department of Fish and Game has been notified, per the California Fish and Game Code. | At least ten days prior to first ground disturbing activities | Project Developer | City of Chico, Public Works Department |
| 4.8-5(d) Require replacement wetland construction. | | | | |
| 4.8-5(e) Comply with Mitigation Measure 4.8-4(c). | See Mitigation Measure 4.8-4 (c) | | | |
| 4.8-6(a) The project applicant shall ensure through surveys conducted by a qualified biologist and protective fencing if applicable, that direct and indirect disturbance (such as trenching or placement of fill within the dripline) of all elderberry shrubs is avoided. (Conceptual Master Plan) | 1. Conduct VELB habitat survey and document findings. Avoid and protect habitat where feasible. 2. Conduct site visits to monitor compliance with Mitigation Measure 4.8-6. | 1. Prior to grading 2. Periodically during grading and construction | 1. Project Developer 2. City of Chico, CDD | 1. City of Chico, CDD 2. City of Chico, CDD |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.8-6(b) Should elderberry shrubs be affected by the Project, the project applicant shall obtain the necessary authorization/permit from the USFWS for take of the species and develop and implement an on-site VELB mitigation plan in accordance with the most current USFWS guidelines to compensate for the loss of VELB habitat. The applicant shall ensure no net loss of VELB habitat. The mitigation plan may include relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs, or purchase of credits in an approved VELB habitat bank. (Conceptual Master Plan) | 3. If avoidance is infeasible, develop and implement a mitigation plan. Verify habitat protection standards. Implement mitigation plan as recommended by U.S. Fish and Wildlife Service for unavoidable “taking,” including mandatory relocation, planting and monitoring of elderberry plants. | 3. Prior to grading | 3. Project Developer | 3. City of Chico, CDD |
| 4.8-7 Implement Mitigation Measures 4.8-1 through 4.8-6. | See Mitigation Measures 4.8-1 through 4.8-6 | | | |
| 4.9 Aesthetics and Visual Resources | | | | |
| 4.9-1 Development of both the Conceptual Master Plan and the 43-acre portion of the Subdivision shall be consistent with the City’s adopted development standards and the Foothill Design Criteria for project areas which are at the 250-foot and above elevation line. Development of both the Conceptual Master Plan and the 43-acre portion of the subdivision shall also be consistent with City of Chico lighting standards and the City’s architectural review process for commercial development. (Conceptual Master Plan and 43-Acre portion of the subdivision). | Submit design plans demonstrating compliance with Mitigation Measure 4.9-1. | Prior to approval of building permit | Project Developer | City of Chico, CDD |
| 4.9-2 Implement Mitigation Measure 4.9-1. | See Mitigation Measure 4.9-1 | | | |
| 4.9-3 Implement Mitigation Measure 4.9-1. | See Mitigation Measure 4.9-1 | | | |
| 4.9-4 Implement Mitigation Measure 4.9-1. (Conceptual Master Plan and 43-Acre portion of the Subdivision) | See Mitigation Measure 4.9-1 | | | |
| 4.10 Hazards and Human Health | | | | |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| 4.10-1(a) No grading permit or building permit shall be issued until after: (1) the locations to be developed, which are part of this Project, that are included in the RWQCB Cleanup and Abatement Order #R5-2003-0707, are remediated in accordance with a RWQCB-approved Remedial Action Plan; and (2) remediated locations have received regulatory closure from the agency with jurisdiction over the cleanup. (43-acre portion of the Subdivision and Conceptual Master Plan) | Demonstrate that areas to be developed are mediated to protective levels. | Prior to issuance of grading permit. | City of Chico, Public Works Department | City of Chico, Public Works Dept. |
| 4.10-1(b) Where required by OSHA, a site health and safety plan that meets applicable OSHA requirements shall be prepared and in place prior to commencing work on any locations where the need for risk management measures has been identified. (43-Acre Portion of the Subdivision and Conceptual Master Plan) | <ol style="list-style-type: none"> 1. Submit a Risk Management Plan, per Mitigation Measure 4.10-1. 2. Conduct site visits to monitor compliance with Mitigation Measure 4.10-1(b). | <ol style="list-style-type: none"> 1. Prior to issuance of grading permit 2. Periodically during grading and construction. | <ol style="list-style-type: none"> 1. Project Developer 2. City of Chico, Public Works Department | <ol style="list-style-type: none"> 1. City of Chico, Public Works Dept. 2. City of Chico, Public Works Dept. |
| 4.10-1(c) Near-term or interim infrastructure development activities (e.g., the westerly temporary access road) shall only be allowed when it can be demonstrated that construction and use of such features that would cross any property listed in the Cleanup and Abatement Order #R5-2003-0707 would not result in an increased risk of adverse affects on human health and the environment. (43-Acre Portion of the Subdivision and Conceptual Master Plan) | Demonstrate that areas to be developed are remediated to protective levels. | Prior to issuance of grading permit | Project Developer | City of Chico, Public Works Department |
| 4.10-3(a) Project developers and their contractors shall coordinate with the City, RWQCB, DTSC, and other involved agencies, as appropriate, to assure that project construction shall not interfere with any adjacent and/or on-site remediation activities or unduly delay either project development or site remediation. (43-Acre Portion of the Subdivision and Conceptual Master Plan) | Conduct site inspections to verify compliance with Mitigation Measure 4.10-3. | Periodically during grading and construction | City of Chico, Public Works Department | City of Chico, Public Works Department |
| 4.10-3(b) The Project developers shall comply with all applicable site controls established for HRBD site remediation activities and shall ensure that project construction does not prevent such compliance. (43-Acre Portion of the Subdivision and Conceptual Master Plan) | | | | |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measures in the Initial Study | | | | |
| <u>Mitigation Measure 1</u> | | | | |
| <p>(a) Prior to final map approval, the project applicant shall consult with the Chico Fire Department and prepare a wildland fire safety plan that includes standards for development, including use of fire-resistant building and roofing materials, fire resistant buffers around all structures, and fire-resistant landscaping.</p> <p>(b) Prior to recordation of a final map/final discretionary permit approval, a twenty-foot fire break/non-combustible landscape easement shall be incorporated into the project design in areas directly adjacent to wildland fire areas. The landscape plantings and location of the easement shall be referred to the Chico Fire Department for their recommendations and shall be subject to approval by the City Planning Director.</p> | <p>1. Submit a wildland fire safety plan, per Initial Study Mitigation Measure 1.</p> <p>2. Conduct site visit to monitor compliance with Mitigation Measure 1.</p> | <p>1. Prior to final map approval</p> <p>2. After construction</p> | <p>1. Project Developer</p> <p>2. City of Chico, Fire Department</p> | <p>1. City of Chico, CDD</p> <p>2. City of Chico, CDD</p> |
| <u>Mitigation Measure 2</u> | | | | |
| <p>Prior to the filing for record of any subsequent maps, the applicant shall provide verification by a qualified archaeologist that site CPS 3, as identified in the Jensen & Associates survey dated November 29,1994, has been dedicated as an archaeological preserve. The dedicated areas shall be contiguous with other open space portions of the site to avoid easy identification and potential vandalism of the sites.</p> | <p>Verify that site CPS 3 has been dedicated as an archaeological preserve through a site visit.</p> | <p>Prior to subsequent map approvals</p> | <p>Project Applicant</p> | <p>City of Chico, CDD</p> |

| OAK VALLEY MITIGATION MONITORING PROGRAM | | | | |
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| Mitigation Measure | Monitoring and Reporting Procedure | Mitigation Timing | Mitigation Responsibility | Monitoring Party |
| <p><u>Mitigation Measure 3</u></p> <p>The project applicant shall inform the contractor(s) selected for the project of the potential presence of subsurface artifacts or human remain, including artifacts or non-native stone (obsidian, fine-grained silicates, basalt), unusual amounts of bone or shell, areas that contain dark-colored sediment that do not appear to have been created through natural processes. In the event of the discovery of any buried archeological or paleontological deposits, construction activities in the vicinity of the find shall be temporarily halted. The City of Chico Community Development Department shall be immediately notified and a qualified archeologist shall be consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, if any bone is discovered that appears to be human, the Butte County Coroner shall be notified. In the event the bone most likely represents a Native American internment, the Native American Heritage Commission shall be notified so the most likely descendants can be identified.</p> | <ol style="list-style-type: none"> 1. Prepare information packet for distribution to construction teams working in archaeologically sensitive areas. 2. In the event that subsurface archaeological or historical artifacts are discovered on a project site, stop all work in the vicinity of the find and consult with a qualified archaeologist and a representative of the Native American Heritage Commission. | <ol style="list-style-type: none"> 1. Prior to issuance of grading permits 2. During grading and construction | <ol style="list-style-type: none"> 1. Project Applicant 2. Project Developer | <ol style="list-style-type: none"> 1. City of Chico, CDD 2. City of Chico, CDD |
| <p><u>Mitigation Measure 4</u></p> <p>The proposed project shall dedicate parkland equivalent to 3.5-acres for the 43-acre subdivision and a total of 15.5-acres for the full Conceptual Master Plan, or pay in lieu fees to the City for the parks requirement.</p> | <p>Submit and comply with design plans per Mitigation Measure 4.</p> | <p>Prior to approval of final project design</p> | <p>Project Developer</p> | <p>City of Chico, CDD</p> |