



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 01/19/2022

DATE: January 11, 2022

File: AR 21-23

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 21-23 (Tonea Senior Apartments); 184 Tonea Way,
APN 006-220-015

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 21-23 (Tonea Senior Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a 104-unit senior apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 4-acre site on the north side of Tonea Way (see **Attachment A**, Location Map). The site is designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram and zoned Medium-High Density Residential (R3) and within the Airport Overflight Overlay (-AOD) overlay zone.

The proposed apartment complex would consist of seven two-story ranch-style apartment buildings with 103 one-bedroom units and one two-bedroom manager unit. A community building would include a landscaped plaza and provide a one-story scale along the public street frontage to the south and a community courtyard to the north (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The site is currently developed with a single-family residence and accessory structures. Surrounding land uses include single-family residences to the south and east, single-family and commercial uses to the west, and DeGarmo Park to the north.

ANALYSIS

The proposal is for the construction of a 104-unit apartment complex that would provide affordable housing for seniors. The common open space has pedestrian access and is dispersed around the development, with a community building that would frame a community terrace with outdoor seating, an enclosed dog park, bicycle parking, two community gardens with raised planter beds, and other outdoor amenities.

Since the proposed apartment buildings are a maximum of two-stories and significantly less than 100 feet in height, there are no corresponding development standards related to the Airport Overflight (-AOD) overlay zone.

Density

Pursuant to CMC Section 19.42.040, Table 4-5, the allowable density range of the R3 zoning district is 14.1 to 22 dwelling units per acre. The applicant is requesting a 20 percent density bonus since the proposed senior housing project is 100 percent affordable. With the density bonus, a maximum of 26.4 dwelling units per acre would be allowed. With the density bonus applied to the 3.97-acre site, the proposed 104 dwelling units would equal the number of dwelling units that could be allowed on the project site based on the maximum density.

Parking

Pursuant to CMC Section 19.70.040, senior housing projects are required to provide 1 parking space per 2 dwelling units and half of the spaces shall be covered. Based on these requirements, 52 parking spaces would be required for the proposed project, with a minimum of 26 spaces covered. A total of 71 vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. A condition is recommended to require at least 26 spaces to be covered by carports or garages, subject to final approval by planning staff in conjunction with building permits. In addition, 50 percent of the required parking area would be shaded by tree canopy, meeting parking lot shading requirements.

A total of 4 bicycle parking spaces are required and 26 are provided, meeting requirements.

Architectural Design

The project complies with all development standards including lot size, site coverage, setbacks and building height. The exterior of the proposed two-story apartment buildings would be a variety of earth tones with white contrast and a variety of materials. The exterior materials would be a combination of stucco and HardiePlank siding, and metal finishes. Architectural accents would be incorporated, providing an aesthetically appealing, traditional ranch-style exterior with low-pitched gable and hip roofs that blend with the character of the surrounding neighborhood (see **Attachment D**, Architectural Elevations). Planning staff will present the color and materials board at the upcoming meeting. Since the upcoming meeting will be held virtually via Zoom, photographs of the color and materials board have been attached to the report (see **Attachment E**, Material Board).

Lighting and Landscaping

The landscape plan proposes a variety of native oaks and other trees and plants (see **Attachment F**, Landscape Plan). A total of 78 new trees would be planted onsite, including native oak, crape myrtle and laurel trees. The Urban Forest Manager has documented that crape myrtle is the most abundant tree species in Chico and recommends that new development should avoid planting more at this time. To support a diversity of trees within the urban forest, staff recommends a condition to replace the proposed crape myrtles on the landscape plan with other appropriate accent species, such as dogwood, hornbeam, redbud and/or Japanese maple.

Exterior lighting would include parking lot lights with a finished height of 16 feet and wall-mounted downlights on the buildings. Lighting design will be required to minimize glare and

spillover impacts while still maintaining a safe atmosphere.

DISCUSSION

Neighborhood Meeting

The applicant held a neighborhood meeting on November 8, 2021. The project was generally well received by those in attendance. One issue of concern discussed was traffic, especially the existing challenge of turning left onto Esplanade from Tonea Way. According to Public Works staff, the future North Esplanade Reconstruction Project would widen and improve the Esplanade Corridor between Eaton Road and Leora Court / Nord Highway. The project would widen Esplanade from two lanes to four lanes, with a center turn lane to Tonea Way (east) to assist left turning movements. The project would likely include a left-in/left-out and a dedicated right-turn pocket on Tonea Way (east). These future improvements are estimated to occur by 2026. These future improvements should help to address some of the neighbors' concerns regarding traffic by better accommodating current and future population and traffic volumes.

Climate Action Plan

Although not a requirement, the applicant is proposing an all-electric project. This voluntary effort assists the City of Chico in achieving a reduction in greenhouse gas emissions. The project applicant should be commended for taking the initiative to help Chico achieve this goal.

General Plan Goals, Policies and Actions

The Medium-High Density Residential land use designation provides a transition between traditional single-family neighborhoods and high density residential, and major activity or job centers. The proposed project is for the construction of a 104-unit senior apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 4-acre site. The apartment complex would consist of seven two-story ranch-style apartment buildings with 103 one-bedroom units and one two-bedroom manager unit. The proposal is consistent with General Plan goals and policies that assist in the provision of housing for seniors (H.4.4), create housing accessible to individuals with disabilities (H-4.1, 4.3), and overall encourage the development of housing for people with special needs (H-4).

Consistency with Design Guidelines Manual

The design intent of the Multi-Family Residential project type ranges from duplexes and triplexes to large multi-unit apartment buildings. The proposed affordable senior housing project provides for much needed housing options for seniors in the community. The design of the project provides amenities for the seniors who would live in the proposed apartment complex. The common open space has pedestrian access and is dispersed around the development, with a community building that would frame a community terrace with outdoor seating, an enclosed dog park, bicycle parking, two community gardens with raised planter beds, and other outdoor amenities (DG 4.1.42, 4.1.45). 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 while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). 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 (DG 1.2.11).

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Northwest Chico Specific Plan, which was certified by the City Council on December 6, 2005. The EIR included several mitigation measures (see **Attachment G**, Mitigation Monitoring Program for the Northwest Chico Specific Plan) that apply to the proposed development, which are incorporated in the recommended conditions of approval by reference. Staff will ensure that applicable mitigation measures are addressed prior to permit issuance, depending on the requirements of each mitigation measure.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

REQUIRED FINDINGS FOR APPROVAL

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 proposal is for the construction of a 104-unit senior apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping, on property designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that assist in the provision of housing for seniors (H.4.4), create housing accessible to individuals with disabilities (H-4.1, 4.3), and overall encourage the development of housing for people with special needs (H-4).

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 structures have 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). The common open space has pedestrian access and is dispersed around the development, with a community building that would frame a community terrace with outdoor seating, an enclosed dog park, bicycle parking, two community gardens with raised planter beds, and other outdoor amenities (DG 4.1.42, 4.1.45). 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 while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). 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 (DG 1.2.11).

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.*

The type of construction of the apartment building would be wood frame supported by perimeter foundations. The exterior materials would be a combination of stucco and HardiePlank siding, and metal finishes. Architectural accents would be incorporated, providing an aesthetically appealing, traditional ranch-style exterior with low-pitched gable and hip roofs that blend with the character of the surrounding neighborhood.

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 apartment complex is well setback from Tonea Way with the one-story community building sited closest to the street at over 40 feet from the front property line. Parking is provided along a loop with two access driveways along Tonea Way. Four of the seven apartment buildings border the north property line where they are located farthest from neighboring single-family residences and closest to DeGarmo Park. In addition, outdoor amenities such as the dog park and community gardens would create a buffer between surrounding existing development and proposed onsite vehicular access and parking areas. Consequently, the development should not unnecessarily block views from other structures or dominate its surroundings (DG 1.2.13).

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.*

The landscape design includes a variety of trees and shrubs with moderate to low water use. The design will complement the proposed apartment complex and outdoor amenities, help to screen certain portions of the site, and provide sufficient visual relief to create an attractive environment.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 21-23 (Tonea Senior Apartments). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Senior housing projects are required to provide 1 parking space per 2 dwelling units and half of the spaces shall be covered. Based on these requirements, 52 parking spaces are required for the proposed project, with a minimum of 26 spaces covered. A total of 71 vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. The site plan shall be revised to include at least 26 spaces to be covered by carports or garages, subject to final approval by planning staff in conjunction with building permits.
7. The Urban Forest Manager has documented that crape myrtle is the most abundant tree species in Chico and recommends that new development should avoid planting more at this time. To support a diversity of trees within the urban forest, replace the proposed crape myrtles on the landscape plan with other appropriate accent species, such as dogwood, hornbeam, redbud and/or Japanese maple. Prior to building permit issuance, provide a revised landscape plan demonstrating compliance with this condition.
8. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and

methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

9. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.
10. Mitigation Measures (i.e., of the Environmental Impact Report for the Northwest Chico Specific Plan) as delineated in the Mitigation Monitoring Program document approved by City Council on December 6, 2005, are hereby adopted and incorporated by reference. See Attachment F, Northwest Chico Specific Plan Final EIR Mitigation Monitoring Program, for specifics on the following Mitigation Measures: AIR-1a, AIR-1b, BIO-1b, BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, CULT-1, CULT-3a, CULT-3b, GEO-1, HYDRO-3, NOI-1, and TRAF-5.
11. 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 (3)

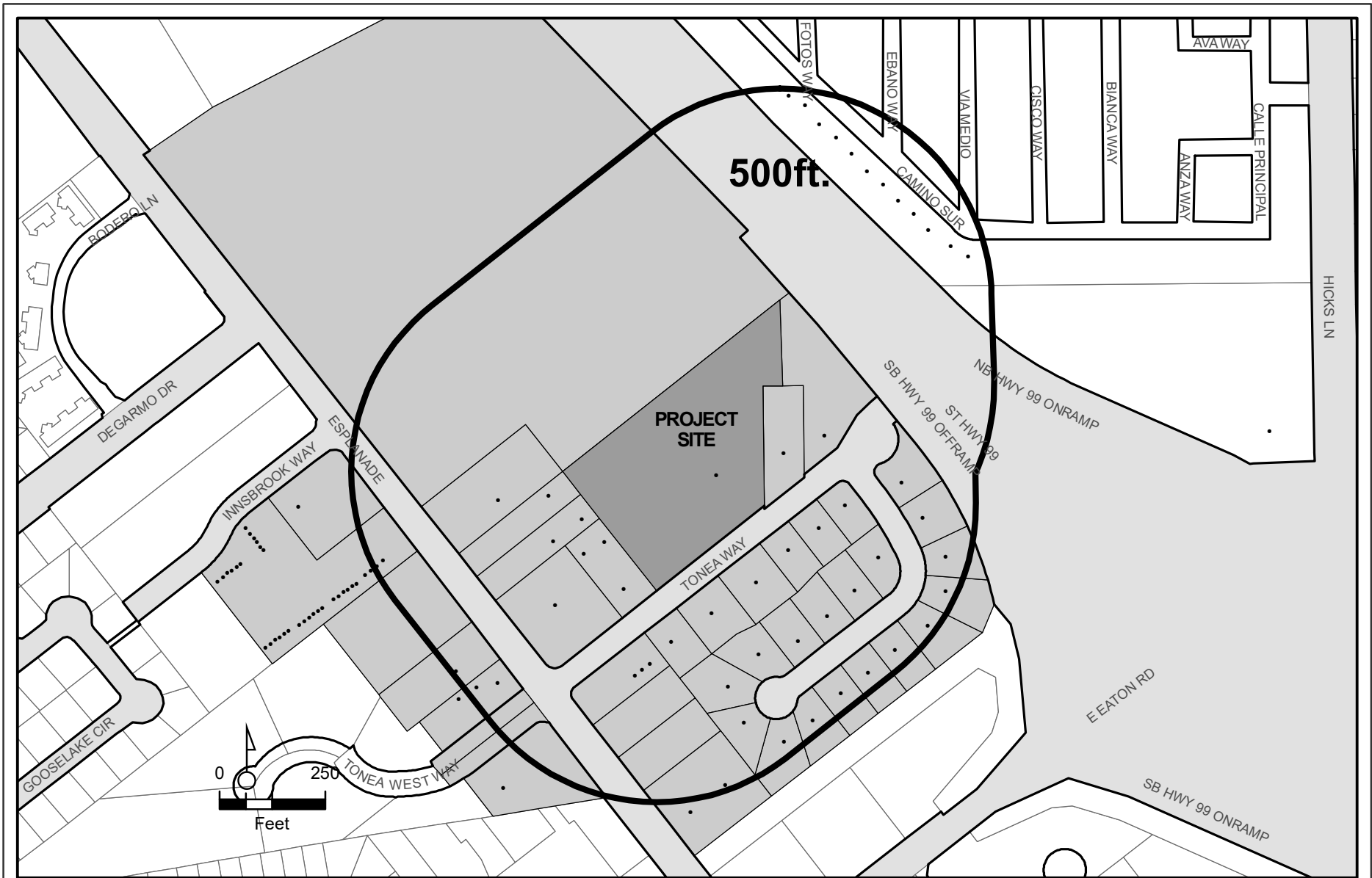
Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
File: AR 21-23

External (7)

Tonea Seniors, L.P., Attn: Maurice Ramirez, 9 Cushing, Suite 200, Irvine, CA 92618, Email: maurice@domusd.com
Monique Hastings, Email: mhastings@newportpartners.com
Studio T-SQ, Inc., Attn: Robert Lindley, 1970 Broadway, Suite 615, Oakland, CA 94612, Email: rlindley@studiot-sq.com
Brian Firth Landscape Architects Inc., Attn: Jason Bisho, 627 Broadway St., Suite 220, Chico, CA 95928, Email: jason@bfladesign.com
W.G. Civil Engineers, Inc., Attn: Wesley E. Gilbert, 140 Yellowstone Dr., Suite 110, Chico, CA 95973, Email: wes@wgilbertengineering.com
Kevin Kramer, Ramar Investments, 721 W. 11th St., Apt. 18, Chico, CA 95928, Email: kevinkramer@yahoo.com
Chuck Tatreau, Email: chuck.tatreau@yahoo.com

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Architectural Elevations
- E. Material Board
- F. Landscape Plan
- G. Mitigation Monitoring Program for the Northwest Chico Specific Plan



184 Tonea Way
 APN 006-220-015-000

- Noticed Parcels
- Noticed Addresses





June 28, 2021

Tonea Senior Housing, Chico, CA
Project Description

Tonea Senior Housing, occupying a 4-acre site, is conceived to fit respectfully into an established neighborhood while providing much-needed affordable housing for a senior population. To the south and east are single-family homes, to the west are single-family and commercial uses, and to the north is a large public park. Tonea provides 104 total apartments and a community center, including 103 1BR units and one 2BR manager unit in a village-like setting of 1 and 2-story structures. The community building at the heart of the site will frame a landscaped plaza and provide a one-story scale along the public street frontage, well setback with attractive landscaping. 80% of the mature existing site trees are being preserved and will be featured elements of the generous open space.

Parking is provided along a loop drive that also serves as access for emergency vehicles. A network of pedestrian pathways link all the buildings and amenities on site as well as providing a connection to the public park. Much of the housing borders the north property line where it is farthest from single family neighbors and takes advantage of broad views to the park open space. Setbacks from east and west neighbors are generous to preserve privacy, mature trees, and the established rural vibe of the neighborhood.

The community building features a centralized mail room, management offices and a large multi-use community room with kitchen. A trellis-lined "front porch" on the south side is a friendly gesture to Tonea Way and on the north side is the community terrace for larger outdoor gatherings within an enclosed "court". Along the site's east landscaped buffer area are two community gardens for resident use cultivating fruits and vegetables. Bicycle parking is also provided, conveniently dispersed on site near building entries. Half of the living units as well as the community building are on the ground level, fully accessible to people with impaired mobility. The balance of units will be "walk-ups" to the second floor.

The architectural expression is traditional ranch-style, with low-pitched gable and hip roofs to compliment the established historic neighborhood style. The massing preserves a feeling of openness as well as good sun and light access for all units. With several large sloped roofs facing south, the project is well oriented to include a sizable solar PV system. It is intended that the project will be all-electric to reduce green-house gas emissions and will feature high levels of building envelope insulation and energy-efficient lighting and equipment. The landscaping will be selected to be native, drought tolerant and low water using varieties.



STUDIO T SQUARE 2

Architecture

Planning

Urban Design

115 Pine Ave. Ste. 425
Long Beach, California, 90802
(562) 436 - 3624

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TONEA SENIOR APARTMENTS
184 TONEA WAY, CHICO CA. 95973
TONEA SENIOR, L.P.
1430 5th Street, Ste. 101
Santa Monica, California

REVISIONS

DESCRIPTION	DATE

SHEET TITLE

BUILDING 5 ELEVATIONS & BUILDING MATERIALS

Job No. 21034
Date. 10/29/2021
Scale. 1/8" = 1'-0"
Drawn By. Author

SHEET NUMBER



BUILDING 5- WEST ELEVATION 1/8" = 1'-0" 4



BUILDING 5- EAST ELEVATION 1/8" = 1'-0" 2



BUILDING 5- SOUTH ELEVATION 1/8" = 1'-0" 3



BUILDING 5- NORTH ELEVATION 1/8" = 1'-0" 1



FIBER CEMENT BATTEN BOARD SIDING
COLOR: 23 "SWISS COFFEE"



FIBER CEMENT LAP SIDING
COLOR: 306 "IRONWOOD"



LIGHT GREY STUCCO FINISH
COLOR: 9283 "THUMPER"



DARK GREY STUCCO FINISH
COLOR: 9229 "OUTLAW"



COMPOSITE SHINGLE ROOFING
CAERTANTEED LANDMARK SOLARIS
"WEATHER WOOD"
COLOR:



COMPOSITE RAILING
6" HORIZONTAL TREX "TRANSCEND"
COMPOSITE BOARDS
COLOR "TIKI TORCH"



STOREFRONT DOORS
COLOR: DARK BRONZE ANODIZED
STOREFRONT



VINLY WINDOW
MILGARD-STYLE LINE V250
COLOR: WHITE

11/3/2021 6:53:53 PM

BUILDING MATERIALS:



STUDIO T SQUARE 2

Architecture
Planning
Urban Design
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TONEA SENIOR APARTMENTS
184 TONEA WAY, CHICO CA. 95973
TONEA SENIOR, L.P.
1430 5th Street, Ste. 101
Santa Monica, California

REVISIONS

DESCRIPTION	DATE
-------------	------

SHEET TITLE
BUILDING 7
ELEVATIONS

Job No. 21034
Date. 10/29/2021
Scale. 1/8" = 1'-0"
Drawn By. Author

SHEET NUMBER

A16

S.CHEMATIC DESIGN SET



BUILDING 7- SOUTH ELEVATION 1/8" = 1'-0" 3



BUILDING 7- NORTH ELEVATION 1/8" = 1'-0" 4



BUILDING 7- WEST ELEVATION 1/8" = 1'-0" 2



BUILDING 7- EAST ELEVATION 1/8" = 1'-0" 1



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STUDIO T SQUARE 2

Architecture
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TONEA SENIOR APARTMENTS
184 TONEA WAY, CHICO CA. 95973
TONEA SENIOR, L.P.
1430 5th Street, Ste. 101
Santa Monica, California

REVISIONS

DESCRIPTION	DATE

SHEET TITLE
COMMUNITY BUILDING & TRASH ENCLOSURE ELEVATIONS

Job No. 21034
Date. 10/29/2021
Scale 1/8" = 1'-0"
Drawn By. Author

SHEET NUMBER

Attachment D17

SCHEMATIC DESIGN SET

COMPOSITE SHINGLE ROOFING
VINYL WINDOWS
FIBER CEMENT BATTEN BOARD SIDING
FIBER CEMENT TRIM
FIBER CEMENT LAP SIDING

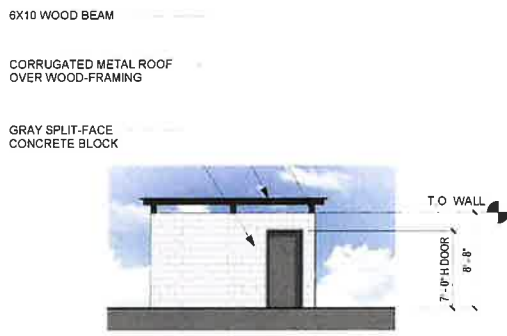


COMMUNITY BUILDING - NORTHELEVATION 1/8" = 1'-0" 3

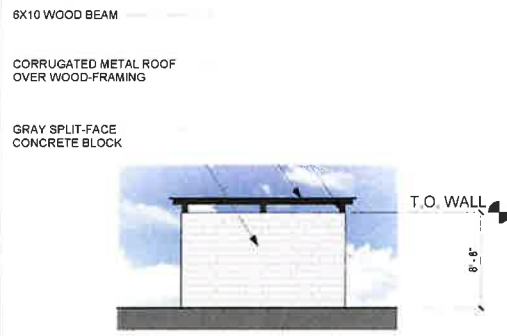
TRELLIS
STOREFRONT DOOR
COMPOSITE SHINGLE ROOFING
FIBER CEMENT TRIM
FIBER CEMENT BATTEN BOARD SIDING
FIBER CEMENT LAP SIDING
VINYL WINDOWS



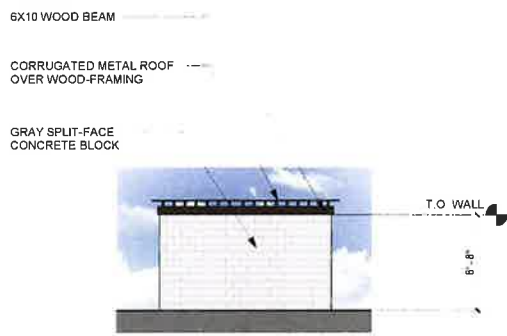
COMMUNITY BUILDING - SOUTH ELEVATION 1/8" = 1'-0" 2



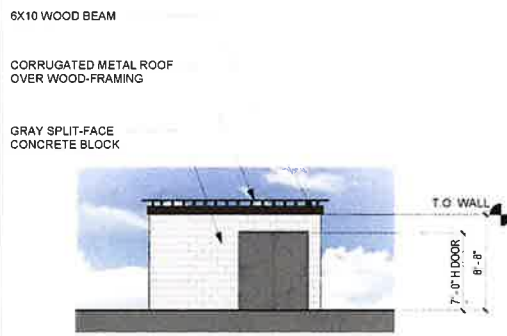
TRASH ENCLOSURE - SIDE ELEVATION 1/8" = 1'-0" 8



TRASH ENCLOSURE - SIDE 2 ELEVATION 1/8" = 1'-0" 6



TRASH ENCLOSURE - BACK ELEVATION 1/8" = 1'-0" 7



TRASH ENCLOSURE - FRONT ELEVATION 1/8" = 1'-0" 5



COMMUNITY BUILDING - WEST ELEVATION 1/8" = 1'-0" 4



COMMUNITY BUILDING - EAST ELEVATION 1/8" = 1'-0" 1

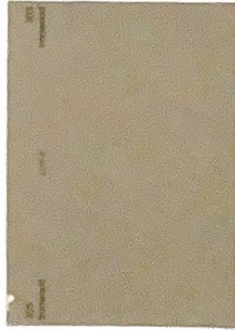


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FIBER CEMENT LAP SIDING

- James Hardie - HardiePlank
- Material Reference Only, Painted A1
 - Smooth Finish Lap Siding
 - Aluminum Corner Trim - Color Matched



A1 Paint
Kelly Moore
Color: 305 Ironwood



Architecture
Planning
Urban Design

1070 Broadway Suite 610
Oakland California 94612
Phone: 415-398-5550

1000 California Street Suite 1000
San Francisco CA 94109
Phone: 415-774-1100
1000 Market Street Suite 1000
San Francisco CA 94102
Phone: 415-774-1100
1000 Montgomery Street Suite 1000
San Francisco CA 94133
Phone: 415-774-1100

TONEA SENIOR APARTMENTS
156 TONEA WAY CHICO CA 95973

TONEA SENIOR, L.P.

Sheet Title
MATERIAL BOARD

Job No: 21034
Date: 12/23/2021
Scale:
Drawn By:

Sheet No:

M1

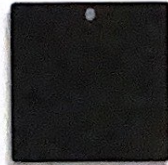


FIBER CEMENT BOARD AND BATTEN

- James Hardie - HardieTrim
- Material Reference Only, Painted A2
 - Smooth Batten Boards



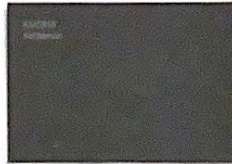
A2 Paint
Kelly Moore
Color: 23 Swiss Coffee



A5-1 PAINTED STEEL FENCING
Color Reference Only
Color: Black



A5-3 COMPOSITE RAILING
Trex, Transcend Series, 6" Horizontal Composite Board
Color: Tiki Torch



A5-2 POWER COATED STEEL
HORIZONTAL BAR GUARDRAIL
Color Reference Only
Color: KM5818 Kettleman



STUCCO FINISH
Omega Products

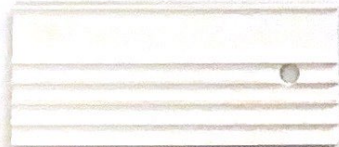
- Material Reference Only, Painted A3-1, A3-2
- Cementitious Stucco with 16/20 finish



A3-1 Stucco Color
Omega Products
Color: 9263 Thumper



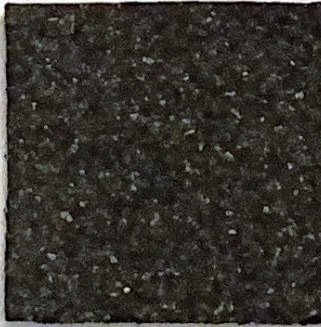
A3-2 Stucco Color
Omega Products
Color: 9229 Outlaw



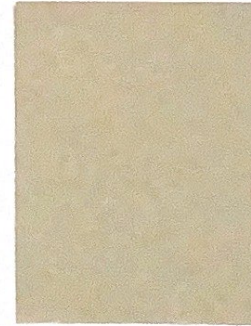
A4-1 VINYL WINDOW
Milgard, Style Line Series
Color: White



A4-2 STOREFRONT / LIGHT FIXTURES
Color Reference Only
Color: Dark Bronze



A6-1 COMPOSITION SHINGLE ROOF
CertainTeed, Landmark Series
Color: Weathered Wood
(Cool Roof Rated)



A6-2 WOOD FACIA AND GUTTER
Color Reference Only
Color: SW 7506 Loggia



STUDIO
T SQUARE

Architecture
Planning
Urban Design

1970 Broadway, Suite 615
Oakland, California 94612
(510) 451-2250

PROJECT NO. 2021-0010-00000000000000
DATE: 12/23/2021
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: AS SHOWN
SHEET NO. [REDACTED]

TONEA SENIOR APARTMENTS
184 TONEA WAY, CHICO, CA 95973

TONEA SENIOR, L.P.

Sheet Title
BUILDING ELEVATIONS

Job No: 21034
Date: 12/23/2021

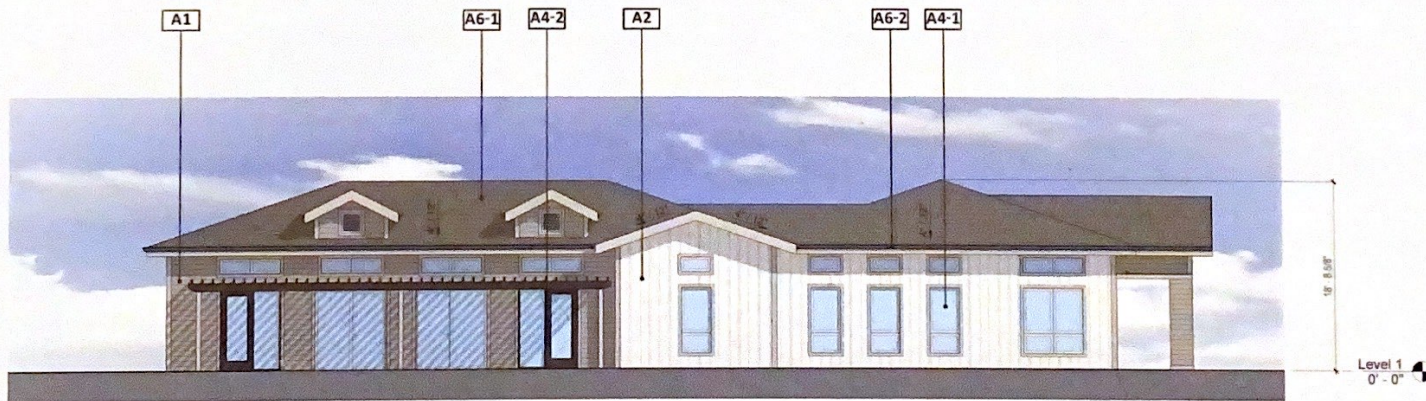
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Drawn By:

Sheet No:

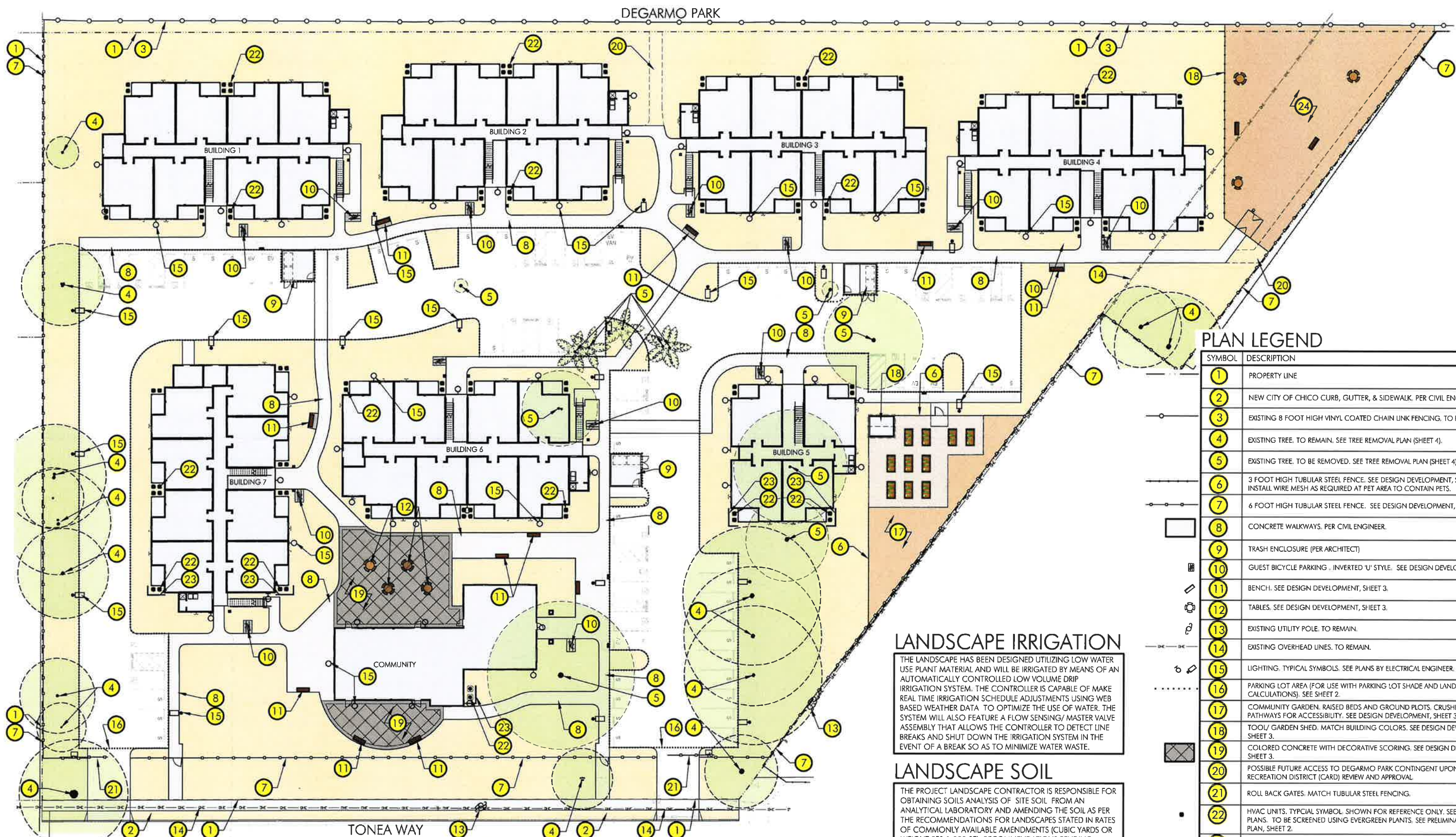
M2



BUILDING 1 - SOUTH ELEVATION | 1/8"=1'-0" | 2



COMMUNITY BUILDING - SOUTH ELEVATION | 1/8"=1'-0" | 1



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	NEW CITY OF CHICO CURB, GUTTER, & SIDEWALK. PER CIVIL ENGINEER.
3	EXISTING 8 FOOT HIGH VINYL COATED CHAIN LINK FENCING. TO REMAIN.
4	EXISTING TREE. TO REMAIN. SEE TREE REMOVAL PLAN (SHEET 4).
5	EXISTING TREE. TO BE REMOVED. SEE TREE REMOVAL PLAN (SHEET 4).
6	3 FOOT HIGH TUBULAR STEEL FENCE. SEE DESIGN DEVELOPMENT, SHEET 3. INSTALL WIRE MESH AS REQUIRED AT PET AREA TO CONTAIN PETS.
7	6 FOOT HIGH TUBULAR STEEL FENCE. SEE DESIGN DEVELOPMENT, SHEET 3.
8	CONCRETE WALKWAYS. PER CIVIL ENGINEER.
9	TRASH ENCLOSURE (PER ARCHITECT)
10	GUEST BICYCLE PARKING. INVERTED 'U' STYLE. SEE DESIGN DEVELOPMENT, SHEET 3.
11	BENCH. SEE DESIGN DEVELOPMENT, SHEET 3.
12	TABLES. SEE DESIGN DEVELOPMENT, SHEET 3.
13	EXISTING UTILITY POLE. TO REMAIN.
14	EXISTING OVERHEAD LINES. TO REMAIN.
15	LIGHTING. TYPICAL SYMBOLS. SEE PLANS BY ELECTRICAL ENGINEER.
16	PARKING LOT AREA (FOR USE WITH PARKING LOT SHADE AND LANDSCAPE CALCULATIONS). SEE SHEET 2.
17	COMMUNITY GARDEN. RAISED BEDS AND GROUND PLOTS. CRUSHED WALK PATHWAYS FOR ACCESSIBILITY. SEE DESIGN DEVELOPMENT, SHEET 3.
18	TOOL/ GARDEN SHED. MATCH BUILDING COLORS. SEE DESIGN DEVELOPMENT, SHEET 3.
19	COLORLED CONCRETE WITH DECORATIVE SCORING. SEE DESIGN DEVELOPMENT, SHEET 3.
20	POSSIBLE FUTURE ACCESS TO DEGARMO PARK CONTINGENT UPON CHICO AREA RECREATION DISTRICT (CARD) REVIEW AND APPROVAL.
21	ROLL BACK GATES. MATCH TUBULAR STEEL FENCING.
22	HVAC UNITS. TYPICAL SYMBOL. SHOWN FOR REFERENCE ONLY. SEE ARCHITECT'S PLANS. TO BE SCREENED USING EVERGREEN PLANTS. SEE PRELIMINARY PLANTING PLAN, SHEET 2.
23	HVAC SCREEN WALL. TO MATCH BUILDING MATERIALS AND COLOR.
24	PET AREA. CRUSHED ROCK SURFACE WITH FURNISHINGS AND WASTE STATION. SEE DESIGN DEVELOPMENT, SHEET 3.

LANDSCAPE IRRIGATION

THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKE REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED WEATHER DATA TO OPTIMIZE THE USE OF WATER. THE SYSTEM WILL ALSO FEATURE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT ALLOWS THE CONTROLLER TO DETECT LINE BREAKS AND SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A BREAK SO AS TO MINIMIZE WATER WASTE.

LANDSCAPE SOIL

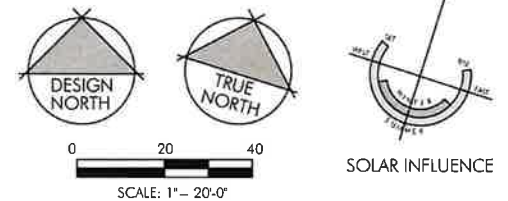
THE PROJECT LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOILS ANALYSIS OF SITE SOIL FROM AN ANALYTICAL LABORATORY AND AMENDING THE SOIL AS PER THE RECOMMENDATIONS FOR LANDSCAPES STATED IN RATES OF COMMONLY AVAILABLE AMENDMENTS (CUBIC YARDS OR WEIGHT PER 1,000 SF). RECOMMENDATIONS PENDING LABORATORY ANALYSIS.

TONEA SENIOR APARTMENTS

PRELIMINARY LANDSCAPE SITE PLAN

SHEET 1

PREPARED FOR:
TONEA SENIORS, L.P.
 4601 WILSHIRE BLVD, SUITE 235
 LOS ANGELES, CALIFORNIA 90010



PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 427 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
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Attachment F

DATE: OCTOBER 28, 2021
 BFLA PROJECT NUMBER: 2290



SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			33,610 SF	
40 FOOT DIAMETER TREES				
G	314 SF	3	942 SF	2%
H	628 SF	9	5,652 SF	16%
T	942 SF	10	9,420 SF	28%
F	1,756 SF	7	2,512 SF	7%
20 FOOT DIAMETER TREES				
G	78 SF	3	234 SF	<1%
H	157 SF	0	0	0
T	235 SF	0	0	0
F	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			18,760 SF	55%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	33,610 SF	
PARKING LOT LANDSCAPE	2,537 SF	7.5%

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
[Symbol]	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	LOW	14
[Symbol]	LILYUS PARVIFOLIA CHINESE ELIX	15 GAL	LOW	12
[Symbol]	ZELKOVA SERRATA 'SCHMIDLOW' WIRELESS ZELKOVA	15 GAL	LOW	6
[Symbol]	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 GAL	LOW	11
[Symbol]	QUERCUS LOBATA VALLEY OAK	15 GAL	LOW	4
[Symbol]	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA CRAPE MYRTLE (STANDARD FORM)	15 GAL	LOW	20
[Symbol]	LAURUS NORIS SARATOGA SARA OIGA LAUREL (MULTI-TRUNKED SPECIMENS)	15 GAL	LOW	11

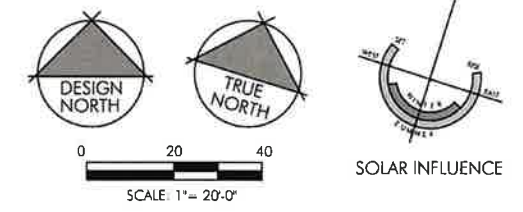
SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
[Symbol]	CERCOS OCCIDENTALIS WESTER REDBUDD	5 GAL	LOW	24
[Symbol]	DICES BICOLOR FORTNIGHT LILY	5 GAL	LOW	273
[Symbol]	RHAMNUS CALIFORNICA COFFEEBERRY	5 GAL	LOW	82
[Symbol]	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL	LOW	378
[Symbol]	ARCTOSTAPHYLOS HOWARD MCMINN MCMINN MANZANITA	5 GAL	LOW	109
[Symbol]	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	5 GAL	LOW	173
[Symbol]	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL	LOW	44
[Symbol]	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	LOW	68
[Symbol]	PHORMIUM TENAX 'ATROPURPUREUM' PURPLE-RED NEW ZEALAND FLAX	5 GAL	LOW	36
[Symbol]	CISTUS X FULVESCENS 'SUNSET' MAGENTA ROCK ROSE	5 GAL	LOW	87
[Symbol]	ZALUSCHNERIA CALIFORNICA CALIFORNIA FUCHSIA	1 GAL	LOW	95
GROUND COVER				
[Symbol]	JUNIPERUS CONFERTA SHORE JUNIPER	1 GAL	LOW	160
[Symbol]	ARCTOSTAPHYLOS LIVA 'LRS' WOODS COMPACT MANZANITA	1 GAL	LOW	460

TONEA SENIOR APARTMENTS

PRELIMINARY LANDSCAPE PLANTING PLAN

PREPARED FOR:
TONEA SENIORS, L.P.
 4601 WILSHIRE BLVD, SUITE 235
 LOS ANGELES, CALIFORNIA 90010



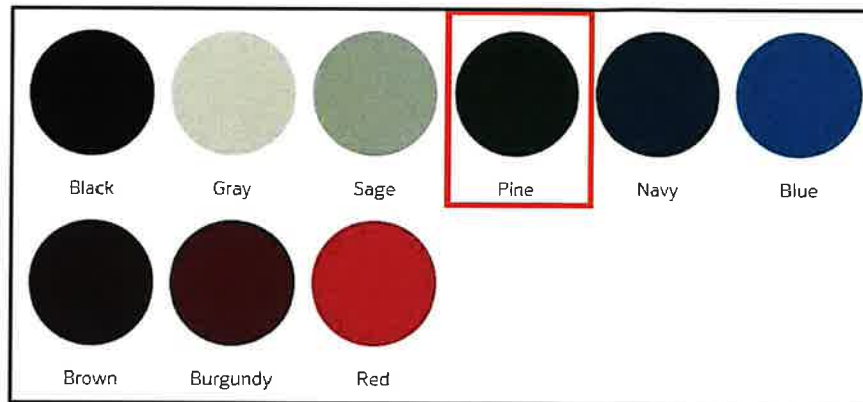
SHEET 2

PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
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 www.BFLAdesign.com www.facebook.com/BFLAdesign

Attachment F
 DATE: OCTOBER 28, 2021
 BFLA PROJECT NUMBER: 2290



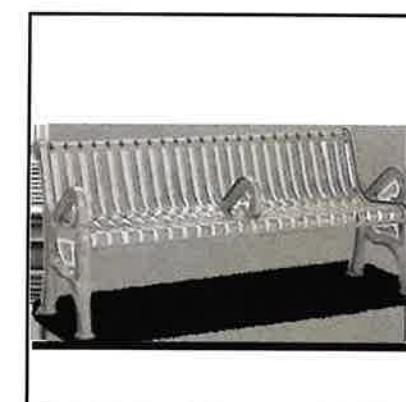
TUBULAR STEEL FENCING (3 AND 6 FOOT HIGH)



SITE FURNISHING COLOR SELECTION



ADA ACCESSIBLE TABLE



BENCH



BICYCLE PARKING



COMMUNITY GARDEN



TOOL/ GARDEN SHED



COLORLED CONCRETE WITH DECORATIVE SCORING



PET AREA



TONEA SENIOR APARTMENTS

LANDSCAPE CALCULATIONS AND DESIGN DEVELOPMENT

SHEET 3

PREPARED FOR:

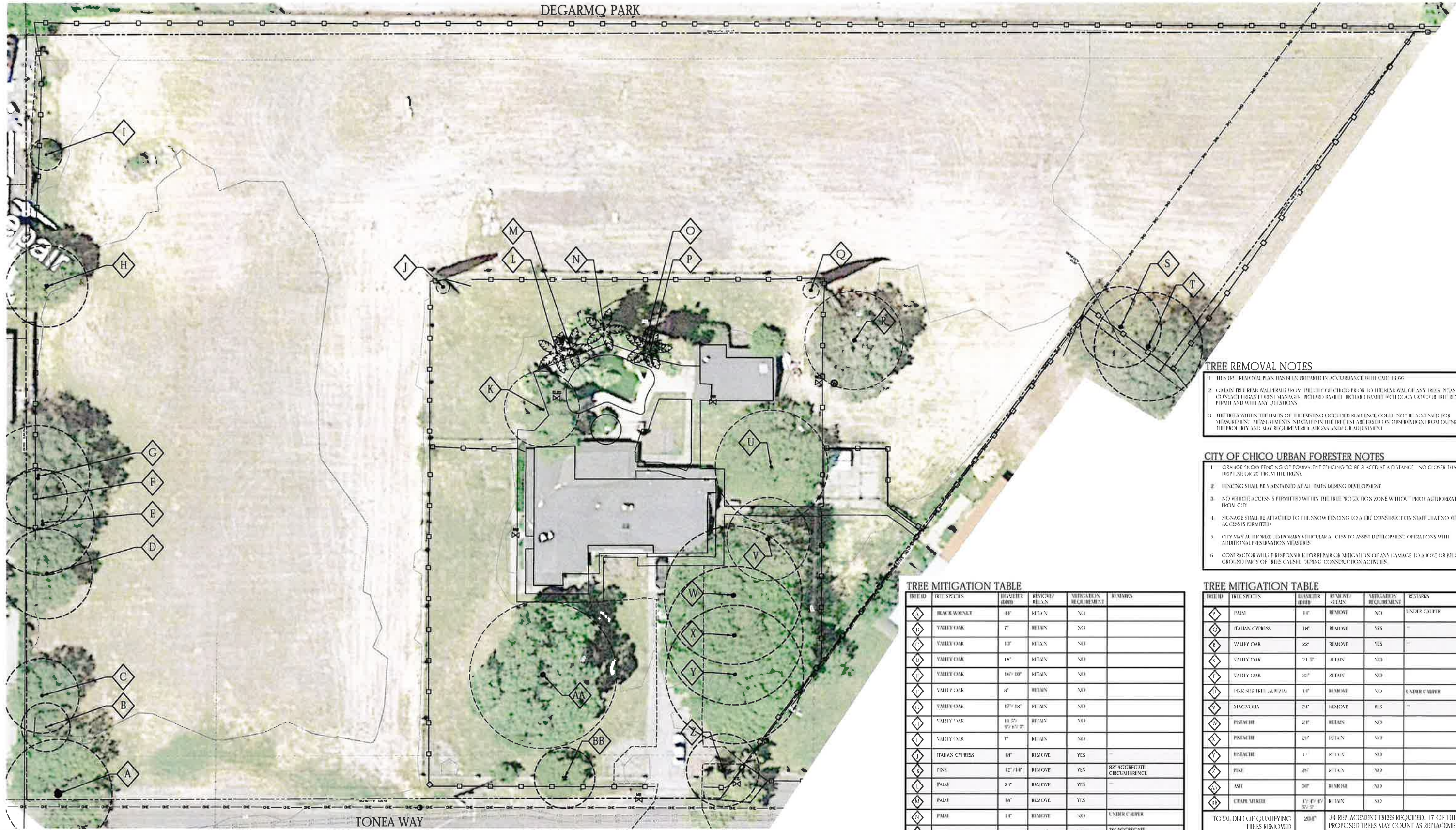
TONEA SENIORS, L.P.
4601 WILSHIRE BLVD, SUITE 235
LOS ANGELES, CALIFORNIA 90010

PREPARED BY:

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DATE: OCTOBER 25, 2021
BFLA PROJECT NUMBER: 2290



TREE REMOVAL NOTES

1. THIS TREE REMOVAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CMC 16.66
2. OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF CHICO PRIOR TO THE REMOVAL OF ANY TREES. PLEASE CONTACT URBAN FOREST MANAGER RICHARD BARNETT, RICHARD.BARNETT@CHICOGA.GOV FOR TREE REMOVAL PERMIT AND WITH ANY QUESTIONS.
3. THE TREES WITH THE TRUNKS OF THE EXISTING OCCUPIED RESIDENCE COULD NOT BE ACCESSED FOR MEASUREMENT. MEASUREMENTS INDICATED IN THE TREE LIST ARE BASED ON OBSERVATION FROM OUTSIDE OF THE PROPERTY AND MAY REQUIRE VERIFICATIONS AND/OR ADJUSTMENT.

CITY OF CHICO URBAN FORESTER NOTES

1. ORANGE SNOW FENCING OF EQUIVALENT FENCING TO BE PLACED AT A DISTANCE NO CLOSER THAN THE DRIP LINE OR 20' FROM THE TRUNK.
2. FENCING SHALL BE MAINTAINED AT ALL TIMES DURING DEVELOPMENT.
3. NO VEHICLE ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR AUTHORIZATION FROM CITY.
4. SIGNAGE SHALL BE ATTACHED TO THE SNOW FENCING TO ALERT CONSTRUCTION STAFF THAT NO VEHICLE ACCESS IS PERMITTED.
5. CITY MAY AUTHORIZE TEMPORARY VEHICULAR ACCESS TO ASSIST DEVELOPMENT OPERATIONS WITH ADDITIONAL PRESERVATION MEASURES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR MITIGATION OF ANY DAMAGE TO ABOVE OR BELOW GROUND PARTS OF TREES CAUSED DURING CONSTRUCTION ACTIVITIES.

TREE MITIGATION TABLE

TREE ID	TREE SPECIES	DIAMETER @DBH	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	BLACK WALNUT	4"	RETAIN	NO	
2	VALLEY OAK	7"	RETAIN	NO	
3	VALLEY OAK	13"	RETAIN	NO	
4	VALLEY OAK	18"	RETAIN	NO	
5	VALLEY OAK	16" / 10"	RETAIN	NO	
6	VALLEY OAK	8"	RETAIN	NO	
7	VALLEY OAK	17" / 16"	RETAIN	NO	
8	VALLEY OAK	11.5" / 9" / 8" / 7"	RETAIN	NO	
9	VALLEY OAK	7"	RETAIN	NO	
10	ITALIAN CYPRESS	18"	REMOVE	YES	
11	PINE	12" / 14"	REMOVE	YES	82' AGGREGATE CIRCUMFERENCE
12	PALM	24"	REMOVE	YES	
13	PALM	18"	REMOVE	YES	
14	PALM	11"	REMOVE	NO	UNDER CUPPER
15	PALM	12" / 12"	REMOVE	YES	79' AGGREGATE CIRCUMFERENCE

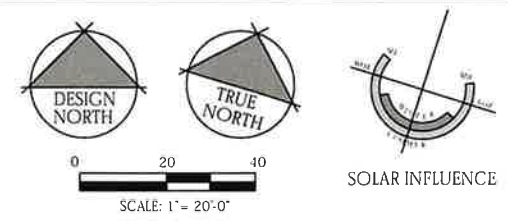
TREE MITIGATION TABLE

TREE ID	TREE SPECIES	DIAMETER @DBH	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
16	PALM	14"	REMOVE	NO	UNDER CUPPER
17	ITALIAN CYPRESS	18"	REMOVE	YES	
18	VALLEY OAK	22"	REMOVE	YES	
19	VALLEY OAK	21.3"	RETAIN	NO	
20	VALLEY OAK	25"	RETAIN	NO	
21	PINK SHED BIRCH/PAW	14"	REMOVE	NO	UNDER CUPPER
22	MAGNOLIA	24"	REMOVE	YES	
23	PISTACHE	24"	RETAIN	NO	
24	PISTACHE	26"	RETAIN	NO	
25	PISTACHE	17"	RETAIN	NO	
26	PINE	8"	RETAIN	NO	
27	ASH	30"	REMOVE	NO	
28	CRAP MYRTLE	1" / 4" / 3" / 2" / 2"	RETAIN	NO	
TOTAL DBH OF QUALIFYING TREES REMOVED		204"	34 REPLACEMENT TREES REQUIRED. 17 OF THE PROPOSED TREES MAY COUNT AS REPLACEMENT TREES, IN LEU FEES FOR 17 TREES ARE REQUIRED.		

TONEA SENIOR APARTMENTS

TREE REMOVAL PLAN

PREPARED FOR:
 TONEA SENIORS, L.P.
 4601 WILSHIRE BLVD, SUITE 235
 LOS ANGELES, CALIFORNIA 90010



SHEET 4

PREPARED BY:
 BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
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 PHONE: (530) 899-1130
 www.bfllandscape.com
 DATE: OCTOBER 15, 2021
 BELA PROJECT NUMBER: 2290

Attachment F

TABLE 1-1: MASTER MITIGATION MONITORING PROGRAM FOR THE NORTHWEST CHICO SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
AIR QUALITY					
<p>Mitigation Measure AIR-1a: Dust control measures are contained in the City of Chico’s Best Practices Manual which are reasonable and feasible. If implemented properly, such measures would prevent visible dust clouds from spreading beyond the construction site and affecting residences. The following measures shall be implemented during all construction in the Plan Area:</p> <ul style="list-style-type: none"> ◆ Water all active construction areas at least twice daily. The frequency should be based on the type of operation, soil conditions and wind exposure. ◆ If necessary, apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emissions shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays). ◆ Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown. 	Applicant	Applicant	Prior to issuance of grading permit, applicable notes shall be placed on grading plans.	Planning Division & Public Works	
			At the onset of construction, monitoring for compliance with air quality mitigation shall commence.	Public Works	Weekly during construction
Mitigation Measure AIR-1a, continued:					
◆ Limit vehicle speeds to 15 mph on unpaved roads.					

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<ul style="list-style-type: none"> ◆ Suspend land clearing, grading, earth moving, or excavation activities when wind speeds exceed 20 mph ◆ If applicable, apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operation and hydroseed the area. ◆ Cover inactive storage piles. ◆ Each project applicant shall consult with the Butte County Air Quality Management District about the application of a paved (or dust palliative treated) apron onto each project site. ◆ Sweep or wash paved streets adjacent to each site where visible silt or mud deposits have accumulated due to construction activities. ◆ Maintain equipment engines in good condition and do not allow equipment to be left idling for long periods. ◆ Post a publicly visible sign at each construction site with the name and telephone number of the person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rules 200 and 205 (Nuisance and Fugitive Dust Emissions). 					

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<ul style="list-style-type: none"> ◆ Prior to final occupancy, the applicant must demonstrate that all ground surfaces are treated sufficiently to minimize fugitive dust emissions. Fugitive dust emissions are considered dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces. 					
<p><u>Mitigation Measure AIR-1b:</u> The following measures would reduce NOx and diesel particulate matter emissions from construction equipment.</p>	Applicant	Applicant	Prior to issuance of grading permit.	Planning Division & Public Works	Weekly during construction
<ul style="list-style-type: none"> ◆ Prior to construction of any project in the Plan Area,, project applicants shall provide a plan for approval by the City and BCAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. The project representative shall also submit to the City a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction. 					

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<u>Mitigation Measure AIR-1b, continued:</u>					
<ul style="list-style-type: none"> ◆ Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 					
<ul style="list-style-type: none"> ◆ Monitoring shall be required to ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City shall be notified within 48 hours of identification of non-compliant equipment. . 			During construction	Public Works	On-going
<ul style="list-style-type: none"> ◆ A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The City and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other BCAQMD or state rules or regulations 			During construction	Public Works	Weekly

BIOLOGY

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<u>Mitigation Measure BIO-1a:</u> Prior to issuance of a grading and/or use permit for the levee trail, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the CDFG Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of a stream. All construction shall be in accordance with the conditions of any such permits.	Planning Division	Applicant (per NCSP Nexus Study)	Prior to issuance of grading permit	Planning Division CDFG	City does not issue grading or use permits until streambed permit acquired. CDFG monitor construction.
<u>Mitigation Measure BIO-1b:</u> Disturbance within the in-channel areas of Mud Creek and Sycamore Creeks shall be avoided to the maximum extent practicable. Where avoidance is infeasible because of necessary drainage or temporary construction impacts, the project applicant shall be required to consult with the NOAA Fisheries Service and USFWS as part of the CWA Section 404 authorization to determine appropriate measures to avoid impacts to special-status fish species. Timing for any construction activities within Mud Creek and Sycamore Creek shall be determined based on consultation with USFWS, NOAA Fisheries Service, and CDFG in accordance with specified recommendations.	Applicant/City of Chico	Applicant (per NCSP Nexus Study)	Prior to issuance of grading permit	USFWS & City of Chico	Weekly during disturbance to creek channel

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p><u>Mitigation Measure BIO-2:</u> A wetland delineation, including seasonal wetlands, shall be conducted by a qualified wetland specialist for proposed development sites within the Plan Area. The wetland delineation shall be submitted to the Corps for verification. If no jurisdictional waters are present, then no additional steps are necessary. If jurisdictional waters are present on a proposed development site and can not be avoided, an application shall be submitted to the Corps and RWQCB to obtain necessary authorizations under the CWA and any other applicable federal and state regulations prior to issuance of a grading permit. Any jurisdictional waters that are lost or disturbed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps mitigation guidelines. A detailed wetland mitigation and monitoring plan shall be prepared by a qualified wetland specialist. Habitat restoration, rehabilitation, and/or replacement shall be at locations and by methods agreeable to the Corps and RWQCB.</p>	Applicant	Applicant	Prior to Tentative Map approval	Planning Division	One time Corps verification of survey
			Prior to issuance of grading permit	Planning Division & Army Corps of Engineers	Corps approve and monitor mitigation plan if necessary
				Planning Division & Army Corps of Engineers	Wetland avoidance monitoring during construction

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p>Mitigation Measure BIO-3: To the extent feasible, areas of potentially suitable habitat for special-status plant species shall be avoided in the Plan Area. These areas consist of possible seasonal wetlands if present on undeveloped parcels, and the remaining areas of relatively undisturbed grasslands, particularly along the west side of Highway 99 where the occurrence of adobe-lily has been reported by the CNDDDB. Where complete avoidance of suitable habitat is not feasible, the following steps shall be taken:</p> <ul style="list-style-type: none"> ◆ Prior to approval of tentative maps or building/grading plans, focused surveys for these species shall be conducted during the flowering season of each species by a qualified botanist to determine the presence or absence of each of the species within areas of proposed development. ◆ If no special-status plants are found during the focused surveys, then no further mitigation is required. ◆ If populations of special-status plant species are found, then a detailed mitigation plan shall be prepared which includes specifics on the species, habitat and natural community preservation/conservation strategies designed to protect this species, and compensatory mitigation developed in accordance with any CDFG and USFWS requirements. 	Applicant	Applicant	<p>Prior to tentative map approval or building/grading permits; During flowering season of each species</p> <p>Discovery of special-status plant species</p>	<p>Planning Division</p> <p>Planning Division and CDFG</p>	<p>Verify Pre-construction botanical survey</p> <p>CDFG approve and monitor mitigation plan</p>

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p><u>Mitigation Measure BIO-4:</u> Prior to approval of tentative maps or building/grading plans, a focused survey for elderberry shrubs shall be conducted by a qualified biologist for individual development parcels to determine presence or absence of habitat for VELB. If no elderberry shrubs are found on the parcel, then no further mitigation is required. If elderberry shrubs are found on any parcels to be developed, the development shall be designed to avoid removal or adverse impacts on the shrubs through compliance with the USFWS recommendation that a 100-foot buffer be established and maintained around elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level. If the removal of shrubs is unavoidable or the 100-foot buffer can not be provided, then a mitigation plan shall be prepared by a qualified invertebrate biologist in consultation with the USFWS. The plan shall do one or more of the following: a) implement an onsite mitigation and monitoring plan that includes transplantation of shrubs and planting of elderberry seedlings in a permanently protected location; or b) obtain credits for VELB habitat at a USFWS approved mitigation bank.</p>	Applicant	Applicant	Prior to approval of tentative maps or building/grading plans	Planning Division	Verify Pre-construction survey
				If elderberry is found	USFWS and Planning Division

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p><u>Mitigation Measure BIO-5:</u> Adequate measures shall be taken to prevent the loss of Swainson’s hawk nests and any essential foraging habitat consistent with CDFG guidelines (1994) and the City’s <i>Best Practices Technical Manual</i> (1998). The CDFG guidelines require mitigation for the removal of suitable Swainson’s hawk foraging habitat at a ratio determined by the distance to the nearest active nest. The appropriate required compensation ratio for mitigation of foraging habitat shall be determined on a project-by-project basis, since distributions of this species may change prior to the onset of proposed projects within the Plan Area. The mitigation for foraging habitat shall be accomplished either by developing a project-specific mitigation agreement that would be submitted to CDFG for approval or by purchasing Swainson’s hawk mitigation credits at a CDFG approved mitigation bank. It may also be feasible to combine this mitigation with wetland mitigation as mitigation lands for seasonal wetlands include grasslands that are also suitable for Swainson’s hawk foraging habitat. The following steps shall be taken to prevent the loss or abandonment of any active nests:</p>	Applicant	Applicant	Mitigation for foraging habitat should be done prior to recordation of Final Map or issuance of grading permit, whichever comes first	Planning Division	Verify payment of mitigation credits
<p><u>Mitigation Measure BIO-5, continued:</u></p> <ul style="list-style-type: none"> ◆ If grading or construction is proposed to occur during the Swainson’s hawk breeding season (March through August), a pre-construction survey shall be conducted by a qualified biologist, of suitable habitat within a 0.25-mile radius of construction, within 30 days prior to the onset of construction. ◆ If no Swainson’s hawk nests are found within the surveyed area, then grading and construction may proceed unless prohibited by Mitigation Measure BIO-5. 			Prior to issuance of grading permit and within 30 days prior to onset of construction	Planning Division	Verify pre-construction raptor survey

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<ul style="list-style-type: none"> ◆ If Swainson’s hawks are identified as nesting within a 0.25-mile radius of the development site, then the CDFG shall be consulted to determine whether a no-disturbance buffer would be required until any young have fledged, as determined by a qualified biologist. Impact avoidance measures shall be implemented pursuant to the CDFG mitigation guidelines. 			Prior to issuance of grading permit, if Swainson’s hawk nests are identified	CDFG & Planning Division	CDFG approve and monitor implementation of mitigation plan
<p>Mitigation Measure BIO-6: Adequate measures shall be taken to prevent the loss of burrowing owl nests consistent with CDFG mitigation guidelines (1995). This shall be accomplished by taking the following steps:</p> <ul style="list-style-type: none"> ◆ A preconstruction survey shall be conducted by a qualified biologist within 30 days prior to the onset of construction, and the area to be surveyed shall include the project site and a surrounding 250-foot-wide buffer zone. ◆ If no burrowing owls are detected, then no further mitigation is required. ◆ If active burrowing owl burrows are identified on the site, the burrows shall not be disturbed during the nesting season (February 1–August 31) or until a qualified biologist has determined that any young have fledged or the burrow has been abandoned. A no-disturbance buffer zone of 250-feet shall be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist. 	Applicant	Applicant	Prior to issuance of grading permit and within 30 days prior to onset of construction	Planning Division	Verify Pre-construction burrowing owl survey
			Prior to issuance of grading permit, if owl burrows are identified February 1—August 31	CDFG and Planning Division	CDFG monitor nest avoidance

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<u>Mitigation Measure BIO-6, continued:</u>					
<ul style="list-style-type: none"> ◆ If destruction of an occupied burrow is unavoidable during the non-breeding season (September – February), passive relocation of the burrowing owls shall be conducted by a qualified biologist in coordination with the CDFG and USFWS. Passive relocation involves installing a one-way door at the burrow entrance, which encourages owls to move from the occupied burrow. 			Prior to issuance of grading permit, if destruction of an occupied burrow is unavoidable during September 1–January 30	CDFG & Planning Division	CDFG approve and monitor passive relocation by a qualified biologist
<u>Mitigation Measure BIO-7:</u> Adequate measures shall be taken to avoid inadvertent take of raptor nests in active use. This shall be accomplished by taking the following steps:					
<ul style="list-style-type: none"> ◆ If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the onset of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction. ◆ If no active nests are identified during the survey period, or if development is initiated during the non-breeding season (September - February), grading and construction may proceed unless prohibited by the provisions in other mitigation measures.. 	Applicant	Applicant	Prior to issuance of grading permit, and within 30 days prior to construction if during March to August	Planning Division	Verify Pre-construction raptor survey Nest avoidance monitoring during construction

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<u>Mitigation Measure BIO-7, continued:</u>					
<ul style="list-style-type: none"> ◆ If raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be based on input received from the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no-disturbance zone shall be fenced with temporary orange construction fencing. 			Prior to issuance of grading permit and prior to construction, if raptor nest are found	CDFG & Planning Division	CDFG monitor nest avoidance
<ul style="list-style-type: none"> ◆ A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March – August). The report shall either confirm absence of any active nests or shall confirm that any young have fledged within a designated no-disturbance zone and construction can proceed. 			Prior to issuance of grading permit and prior to construction, during nesting season	Planning Division	Planning Division review report prior to grading and construction approval
<p><u>Mitigation Measure BIO-8:</u> Adequate measures shall be taken to prevent the loss of special-status bat species. This shall be accomplished by taking the following steps.</p> <ul style="list-style-type: none"> ◆ Prior to any grading, grubbing, or construction activities, a focused survey shall be conducted by a qualified biologist to determine the presence or absence of bats within suitable habitat on parcels proposed for development, focusing on older structures and mature trees proposed for removal. 	Applicant	Applicant	Prior to any demolition, tree removal grading or construction activities or approvals	Planning Department	Verify bat survey

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<ul style="list-style-type: none"> ◆ If no special-status bats are determined to be present, no further mitigation would be required. ◆ If special-status bats are determined to be present, technical assistance from the USFWS and CDFG shall be requested to determine suitable measures to avoid disturbances of roosting bats, prior to the onset of construction. Potential avoidance measures which may be required include safely flushing bats from day or night roosts prior to the onset of construction activities or removing the roosting site during the time of day the site is unoccupied. 			If special-status bats are found	CDFG	CDFG approve and monitor implementation of mitigation plan
COMMUNITY SERVICES					
<u>Mitigation Measure SERV-1a:</u> The Chico Urban Area Fire and Rescue Agreement shall be expanded to include all of the Plan Area.	Chico Fire Department and Butte County Fire and Rescue Department	Applicant (per City Nexus Study)	Prior to annexation of Plan Area	Planning Division	One time
<u>Mitigation Measure SERV-1b:</u> Upon Council adoption of the Northwest Chico Specific Plan, the proposed City Fire Station 7 at Eaton Road and Hicks Lane shall begin design work, including a ladder truck, and the station shall be completed and fully staffed by 2010.	Fire Department	Applicant (per City Nexus Study)	Upon Council adoption of the Northwest Chico Specific Plan	Planning Division	Get status reports bi-monthly
<u>Mitigation Measure CUM-SERV-2:</u> See Mitigation Measure SERV-1b					

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
CULTURAL RESOURCES					
Mitigation Measure CULT-1: Prior to issuance of a demolition permit, a specific study and recordation of the 35 potentially historic buildings identified in the Plan Area shall be conducted in order to determine the historic integrity and whether demolition would constitute a significant impact. If the structures are found to be of historic value, protocols established by the State Office of Historic Preservation shall be undertaken in order to ensure that the structures be recorded to archival standards and the report filed with the Northeast Information Center prior to alteration or demolition.	Applicant; qualified archeologist	Applicant	Prior to Tentative Map approval and prior to issue of demolition permit	Planning Division	Review and act on report
Mitigation Measure CULT-3a: If any cultural materials are discovered or unearched during the course of development or construction activities, all operations within an area at and adjacent to the discovered site shall halt until a qualified archeologist determines the extent and significance of the finds and recommends appropriate mitigation measures.	Applicant, qualified archeologist	Applicant	Prior to issuance of grading permit, note shall be placed on grading plan Discovery of cultural materials during construction	Planning Division	Confirm that appropriate mitigation measures are being performed

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p>Mitigation Measure CULT-3b: If human remains are discovered during construction, all construction and excavation activity shall cease and the county coroner shall be notified, pursuant to Section 7050.5 of California’s Health and Safety Code. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with the land owner for final disposition of identified remains, including reburial within an appropriate location within the project area. Following State law will ensure that all burial-related issues are properly addressed and that impacts of project build-out are reduced to less-than-significant levels.</p>	Applicant; qualified archeologist	Applicant	Discovery of human remains	Planning Division; California Native American Heritage Commission	Confirm that appropriate procedures are being followed by the applicant and archeologist
GEOLOGY					
<p>Mitigation Measure GEO-1: For each development proposal, a grading and erosion plan and storm water drainage plan, consistent with RWQCB standards and the City’s Best Management Practices Manual, shall be submitted to the City for review and approval. Approval of, and conformance with, those plans would reduce the impact from soil erosion to less-than-significant.</p>	Applicant	Applicant	Prior to issuance of grading permit	Planning Division & Public Works	Check plan for consistency with City BMP’s and RWQCB standards

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
HAZARDOUS MATERIALS					
Mitigation Measure HAZMAT-1: Prior to residential redevelopment, the All-Star Pac site shall be evaluated for the presence of petroleum hydrocarbons formerly stored and used at the facility. The site shall be remediated to residential cleanup standards in accordance with appropriate regulatory agency requirements.	Applicant	Applicant	Prior to Tentative Map Approval	Planning Division & DTSC	Confirm that remediation to residential standards has occurred
Mitigation Measure HAZMAT-2: Prior to residential redevelopment, the sites adjacent to A&A Concrete, and the site itself if redeveloped, shall be evaluated for the presence of petroleum hydrocarbons formerly stored and used at the facility. The sites shall be remediated to residential cleanup standards in accordance with appropriate regulatory agency requirements.	Applicant	Applicant	Prior to Tentative Map Approval	Planning Division & DTSC	Confirm that remediation to residential standards has occurred
Mitigation Measure HAZMAT-3: If leaks in a transformer are observed, or if the transformer is to be removed, testing of the oil for PCB's shall be performed. If PCBs are detected in the transformer oil, the transformers shall be handled and disposed in accordance with applicable regulations.	Applicant/DPW	Applicant	Prior to Tentative Map Approval	Planning Division & DTSC	Confirm that remediation to residential standards has occurred

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
HYDROLOGY					
Mitigation Measure HYDRO-1: The existing culvert discharging from the SUDAD channel to Mud Creek at Bell Road shall be replaced with a new, larger culvert, which would reduce water surface elevations to pre-project levels.	Department of Public Works	Applicant (per NCSP Nexus Study)	Choice of Drainage Alternative 2; Tentative Map Approval for Phase I projects	Planning Division & Public Works	One time, Check for installation
Mitigation Measure HYDRO-2: If Drainage Alternative 2 is implemented, a comprehensive stormwater quality management system consisting of multiple and varied features shall be designed for the area west of Highway 99. Features shall include mechanical filter boxes, grassy swales, or other standard City-approved water quality devices.	Planning Department	Applicant (per NCSP Nexus Study)	Choice of Drainage Alternative 2; Tentative Map Approval for Phase I projects	Planning Division & Public Works	Coordinate and review stormwater quality management plan; Check applicant engineering plans for inclusion of stormwater quality features
Mitigation Measure HYDRO-3: Grading and Erosion Best Practices, as found in the City of Chico Best Practices Manual, shall be incorporated into individual project design in order to mitigate the amount and effects of sedimentation during construction phases.	Applicant	Applicant	Prior to issuance of grading permit	Planning Division & Public Works	Check applicant's plans for grading and erosion BMP's; Monitor construction at least once

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
INFRASTRUCTURE					
<u>Mitigation Measure INF-1:</u> The Northwest Chico Lift Station capacity shall be expanded to Phase IV levels in order to accommodate development in the Plan Area.	Department of Public Works	Applicant (per NCSP Nexus Study)	Prior to approval of more than the Phase I sites	Planning Division & Public Works	Collect status reports bi-monthly
LAND USE					
<u>Mitigation Measure LU-1:</u> Where new commercial and residential uses are built adjacent to existing industrial uses, appropriate buffer and separation measures such as fences, landscaping or soundwalls shall be constructed on the parcel belonging to the new development as deemed appropriate by the City of Chico Planning Division.	Applicant	Applicant	Prior to Tentative Map Approval for commercial or residential next to industrial uses or prior to approval by the Architectural Review Board	Planning Division	Verify that appropriate measures are included in plans. Check to ensure that they are constructed.

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
NOISE					
<u>Mitigation Measure NOI-1:</u> Acoustical analysis shall be required as part of an application for all residential development proposed to be located within 800 feet of Highway 99 to determine the appropriate height of the planned soundwall, which is expected to be in the 8 to 15 foot range. Adherence to the acoustical analysis will reduce this impact to a less-than-significant level.	Applicant	Applicant	Tentative Map submission for residential development within 800 feet of Highway 99.	Planning Division	Check plans; verify correct construction.
<u>Mitigation Measure NOI-2:</u> Approval of the individual commercial developments under the Specific Plan shall require a noise study demonstrating how the business, including loading docks, refuse areas, and ventilation systems, would maintain noise levels at residential property lines at an L_{eq} not in excess of 60 dBA during the daytime hours (7:00 am to 10:00 pm) or 50 dBA during the nighttime hours (10:00 pm to 7:00am). This would provide for an overall noise environment not in excess of an L_{dn} of 60 dB per the City of Chico's General Plan.	Applicant	Applicant	Prior to Tentative Map Approval or approval of commercial projects by the Architectural Review Board	Planning Division	Verify that acoustical analysis has been done and recommendations are incorporated into plan. Verify that soundwall and other measures are implemented as specified in acoustical analysis.
<u>Mitigation Measure CUM-NOI-1:</u> See MM NOI-1.	Applicant	Applicant	Tentative Map submission for residential development within 950 feet of Highway 99.	Planning Division	Check plans; verify correct construction.

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
TRAFFIC					
<u>Mitigation Measure TRAF-1:</u> An additional lane of travel in each direction shall be added to Eaton Road between the Esplanade and the Southbound Highway 99 Ramps. With the additional lanes, the roadway would operate an acceptable level of service.	DPW	City Nexus Study	Collection of development impact fees for the improvement of this intersection is included in the City of Chico Nexus Study, so fees for this improvement will be collected from developers in the Specific Plan area through their payment of development impact fees. The improvement is included in the City's Capital Improvement Program and is scheduled for construction within the next five years.	Planning Division	
<u>Mitigation Measure TRAF-2:</u> The westbound right turn lane on East Avenue shall be converted to a shared through-right lane causing the Cohasset Road/East Avenue intersection to operate at an acceptable LOS D in the AM peak period.	DPW	City Nexus Study	Since initiation of this EIR, this mitigation measure has been completed. Therefore, no further action on this mitigation measure is necessary.	Planning Division	

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<u>Mitigation Measure TRAF-3:</u> A traffic signal shall be installed at the Meridian Road/Highway 32 intersection. With the installation of a traffic signal, the intersection would operate at acceptable levels of service.	DPW	City Nexus Study	Collection of development impact fees for the improvement of this intersection is included in the City of Chico Nexus Study, so fees for this improvement will be collected from developers in the Specific Plan area through their payment of development impact fees. The improvement is included in the City's Capital Improvement Program and is scheduled for construction within the next five years.	Planning Division	
<u>Mitigation Measure TRAF-4:</u> The signal phasing at this intersection shall be modified to include a southbound overlapping right turn phase would improve the LOS to E. This would cause the Southbound Highway 99 ramp/Cohasset Road intersection to operate at a better level of service than the existing LOS F. This is a short-term interim improvement until the planned BCAG improvement to the on-ramp configuration can be completed. The BCAG improvements would cause the intersection to operate at LOS D.	DPW/Caltrans	City Nexus Study	Collection of development impact fees for the improvement of this intersection is included in the City of Chico Nexus Study, so fees for this improvement will be collected from developers in the Specific Plan area through their payment of development impact fees. The improvement is included in the City's Capital Improvement Program and is scheduled for construction within the next five years.	Planning Division	

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p><u>Mitigation Measure TRAF-5:</u> In order to mitigate impacts to the Hicks Lane/Eaton Road/Highway 99 Northbound ramp intersection, Hicks Lane would need to be re-aligned with the signalized Northbound Highway 99 ramp to create a single intersection. This would cause the combined Hicks Lane/Eaton Road/Highway 99 Northbound ramp intersection to operate at an acceptable level of service. The reconfiguration of this intersection is included in the BCAG Chico Corridor Study. The impact of the Specific Plan on the function of this intersection is considered a significant impact.</p>	DPW/Caltrans	City Nexus Study	Collection of development impact fees for the improvement of this intersection is included in the City of Chico Nexus Study, so fees for this improvement will be collected from developers in the Specific Plan area through their payment of development impact fees. The improvement is included in the City's Capital Improvement Program and is scheduled for construction within the next five years.	Planning Division	
<p><u>Mitigation Measure TRAF-6:</u> The Eaton/Powerline, Eaton/unnamed future road, Eaton Road/Brentwood Road, and Center Street/Esplanade intersections shall be monitored. Traffic signals shall be installed if warrants are met.</p>	DPW	To be determined in NCSP Nexus Study.	Monitor intersections for warrants after completion of each phased development until buildout is complete.	Planning Division	Confirm with DPW that warrant monitoring is happening as scheduled.
<p><u>Mitigation Measure TRAF-7:</u> The westbound approach on Eaton Road shall be modified to provide two right turn lanes onto Cohasset Road. This modification would result in acceptable LOS D conditions.</p>	DPW	City Nexus Study	Intersection upgrade is already underway as part of Cohasset Widening Project	Planning Division	

CITY OF CHICO
 NORTHWEST CHICO SPECIFIC PLAN FINAL EIR
 MASTER MITIGATION MONITORING PROGRAM: ENTIRE SPECIFIC PLAN

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<p><u>Mitigation Measure TRAF-9:</u> The southbound approach on Muir Avenue at Highway 32 shall be widened so that an exclusive left-turn lane and a shared thru-right lane would be available. While this modification would improve conditions at the intersection, it would still operate at an LOS F with a delay of approximately 364.0 seconds, and therefore would still be a significant and unavoidable impact.</p>	DPW	City Nexus Study	Collection of development impact fees for the improvement of this intersection is included in the City of Chico Nexus Study, so fees for this improvement will be collected from developers in the Specific Plan area through their payment of development impact fees. The improvement is included in the City's Capital Improvement Program and is scheduled for construction within the next five years.	Planning Division	

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