



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 04/19/2023

DATE: April 4, 2023

File: AR 22-18

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 22-18 (Oak Valley View)  
Native Oak Drive and Yosemite Drive -- APN 018-630-088

---

## 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 22-18 (Oak Valley View), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct 26 multi-family residential units dispersed in duplex building modules, and to make associated site improvements including a parking area, recreation areas, and landscaping on approximately 2.72 acres. The site is located north of Native Oak Drive and east of Yosemite Drive (see **Attachment A**, Location Map).

Located within the Oak Valley Subdivision and Master Plan (S 99-12 and PDP 02-01) area approved by City Council in 2005, the existing 2.72-acre parcel is designated Medium Density Residential (MDR) on the City's General Plan Land Use Diagram and zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FSDS (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 26 two-story duplex residential units, a community outdoor recreation area, a connection between Thyme Place and Tarragon Way providing access to all of the units, and parking and landscaping improvements (see **Attachment B**, Project Description).

The site plan illustrates the layout and orientation of the buildings, as well as the location of the site amenities and parking (see **Attachment C**, Site Plan). The structures are arranged along the proposed extension of public streets, Thyme Place and Tarragon Way, that would continue into the site as private streets with pedestrian walkways throughout the development. Vehicular and bicycle parking would be provided in two-car garages for each unit that would also provide space for each unit's trash receptacles. Guest parking would be provided on the east side of the northern terminus of Tarragon Way. Outdoor amenities would include a dog park, picnic tables and a proposed garden area within the southeast portion of the site.

The project includes a total of 58 off-street vehicle parking spaces, 52 of which are covered. Bicycle parking is provided within the garage of each residential unit. In addition, a bike rack for three (3) bicycles would be located in the guest parking area.

The landscape plan calls for a variety of trees with low water demands (see **Attachment E**, Landscape Plan), with a large number and good variety of trees and other plants. Although there are eight (8) oaks proposed for removal, a recommended condition of approval is included to ensure that City requirements regarding replacement are met.

## **DISCUSSION**

The proposed multi-family project would be an attractive development of duplexes, also known as townhouses or town homes. The project 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). The construction of 26 residential units would contribute 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 13 residential buildings of the same design and a variety of other amenities throughout the development. The residential buildings are two-stories in height with elements providing visual interest. The exterior walls are articulated with a variety of materials including hardi-board siding, stucco, and stone veneer, in a natural color palette blending in with the surrounding natural environment (see **Attachment D**, Color Elevations). The residential buildings would feature both hip and gable roofing. Roof material would be a range of brown and gray concrete tile shingles.

The project includes a total of 58 off-street parking spaces, which includes guest parking, meeting City requirements. To provide additional transportation options, bicycle parking would also be provided, meeting City requirements.

Light poles would be dispersed along the private streets and shared outdoor spaces with shielding to focus light downwards. The guest parking area 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.

The landscape plan calls for a variety of species with low water demands (see **Attachment E**), with 71 trees total, including 43 oaks consisting of Holly Oak, Valley Oak, and Interior Live Oak. Trees would also include redbuds and Chinese pistache. The trees, shrubs, and other plantings are located throughout the development.

The proposed landscape has low water requirements, meeting state standards for water efficiency. Of the 2.72 acres of the site that are proposed for development, 1.21 acres are landscaped (44 percent), which meets the minimum City requirement of 40 percent landscaped area for property zoned R2.

## **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 F**) 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 proposed density of 9.56 dwelling units per acre is consistent with the allowed density range of six (6) to 14 dwelling units per acre of the Medium Density Residential (MDR) land use designation.

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. The proposed project is consistent with the approved Master Plan and associated approved Planned Development Permit 02-01.

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 buildings have meaningful architectural character and high-quality design elements. 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 throughout the development, with a dog park, picnic tables, garden area, 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) to the surrounding single-family residences. 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 Oak Valley View development is visually compatible with surrounding development. Previously approved projects in the vicinity include three-story apartment buildings and two-story single-family residences. The proposed two-story duplexes and site improvements would be compatible with the surrounding development. Materials are

typical of the construction style and adjacent neighboring buildings. Ancillary elements have also been reviewed and recommended conditions of approval address screening of equipment and exterior lighting.

- 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. Neighboring buildings are 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.*

The landscape plan is of high quality and meets City requirements. The 71 trees and other proposed landscaping would ensure visual relief, would complement structures, and would provide 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 22-18 (Oak Valley View). 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 painting and exterior materials work shall be conducted as approved and field-verified by Planning staff prior to issuance of a certificate of occupancy.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed

underground in compliance with CMC 19.60.120.

6. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
7. Proposed 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.
8. Parking area lights shall be installed at the maximum safe distance from each other and mounted 15 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.
9. 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.
10. 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.

11. 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 F, 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.
12. 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.
13. 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 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)

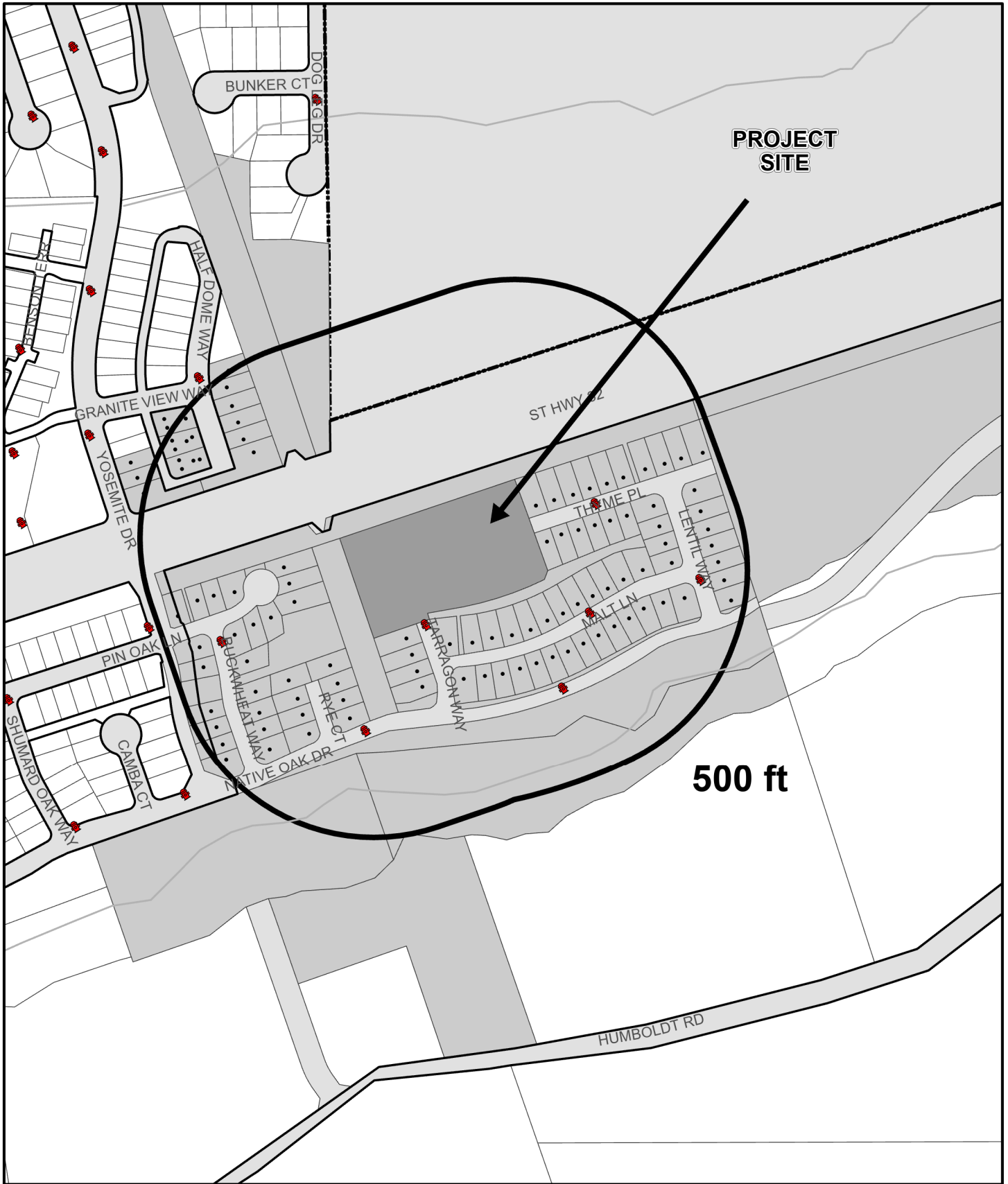
Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
File: AR 22-18

### External (4)

NorthStar, Attention: Nicole Ledford, Email: [nledford@northstarae.com](mailto:nledford@northstarae.com)  
NorthStar, Attention: Jay Lowe, Email: [jlowe@northstarae.com](mailto:jlowe@northstarae.com)  
Garry Laughlin, Email: [garry@laughlinspence.com](mailto:garry@laughlinspence.com)  
Chico Oak Valley Development, LLC, Email: [maryfog@comcast.net](mailto:maryfog@comcast.net)

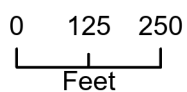
## **ATTACHMENTS**




- A. Location Map
- B. Project Description
- C. Site Plan
- D. Color Elevations
- E. Landscape Plan
- F. Oak Valley Final EIR Mitigation Monitoring Program



AR 22-18 (Oak Valley View)  
 APN 018-630-088

Date Saved: 4/3/2023



-  Fire Hydrants
-  Notified Addresses
-  Notified Parcels





# Project Description

Oak Valley View

Chico, California

This proposed Oak Valley View project is a 26-unit multi-family housing complex on 2.72 acres. Included in the development is the connection of Thyme Place and Tarragon Way that will provide access to all the units. The site is a portion of APN 018-630-001 with a zoning of Medium Density Residential.

## Building Design

Architectural and design concepts are to create an attractive and livable separate dwelling unit. All of units are three (3) bedroom and two (2) bathrooms dwellings. The architectural style is contemporary and similar for each building providing neighborhood unity. Within the development there is green space between the residences and ample green space with preserved mature trees to the south-east of the parcel. These 2 story units are 1526 sq ft. of living space, plus a 457 sq ft. two car garage, and patio. Also, the garage space provides for totter storage within each garage and eliminates the need of dumpsters.

## Site Design

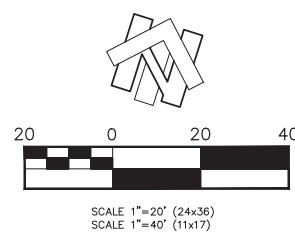
The site design provides a safe, pleasant multi-family neighborhood. Each residence has its own well-defined entrance and two car garage that faces street side on either Thyme Place or Tarragon Way. The units have parking in their garage as well as in front of the garage; additional guest parking is located central to the project site. The street configuration provides clear access for emergency vehicles through the site and a pedestrian path of travel (DG 4.1.3). Site circulation provides for vehicles, bicycles, and pedestrians both within the development and within the larger Oak Valley Community.

The site is a central part of the Oak Valley Phase 1b development with a direct walking path to the Oak Valley Phase 1 park that contains a basketball court, a playground, and gathering space. The on-site amenities available to the residents include the open space in the southeast corner of the property. Located here are walking paths, a community outdoor recreation area, and an outdoor picnic area with concrete table/benches. (DG 1.1.31, 1.1.32, 4.1.43). Efficient lighting, with cutoff fixtures to ensure that lighting will be contained within the site, will be used to light the area (DG 1.5.12, 4.1.44, 4.1.53).

## Landscape Design

Throughout the site will be drought-resistant landscape with small scale stone, ground cover, shrubs and shade trees. The site includes a community garden space and a dog park for residents.

<b>Development Standards – R2 Zoning</b>		
<b>Development Feature</b>	<b>Requirement</b>	<b>Proposed Site</b>
<b>Minimum Lot Size Minimum Area</b>	4,000 sq.ft.; 3,960 sq.ft. with parkways.	2.72 Acres
<b>Minimum width at front setback line</b>	40 ft. interior lots	449.55' East-West 236.0 North-South
<b>Residential Density</b>	6-14 units/acre	9.55 units/acre
<b>Setbacks Required</b>		
<b>Front</b>	10 ft. for main buildings; 20 ft. for garages/carport	Meets Requirement
<b>Sides</b>	4 ft.	Meets Requirement
<b>Street Side</b>	10 ft. for main buildings; 20 ft. for garages/carports.	Meets Requirement
<b>Rear</b>	15 ft. for main buildings	Meets Requirement
<b>Site Coverage</b>	60 %	54.5%
<b>Minimum Open Space</b>	40 %	44.5%
<b>Height Limits</b>	35 ft. for primary housing units; 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval.	Meets Requirement



**PARKING**

**REQUIRED PARKING**  
 26 3-BEDROOM UNITS  
 2 SPACES PER DWELLING UNIT SHALL BE PROVIDED  
 PLUS A GUEST SPACE SHALL BE PROVIDED PER EVERY 5 UNITS  
 GUEST PARKING REQUIRED 5 SPACES

**BICYCLE PARKING**  
 1 SPACE PER UNIT  
 1 GUEST SPACE PER 10 UNITS  
 GUEST BICYCLE PARKING REQUIRED 3 SPACES

**PROPOSED PARKING**  
 2 GARAGE SPACES ARE PROVIDED PER DWELLING UNIT  
 2 GARAGE BICYCLE SPACE PROVIDED

**ADDITIONAL PARKING PROVIDED**

STANDARD PARKING	5
ADA PARKING	1
TOTAL ADDITIONAL PARKING	6

**SITE AREA CALCULATIONS**

	AREA (AC)	% TOTAL
BUILDINGS	0.79	29.0%
HARDSCAPE	0.41	15.1%
ASPHALT CONCRETE	0.31	11.4%
LANDSCAPED SPACE	1.21	44.5%
<b>TOTAL AREA</b>	<b>2.72</b>	<b>100%</b>

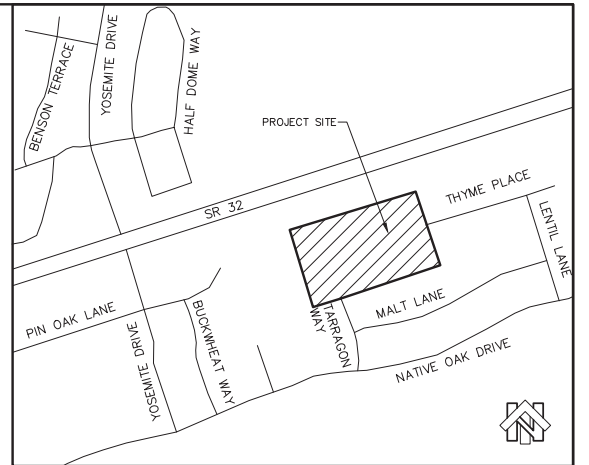
TOTAL AREA = 2.72 ACRES  
 NUMBER OF PROPOSED UNITS = 26 RESIDENTIAL  
 PROPOSED DENSITY = 9.56 UNITS/ACRE

**SITE ANALYSIS**

- ZONING: R2
- GENERAL PLAN: MDR
- SEWER: CITY OF CHICO
- STORM DRAINAGE: ON-SITE QUALITY MITIGATION CALIFORNIA WATER SERVICE
- WATER: AT & T
- POWER: PG&E
- TELEPHONE: AT & T
- CABLE TV: COMCAST
- FLOOD ZONE: ZONE X
- NO EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED
- GRADING: GRADED TO DRAIN TOWARDS THE INTERIOR DRIVEWAYS. (TYP.)
- STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
- OWNER: FOGARTY REVOCABLE TRUST  
500 LYNDESE WAY YUBA CITY, CA 95993  
CHICO OAK VALLEY DEVELOPMENT, LLC  
500 LYNDESE WAY YUBA CITY, CA 95993
- DEVELOPER:

**SHEET LIST**

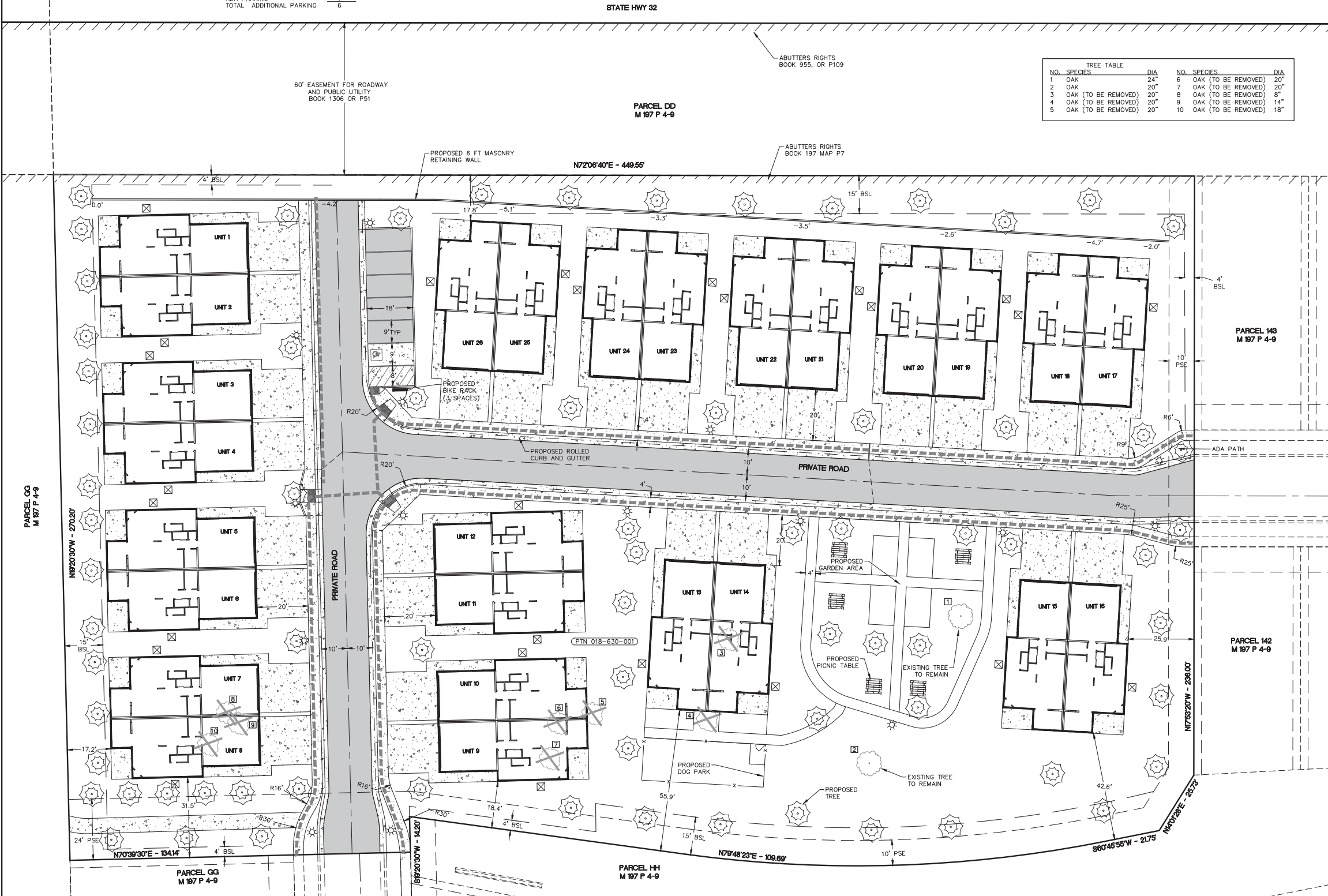
- C1 - SITE PLAN
- C2 - GRADING PLAN
- A - EXTERIOR ELEVATIONS (VARIATION A, B, C)
- A2 - LOWER FLOOR PLAN
- A3 - UPPER FLOOR PLAN
- L1 - LANDSCAPE PLAN



LOCATION MAP

**TREE TABLE**

NO.	SPECIES	DIA	NO. SPECIES	DIA
1	OAK	24"	6	OAK (TO BE REMOVED) 20"
2	OAK	20"	7	OAK (TO BE REMOVED) 20"
3	OAK (TO BE REMOVED)	20"	8	OAK (TO BE REMOVED) 8"
4	OAK (TO BE REMOVED)	20"	9	OAK (TO BE REMOVED) 14"
5	OAK (TO BE REMOVED)	20"	10	OAK (TO BE REMOVED) 18"



**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- ⊠ EXISTING WATER METER
- ⊠ EXISTING POWER POLE WITH ANCHOR
- ⊠ EXISTING STORM DRAIN INLET
- ⊠ EXISTING STORM DRAIN MANHOLE
- ⊠ EXISTING WATER VALVE
- ⊠ EXISTING SIGN
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING GAS VALVE
- ⊠ EXISTING SANITARY SEWER MANHOLE
- ⊠ EXISTING FENCE LINE
- ⊠ EXISTING FLOW LINE
- ⊠ EXISTING EDGE OF PAVEMENT
- ⊠ EXISTING EASEMENT
- ⊠ EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊠ EXISTING TREE (WITH TREE NUMBER)
- ⊠ EXISTING TREE TO BE REMOVED
- ⊠ PROPERTY BOUNDARY
- ⊠ PROPOSED BUILDING SETBACK LINE
- ⊠ PROPOSED EASEMENT
- ⊠ ADA PATH
- ⊠ PROPOSED TREE
- ⊠ PROPOSED RETAINING WALL
- ⊠ PROPOSED FENCE LINE
- ⊠ PROPOSED AC COMP.
- ⊠ PROPOSED AREA LIGHT (15' HEIGHT). SEE DETAIL B, SH 2

ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD  
**OAK VALLEY VIEW**  
 FOR  
 CHICO OAK VALLEY DEVELOPMENT, LLC  
 BEING A PORTION OF SECTION 20,  
 TOWNSHIP 22 NORTH, RANGE 2 EAST  
 M.D.B&M.

CITY OF CHICO  
 COUNTY OF BUTTE STATE OF CALIFORNIA



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1600 www.northstareng.com



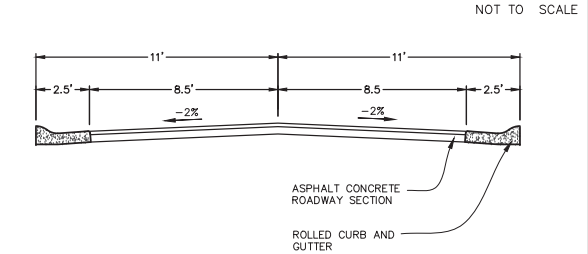


SCALE 1"=20' (24x36)  
SCALE 1"=40' (11x17)

### LEGEND

- 345 --- EXISTING CONTOUR MAJOR
- 345 --- EXISTING CONTOUR MINOR
- 345 --- PROPOSED CONTOUR MAJOR
- 345 --- PROPOSED CONTOUR MINOR

### A TYPICAL ROADWAY SECTION

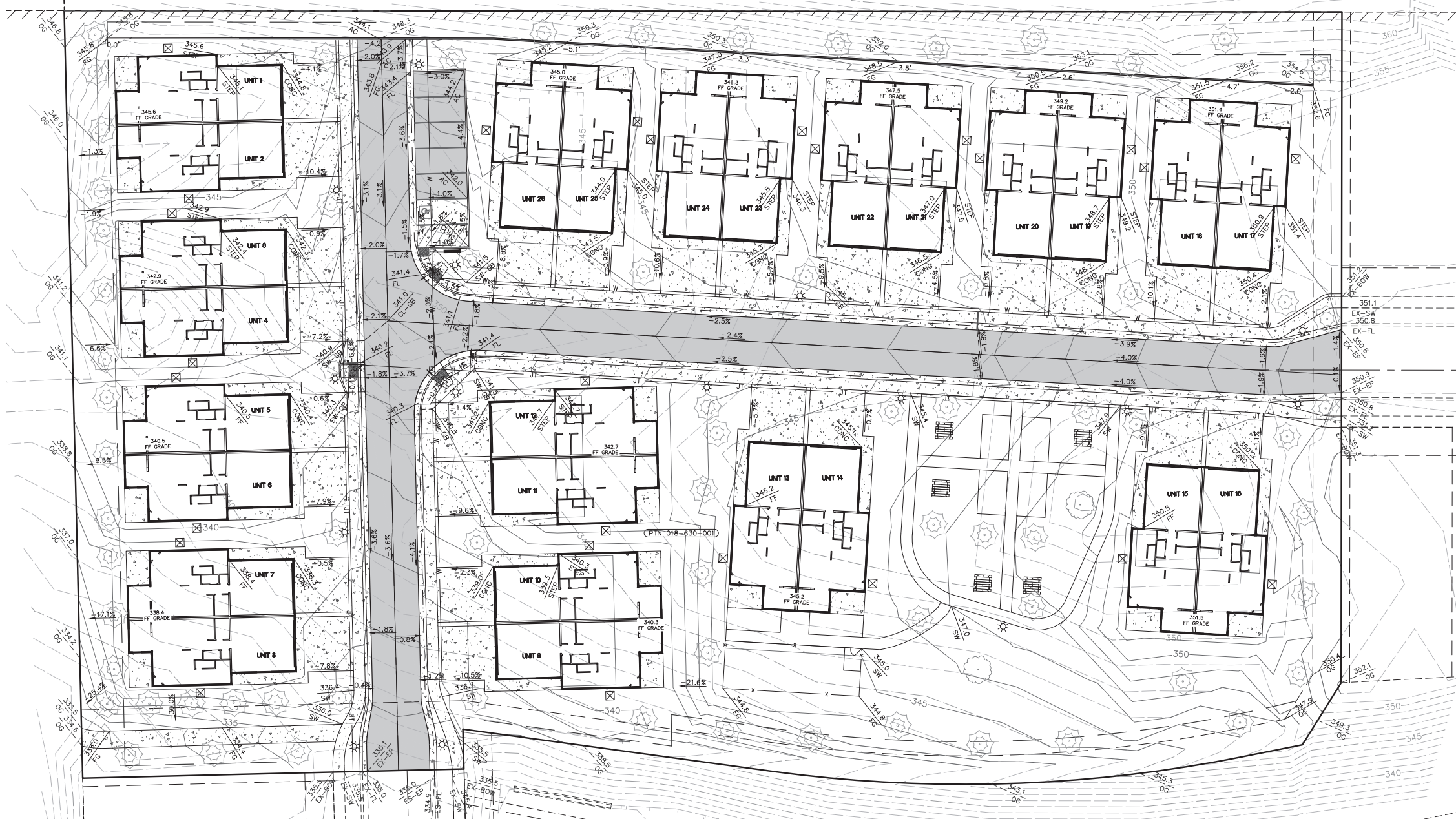


### B PROPOSED AREA LIGHT - 15' POLE HEIGHT

**RSX1 LED Area Luminaire**

Specifications

EPA (H=90°):	0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)

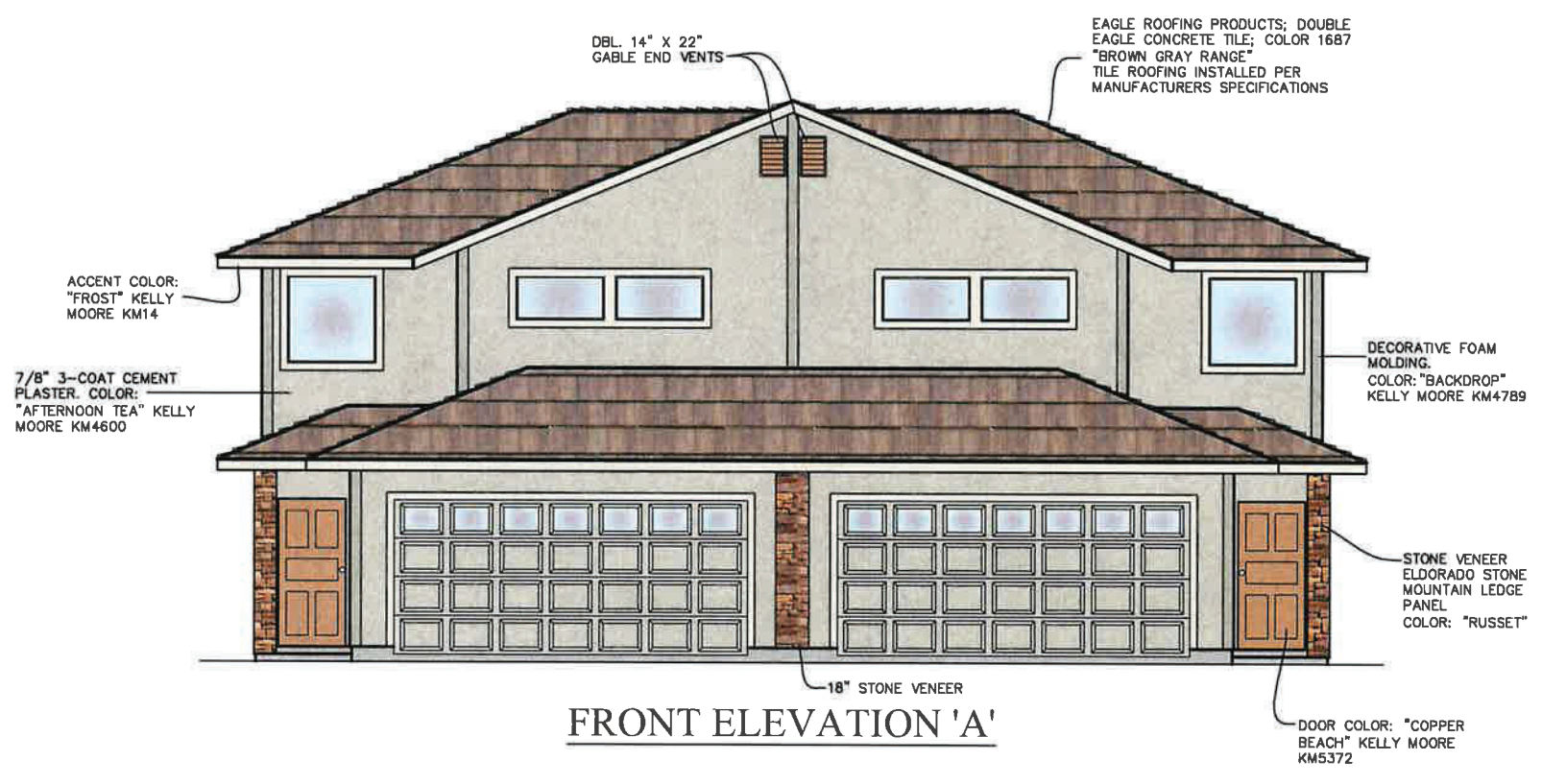


ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD  
**OAK VALLEY VIEW**  
 FOR  
 CHICO OAK VALLEY DEVELOPMENT, LLC  
 BEING A PORTION OF SECTION 20,  
 TOWNSHIP 22 NORTH, RANGE 2 EAST  
 M.D.B&M.  
 CITY OF CHICO  
 COUNTY OF BUTTE STATE OF CALIFORNIA

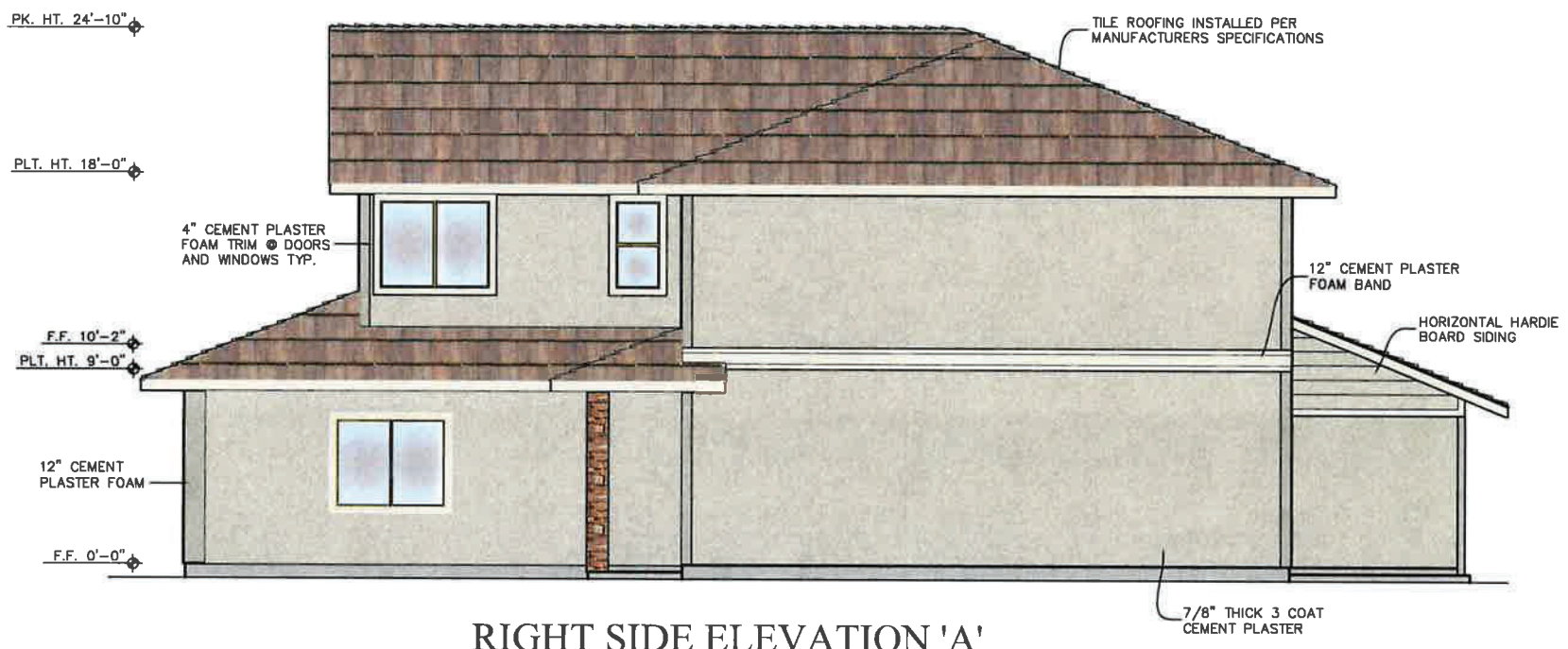


111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1600 www.northstareng.com





**FRONT ELEVATION 'A'**



**RIGHT SIDE ELEVATION 'A'**  
LEFT SIDE ELEVATION SIMILAR (MIRRORED)



**REAR ELEVATION 'A'**

**EXTERIOR ELEVATIONS**

J:\4000\204000\204029\_Fogarty\_Dwgs\Building\_F\ELEVATIONS\_REV2.dwg 08/31/22 08:26 am MS2018-1

REVISIONS	DATE	BY	DESCRIPTION
A			
B			
C			
D			

PROPOSED 2-STORY TOWNHOUSE PLANS FOR:  
**CHICO OAK VALLEY DEVELOPMENT, LLC**  
 CHICO, CA  
 APN: PTN. 018-630-001

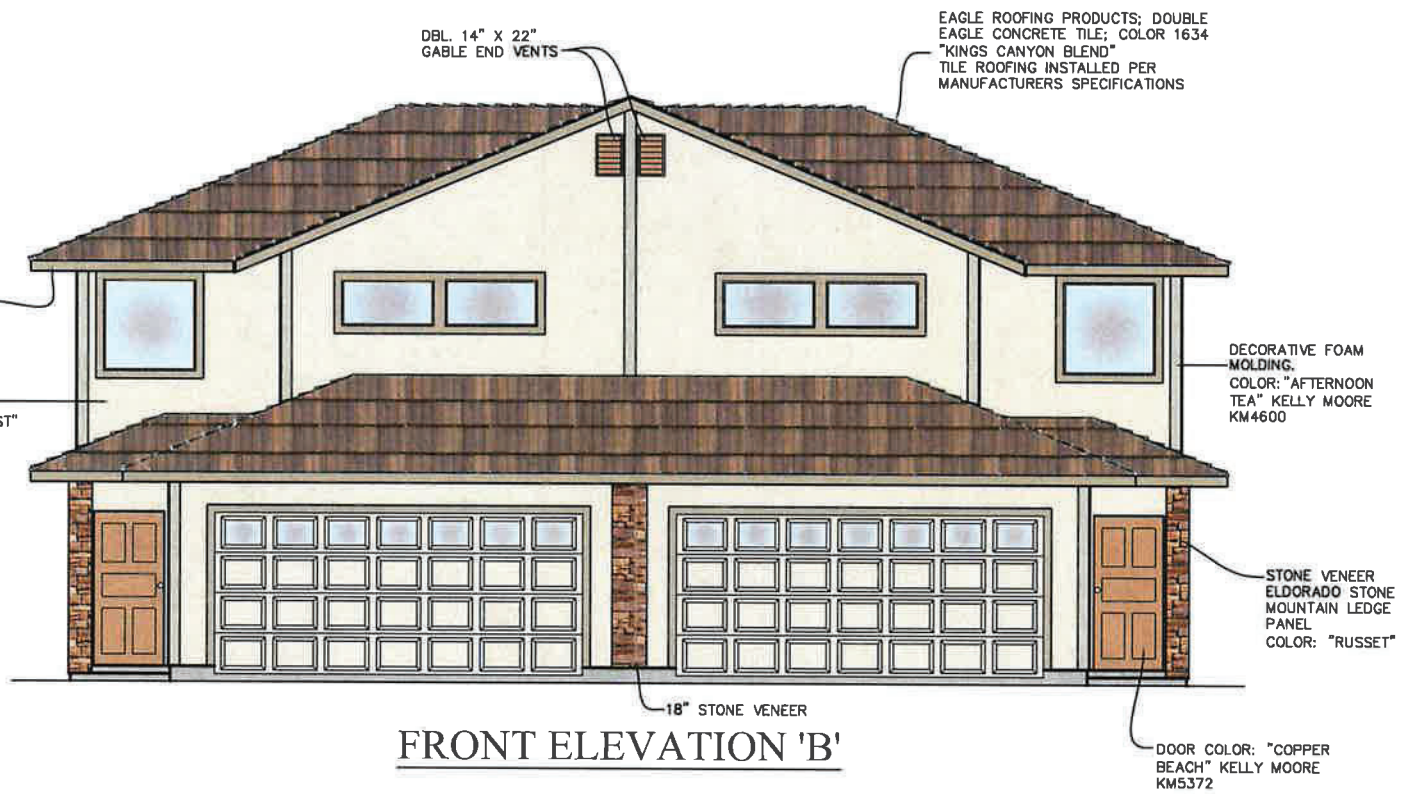
THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

**LAUGHLIN and SPENCE**  
 CIVIL ENGINEERS & SURVEYORS

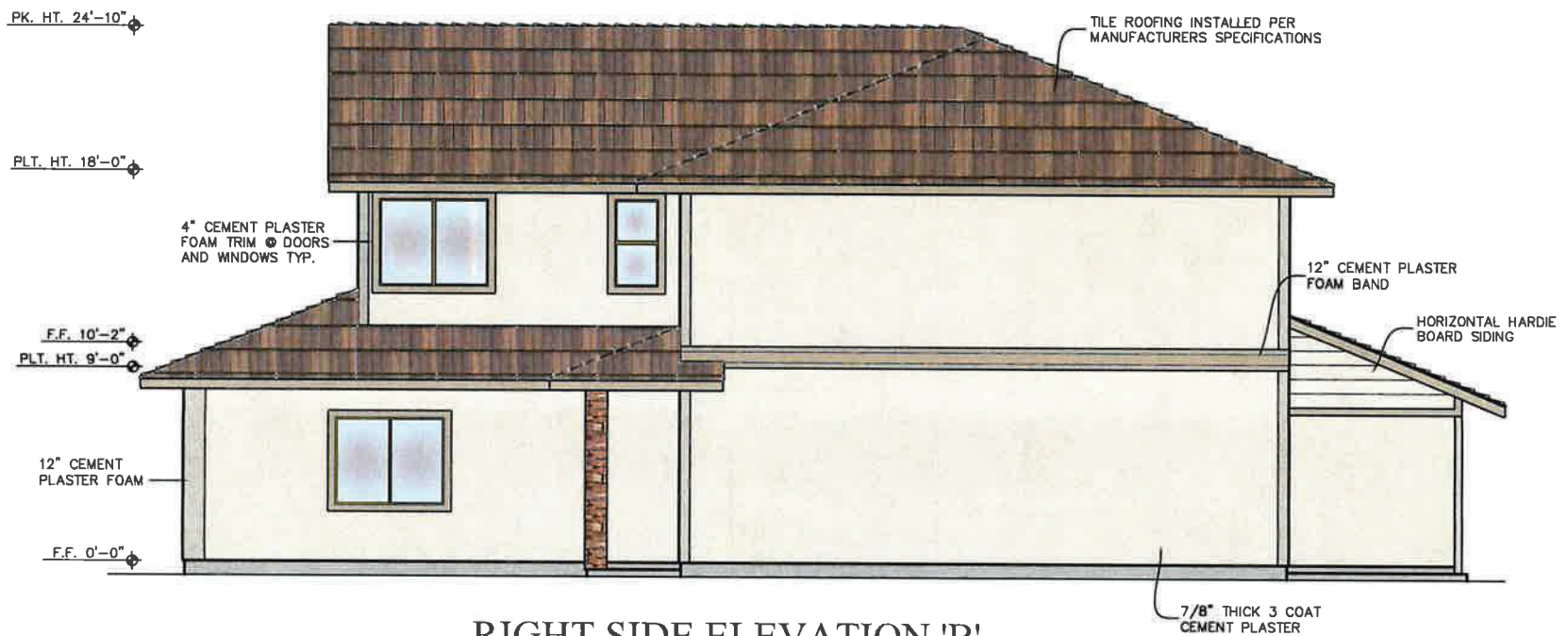
1038 Live Oak Boulevard  
 Yuba City, California 95601  
 (530) 671 0088  
 Fax (530) 671 0822

Date	8/30/22	Sheet	A
Scale	1/8" = 1'-0"		
Drawn	RLH		
Job	204029	Page	1 OF 3





**FRONT ELEVATION 'B'**



**RIGHT SIDE ELEVATION 'B'**  
LEFT SIDE ELEVATION SIMILAR (MIRRORED)



**REAR ELEVATION 'B'**

**EXTERIOR ELEVATIONS**

J:\4000\204000\204029\_Fogarty\Drawings\Building ELEVATIONS\_RE\2.dwg 08/31/22 09:02 om\MS2018-1

REVISIONS	DATE	BY	APP
A			
B			
C			
D			

PROPOSED 2-STORY TOWNHOUSE PLANS FOR:  
**CHICO OAK VALLEY DEVELOPMENT, LLC**  
 CHICO, CA  
 APN: PTN-018-630-001

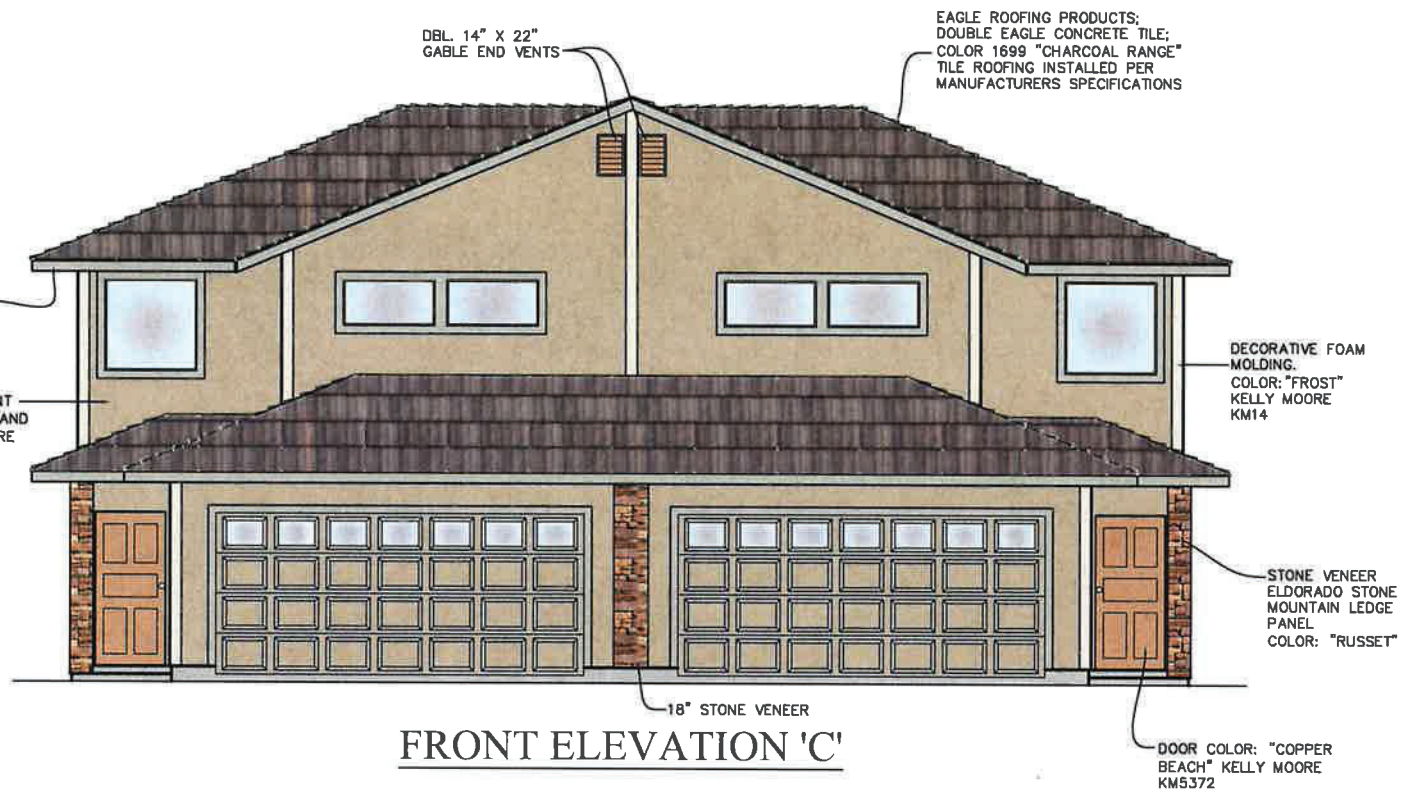
THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.



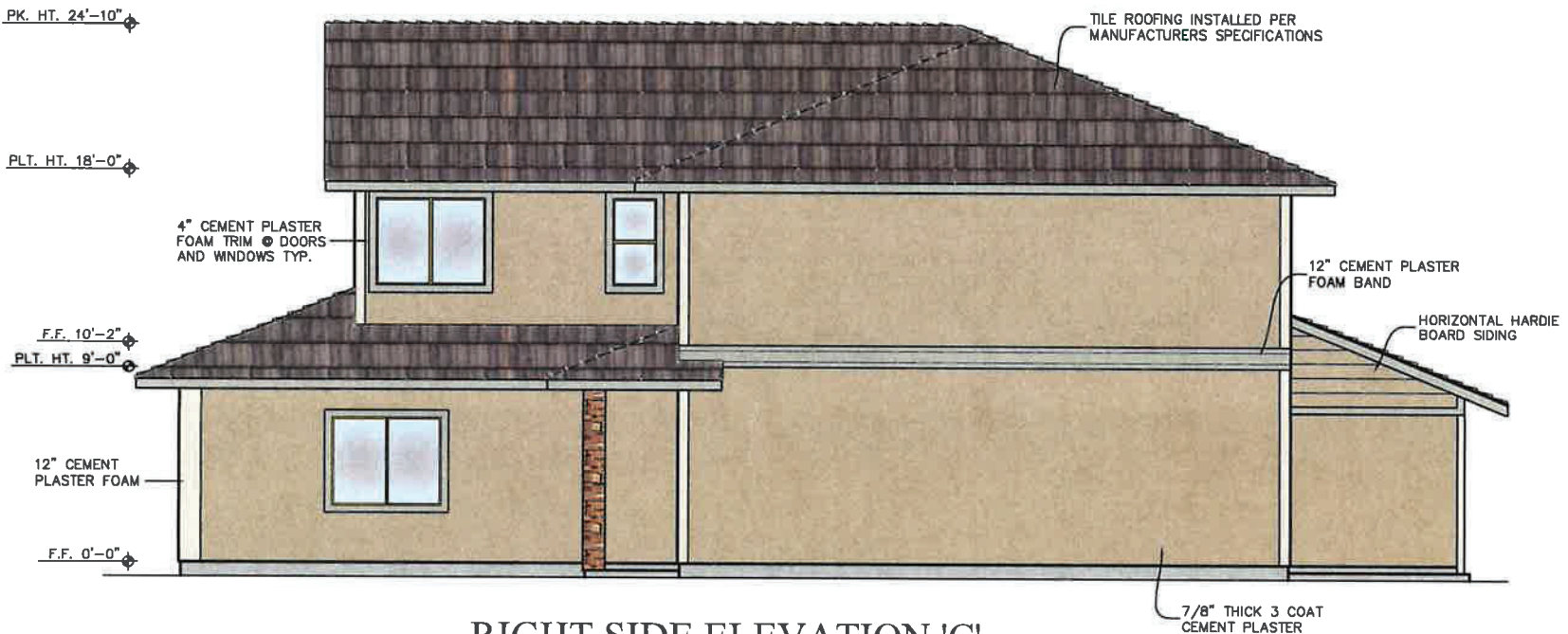
**LAUGHLIN and SPENCE**  
 CIVIL ENGINEERS & SURVEYORS  
 1008 Live Oak Boulevard  
 Yuba City, California 95601  
 (530) 671-1008  
 Fax (530) 671-0822

Date	8/30/22	Sheet	<b>B</b>
Scale	1/8"=1'-0"		
Drawn	RLH		
Proj	204029	Page	





**FRONT ELEVATION 'C'**



**RIGHT SIDE ELEVATION 'C'**

LEFT SIDE ELEVATION SIMILAR (MIRRORED)



**REAR ELEVATION 'C'**

**EXTERIOR ELEVATIONS**

J:\4000\204000\204029 Fogarty\Drawings\Building F\ELEVATIONS\_REV2.dwg 08/31/22 09:03 amMS2018-1

REVISIONS	DATE	BY	DESCRIPTION
A			
B			
C			
D			

PROPOSED 2-STORY TOWNHOUSE PLANS FOR:  
**CHICO OAK VALLEY DEVELOPMENT, LLC**  
 CHICO, CA  
 APN: PTN. 018-630-001

THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

LAUGHLIN and SPENCE  
 CIVIL ENGINEERS & SURVEYORS



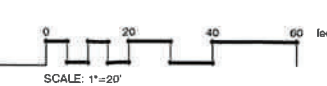
1008 Live Oak Boulevard  
 Yuba City, California 95991  
 (330) 671 1008  
 fax (330) 671 0822

Date	8/30/22	Sheet	<b>C</b>
Scale	1/8"=1'-0"		
Drawn	RLH		
Job	204029	Page	

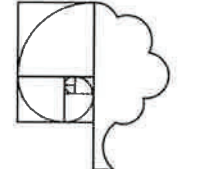





LANDSCAPE PLAN



TREES						
BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	15 GAL	STANDARD	20		
EXISTING TREE		EXISTING		2		
PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		8		
QUERCUS ILEX	HOLLY OAK	15 GAL		16		
QUERCUS LOBATA	VALLEY OAK	15 GAL		15		
QUERCUS USUBIEN	INTERIOR LIVE OAK	15 GAL		14		
GROUND COVERS						
BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
SHRUB & GROUND COVER	PLANTING AREA	5 GAL		28,954 SF		
MATERIALS						
BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL	7" DEPTH OVER LANDSCAPE FABRIC	---		2,396 SF		
BARK MULCH WALK-ON	5" DEPTH	---		386 SF		
DECOMPOSED GRANITE	4" DEPTH	---		6,416 SF		
SOD/SEED						
BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
TURF SOD	DROUGHT TOLERANT FESCUE BLEND	800		1,414 SF		

  
 THOMAS H. PHELPS  
 LANDSCAPE ARCHITECTURE  
 IDLA, INC.  
 California Landscape Architect #4122  
 ID #LA-16771 • HI #LA-16112  
 P.O. BOX 170129  
 Boise, Idaho 83717  
 thp@idlamc.net  
 (208) 906 1300

OAK VALLEY MULTI-FAMILY  
 26 UNIT HOUSING PROJECT  
 OAK VALLEY SUBDIV. TARRAGON WY AT THYME PLACE  
 CHICO, CALIFORNIA

Sheet Title: LANDSCAPE PLAN  
 Sheet No.:  
  
 Lic: [ ] Del: [ ] Retain: [ ]  
 Project Mgr: THP Sheet No.:  
 Drawn By: THP  
 Scale: 1"=20'  
 Date: 07.25.2022  
 File Name: 22-083 of \_\_\_\_\_ sheets



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.

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
<b>4.2 Land Use</b>				
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"> <li>• buildings are oriented to the pedestrian and create positive transitions to the street (CD-G-57), and</li> <li>• small-lot design will be of high quality (CD-G-58). (43-acre portion of the subdivision and Conceptual Master Plan)</li> </ul> In addition, the Conceptual Master Plan must meet the following standard: <ul style="list-style-type: none"> <li>• neighborhoods and buildings are oriented to the street (CD-G-51) (Conceptual Master Plan)</li> </ul>	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
<b>4.3 Transportation and Circulation</b>				
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
	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>



<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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"> <li>• The northbound approach shall be widened from one lane to two left turn lanes, one through and one right turn lane.</li> <li>• The southbound approach shall be widened to include two lanes.</li> <li>• 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)</li> </ul>	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"> <li>• The southbound approach at the 8<sup>th</sup> 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)</li> </ul>	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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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
<b>4.4 Air Quality</b>				
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)				

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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 <sub>x</sub> 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.

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
<b>4.5 Noise</b>				
4.5-2(a) Residential uses constructed on the project site shall be located outside of the 60 dB L <sub>dn</sub> traffic noise contours shown in Table 4.5-4.  OR	Verify that residential buildings are outside of the 60 dB L <sub>dn</sub> 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			
<b>4.6 Public Services and Utilities</b>				
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
<b>4.7 Hydrology and Drainage</b>				
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>					
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>	
4.7-2	Implement Mitigation Measure 4.7-1.	See Mitigation Measure 4.7-1			
<b>4.8 Biological Resources</b>					
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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			
<b>4.9 Aesthetics and Visual Resources</b>				
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			
<b>4.10 Hazards and Human Health</b>				



<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
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"> <li>1. Submit a Risk Management Plan, per Mitigation Measure 4.10-1.</li> <li>2. Conduct site visits to monitor compliance with Mitigation Measure 4.10-1(b).</li> </ol>	<ol style="list-style-type: none"> <li>1. Prior to issuance of grading permit</li> <li>2. Periodically during grading and construction.</li> </ol>	<ol style="list-style-type: none"> <li>1. Project Developer</li> <li>2. City of Chico, Public Works Department</li> </ol>	<ol style="list-style-type: none"> <li>1. City of Chico, Public Works Dept.</li> <li>2. City of Chico, Public Works Dept.</li> </ol>
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)				

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
<b>Mitigation Measures in the Initial Study</b>				
<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 &amp; 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>

<b>OAK VALLEY MITIGATION MONITORING PROGRAM</b>				
<b>Mitigation Measure</b>	<b>Monitoring and Reporting Procedure</b>	<b>Mitigation Timing</b>	<b>Mitigation Responsibility</b>	<b>Monitoring Party</b>
<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"> <li>1. Prepare information packet for distribution to construction teams working in archaeologically sensitive areas.</li>   <li>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.</li> </ol>	<ol style="list-style-type: none"> <li>1. Prior to issuance of grading permits</li>   <li>2. During grading and construction</li> </ol>	<ol style="list-style-type: none"> <li>1. Project Applicant</li>   <li>2. Project Developer</li> </ol>	<ol style="list-style-type: none"> <li>1. City of Chico, CDD</li>   <li>2. City of Chico, CDD</li> </ol>
<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>