



File: S 15-03

DATE: December 12, 2017

TO: PLANNING COMMISSION

FROM: David Young, Senior Planner (879-6535, david.young@chicoca.gov)

RE: Avila Estates Vesting Tentative Subdivision Map
216 Centennial Avenue (APNs 018-010-135 and 018-010-081)

SUMMARY

The applicant proposes to subdivide a 9.4-acre site into 20 single-family residential lots. Currently unincorporated, any City approval of the subject tentative map would be contingent upon annexation of the site to the City. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 17-18 (**Attachment A**), approving the Avila Estates Vesting Tentative Subdivision Map (S 15-03) subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-18, approving the Avila Estates Vesting Tentative Subdivision Map (S 15-03) subject to the attached conditions.

BACKGROUND

The proposed project is located on the south side of Manzanita Avenue, just east of Centennial Avenue (see **Attachment B**, Location Map). The site consists of two parcels (APNs 018-010-135 and 018-010-081). The project site is currently located in unincorporated Butte County territory. The site is pre-designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and pre-zoned R1-10 (LDR) with a minimum lot size of 10,000 square feet. The western portion of the property has historically been used for horse grazing/boarding and currently contains a single-family residence, outbuildings, and barns. The eastern portion of the site is composed mostly of annual grassland with scattered rock outcroppings. Surrounding land uses include single-family residences to the north, south, and east, and single family residences and Lower Bidwell Park to the west.

Project Design

The proposed subdivision would divide the 9.4-acre site into 20 single family residential lots ranging in size from 10,011 to 24,478 square feet. Gross density for the project would be 2.13 dwelling units per acre (du/ac) with an average lot size of 13,818 square feet. Pursuant to Chico Municipal Code (CMC) Section 19.42.020, the minimum net lot size in the R1-10 zoning district is 10,000 square feet with permitted densities ranging from 2.1 to a maximum of 7 du/ac.

Primary access to the site would be via Manzanita Avenue to a new public street (Street A), between Lots 4 and 5. Manzanita Avenue would be widened to provide a median lane for left turning vehicles to facilitate safe turning movements entering and existing the subdivision. Street B would provide internal circulation and access to all lots except Lots 10 through 12, which would be served by a private driveway. A 25-foot wide easement terminating with a cul-de-sac bulb is proposed for ingress/egress and utilities over a portion of Lot 12. A bicycle, pedestrian, and secondary emergency access path would provide a direct connection to Centennial Avenue (see **Attachment C**, Vesting Tentative Subdivision Map). Due to the site's physical characteristics and location, modifications of *Title 18R Subdivision Design Criteria and Improvement Standards* are requested and discussed in further detail below.

The existing residence and garage on Lot 2 would remain. All other barns, outbuildings, and the stables would be removed. Additionally, all existing septic systems and trench leach fields would be abandoned in accordance with Butte County Department of Environmental Health requirements. There are existing overhead utility lines that traverse Lot 2. These lines would be relocated in an underground joint trench along the southern boundary of the bike path. Additionally, there are overhead utility lines within a 40-foot wide Pacific Gas and Electric (PG&E) easement that transect the site, including portions of Lot A and Lot B.

A Tree Health Assessment was conducted by a Certified Arborist in June 2017 to determine the diameter and overall tree health of on-site trees. The project would necessitate the removal of up to 19 trees. These trees had health ratings between 2 and 3, which indicates trees that are in sound to average condition but may have elongated trunks/branching defects or excessive deadwood due to competition from other trees. A total of three trees proposed for removal are subject to compliance with CMC Chapter 16.66 regarding payment of in-lieu fees for tree replacement (see **Attachment D**, Tree Removal Plan).

Drainage Improvements

The project site is located in Federal Emergency Management Area (FEMA) "Zone X" which is outside the 100-year floodplain and considered a minimal risk area for flooding. However, the site and immediate area receive off-site storm water flows from the northeast and upland points along Manzanita Avenue. Under current conditions, storm water is collected and conveyed via pipes under Manzanita Avenue and discharged into a surface ditch. The project proposes to re-direct the off-site storm water in a landscaped buffer/bio-swale along Manzanita Avenue (Lot A and Lot B) and convey the flows along Manzanita and Centennial Avenues to the existing outfall into Big Chico Creek. The landscaped bio-swale would provide storm water collection and treatment prior to discharging into Big Chico Creek in compliance with the storm water management plan and regulations for low impact development. Lots A and B along Manzanita Avenue frontage would be dedicated to the City for inclusion in a Chico Maintenance District (CMD).

On-site storm water generated from Lots 1 through 9, and 13 through 20 would be collected in an underground interceptor, conveyed to detention pipes, and discharged to an existing surface drainage ditch that exits near the southeast corner of the site near Lot 14. The existing on-site surface drainage ditch would be covered and replaced with the underground storm drain system. Lot 14 would include an easement for access and storm drain maintenance. Storm water runoff from Lots 10 through 12 would be collected in a catch basin and detention pipes under the private driveway and conveyed to the same outfall at the southeast corner of

the site. The proposed storm water system and improvements would ensure that there would be no net increase in storm water flows as a result of project implementation and actually reduce the amount of storm water currently leaving the site.

Subdivision Design Modifications

Manzanita Avenue is classified as an arterial street in the General Plan. In accordance with CMC 18R.08.010, back up lots may be approved in lieu of a frontage road adjacent to an arterial street. To approve such lots, the subdivider is required to provide two-feet of additional right-of-way, landscaping, and a suitable fence or other approved barrier along the non-access frontage. To comply with this standard, a six-foot wrought iron fence with brick pilasters and concrete caps is proposed along Manzanita Avenue to provide visual relief from the public right of way (see **Attachment E**, Preliminary Landscape Layout). Additionally, Lots A and B would include approximately 25-feet to 60-feet of landscaped buffer. This buffer area would include trees, shrubs, and groundcover to provide additional visual relief as well as storm water collection, treatment, and conveyance. Per PGE requirements, the proposed landscaping includes trees approved for use under power lines. The proposed trees include olive, Western redbud, and interior live oak.

Requested Subdivision Design Modifications

Modifications of Title 18R, Section 18.44 *Subdivision Design Criteria and Improvement Standards* include:

- 1) Allow a non-radial lot line between Lots 6 and 7;
- 2) Allow back-up lots for Lots 2 through 7, and Lots 10 through 12; and
- 3) Allow non-standard bike path.

Neighborhood Meeting

Two neighborhood meetings were held at the project site on August 18, 2015 and April 21, 2017. There were approximately 20 attendees at each meeting. Main issues identified included storm drainage and traffic. In response to staff comments and concerns raised at the neighborhood meetings, the applicant revised the project and added the wrought iron fence and bio-swale/landscape buffer along Manzanita Avenue and redesigned the storm drain system.

GENERAL PLAN CONSISTENCY

The site is pre-designated as LDR on the General Plan Land Use Diagram and pre-zoned LDR (R1-10). The Low Density Residential General Plan designation and R1 zoning district is the predominant land use category in the City's existing neighborhoods. The proposed project is consistent with the following General Plan principles and policies.

- LU-1.3 Maintain balanced growth by encouraging infill development where City services are in place and allowing expansion into Special Planning Areas.*

- LU-2.4 Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.*
- LU-4.2.2 For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.*
- CD-2.3.2 Incorporate context sensitive roadway improvements on Chico's scenic roads, including Vallombrosa Avenue, E. 8th Street, the Esplanade, Chico Canyon Road, Centennial Avenue, Manzanita Avenue, Humboldt Road, and Bidwell Avenue.*
- CD-3.2 Maintain and enhance the pedestrian- and bicycle-friendly environment of Chico.*
- SUS-1.6 Emphasize the importance of public health in land use planning, infrastructure planning, and implementing City policies and programs.*
- S-2.1 When considering areas for development, analyze and consider potential impacts of flooding.*
- OS-3.1 Protect and improve the quality of surface water.*
- OS-3.1.2 Require the use of pollution management practices and National Pollutant Discharge Elimination System permits to control, treat, and prevent discharge of polluted runoff from development.*
- OS-4.1 Work to comply with state and federal ambient air quality standards and to meet mandated annual air quality reduction targets.*
- PPFS-6.2 Continue to implement a storm water drainage system that results in no net increase in runoff.*
- PPFS-6.3 To protect and improve water quality, require the use of Best Management Practices for storm water drainage infrastructure suited to the location and development circumstances.*
- PPFS-6.4 Protect the quality and quantity of water runoff that enters surface waters and recharges the aquifer.*
- CD-2.1 Reinforce a walkable grid street layout and provide linkages to creeks and other open spaces.*

DISCUSSION

The project site represents a development opportunity in an existing residential area characterized by single-family residences. The site is pre-designated on the General Plan Land

Use Diagram as Low Density Residential and pre-zoned R1-10. Designed with a residential density of 2.13 units per acre, the proposed development project is within the allowable residential density range for the land use designation and zoning district (LU-1.3). The proposed landscaped buffer and bio-swale would provide visual relief and storm water improvements along Manzanita Avenue. (LU-3, CD-1.1.2, and CD-2.3.2). Two separate neighborhood meetings were held on the project site to receive input from neighbors and interested parties and to identify areas of concern (LU-4.2.2). The bicycle, pedestrian, and secondary emergency access path would provide a direct connection to Centennial Avenue (CD-2.1.2 and CD-3.2).

The proposed storm drain system was designed to intercept off-site flows from the northeast, protect and/or improve surface water quality, and ensure that there is no net increase in storm water flows over existing conditions. (S-2.1, SUS-1.6, OS-3.1, OS-3.1.2, PPFS-6.2, PPFS-6.3 and PPFS-6.4). An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared that identified mitigation measures to ensure the project's potential environmental impacts would be reduced to a less than significant level. Additionally, the mitigation measures included Best Management Practices (BMPs) to comply with applicable State and Federal regulations (OS-4.1).

ENVIRONMENTAL REVIEW

As indicated, the IS/MND identified mitigation measures to reduce potential project-related impacts to a less-than-significant level. These include:

- 1) Incorporating air quality Best Management Practices (BMPs) during site preparation and construction activities;
- 2) Avoiding impacts to nesting birds and roosting bats during building and tree removal and construction activities; and
- 3) Halting construction if cultural resources and/or tribal cultural resources are discovered during site preparation activities.

The MND and Mitigation Monitoring and Reporting Program (MMRP) are included as Exhibit I of the approving resolution, and all the mitigation measures are included as conditions of approval in Exhibit II of the resolution (see **Attachment A**). Details of the environmental analysis can be found in the Initial Study (see **Attachment F**, Initial Study).

FINDINGS

Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the City's subdivision design criteria or improvement standards may be approved only if one of six findings in that chapter can be made. For this project, the finding under CMC 18.44.020.D can be made:

- E. That the subdivision is of such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards, as set forth in Title*

18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions.

A non-radial lot line between Lots 6 and 7 is requested to allow for consistent and uniform configuration with adjacent lots. Per CMC 18R.08.010, lots with triple frontages (Lots 4 and 5) shall not be authorized. To comply with this provision, a condition was added requiring dedication of abutter's rights to Lots 4 and Lot 5.

The proposed bike path currently has a direct connection to Centennial Avenue and serves as roadway and emergency access for adjacent parcels (APN 018-010-069 and 018-010-134). Unrestricted accessibility is required to be maintained for use by the adjacent properties. The bike path would connect to a bulbed cul-de-sac on Street B and provide an additional access point and secondary emergency access to the subdivision. There is an existing 14.5-foot wide easement on the bike path which widens to approximately 29-feet at Centennial Avenue. The proposed bike path would have a wider paved section and no shoulders which varies from the City's standard design criteria. In addition to maintaining access for adjacent parcels, the path would provide a direct bicycle and pedestrian connection and linkage to Centennial Avenue and Big Chico Creek, which is consistent with General Plan policies (CIRC-1.2, CIRC-2.2, CIRC-3.3, and CIRC-4.2). In this case, staff supports the proposed modifications.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing testimony, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. To approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform to all applicable requirements of Title 18 and Title 19 of the CMC and are consistent with the identified principles and policies of the General Plan.

As supported by the Conditions of Approval and the Subdivision Report (Exhibits II and III to **Attachment A**), and this staff report, the proposed subdivision map and its design conform to all the requirements of Title 18 and Title 19 of the CMC and would be consistent with the Chico General Plan.

PUBLIC CONTACT

The IS/MND was prepared and circulated to the State for a 30-day public comment period from October 2, 2017 to November 3, 2017. An additional 30-day public review period for all interested parties, landowners, and residents within 500-feet of the site was conducted on the proposed MND, beginning on Monday, November 20, 2017 and ending on Wednesday, December 20, 2017. A legal notice was also published in the *Chico Enterprise Record*. Comments received during the comment periods and as of the date of this report are included as **Attachment G**.

DISTRIBUTION:

PC Distribution

File: S 15-03

Leo DePaola, Community Development Director

Brendan Vieg, Deputy Director – Community Development Department

Bruce Ambo, Principle Planner

External

Herb Votaw, Rolls, Anderson, and Rolls Civil Engineers, 115 Yellowstone Drive, Chico CA 95973

Mark A. Habib, P.O. Box 3534, Chico CA 95927

ATTACHMENTS:

- A. Planning Commission Resolution No. 17-18
 - Exhibit I Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
 - Exhibit II Conditions of Approval for S 15-03
 - Exhibit III Subdivision Report for S 15-03
- B. Location/Notification Map
- C. Vesting Tentative Subdivision Map S 15-03
- D. Tree Removal Plan
- E. Preliminary Landscape Layout
- F. Initial Study
- G. Comments Received

RESOLUTION NO. 17-18
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING VESTING TENTATIVE SUBDIVISION MAP S 15-03
(AVILA ESTATES)

WHEREAS, the applicant has submitted a vesting tentative subdivision map application to create 20 new residential lots at 216 Centennial Avenue, further identified as Assessor's Parcel Nos. 018-010-135 and 018-010-081 (the "Project"); and

WHEREAS, the Planning Commission considered the vesting tentative subdivision map, staff report, and comments submitted at a noticed public hearing held on December 21, 2017; and

WHEREAS, the Planning Commission has considered the Initial Study and Mitigated Negative Declaration which conclude that the Project, with mitigation included, will not result in a significant impact on the environment.

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

1. With regard to the Mitigated Negative Declaration the Planning Commission finds that:
 - A. The mitigation measures set forth in Exhibit I attached hereto are appropriate and will substantially reduce or avoid the described environmental impacts to a less than significant level if included as part of the Project; and
 - B. There is no substantial evidence supporting a fair argument that the Project would have a significant effect on the environment; and
 - C. The Initial Study and Mitigated Negative Declaration has been prepared in conformance with the provisions of the California Environmental Quality Act and the Chico Municipal Code (CMC), Chapter 1.40, "Environmental Review Guidelines; and
 - D. The Initial Study and Mitigated Negative Declaration prepared for the Project reflects the independent judgment of the City of Chico.
2. With regard to the Vesting Tentative Subdivision Map the Planning Commission finds that:
 - A. The overall density of the project is 2.13 dwelling units per acre, which is consistent with the Chico General Plan Land Use designation of Low Density Residential (LDR).

1 B. The project complies with all applicable provisions of Title 18 (Subdivisions) and Title 19
2 (Land Use and Development Regulations).

3 C. No substantial evidence has been presented that would require disapproval of the Project
4 pursuant to Government Code Section 66474.

5 D. The requested modifications to the City's subdivision design criteria and improvement
6 standards allow for a non-radial lot line between Lots 6 and 7 for consistent and uniform
7 configuration with adjacent lots. Back-up lots for Lots 2 through 7 and Lots 10 through 12
8 for public safety and to avoid ingress and egress conflicts with Manzanita Avenue, and a
9 non-standard bike/emergency access path.

10 E. The Low Density Residential designation and zoning would facilitate development of a
11 single-family residential subdivision consistent with General Plan principles and policies.
12 Designed with a residential density of 2.13 units per acre, the proposed development
13 project is within the allowable residential density range for the land use designation and
14 zoning district (LU-1.3). The proposed landscaped buffer and bio-swale would provide
15 visual relief and storm water improvements along Manzanita Avenue. (LU-3, CD-1.1.2,
16 and CD-2.3.2). Two separate neighborhood meetings were held on the project site to
17 receive input from neighbors and interested parties and to identify areas of concern (LU-
18 4.2.2). The bicycle, pedestrian, and secondary emergency access path would provide a
19 direct connection to Centennial Avenue (CD-2.1.2 and CD-3.2).

20 3. Based on all of the above, the Planning Commission hereby approves the Project subject to the
21 conditions set forth in Exhibit II attached hereto.

22 4. Pursuant to Government Code § 66454 (Pre-annexation filing of tentative maps), this approval
23 is not effective until annexation of the subject property into the City of Chico has been
24 completed. If annexation of the property is not completed within 24 months from the date of
25 approval, then the approval shall be null and void unless granted an extension by the City's
26 Map Advisory Committee.

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

THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its meeting held on December 21, 2017, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:
- DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

Brendan Vieg
Planning Commission Secretary

Andrew L. Jared, Assistant City Attorney*

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



MITIGATED NEGATIVE DECLARATION & MITIGATION MONITORING PROGRAM

CITY OF CHICO PLANNING DIVISION

Based upon the analysis and findings contained within the attached Initial Study, a Mitigated Negative Declaration is proposed by the City of Chico Planning Division for the following project:

PROJECT NAME AND NUMBER: Avila Estates (S 15-03)

APPLICANT NAME: Kevin Avila,
250 Vallambrosa Avenue, Suite 175, Chico, CA 92926

PROJECT LOCATION: Avila Estates
216 Centennial Avenue
Chico, Butte County, CA 95926
APNs. 018-010-135 and 018-010-081

PROJECT DESCRIPTION: A request to divide a 9.4-acre site into 20 single family residential lots with lot sizes ranging from 10,011 to 24,476 square feet. The site consists of two parcels (APNs 018-010-135 and 018-010-081). The project site is currently unincorporated Butte County territory. The site is pre-designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and pre-zoned R1-10 (LDR). A minimum lot size of 10,000 square feet is required in the R1-10 zoning district. Gross density for the project would be 2.13 dwelling units per acre with an average lot size of 13,818 square feet. The proposed density is within the allowed density range for the LDR designation as set forth in the General Plan. Primary access to the site would be via a new public street off of Manzanita Avenue. Any City approval of the subject subdivision would be contingent upon annexation of the site to the City. Per Chico Municipal Code (CMC) Title 18R.08.080 requirements, all utilities would be co-located and trenched underground.

The project has been designed to improve upon existing storm water drainage conditions on site and in the immediate vicinity. The proposed storm drainage facilities would intercept runoff from properties located northeast of the site and direct it through a meandering bioswale (within Lot A and Lot B) and convey it to an existing outfall to Big Chico Creek. Lots A and Lot B would include landscaping improvements in compliance with CMC requirements and are proposed for dedication to the City for inclusion into a Chico Maintenance District (CMD). Additional storm drain facilities would be constructed in easements on Lot 14 leading to an underground outfall to the Bidwell ditch. Project implementation would necessitate removal of up to 19 on-site trees for site development and safety. Any tree removal requires compliance with Chico Municipal Code (CMC) Chapter 16.66 regarding payment of in-lieu fees for tree replacement. Trees proposed to be retained will be preserved in compliance with CMC 19.68.060.

FINDING: As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific BMPs shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the BCAQMD's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>.

Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

MITIGATION MONITORING C.1 (Air Quality): Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

Implementation of the above measure will minimize potential air quality impacts to a level that is considered less than significant with mitigation incorporated.

MITIGATION D.1 (Biological Resources):

If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a survey for all birds protected by the MBTA and CFGC within (7) days prior to vegetation removal or construction activities within 25 feet of all work areas. If an active nest is found, the biologist shall map the nest location and establish an appropriate "no disturbance" buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged or the nest fails. Nests shall be monitored at least once per week and a report submitted monthly. If construction activities stop for more than (15) days, the biologist shall conduct an additional survey within (7) days prior to continuation of construction activities or vegetation removal.

MITIGATION D.2 (Biological Resources): A focused survey shall be conducted by a qualified biologist to determine if an active bat roost is present on the project site. The biologist shall conduct pre-construction bat roost survey within (2) week of vegetation removal that involves the removal of potential diurnal roosting trees (e.g., trees 24" DBH and great snags and hollow trees). Surveys shall be conducted within the entire area where potential diurnal roosting trees are proposed for removal and within 100 feet of diurnal roosting trees or vegetation. If a maternity roost with young is observed then the biologist shall map the location and establish an appropriate "no disturbance" buffer around the roost as determined by the biologist. Construction and vegetation removal activity shall be prohibited with the buffer until the young are Volant (i.e., flying). Roosts shall be monitored a minimum of once a week and monthly reports submitted to the City. If a roost is observed without the young, the biologist shall establish a "no disturbance" buffer until the bats are excluded from the roost or there are no roosting bats present.

MITIGATION MONITORING D.1 and D.2 (Biological Resources): Planning and Engineering staff will require submittal of a bird nest survey and bat roost survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season and/or non-maternity roosting season.

Implementation of the above measures will minimize potential biological resource impacts to a

level that is considered less than significant with mitigation incorporated.

MITIGATION E.1. (Cultural Resources and Tribal Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 530-879-6800. 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. Further, City Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1 (Cultural Resources and Tribal Cultural Resources): Planning staff will verify that the above wording is included on construction plans. Should cultural resources or tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

Implementation of the above measure will minimize potential cultural and tribal cultural resource impacts to a level that is considered less than significant with mitigation incorporated.

PROJECT APPLICANT'S INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:

I have reviewed the Initial Study for Avila Estates Subdivision Map (S 15-03) and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.


Authorized Signature, Project Applicant


Printed Name

Prepared by:  _____ Date 10/31/17

David Young, Senior Planning Consultant
Community Development Department

Adopted via: Resolution No: _____ Date _____
City of Chico Planning Commission

EXHIBIT "II"
CONDITIONS OF APPROVAL
Avila Estates Vesting Tentative Subdivision Map
(S 15-03)

1. The creation of 20 new lots is authorized, as depicted on "S 15-03 Avila Estates Vesting Tentative Subdivision Map (date stamped September 20, 2017), except as revised by any other condition of approval.
2. Approval of the Final Subdivision Map is contingent upon annexation to the City of Chico.
3. All fencing and landscaping shall be in substantial compliance with the "Preliminary Landscape Layout (Manzanita Frontage) date stamped July 5, 2017, except as revised by any other condition of approval.
4. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
5. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees."

6. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
7. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
8. Relinquish abutter's rights of access along Street A (Lots 4 and Lot 5) except as approved by the Public Works Department.
9. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

Mitigation Measures from the Avila Estates Initial Study/Mitigated Negative Declaration:

10. MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific BMPs shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the BCAQMD's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. Examples of these types of measures include but are not limited to:
 - Limiting idling of construction vehicles to 5 minutes or less.
 - Ensuring that all small engines are tuned to the manufacturer's specifications.
 - Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
 - Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
 - Using electric powered equipment when feasible.

MITIGATION MONITORING C.1 (Air Quality): Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

Implementation of the above measure will minimize potential air quality impacts to a level that is considered less than significant with mitigation incorporated.

11. MITIGATION D.1 (Biological Resources): If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a survey for all birds protected by the MBTA and CFGC within (7) days prior to vegetation removal or construction activities within 25-feet of all work areas. If an active nest is found, the biologist shall map the nest location and establish an appropriate "no disturbance" buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged or the nest fails. Nests shall be monitored at least once per week and a report submitted monthly. If construction activities stop for more than (15) days, the biologist shall conduct an additional survey within (7) days prior to continuation of construction activities or vegetation removal.

MITIGATION D.2 (Biological Resources): A focused survey shall be conducted by a qualified biologist to determine if an active bat roost is present on the project site. The biologist shall conduct pre-construction bat roost survey within (2) week of vegetation removal that involves the removal of potential diurnal roosting trees (e.g., trees 24" DBH and great snags and hollow trees). Surveys shall be conducted within the entire area where potential diurnal roosting trees are proposed for removal and within 100-feet of diurnal roosting trees or vegetation. If a maternity roost with young is observed, then the biologist shall map the location and establish an appropriate "no disturbance" buffer around the roost as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young are Volant (i.e., flying). Roosts shall be monitored a minimum of once a week and monthly reports submitted to the County. If a roost is observed without the young, the biologist shall establish a "no disturbance" buffer until the bats are excluded from the roost or there are no roosting bats present.

MITIGATION MONITORING D.1 and D.2 (Biological Resources): Planning and Engineering staff will require submittal of a bird nest survey and bat roost survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season and/or non-maternity roosting season.

Implementation of the above measures will minimize potential biological resource impacts to a level that is considered less than significant with mitigation incorporated.

12. MITIGATION E.1. (Cultural Resources and Tribal Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 530-879-6800. 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. Further, City Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1 (Cultural Resources and Tribal Cultural Resources):
Planning staff will verify that the above wording is included on construction plans. Should cultural resources or tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

Implementation of the above measure will minimize potential cultural and tribal cultural resource impacts to a level that is considered less than significant with mitigation incorporated.



Subdivision Report

Meeting Date 12/21/17

DATE: December 7, 2017

File: S 15-03

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 15-03 Avila Estates**

Exhibit "III"

This office has reviewed the Vesting Tentative Subdivision Map S 15-03 Avila Estates and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). These requests have been listed on the Tentative Map application, described by the Subdivider and/or their engineer, or appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Allow non-radial lot line between Lot 6 and 7.

Recommendation: Acceptable.

2. **Request:** Allow backup lots for Lots 2 - 7 and Lots 10 - 12.

Recommendation: Acceptable.

3. **Request:** Allow non-standard bike path.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. **Manzanita Corridor Project**

All proposed Manzanita Avenue frontage improvements shall be consistent with the previously approved "Widening of Manzanita Avenue, Chico Canyon Road and Bruce Road Between East Avenue and State Route 32" project.

2. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities in conformance with the typical sections depicted on the Tentative Map.
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Widen Manzanita Avenue to provide a median lane for left-turning vehicles both entering and exiting the subdivision.
- b) The possible future widening of Manzanita Avenue may result in a continuous centerline median that would limit access to the subdivision to right-turn in and right-turn out movements only.
- c) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.
- d) Street names shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

3. Storm Drainage

a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Interior to Subdivision - Curb, gutter, and an underground storm drain system with all appurtenances.
 - 2) Adjacent to Subdivision - A "Bio- Swale/Stormwater Management" feature along the Manzanita Avenue subdivision frontage to carry storm water runoff from the easterly tributary drainage area (approximately 108 acres) to Big Chico Creek.
 - 3) Exterior to Subdivision - An underground storm drain line from a point along the Manzanita Avenue frontage discharging to a new Big Chico Creek outfall structure constructed as part of the City's Manzanita Corridor Reconstruction Phase II - D Project.
- b) Post Construction Standard Plans
- Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.
- c) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

d) Storm Water Quality and Quantity Mitigation

The Subdivider shall design and install underground storm drain detention facilities, acceptable to the Public Works Director, to provide both first flush mitigation and peak flow reduction. Outfall will be metered to insure a no net increase in peak flow from the subdivision site.

e) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Public Works Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow from the subdivision site.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- The "Bio-Swale/Stormwater Management" feature along Manzanita Avenue.
- Improved and unimproved channels.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

f) Statement of Effective Storm Water Disposal

The storm drainage system for this project shall meet the following standards:

- No net increase in peak flow from the subdivision site.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site specific storm drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico's Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- g) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recordation of the Final Map.

4. Sanitary Sewer

a) Facility Construction

The Subdivider shall design and install the following City standard sanitary sewer facilities:

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.
- 3) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in compliance with the Application for Sewer Connection.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

The Subdivider shall pay the remaining balance owed on any "Assessment In Lieu of Payment of Sewer Connection Fees" prior to recordation of the Final Map.

5. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, pavement striping and pavement markings on all streets, and bicycle facilities that they are required herein to construct.

6. Street Lights

The Subdivider shall install City standard street lights on steel poles with concrete bases on all streets that they are required herein to construct.

7. Bicycle Path and Emergency Vehicle Access

The Subdivider shall construct a combination 14-foot wide bicycle path and emergency vehicle access from the northerly Street "B" cul-de-sac to Centennial Avenue as depicted on the Tentative Map.

8. Street Trees

Street trees shall be planted in compliance with Public Works Parks Department requirements.

9. Landscaping

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

- a) Within a future raised median along the Manzanita Avenue subdivision frontage.
- b) Within Lot 'A', Lot 'B', and the right-of-way along the Manzanita Avenue subdivision frontage (the Bio-Swale/Stormwater Management" feature).
- c) Along the Manzanita Avenue subdivision frontage adjacent to Lots 10, 11, and 12.

C. PRIVATE FACILITY CONSTRUCTION

1. Private Driveway - Accessway

The Subdivider shall construct a City standard accessway and appurtenant facilities in conformance with the typical section depicted on the Tentative Map.

2. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, "No Parking - Fire Lane" signs, pavement striping and pavement markings on the "Private Driveway - Accessway."

D. SEPTIC TANK/LEACHFIELD ABANDONMENT

The Subdivider shall abandon the septic tank/leachfield system in accordance with Butte County Environmental Health requirements.

E. PUBLIC FACILITIES MAINTENANCE

Prior to recordation of the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:

1. Within a future raised median along the Manzanita Avenue subdivision frontage.
2. Within Lot 'A', Lot 'B', and the right-of-way along the Manzanita Avenue subdivision frontage (the Bio-Swale/Stormwater Management" feature).
3. Along the Manzanita Avenue subdivision frontage adjacent to Lots 10, 11, and 12.
4. Storm Water Quality and Quantity Mitigation.
5. Decorative "Rod Iron Fence" along the Manzanita Avenue frontage.
6. Bike Path and Emergency Vehicle Access.
7. "Private Maintenance Driveway" across Lot 14.

The Subdivider shall prepare the necessary documents and provide the required supporting documents. Formation of a maintenance district requires action by the City Council. The district funding mechanism shall be complete and formed prior to recordation of the Final Map.

F. PRIVATE FACILITIES MAINTENANCE

The following notation shall be included on the Final Map:

"The Subdivider shall prepare and record the necessary documents to address the maintenance of common joint-use facilities serving Lots 10, 11, and 12."

Prior to recordation, the documents shall be made available for City review. However, the City will not approve the documents as to form and/or content.

G. SUBDIVISION GRADING

1. Soils Report

The Subdivider shall submit a Geological and/or Soils Report, prepared by a registered engineer, that includes, but is not limited to, the following:

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.
- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

2. Grading Standards

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

3. Grading Plan

The Subdivider's engineer shall submit a subdivision grading plan that includes, but is not limited to, the following:

- a) The subdivision limits, contours and details of existing terrain and drainage.
- b) Existing structures or other topographic features that are to remain undisturbed.
- c) The proposed subdivision lots and streets, together with a schematic layout of the proposed storm drain system.
- d) Existing ground elevations at all corners of proposed lots.
- e) Proposed finished lot corner grades and finished pad grades.
- f) Proposed lot grades indicating lot drainage.
- g) Pertinent recommendations from the above required Geological and/or Soils Report.
- h) Pertinent construction details to assure compliance with City of Chico Grading Standards.

4. Final Grading Report

Upon completion of the subdivision grading and prior to final inspection by the City, the Subdivider's engineer shall submit a Final Grading Report that certifies the following:

- a) That final grading complies with the approved grading plan or any approved revisions.
- b) That the subdivision grading complies with the recommendations included in the Geological and/or Soils Report. Any changes made during grading that affected these recommendations shall be assessed.
- c) That the subdivision soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.

The subdivision grading plan shall be submitted to the Public Works Director for review and approval prior to the start of any work and shall be considered as part of the construction plans.

H. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate public rights-of-way for Street 'A' and Street 'B' as depicted on the Tentative Map.
- b) Dedicate a 14.5-foot "Bike Path and Emergency Vehicle Access" between Centennial Avenue and the northerly Street 'B' cul-de-sac.
- c) Dedicate a varying width storm drain maintenance easement on Lot 14 in a configuration and width as required by the City.
- d) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- e) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

2. Other Conveyances

The Subdivider shall convey Lot 'A' and Lot 'B' to the City in fee simple.

I. OTHER PUBLIC SERVICES

1. Public Utilities

a) **Underground Requirements**

The Subdivider shall install the following utilities underground:

1) All new utilities serving this subdivision.

b) **Easement Obstructions**

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) **Utility Company Comments**

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with all recommendations of the Fire Department, City of Chico.

3. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and the Community Development Department.

J. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and joint-use private improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Building & Development Services Department for review and approval prior to the start of any construction of public and joint-use private improvements.

All public and joint-use private improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

K. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public and joint-use private improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. Subdivision Fees

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

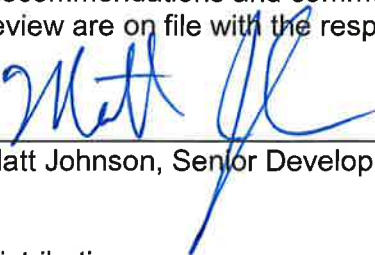
An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

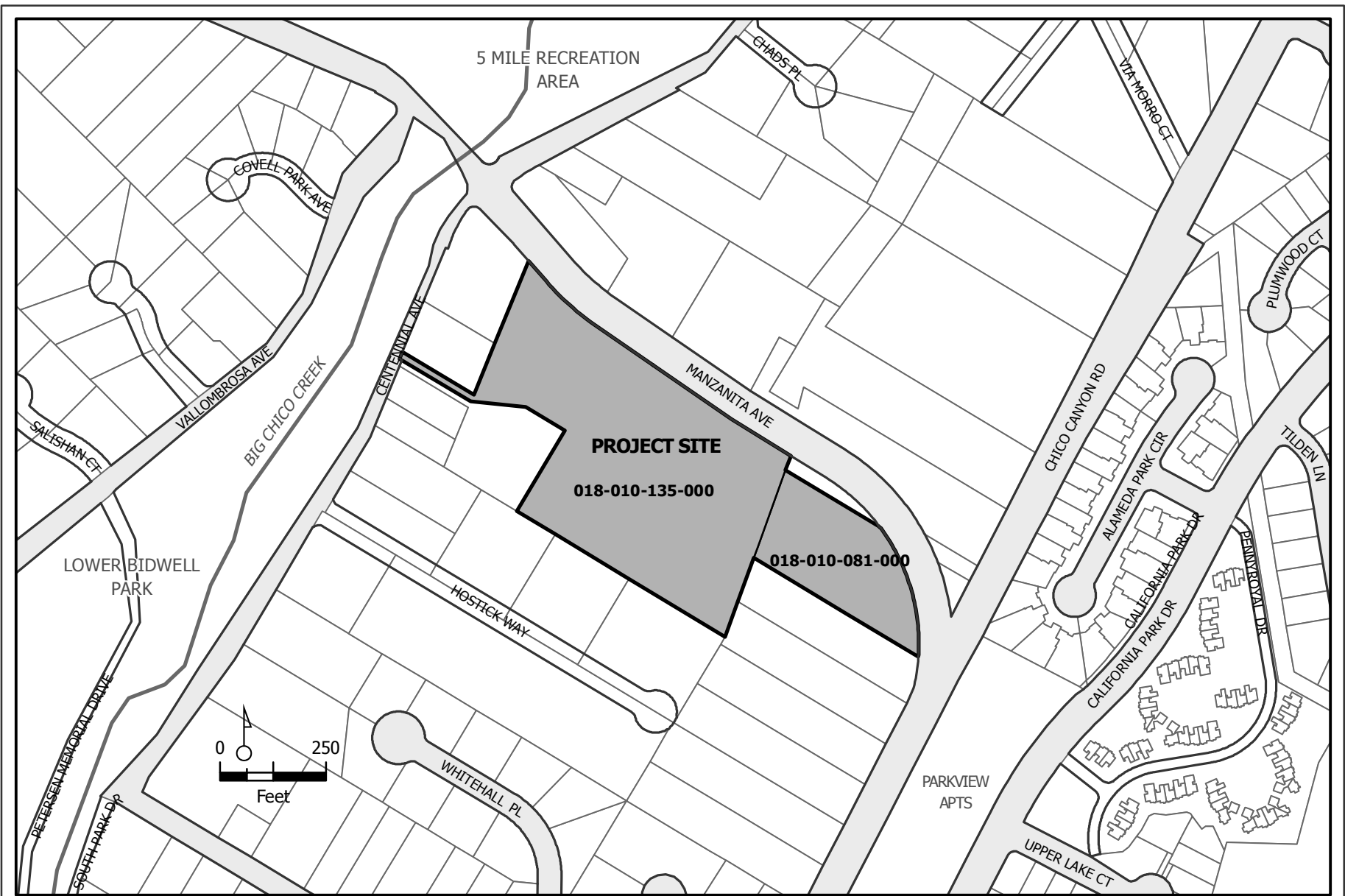
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Development Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department S 15-03 File
Development Engineering Subdivision File



S 15-03 (Avila Estates)
 216 Centennial Avenue
 APNs 018-010-(081, 135)-000

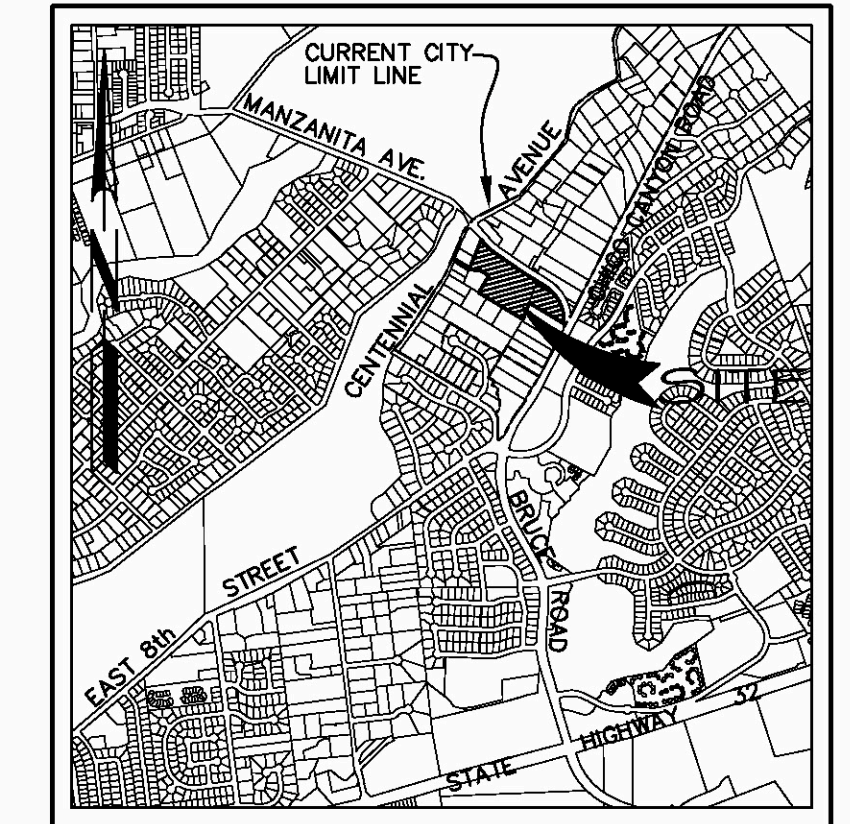


NOTES:

- THIS PROPERTY SHALL BE ANNEXED TO THE CITY OF CHICO.
- LOTS 'A' AND 'B' SHALL BE OFFERED FOR DEDICATION TO THE CITY OF CHICO, LANDSCAPED AS APPROVED BY THE CITY OF CHICO, AND MAINTAINED AS A PART OF A CHICO MAINTENANCE DISTRICT.
- THE EXISTING HOUSE AND GARAGE ON LOT 2 WILL REMAIN. ALL OTHER EXISTING STRUCTURES (OUTBUILDINGS, BARN, ETC.) WILL BE REMOVED.
- THE EXISTING SEPTIC TANK AND LEACHFIELD LOCATED ON LOTS 2 AND 3 TO BE ABANDONED BY PERMIT FROM THE BUTTE COUNTY HEALTH DEPARTMENT.
- THE SUBDIVISION PROPERTY IS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 060700343E. THE SUBDIVISION PROPERTY DOES NOT LIE WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREA.
- EXISTING TREES MAY BE REMOVED IN COMPLIANCE WITH CHICO MUNICIPAL CODE CHAPTER 16.66 (TREE PRESERVATION REGULATIONS), AND EXISTING TREES TO REMAIN WILL BE PRESERVED IN COMPLIANCE WITH CHICO MUNICIPAL CODE CHAPTER 19.68.060.
- A TREE PROTECTION PLAN WILL BE REQUIRED FOR EXISTING TREES SHOWN FOR RETENTION, AND CONDITIONS MAY PROHIBIT CONSTRUCTION ACTIVITIES AND IMPROVEMENTS WITHIN THE DRILINES OR IN NO CASE CLOSER THAN 20 FEET OF THE TRUNKS.
- THIS SITE IS LOCATED WITHIN A LARGE UNINCORPORATED ISLAND AND ANY APPROVAL OF THE TENTATIVE SUBDIVISION MAP WILL BE CONTINGENT UPON FUTURE ANNEXATION OF THE SITE INTO CHICO CITY LIMITS.
- THE EXISTING OVERHEAD UTILITIES BI-SECTING PROPOSED LOT 2 WILL BE ABANDONED AND CONNECTED TO THE PROPOSED UNDERGROUND JOINT TRENCH NEAR THE EXISTING JOINT POLE ON THE BUSSEY PARCEL.

REQUESTED SUBDIVISION DESIGN CRITERIA MODIFICATIONS:

- ALLOW NON-RADIAL LOT LINE BETWEEN LOT 6 AND 7.
- ALLOW BACKUP LOTS FOR 2 - 7 AND 10 - 12.
- ALLOW NON-STANDARD BIKE PATH



LOCATION MAP
NO SCALE

OWNER: MAPLEWOOD LLC SERIES ONE & OAK LEAF PROPERTIES LLC
250 VALLOMBROSA AVENUE, SUITE 175
CHICO, CA. 95926
(530) 588-5682

SUBDIVIDER: KEVIN AVILA
250 VALLOMBROSA AVENUE, SUITE 175
CHICO, CA. 95926
(530) 588-5682

SURVEYOR: ROLLS, ANDERSON AND ROLLS
HERBERT L. VOTAW, L.S. 8043
115 YELLOWSTONE DRIVE
CHICO, CA. 95973
(530) 895-1422

A.P. NO.: 018-010-135 & 018-010-081

LAND USE: EXISTING-RESIDENTIAL/STABLES
PROPOSED-SINGLE FAMILY RESIDENTIAL

ZONING: VLDR (BUTTE COUNTY)
R1-10 (CITY OF CHICO)

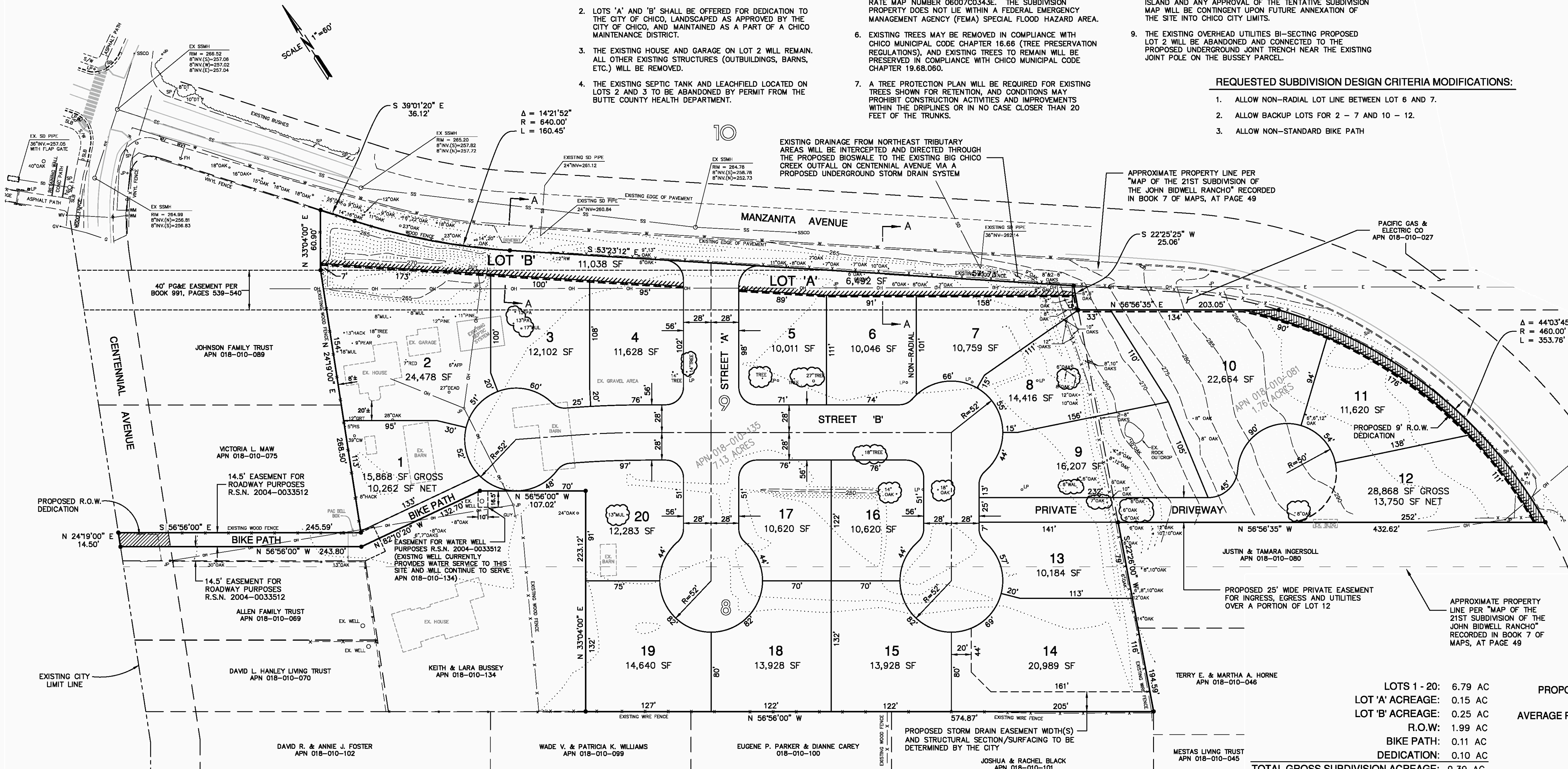
GENERAL PLAN: VLDR (BUTTE COUNTY)
LDR (CITY OF CHICO)

PROPOSED GROSS DENSITY: 2.13 UNITS/GROSS ACRE

AVERAGE RESIDENTIAL LOT SIZE: 13,818 S.F.

SEWER: CITY OF CHICO
STORM DRAIN: CITY OF CHICO
WATER: CALIFORNIA WATER SERVICE CO.
GAS & ELECTRICITY: PG&E
TELEPHONE: AT&T
CABLE TV: COMCAST

LOTS 1 - 20: 6.79 AC
LOT 'A' ACREAGE: 0.15 AC
LOT 'B' ACREAGE: 0.25 AC
R.O.W.: 1.99 AC
BIKE PATH: 0.11 AC
DEDICATION: 0.10 AC
TOTAL GROSS SUBDIVISION ACREAGE: 9.39 AC



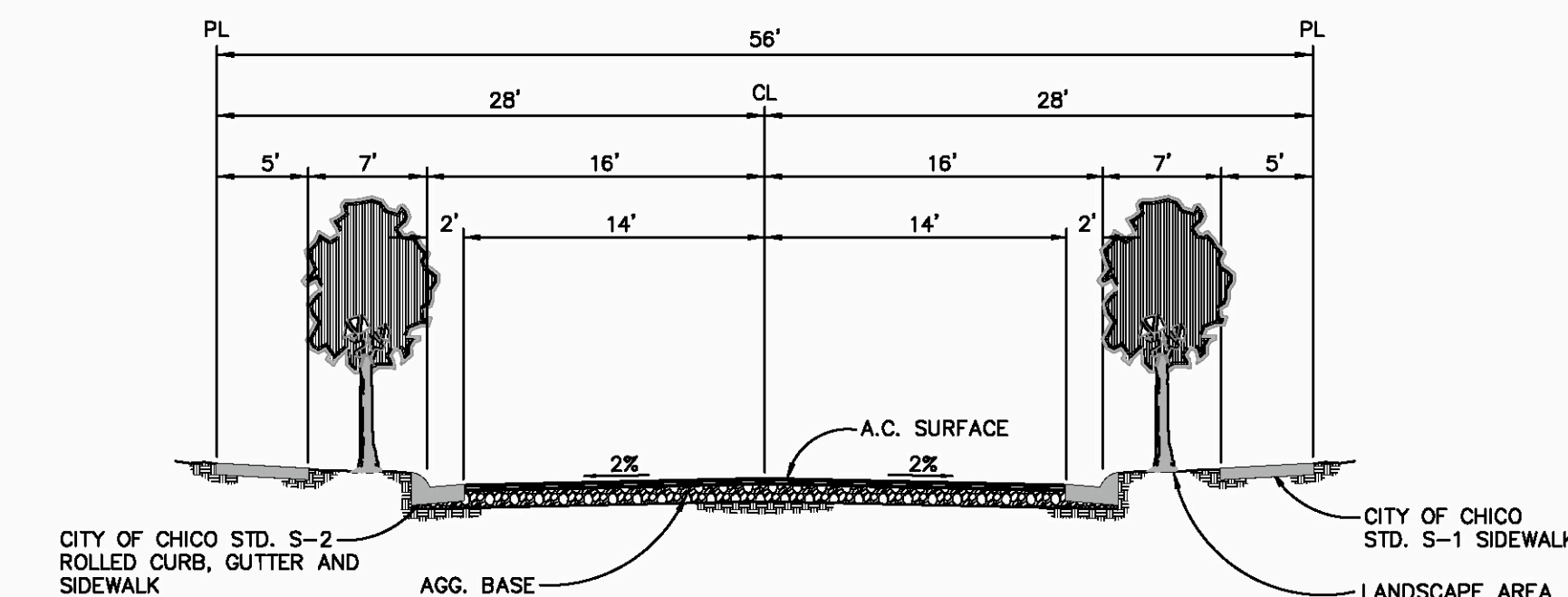
STORM DRAINAGE DESIGN NARRATIVE:

THE PROJECT SITE AND SURROUNDING AREA GENERALLY SURFACE FLOWS FROM NORTHEAST TO SOUTHWEST TOWARDS BIG CHICO CREEK. EXISTING OFFSITE STORM WATER RUNOFF FROM THE NORTHEAST IS CONVEYED BY PIPES UNDER MANZANITA AVENUE AND THROUGH THE PROJECT VIA AN EXISTING DITCH. THE DEVELOPMENT OF THIS SUBDIVISION PROPOSES TO INTERCEPT THE OFFSITE RUNOFF AND CONVEY IT ALONG MANZANITA AVENUE, THROUGH LOTS A AND B, TO A PROPOSED UNDERGROUND STORM DRAIN CONVEYANCE SYSTEM. THE UNDERGROUND CONVEYANCE SYSTEM WILL BE INSTALLED ALONG MANZANITA AVENUE AND CENTENNIAL AVENUE TO AN EXISTING OUTFALL STRUCTURE TO BIG CHICO CREEK. LOTS A AND B WILL BE LANDSCAPED ACCORDING TO THE LANDSCAPE ARCHITECTS PLANS.

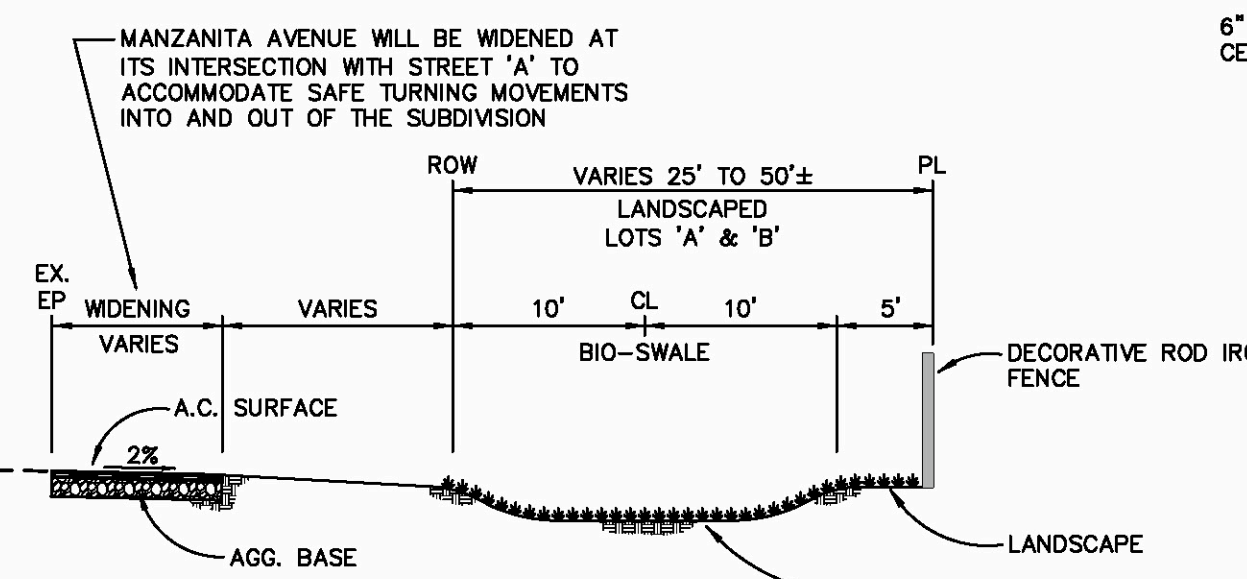
ONSITE STORM WATER RUNOFF GENERATED FROM LOTS 1 - 9 AND 13 - 20 WILL BE COLLECTED BY AN ONSITE UNDERGROUND STORM DRAIN CONVEYANCE SYSTEM. STORM WATER WILL THEN FLOW THROUGH A STORM DRAIN INTERCEPTOR INTO UNDERGROUND DETENTION PIPES. STORM WATER WILL BE METERED OUT OF THE DETENTION PIPES TO AN OUTFALL LOCATED AT THE MOST SOUTHERLY CORNER OF THE PROJECT. THE CONSTRUCTION OF THE PROPOSED STORM DRAIN IMPROVEMENTS WOULD REDUCE THE FLOW THAT LEAVES THE PROJECT AREA.

STORM WATER RUNOFF FROM LOT 10 WILL BE COLLECTED ALONG THE REAR OF LOTS 8 AND 9 USING A CONCRETE CURB AND GUTTER SECTION AND CONVEYED TO THE PRIVATE DRIVEWAY.

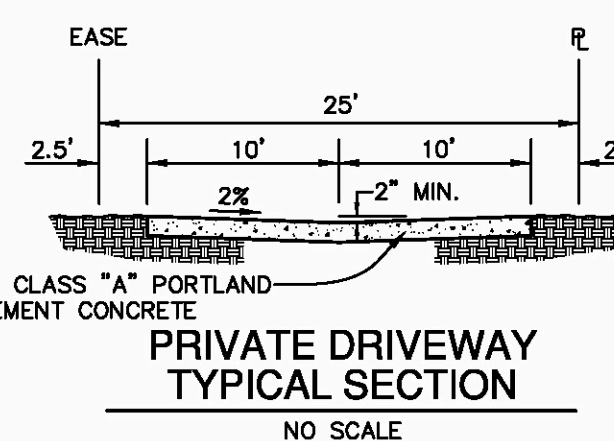
STORM WATER RUNOFF WITHIN THE PRIVATE DRIVEWAY WILL BE COLLECTED WITH A CATCH BASIN AND TREATMENT FOR THE FIRST 1/2" OF RUNOFF WILL BE PROVIDED BY A STORM DRAIN LEACH TRENCH. STORM WATER WOULD CONTINUE THROUGH THE LEACH TRENCH AND INTO THE UNDERGROUND DETENTION PIPES.



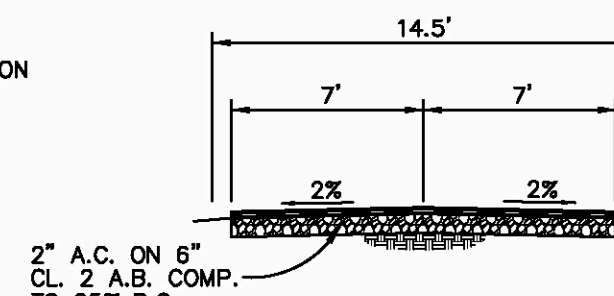
STREET 'A' & 'B' TYPICAL SECTION
NO SCALE



SECTION A-A MANZANITA AVENUE
NO SCALE



PRIVATE DRIVEWAY TYPICAL SECTION
NO SCALE



BIKE PATH TYPICAL SECTION
NO SCALE

LEGEND

- EXISTING CONTOUR (5' INTERVAL)
- EXISTING CONTOUR (1' INTERVAL)
- EXISTING TREE SIZE/TYPE (IF DETERMINED)
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITY JOINT POLE
- EXISTING UTILITY ELECTRIC POLE
- EXISTING UTILITY SERVICE DROP POLE
- EXISTING POLE GUY WIRE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING WATER
- EXISTING FENCE
- CONVEYANCE OF ABUTTER'S RIGHTS OF ACCESS TO THE CITY OF CHICO
- DECORATIVE ROD IRON FENCE
- ORIGINAL LOT NUMBER OF JOHN BIDWELL RANCHO 21ST SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP S 15-03

AVILA ESTATES
A PUBLIC STREET SUBDIVISION FOR KEVIN AVILA

A PORTION OF LOTS 8, 9 & 10 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE 21ST SUBDIVISION OF THE JOHN BIDWELL RANCHO" RECORDED IN BOOK 7 OF MAPS, AT PAGE 49 COUNTY OF BUTTE, STATE OF CALIFORNIA

RAR ROLLS ANDERSON & ROLLS CIVIL ENGINEERS
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95978-5811

RECEIVED

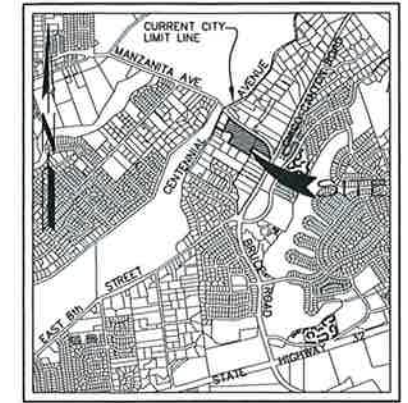
JUL 05 2017

CITY OF CHICO
PLANNING SERVICES

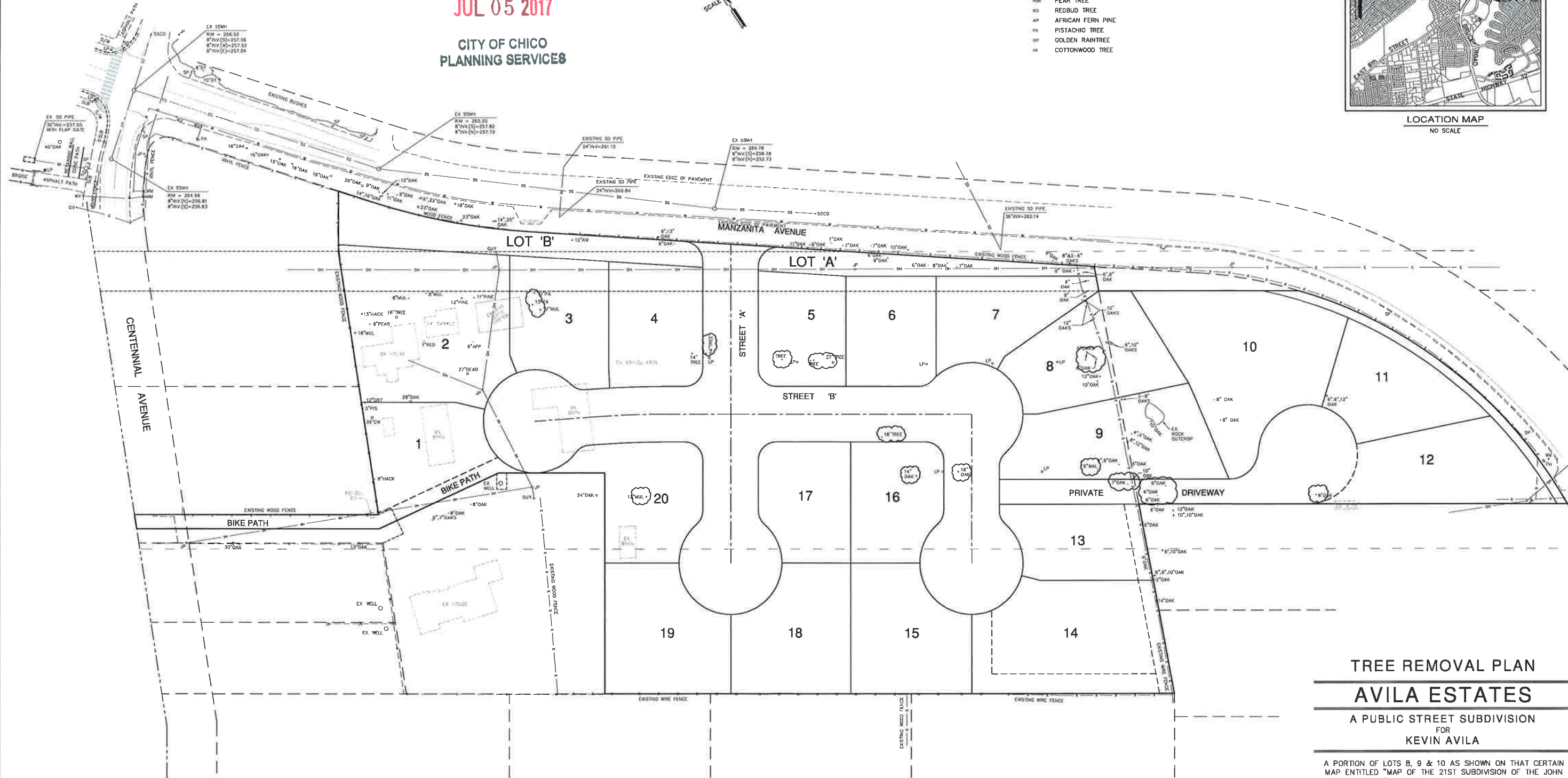


LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE SIZE/TYPE (IF DETERMINED)
- OH VALLEY OAK
- OL WALNUT TREE
- OR REDWOOD TREE
- OP FAN PALM TREE
- OW MULBERRY TREE
- OX PINE TREE
- OHY HACKBERRY TREE
- OHZ PEAR TREE
- OH1 REDBUD TREE
- OH2 AFRICAN FERN PINE
- OH3 PISTACHIO TREE
- OH4 GOLDEN RAINTREE
- OH5 COTTONWOOD TREE



LOCATION MAP
NO SCALE



TREE REMOVAL PLAN
AVILA ESTATES
 A PUBLIC STREET SUBDIVISION
 FOR
 KEVIN AVILA

A PORTION OF LOTS 8, 9 & 10 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE 21ST SUBDIVISION OF THE JOHN BIDWELL RANCHO" RECORDED IN BOOK 7 OF MAPS, AT PAGE 49 COUNTY OF BUTTE, STATE OF CALIFORNIA

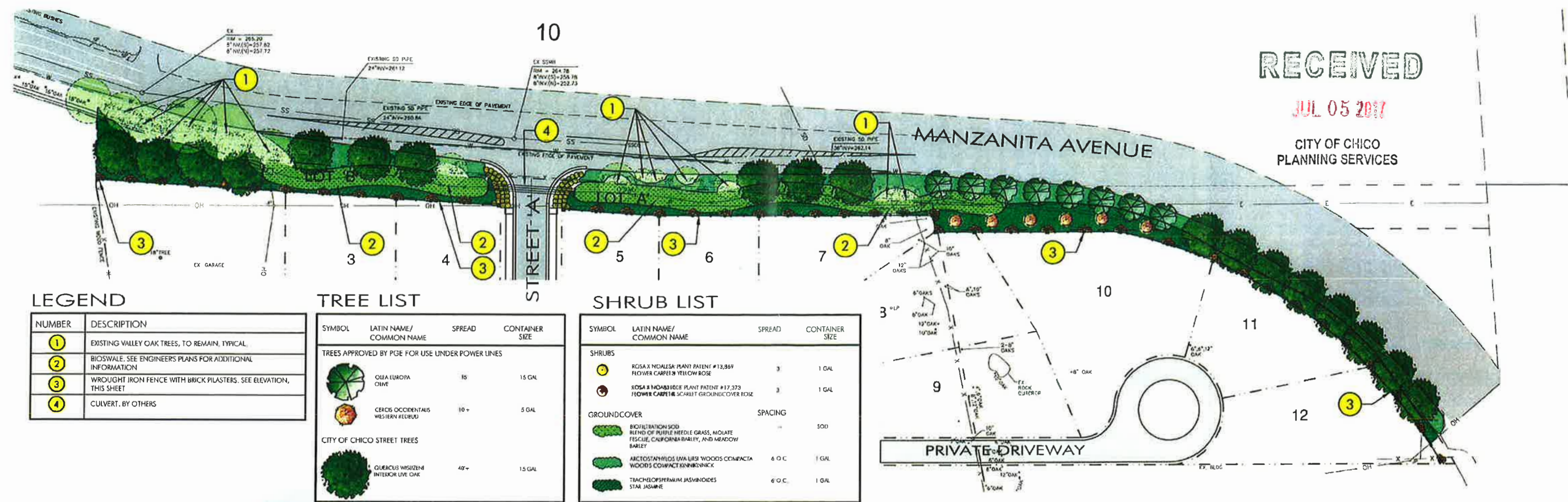


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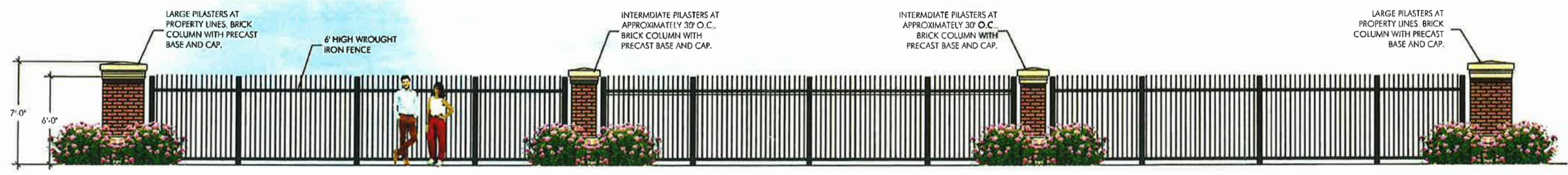
NUMBER	DESCRIPTION
1	EXISTING VALLEY OAK TREES, TO REMAIN, TYPICAL.
2	BIOSWALE. SEE ENGINEERS PLANS FOR ADDITIONAL INFORMATION.
3	WROUGHT IRON FENCE WITH BRICK PILASTERS. SEE ELEVATION, THIS SHEET.
4	CULVERT, BY OTHERS.

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
TREES APPROVED BY PGE FOR USE UNDER POWER LINES			
	OLEA EUROPA OLIVE	15	15 GAL
	CERCIS OCCIDENTALIS WESTERN REDBUD	10+	5 GAL
CITY OF CHICO STREET TREES			
	QUERCUS WISLIZENII INTERIOR LIVE OAK	40+	15 GAL

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	ROSA X NOALES PLANT PATENT #13,869 FLOWER CARPET YELLOW ROSE	3	1 GAL
	ROSA X NOALES PLANT PATENT #17,373 FLOWER CARPET SCARLET GROUND COVER ROSE	3	1 GAL
GROUND COVER			
	BIOFILTRATION SOIL BLEND OF PURPLE NEEDLE GRASS, HOLOATE FESCUE, CALIFORNIA BARLEY, AND MEADOW BARLEY	SPACING	SOD
	ARCTOSTAPHYLOS UVA-URSI WOODS CONTRACTA WOODS CONTRACT KINKERINICK	6" O.C.	1 GAL
	TRACHELOSPERMIUM JASMINOIDES STAR JASMINE	6" O.C.	1 GAL

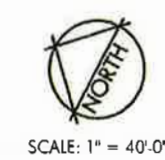


WROUGHT IRON FENCE WITH BRICK PILASTERS ELEVATION VIEW
NO SCALE

ATTACHMENT " _ " "

AVILA ESTATES PRELIMINARY LANDSCAPE LAYOUT (MANZANITA FRONTAGE)

PREPARED FOR:
MR. KEVIN AVILA
250 VALLOMBROSA AVENUE, SUITE 175
CHICO, CA, CA 95926



PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
427 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130 / FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

DATE: MAY 17, 2017
PROJECT NUMBER: 1945

**Initial Study / Environmental Checklist
City of Chico
Environmental Coordination and Review**

I. PROJECT DESCRIPTION

- A. Project Title:** Avila Estates Vesting Tentative Subdivision Map (S 15-03)
- B. Project Location:** 216 Centennial Avenue, Chico, CA. Located on the south side of Manzanita Avenue, between Centennial Avenue and Chico Canyon Road (unincorporated portion of Butte County).
- C. Application:** Vesting Tentative Subdivision Map
- D. Assessor's Parcel Number (APN):** 018-010-135 and 018-010-081
- E. Parcel Size:** 9-acres
- F. General Plan Designation**
The site is pre-designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram. The site is currently designated Very Low Density Residential (VLDR) on the Butte County General Plan Land Use Diagram.

Prior to any development the project site will require annexation into the City of Chico. Any approval of the tentative subdivision map will be contingent upon future annexation of the site into the Chico City Limits.

- G. Zoning**
The site is pre-zoned R1-10 (Low Density Residential, 10,000 sq. ft. minimum lot size), which allows residential development ranging from 2.1 to 7.0 du/ac.

The site is currently zoned Very Low-Density Country Residential (VLDCR) by the County of Butte.

- H. Environmental Setting:**
The site has historically supported a variety of rural residential uses, including single family residential, livestock grazing, orchard agriculture, horse boarding, and other stable related activities. The site is currently developed with one residence, a barn, a stable, and several outbuildings. The existing residence would be retained and the stable, barn and all other buildings would be removed.

The site is bounded by Manzanita Avenue to the north, single-family residential to the south and east, and Centennial Avenue and Bidwell Park to the west. The site is relatively flat with mild slopes and small rock outcroppings in the southeastern portion of the site. Site vegetation is sparse, consisting of mature shade trees and annual and perennial grasses. The western portion of the site has previously been used for horse boarding activities and is characterized by urban and pasture habitat types; the eastern portion of the site is dominated by annual grassland habitat.

On-site soils are highly compacted from past horse boarding and stable activities. There is a narrow strip of oak woodland habitat that follows a drainage ditch on the eastern side of the site, composed primarily of valley oaks and perennial grasses. Trees on site consist of valley oak, cottonwood, coastal redwood, walnut, sycamore and golden rain tree. The trees vary in

size and health. The entire project site is located in Zone X (unshaded) which is outside the 100-year floodplain and considered a minimal risk area for flooding.

I. Project Description:

The proposed project is an infill subdivision that would divide the site into 20 single family residential lots with lot sizes ranging from 10,011 to 28,868 square feet. Gross density for the project would be 2.13 du/ac with an average lot size of 13,818 square feet. Primary access to the site would be via a new public street (Street A), off of Manzanita Avenue. Manzanita Avenue would be widened at the proposed intersection with Street A to facilitate ingress and egress from the project. A secondary bicycle access/path would be provided via an existing 14-foot easement from Centennial Avenue. As indicated, the existing residence and garage on Lot 2 would remain. All other barns, stable, and outbuildings would be removed. The existing septic system located on Lots 2 and 3 would be abandoned pursuant to Butte County Environmental Health requirements. Per Chico Municipal Code (CMC) Title 18R.08.080 requirements, all utilities would be co-located and trenched underground. Lots 10 through 12 would be accessed via a private driveway. The private driveway would include a 25-foot easement on portions of Lot 12 for ingress/egress and utilities.

The project has been designed to improve upon existing storm water drainage conditions on site and in the immediate vicinity. The proposed storm drainage facilities would intercept runoff from properties located northeast of the site and direct it through a meandering bioswale (within Lot A and Lot B) and convey it to an existing outfall to Big Chico Creek. Lots A and Lot B would include landscaping improvements in compliance with CMC requirements and are proposed for dedication to the City for inclusion into a Chico Maintenance District (CMD). Additional storm drain facilities would be constructed in easements on Lots 13 and 14 leading to an underground outfall to the Bidwell ditch. Project implementation would necessitate removal of some of the 145 existing on-site trees for site development and safety. Any tree removal requires compliance with Chico Municipal Code (CMC) Chapter 16.66 regarding payment of in-lieu fees for tree replacement. Trees proposed to be retained will be preserved in compliance with CMC 19.68.060.

J. Public Agency Approvals:

1. Vesting Tentative Subdivision Map (City of Chico)
2. Prior to development, Grading and Encroachment Permits (City of Chico)
3. Water Quality Certification Permit (California Regional Water Quality Control Board)
4. Annexation to the City of Chico (Butte County Local Agency Formation Commission, LAFCo)

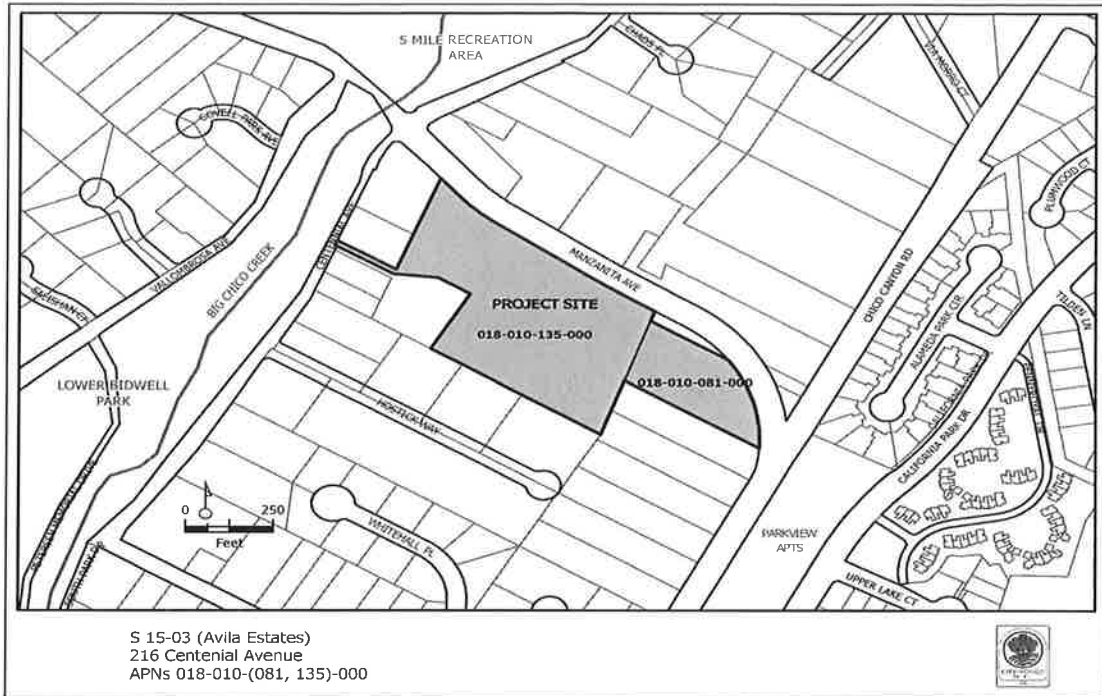
K. Applicant:

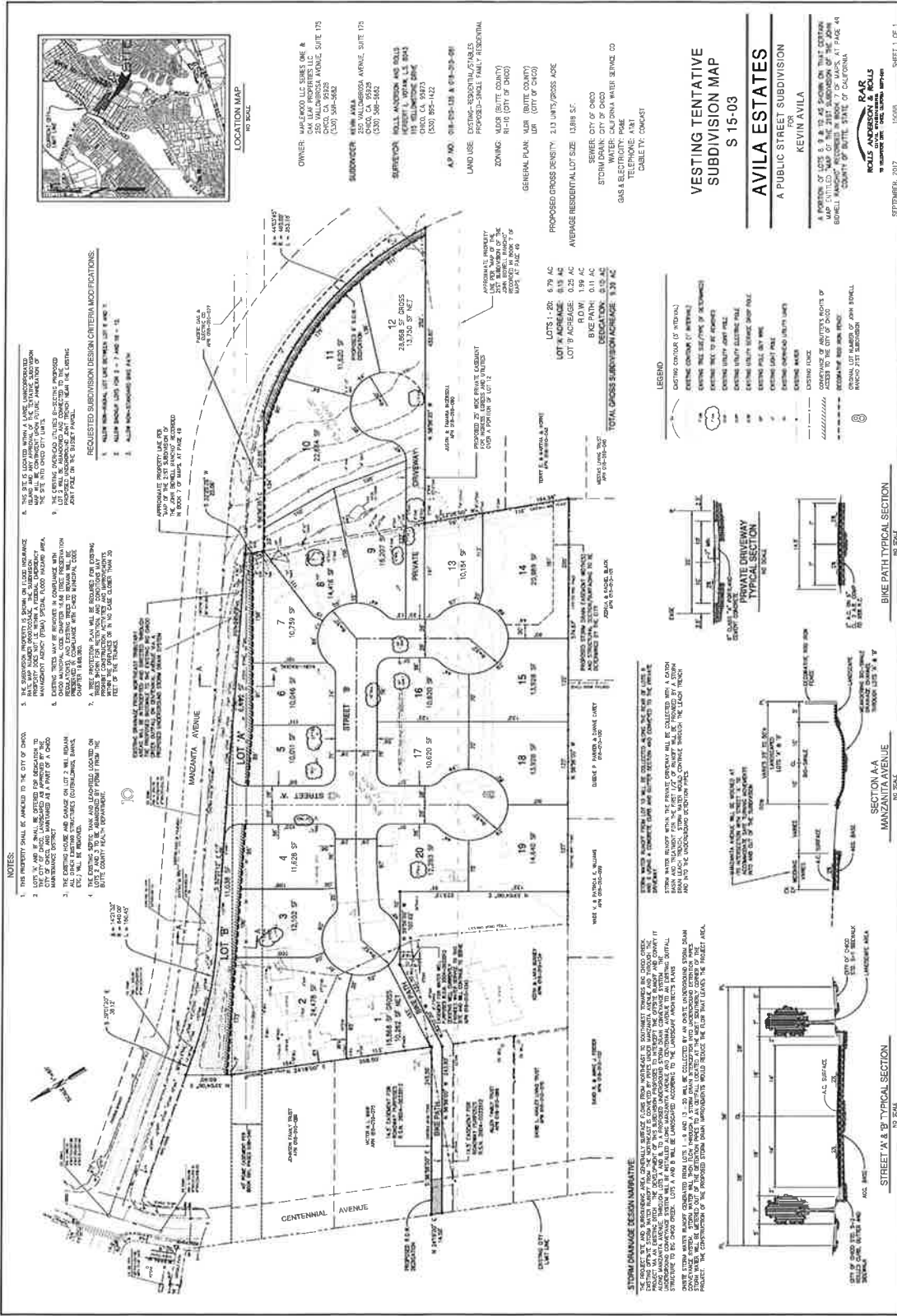
Kevin Avila, 250 Vallombrosa Aveune Suite 175 Chico, CA 95926; (530) 588-5682

L. City Contact:

David Young, Senior Planner (530) 879-6535 or email: david.young@chicoca.gov, City of Chico, 411 Main Street, Chico, CA 95928

LOCATON MAP





II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Agriculture and Forest | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Open Space/Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Tribal Cultural Resources | |

III. COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a potentially significant impact or have a potentially significant impact unless mitigated, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project. No further study is required.

Signature

David Young, Senior Planner, for

(for Brendan Vieg, Deputy Director CDD)

10/2/17
Date

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

- Responses to the following questions and related discussion indicate if the proposed project will have or potentially have a significant adverse impact on the environment.
- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by referenced information sources. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors or general standards.
- All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there is at least one “Potentially Significant Impact” entry when the determination is made an EIR is required.
- Negative Declaration: “Less than Significant with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The initial study will describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 4, “Earlier Analysis,” may be cross-referenced).
- Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D)].
- Initial studies may incorporate references to information sources for potential impacts (e.g. the general plan or zoning ordinances, etc.). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list attached, and other sources used or individuals contacted are cited in the discussion.
- The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

A. Aesthetics	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River?			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
3. Affect lands preserved under a scenic easement or contract?				X
4. Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?			X	
5. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

A.1 and A.2. Views from the project site are limited due to surrounding residential development, trees, and the site's topography. As such, the project would not block or impede views of a scenic vista. There are no state scenic highways or Federal Wild and Scenic Rivers in the City of Chico or in the vicinity of the project. The project site is adjacent to Manzanita Avenue and Centennial Avenue, which are locally-designated scenic roadways; however, the project entails residential development that would not have a detrimental visual impact upon these roadways. Therefore, the project would have a **Less than Significant** impacts on scenic vista, roadway, and river resources

The site has been historically used for single family residential, livestock grazing, orchard development, horse boarding, and other stable related activities. The development would necessitate the removal of some existing on-site trees, which will require compliance with CMC Chapter 16.66 regarding payment of in-lieu fees for tree replacement. Trees not removed would be preserved in compliance with CMC 19.68.060. There are some small rock outcroppings on Lot 9, which may be disturbed during excavation site preparation activities. There are no historic buildings or other scenic resources/features on-site or visible in the immediate vicinity and **Less than Significant** impacts would result.

A.3. The site is not preserved under a scenic easement or contract; as such, there is **No impact**.

A.4. Due to surrounding development, tree coverage, and the site's topography, there are no distant views or views of the foothills available from the project site. The proposed project is consistent the City of Chico General Plan which designates the site as LDR with densities from 2.1 to 7.0 du/ac. The site is adjacent to and surrounded by other large-lot residential developments to the north, south, and east. The project would increase the density of residential development on the site consistent with range allowed under the Chico General Plan, and would not substantially change the visual character or development patterns in the immediate area.

Although tree removal is proposed, the site and immediate vicinity is not considered sensitive with regard to scenic or foothill visual resources. Project implementation would be consistent with adjacent and nearby residential development; as such, would not substantially degrade the visual character of the site or immediate vicinity and **Less Than Significant** impacts would result.

A.5. The project would increase the amount of lighting over existing conditions as it would include typical residential interior and exterior lighting. The project must comply with Section 19.60.050 of the CMC which requires all exterior lighting to be architecturally integrated with the character of all structures, energy-efficient, and shielded or recessed to lessen and confine direct glare and reflection within the boundaries of the site. Additionally, all exterior lighting is required to be directed downward and away from adjacent properties and public rights-of-way. Building materials are required to reduce glare and visual impacts to adjacent or nearby developments and all lighting fixtures must be appropriate in scale, intensity, and height to the use they are serving. Mandatory compliance with CMC lighting requirements would reduce light or glare impacts to **Less Than Significant**.

MITIGATION: None Required.

B. Agriculture and Forest Resources: Would the project or its related activities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

B.1. – B.5. The project would not convert Prime or Unique Farmland, or Farmland of Statewide Importance. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program’s ‘Butte County Important Farmland 2010’ map, identifies the project site as “Urban and Built-up Land” (see <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/but10.pdf>).

The project site is not under a Williamson Act Contract. The site is surrounded by residential development; as such, project implementation would not result in the loss of forest land, conversion

of forest land, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland or forest land. The site is located on previously disturbed parcels used for residential/orchard/horse boarding uses; thus, contain no agriculture or timber resources. The site is surrounded by existing low density residential development, is designated for residential development in the Chico General Plan and there would be **No Impact** to Agriculture and Forest Resources.

MITIGATION: None required.

C. Air Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Conflict with or obstruct implementation of the applicable air quality plans (e.g., Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan, Chico Urban Area CO Attainment Plan, and Butte County AQMD Indirect Source Review Guidelines)?			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.		X		
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
4. Expose sensitive receptors to substantial pollutant concentrations?			X	
5. Create objectionable odors affecting a substantial number of people?			X	

DISCUSSION:

C.1. – C.3. The project proposes 20 new single-family residential lots and would retain one existing residence. Project implementation would not conflict with nor obstruct implementation of an applicable air quality plan for the Northern Sacramento Valley or Butte County, nor would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project would result in temporary construction related impacts but not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

According to Butte County Air Quality Management District (BCAQMD or Air District) CEQA Air Quality Handbook, October 23, 2014, <http://www.bcaqmd.org/page/files/CEQA-Handbook-Appendices-2014.pdf>, Butte County is designated as a federal and state non-attainment area for ozone and particulate matter.

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (September 2014)		
POLLUTANT	STATE	FEDERAL
1-hour Ozone	Nonattainment	--
8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	Nonattainment	Attainment
BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (September 2014)		
24-Hour PM2.5**	No Standard	Nonattainment
Annual PM10**	Attainment	No Standard
Annual PM2.5**	Nonattainment	Attainment
** PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Potential air quality impacts related to development are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to ongoing operations, such a motor vehicle usage, water and space heating, etc.

Project construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to increases in vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and oxides of nitrogen (NOx), and fine particulate matter). All stationary construction equipment, other than internal combustion engines less than 50 horsepower, require an "Authority to Construct" and "Permit to Operate" from the District. Emissions are prevented from creating a nuisance to surrounding properties under BCAQMD Rule 200 *Nuisance*, and visible emissions from stationary diesel-powered equipment are also regulated under BCAQMD Rule 201 *Visible Emissions*.

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations would settle relatively quickly. Under the BCAQMD's Rule 205 (Fugitive Dust Emissions) all development projects are required to minimize fugitive dust emissions by implementing BMPs for dust control. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive for 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

Continuing the City's practice of ensuring that grading plans and improvement plans include fugitive dust BMPs and compliance with existing BCAQMD rules would ensure that construction related dust impacts are minimized.

Additionally, BCAQMD's CEQA Air Quality Handbook provides screening criteria identifying when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects. Projects that fall below screening thresholds are still required to implement BMPs to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

LAND USE TYPE	Model Emissions for Project Greater Than:
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 square feet
Retail	11,000 square feet
Industrial	59,000 square feet

The proposed subdivision would result in the creation of 20 new single-family residential lots and retain one existing single family residence for a total of 19 new single-family residential units. Since the number of new units is less than the applicable screening criterion in the table above, a quantified, project specific air emissions analysis is not required.

Although no detailed, project specific modeling is required, implementing standard construction BMPs is still necessary to lessen construction related impacts and potential cumulative air quality impacts in the region. Mitigation C.1 would ensure that appropriate BCAQMD BMPs are selected and applied to the construction phase of the project. Implementation of **Mitigation C.1**, below, would reduce the project's construction and cumulative and air quality standard impacts to **Less Than Significant with Mitigation Incorporated**.

C.4. - C.5. Residential development does not typically involve large amounts or high concentrations of air related pollutants. Construction activities and paving operations would result in a temporary increase of odors on-site and to adjacent properties. The proposed project would not expose sensitive receptors (nearby residential developments) to substantial pollutant concentrations, or create significant objectionable odors that are inconsistent with the surrounding residential uses. Additionally, implementation of **Mitigation C.1** would require BMPs to reduce potential construction and other short-term odor related air quality impacts, to a **Less Than Significant** level.

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific BMPs shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the BCAQMD's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.shasta.com/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>.

Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.

- Using electric powered equipment when feasible.

MITIGATION MONITORING C.1 (Air Quality): Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

D. Biological Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.			X	
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
5. Result in the fragmentation of an existing wildlife habitat, such as blue oak woodland or riparian, and an increase in the amount of edge with adjacent habitats.			X	
6. Conflict with any local policies or ordinances, protecting biological resources?			X	

DISCUSSION:

D.1. and D.4. A Biological Resource Assessment (Assessment) was prepared for the proposed project in May 2016. The site is not critical habitat and no federal or state endangered, threatened, sensitive, or protected plant species were identified on the site or in the immediate area. The site does contain suitable habitat for migratory birds and roosting bats. Roosting bats are a California Special Status Species. Site preparation activities involving the removal of vegetation including trees, shrubs, and grasses could potentially affect special-status bat species and birds protected

under the Migratory Bird Treaty Act (MBTA, 16 USC 703) and California Fish and Game Code (Section 3503). A tree protection plan pursuant to CMC 16.66.110 is required prior to the issuance of demolition, grading, or building permits. Any vegetation removal for the project should be conducted during the non-breeding and non-maternity season: non-breeding season for birds (September 1 – February 28) and maternity season for bats (September 1 – October 15 and March 1 – March 31). If vegetation removal or construction activities are proposed during the avian breeding or bat maternity season, implementation of Mitigation D.1 and Mitigation D.2 would ensure the project would not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species as listed and mapped in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service and **Less Than Significant with Mitigation Incorporated** impacts would result.

D.2. Big Chico Creek is directly across Centennial Avenue from the project site. The project would include storm drainage improvements but would tie into the existing outfall on Centennial Avenue via an existing underground storm drain system. None of the improvements would take place within the riparian corridor of Big Chico Creek and **Less than Significant** impacts would result.

D.3. Section 404 of the Federal Clean Water Act define Waters of the U.S. to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce. Wetlands are defined for regulatory purposes as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Based on the Assessment conducted in May 2016, the project site does not contain any wetlands, marshes, vernal pools, or critical habitat for special-status species wildlife that would be adversely affected by project development and there is **No Impact**.

D.5. As indicated, Big Chico Creek is directly across Centennial Avenue, with the top of the bank within 100 feet of the proposed bike path/project site. The creek and riparian vegetation may serve as a corridor for local wildlife; however, there are no project related activities proposed within the riparian area of this resource. As such, the project would not result in the fragmentation of any wildlife habitat and this impact is **Less Than Significant**.

D.6. The project would not conflict with adopted policies adopted for the preservation and protection of native and special-species and habitat; therefore, this impact is **Less Than Significant**.

MITIGATION:

MITIGATION D.1 (Biological Resources):

If tree removal, grading, or initial construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a survey for all birds protected by the MBTA and CFGC within (7) days prior to vegetation removal or construction activities within 25 feet of all work areas. If an active nest is found, the biologist shall map the nest location and establish an appropriate “no disturbance” buffer around the active nest(s) as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young have fledged or the nest fails. Nests shall be monitored at least once per week and a report submitted monthly. If construction activities stop for more than (15) days, the biologist shall conduct an additional survey within (7) days prior to continuation of construction activities or vegetation removal.

MITIGATION D.2 (Biological Resources): A focused survey shall be conducted by a qualified biologist to determine if an active bat roost is present on the project site. The biologist shall conduct pre-construction bat roost survey within (2) week of vegetation removal that involves the removal

of potential diurnal roosting trees (e.g., trees 24” DBH and great snags and hollow trees). Surveys shall be conducted within the entire area where potential diurnal roosting trees are proposed for removal and within 100 feet of diurnal roosting trees or vegetation. If a maternity roost with young is observed then the biologist shall map the location and establish an appropriate “no disturbance” buffer around the roost as determined by the biologist. Construction and vegetation removal activity shall be prohibited within the buffer until the young are Volant (i.e., flying). Roosts shall be monitored a minimum of once a week and monthly reports submitted to the County. If a roost is observed without the young, the biologist shall establish a “no disturbance” buffer until the bats are excluded from the roost or there are no roosting bats present.

MITIGATION MONITORING D.1 and D.2 (Biological Resources): Planning and Engineering staff will require submittal of a bird nest survey and bat roost survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season and/or non-maternity roosting season.

E. Cultural Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Cause a substantial adverse change in the significance of an historical resource as defined in PRC Section 15064.5?		X		
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to PRC Section 15064.5?		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?		X		
4. Disturb any human remains, including those interred outside of formal cemeteries?		X		

DISCUSSION:

E.1. – E.4. The project site is in an area of high archaeological sensitivity as designated by the Northeast Center of the California Historical Resources Information System (CHRIS) and the General Plan. An Archeological Inventory Survey (Archeological Survey) was conducted for the project area in July 2016. The Archeological Survey included record searches and an intensive pedestrian survey. The Archeological Survey concluded that the site does not contain significant historical or unique archeological resources and no specific treatment or mitigation actions are recommended for the project.

There is a chance of encountering unknown cultural and/or archeological resources during site preparation and construction activities. Halting construction work and observing standard protocols for contacting appropriate City staff and arranging for an evaluation of cultural resources in the case of a discovery is a required standard City practice, typically noted on all grading and building plans. Mitigation E.1, below, would minimize the potential damage to unknown cultural and/or archeological resources or human remains in the event that such resources are unearthed during construction and would reduce this potential impact to a level that is **Less Than Significant With Mitigation Incorporated**.

MITIGATION:

MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 530-879-6800. 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. Further, City Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1 (Cultural Resources): Planning staff will verify that the above wording is included on construction plans. Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

F. Geology/Soils	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Div. of Mines & Geology Special Publication 42)?			X	
b. Strong seismic ground shaking?			X	
c. Seismic-related ground failure/liquefaction?			X	
d. Landslides?			X	
2. Result in substantial soil erosion or the loss of topsoil?			X	

F. Geology/Soils	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, or is otherwise not consistent with the Chico Nitrate Action Plan or policies for sewer service control?			X	

DISCUSSION:

F.1. The City of Chico is located in one of the least active seismic regions in California and contains no known active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones on or near the project site, nor are there any known or inferred active faults. The potential for ground rupture and strong seismic ground shaking within the Chico area is considered very low. The General Plan also identified the project site as having low risk potential associated with liquefaction. Portions of the site has moderate slopes but there is low to no potential for landslides. Under existing regulations, all proposed residences and structures are required to incorporate California Standards Building Code requirements into the project and structure design to minimize potential impacts associated with ground-shaking and other seismic related events as a result of an earthquake; therefore, this impact is considered **Less Than Significant**.

F.2. - F.4. Development of the site is subject to the City’s grading ordinance, which requires the inclusion of appropriate erosion control and sediment transport BMPs as standard conditions of grading permit issuance. Additionally, under the applicable National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) per §402 of the Clean Water Act, existing state/city storm water regulations require applicants disturbing over one acre to file a Storm Water Pollution Prevention Plan (SWPPP) with the State (which is confirmed by City staff prior to permit issuance) to gain coverage of the activity under the City’s Construction General Permit. The project would disturb approximately 10 acres and the project SWPPP is required to include specific measures to minimize potential erosion.

The project site is within 100 feet of the Big Chico Creek corridor; however, according to the General Plan EIR, soils with no or low expansion potential occur along stream and river slopes and valleys. As indicated, potential impacts associated with ground-shaking and other seismic related events at the project site are considered low. General Plan policies require structural precautions and compliance with California Building Code to reduce the risk associated with geologic hazards. Further, the City and the BCAQMD require implementation of all applicable fugitive dust control measures, which further reduces the potential for construction-generated erosion. Development of the site will meet all requirements of the California Standards Building Code which address potential issues of ground

shaking, soil swell/shrink of expansive soils, and the potential for liquefaction. As a result, potential future impacts relating to geology and soils are considered **Less Than Significant**.

F.5. The proposed subdivision would connect to the City sewer system, which is adjacent to the site along Manzanita Avenue. Potential costs associated with extending sewer lines and establishing the service would not result in environmental impacts; therefore, the project represents a **Less than Significant** impact relative to policies governing sewer service control.

MITIGATION: None Required

G. Greenhouse Gas Emissions	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

DISCUSSION:

G.1. - G.2. In 2012, the Chico City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions to meet the City's Green House Gas (GHG) emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City's General Plan (SUS-6, SUS-6.1, SUS-6.2, SUS-6.2.1, SUS-6.2.2, SUS-6.2.3, S-1.2 and OS-4.3). Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan EIR. The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Section 15183.5(b) of Title 14 of the California Code of Regulations states that a GHG Reduction Plan, or a Climate Action Plan, may be used for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation provided that the CAP does the following:

- A. Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- B. Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- C. Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- D. Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- E. Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and

F. Be adopted in a public process following environmental review.

Chico's CAP, in conjunction with the General Plan, meet the criteria listed above. Therefore, the proposed project is consistent with development anticipated in the General Plan and CAP; therefore, potential impacts with regard to GHG emissions are considered **Less Than Significant**.

New development and redevelopment must adhere to a number of City policy documents, building code requirements, development standards, design guidelines, and standard practices that collectively further the goals and, in many cases, directly implement specific actions required by the CAP. Below is a list of measures found in the CAP which are applied on a project-by-project basis, and which aid in implementing the CAP:

- Consistency with key General Plan goals, policies, and actions that address sustainability, smart growth principles, multi-modal circulation improvements, and quality community design
- Compliance with California's Title 24 Building Energy Efficiency Standards for Residential and Non-Residential Buildings
- Compliance with the City's tree preservation ordinance
- Incorporation of street trees and landscaping consistent with the City's Municipal Code
- Consistency with the City's Design Guidelines Manual
- Consistency with the State's Water Efficient Landscape Ordinance (AB 1881)
- Compliance with the City's Residential Energy Conservation Ordinance, which requires energy and water efficiency upgrades at the point-of-sale, prior to transfer of ownership (e.g., attic insulation, programmable thermostats, water heater insulation, hot water pipe insulation, etc.)
- Provision of bicycle facilities and infrastructure pursuant to the City's Bicycle Master Plan
- Installation of bicycle and vehicle parking consistent with the City's Municipal Code
- Consistency with the Butte County Air Quality Management District's CEQA Handbook
- Adherence to Butte County Air Quality Management District mitigation requirements for construction sites (e.g., dust suppression measures, reducing idling equipment, maintenance of equipment per manufacturer specs, etc.)
- Diversion of fifty percent (50%) of construction waste
- Compliance with the City's Capital Improvement Plan, which identifies new multi-modal facilities and connections
- Consistency with the City's Storm Drainage Master Plan

As part of the City's land use entitlement and building plan check review processes, development projects are required to include and implement applicable measures identified in the City's CAP. As the proposed project is consistent with the City's General Plan, includes development contemplated in the scope of the General Plan EIR, and is subject to measures identified in the City-adopted CAP, GHG impacts are considered **Less Than Significant**.

MITIGATION: None Required.

H. Hazards /Hazardous Materials	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X

H. Hazards /Hazardous Materials	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
2. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. For a project located within the airport land use plan, would the project result in a safety hazard for people residing or working in the Study Area?			X	
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Study Area?			X	
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION:

H.1. – H.3., H.7. - H.8. Residential development does not typically generate significant amount of hazardous materials, result in significant amounts of hazardous emissions, or necessitate the handling of acutely hazardous materials. The nearest schools are the Chico Oaks Adventist School and Sierra View Elementary School, approximately ½-mile and 1-mile southwest of the site, respectively. The project would not result in a safety hazard for people residing or working in the area, nor would it interfere with adopted emergency response or emergency evacuation plans. Per City standards, street design and finished roadways are required to provide adequate and safe ingress and egress of emergency response vehicles. The project site is not within a Very High Fire Hazard Severity Zone, as defined by the California Department of Forestry and Fire Protection. Therefore, the project is considered to have **No Impact** with regard to hazardous materials, emergency response, and wildland fire impacts.

H.4. The State of California Department of Toxic Substances Control (DTSC) protects California citizens and the environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products. DTSC maintains databases and list for hazardous material sites and underground storage tank facilities. Hazardous Waste and Substances Site List, also known as the Cortese List, is used by state and local agencies and by private developers to comply with CEQA requirements providing information about the location of hazardous materials sites. The project site is not on the Cortese list and was not identified in the General Plan as a site historically used to handle or store hazardous materials or associated with a hazardous material-related release or occurrence. Project implementation would not create a significant hazard to the public or the environment and there is **No Impact**.

H.5. – H.6. The project site is not located within an Airport Operations Overlay zoning district or within a Land Use Compatibility Zone of the Chico Municipal Airport. There are no private airstrips in the vicinity of the project. Therefore, the proposed addition of 20 new residential units would have **Less Than Significant** impacts with regard to safety hazards or risks for construction personnel and future residents.

MITIGATION: None Required

I. Hydrology/ Water Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	
5. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Otherwise substantially degrade water quality?			X	

I. Hydrology/ Water Quality	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
7. Place real property within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
10. Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

I.1., I.3. – I.6. The development would increase surface water runoff due to the additional impervious surface area and change of on- and off-site drainage patterns. The proposed project includes on- and off-site storm drainage improvements. Under existing conditions, storm drain runoff enters the project site and results in localized ponding and storm water accumulation on site and in the immediate vicinity. Project implementation would improve the storm drain system in the area. The northern portion of the site and drainage from the northeast tributary areas would be intercepted and directed through the proposed bio-swale to an underground storm drain system and ultimately to the existing storm drain outfall on Centennial Avenue. The project also proposes underground outfall storm drain facilities at the southeastern corner to convey storm water to the Bidwell ditch.

Under existing regulations, the RWQCB requires the project proponent to obtain a water quality certification or waiver from the RWQCB. Through the RWQCB's permitting process, the project would be required to avoid, minimize, and/or compensate for potential discharges into regulated waterways based on a detailed review of the storm drain system design. The project would also be required incorporate Best Management Practices (BMPs) to collect all onsite storm water runoff and convey it to the storm drain system in manner that avoids substantial flooding or erosion.

The BMPs require storm water drainage improvements to provide quality treatment of "first flush" contaminants (soil, grease, metals, oils, and organic debris) that accumulate during the dry season, and quantity mitigation to ensure that peak flows from the site do not exceed existing undeveloped levels. In addition to the water quality and quantity BMPs required by the City/County, the site is larger than 1 acre; therefore, the applicant is required to prepare a SWPPP with the RWQCB to obtain coverage under the general permit issued for storm water discharges associated with construction activities.

Additionally, source control measures deal with specific onsite pollution-generating activities and sources. The project is subject Low Impact Development (LID) standards that apply techniques to infiltrate, filter, store, evaporate and detain runoff close to the source of rainfall to maintain a site's pre-development runoff rates and volumes. Mandatory compliance with RWQCB regulations, implementation of BMPs, and other existing permitting and water quality requirements would ensure that the project would not substantially degrade water quality drainage systems, provide substantial

additional sources of polluted runoff, or exceed storm water drainage facilities and **Less Than Significant** would result.

I.2. The California Water Service Company (Cal Water) is the local water provider in the Chico area with the sole source of water for the Chico District, including the project site. Adequate water supplies are available to serve build-out of the General Plan, which includes the project site and proposed residential uses. Cal Water relies entirely on groundwater pumped from the Sacramento Valley Basin, which is characterized as having abundant supplies and having demonstrated a historical ability for its groundwater levels to recover quickly after drought events. Cal Water’s *Urban Water Management Plan for the Chico-Hamilton City District* indicates that potable water supplies were estimated to be 32,069 acre-feet in 2015 and are expected to increase to 42,550 acre-feet by 2040. Actual groundwater supplies available to Cal Water are significantly greater than the 2015–2040 supply totals reported in the Plan, as the company only pumps what it needs to meet customer demand (Based on the design capacity of its current wells, Cal Water could pump as much as 90,288 acre-feet/year). The proposed project is consistent with the General Plan Land Use Diagram, which was considered in the preparation of the UWMP. Project implementation would result in an approximate demand of 20 acre-feet annually (assuming typical usage of 1 acre-foot per household per year), which represents less than one-tenth of one percent of Cal Water’s 2015 supply of 32,069 acre-feet and its 2040 supply of 42,550 acre-feet. The nearest well is on adjacent APN 018-010-134. The groundwater available for this well will not be adversely affected by project implementation. The project would increase impervious surface of the site but it not impede or interfere with basin groundwater recharge or adverse impacts on this well. Therefore, groundwater depletion and groundwater recharge impacts are considered **Less Than Significant**.

I.7. - I.9. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate for the City of Chico (2011), the project site is located in Zone X which is considered an area of minimal to moderate risk with 100-year flood depths up to 1-foot. The project site is outside dam failure inundation areas, would not impede or redirect flood flows, or expose people or structures to increased risk of injury or flooding and impacts are considered **Less Than Significant**.

I.10. The project is not subject to inundation by seiche, tsunami, or mudflow; therefore, the project will result in **No Impact**.

MITIGATION: None Required

J.Land Use and Planning	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Result in physically dividing an established community?			X	
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the City of Chico General Plan, Title 19 “Land Use and Development Regulations”, or any applicable specific plan) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
3. Results in a conflict with any applicable Resource Management or Resource Conservation Plan?				X

4. Result in substantial conflict with the established character, aesthetics or functioning of the surrounding community?	X
5. Result in a project that is a part of a larger project involving a series of cumulative actions?	X
6. Result in displacement of people or business activity?	X

DISCUSSION:

J.1. and J.5. The project would not physically divide an established community nor conflict with any applicable plans or ordinances adopted to mitigate environmental impacts. The project site is surrounded by low and medium density residential development. The project is not part of a larger project and would not conflict with the established character, aesthetics, or functioning of the surrounding community. The proposed residences would be compatible with existing residential uses adjacent to and in the immediate area of the project site. Therefore, with regard to land use conflicts the project would have a **Less than Significant Impact**.

J.2. The site is currently designated Very Low Density Residential (VLDR) in the Butte County General Plan and zoned Very Low Density Country Residential (VLDCR) by the County of Butte. The purpose of the VLDCR zone is to allow large lot single-family homes and related uses in existing residential neighborhoods. Any approval of the tentative subdivision map and future project development will be contingent upon future annexation of the site into the Chico City Limits.

Developing the site under city regulations would be consistent with smart growth principles and the General Plan Land Use Diagram. The City of Chico General Plan designates the site as Low Density Residential (LDR). This designation represents traditional single-family neighborhoods with a minimum density of 2.1 dwelling units/acre (du/ac) and a maximum density of 7.0 du/ac. The site is Pre-zoned Low Density Residential (2.1 to 7.0 du/ac) and located in the R1-10 (Low Density Residential). The R1-10 zoning district requires a minimum lot size of 10,000 square feet. The R1 zoning district is primarily intended to implement the Low Density Residential land use designation of the General Plan. The project is subject to all CMC regulations regarding residential development and proposed land use changes and development of the site would be consistent with all applicable land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact; therefore, this impact is considered **Less Than Significant**.

J.3. There are no adopted City of Chico Resource Conservation Plans or Resource Management programs or plans applicable to the project site. The project would not conflict with adopted Butte County Resource Plans: Integrated Water Resources Plan, Groundwater Management Plan, Drought Preparedness Plan, or Butte County Air Quality Management rules or regulations for the protection of environmental resources; therefore, there is **No Impact**.

J.4. The proposed project would not conflict with the established character, aesthetics or functioning of the surrounding community. The site is generally surrounded by low density and medium density residential, which is substantially compatible with the proposed residential land uses. The proposed project would be generally consistent with the following General Plan Land Use, Community Design, Circulation, Parks, Public Facilities and Services and Sustainability goals and policies that are applicable to the project:

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

- **Policy LU-4.1 (Promote Infill and Redevelopment)** – Facilitate infill development through education and the provision of infrastructure and services.
- **Policy LU-4.2 (Infill Compatibility)** – Support infill development, redevelopment, and rehabilitation projects, which are compatible with surrounding properties and neighborhoods.
- **Policy CD-5.1 (Compatible Infill Development)** – Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including scale, style, and setback patterns.
- **Policy CIRC-2.2 (Circulation Connectivity and Efficiency)** – Provide greater street connectivity and efficiency for all transportation modes.
- **Policy CIRC-2.3 (Street Design Exceptions)** – Allow exceptions to the City’s street design standards where circumstances warrant modifications.
- **Policy CIRC-3.3 (Bikeway Requirements)** – Ensure that new residential and non-residential development projects provide connections to the nearest bikeways.
- **Policy PPFS-6.1 (Storm Water Drainage)** – Continue to implement a storm water drainage system that results in no net increase in runoff.
- **Policy SUS-1.1 (General Plan Consistency)** – Ensure proposed development projects, policies, and programs are consistent with the General Plan.

Since the proposed project’s design is required to be consistent with the General Plan and would not result in conflicts with existing adjacent or nearby developments, no mitigation is necessary and project land use regulation and plan impacts are considered **Less Than Significant**.

J.6. The proposed project is a residential development and the existing residence on the project site would be retained; thus, the project would not displace people or businesses and there is **No impact**.

MITIGATION: None Required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
K. Mineral Resources.				
Would the project or its related activities:				
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

K.1. - K.2. The General Plan EIR concluded that there are no active mines or known important mineral resources in the City; therefore, the project would not result in the loss of availability of a known mineral resource or mineral resource recovery site and **No Impacts** would result.

MITIGATION: None Required.

L. Noise	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities result in:				
1. Exposure of persons to or generation of noise levels in excess of standards established in the Chico 2030 General Plan or noise ordinance.			X	
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
3. Exposure of sensitive receptors (residential, parks, hospitals, schools) to exterior noise levels (CNEL) of 65 dBA or higher?			X	
4. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
5. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
6. For a project located within the airport land use plan, would the project expose people residing or working in the Study Area to excessive noise levels?				X
7. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Study Area to excessive noise levels?				X

DISCUSSION:

L.1. - L.5. Noise levels associated with the proposed residential uses would be consistent with existing adjacent and nearby residential uses and would not exceed standards or conflict with General Plan polices.

There are no sources of excessive groundborne vibration or groundborne noise levels in the project vicinity. Any groundborne vibration due to construction at the site would be temporary in nature and cease once the project is constructed. There are no parks or hospitals in the immediate vicinity. The nearest schools to the site are approximately ½ and 1 mile southeast of the site, respectively. Other sensitive receptors include on-site and nearby residents. The project would temporarily increase noise and vibration levels during construction activities. General Plan Policy N-1.6 requires the CMC to maintain special standards to allow temporary construction activity to exceed established levels with limits on the time of disturbance to lessen impact to nearby residents and other sensitive receptors and land uses. CMC 9.38.060 sets specific noise level limits and times for temporary increases related to construction. Under section 9.38 of the CMC, construction activities are limited to occur between the hours of 7 a.m. and 9 p.m. on most days, and 10 a.m. to 6 p.m. on Sundays and holidays. During the warmest summer months, June 15 - September 15, construction is allowed between the hours of 6 a.m. and 9 p.m. on most days, and 10 a.m. to 6 p.m. on Sundays and holidays. CMC Section 19.38.060 exempts construction noise that is limited to these hours.

During the allowable times for construction outlined above, noise-generating activities are limited by the following criteria:

- No individual device or piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source. If the device or equipment is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close as possible to twenty-five (25) feet from the equipment, and
- The noise level at any point outside of the property plane of the project shall not exceed eighty-six (86) dBA.

These existing noise limitations imposed by the municipal code for temporary construction activities would ensure that the project would not result in substantial temporary or permanent noise increases over existing levels, expose sensitive receptors to permanent or temporary noise levels exceeding General Plan, or CMC levels and **Less than Significant** impacts would result.

L.6, L.7. There are no private airstrips in the project's vicinity. Therefore, the project would not expose construction personnel or future residents to excessive noise levels from aircraft operations and there in **No Impact**.

MITIGATION: None Required

M. Open Space/ Recreation	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Affect lands preserved under an open space contract or easement?			X	
2. Affect an existing or potential community recreation area?			X	
3. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
4. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION:

M.1. As indicated, Big Chico Creek is directly across Centennial Avenue and is designated and protected as Secondary Open Space (SOS) in the General Plan. The project proposes storm drainage improvements that would capture on-site storm water and off-site drainage from northeast tributary areas and convey it through an existing outfall on Centennial Avenue for discharge to Big Chico Creek. The improvements may result in slight increases in storm water due to collection from off-site sources; however, storm water flows would not adversely affect Big Chico Creek or the operation of the existing outfall and **Less than Significant** open space easement related impacts would result.

M.2. – M.4. The project would not adversely affect any existing or planned community park or recreation area. The project was considered and is designated in the General Plan and EIR for residential development and is zoned R1-10, as such, would increase the amount users and demand for parks and recreation facilities in the City over existing conditions. The project does not include a recreational component or propose the expansion of existing recreational facilities. The project would

be required to pay in-lieu fees to offset the project's potential impacts to parks and open space, and recreational facilities; therefore, this impact is considered **Less Than Significant**.

MITIGATION: None Required.

N. Population/ Housing	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

N.1. - N.3. The proposed project would not induce substantial population growth as it was considered in the General Plan and analyzed for low density residential development in the General Plan EIR. The project would provide additional housing and proposes to retain the existing on-site residence; as such, the project would not displace substantial numbers of people nor require the construction of replacement housing elsewhere; therefore, there is **No impact** related to population/housing.

MITIGATION: None Required.

O. Public Services	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities have an effect upon or result in a need for altered governmental services in any of the following areas:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks and recreation facilities? (See Section J Open Space/Recreation)			X	
5. Other government services?			X	

DISCUSSION:

O.1. - O.5. As indicated, the project site is currently in unincorporated portion of Butte County and annexation into the City of Chico is required. Any approval of the tentative subdivision map will be contingent upon future annexation of the site into the Chico City Limits and the ability to provide City services. The project is required to pay per unit development impact fees to offset the cost of new

facilities for police, fire, parks, schools, and other public services. The addition of 20 single-family residences associated with the annexation and project implementation would not result in the need for altered government services and with the mandatory payment of impact fees, public service impacts are considered **Less Than Significant**.

MITIGATION: None Required.

P. Transportation/Circulation	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
2. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
5. Result in inadequate emergency access?			X	
6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

DISCUSSION:

P.1. - P.2., P.6. The proposed would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, nor would it conflict with an applicable congestion management program or adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or the safety of such facilities. General Plan policies require new developments to pay fair share costs for circulation improvements to off-set project specific and cumulative impacts to the City’s transportation network. The project includes a bike path with a connection to Centennial Avenue in accordance with General Plan Circulation Element Goals which strives to expand and maintain an integrated bicycle system and encourage cycling. The

project would be consistent with General Plan Policies that require projects to enhance and maintain mobility while providing greater street connectivity and efficiency for all transportation modes. Additionally, General Plan Policy CIRC-3.3 (New Development and Bikeway Connections) ensures that new residential development projects provide connections to the nearest bikeways. The proposed project could result in the construction of 19 new single-family residences and would retain the existing residence on-site residence for a total of 20 residential units with a gross density of 2.25 units per acre. According to the Institute of Transportation Engineers' (ITE) Trip Generation Manual 9th Edition, single-family detached residential units generate an average of 10 vehicle trips per day per unit (trips are one-way; a "round-trip" is considered two trips), one of which occurs during the PM peak hour. The proposed project would generate 200 new vehicle trips per day, 20 of which would occur during the PM peak hour. The proposed project would not exceed the daily trips or LOS forecasts or analysis included in the General Plan EIR for roadways in the project's vicinity which will remain well within acceptable Level of Service (LOS) D through 2030. The project includes a bike path for bike and pedestrian access to Centennial Avenue, which is consistent with applicable General Plan policies regarding non-vehicular transportation. The project is required to pay development impact fees, consistent with General Plan Policy Circ-1.3, which constitute the project's "fair share" contribution toward addressing any incremental and cumulative traffic issues associated with the project. Therefore, the traffic increases and potential plan or policy conflicts associate with project implementation would be **Less Than Significant**.

P.3. The project site is outside the boundaries of the Chico Airport Land Use Compatibility Plan area and would not affect air traffic patterns; therefore, there is **No Impact**.

P.4. - P.5. Vehicular access to the site is provided via Manzanita Avenue, approximately 500 feet from the intersection with Centennial Avenue and approximately 1,000 feet from the intersection with Chico Canyon Road. The project would include modifications to the City's Subdivision Design Criteria but the requested modifications are consistent with General Plan Policy CIRC-2.3 (Street Design Exceptions) that allow exceptions to the City's street design standards where circumstances warrant the modification(s). The project would include improvements to Manzanita Avenue. Manzanita Avenue would be widened at its intersection with Street "A" to provide safe ingress and egress from the subdivision. The street design and proposed Manzanita Avenue improvements would be subject to mandatory City standards and would not include or increase hazards due to sharp curves or dangerous intersections. The project would be required to properly mark the private driveway providing access to Lots 10 through 12 to assure no parking and adequate emergency access. The proposed project is in an area with existing residential development; therefore, would not conflict or result in incompatible transportation related uses. The project includes a modification to omit the curb, gutter and sidewalk along Manzanita Avenue; however, the project is subject to City of Chico street design standards as required by CMC Title 18R, Standard S-18 to ensure adequate emergency access. The project does not include design features that would contribute or produce unsafe circulation patterns nor would it result in inadequate emergency access; therefore, design hazard and emergency access impacts are considered **Less Than Significant**.

Q. Tribal Cultural Resources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register or Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

DISCUSSION:

Q.1. The project site is in an area of high archaeological sensitivity as designated by the Northeast Center of the California Historical Resources Information System (CHRIS) and the General Plan; however, the existing on-site residence does not qualify as a historic resource or for inclusion on the State of California list of historic resources. As previously discussed under E. Cultural Resources, there is a chance of encountering unknown tribal cultural resources during site preparation and construction activities. Halting construction work and observing standard protocols for contacting appropriate City staff and arranging for an evaluation of tribal cultural resources in the case of a discovery is a required standard City practice, typically noted on all grading and building plans. Implementation of Mitigation E.1, would minimize the potential damage to unknown tribal cultural resources in the event that such resources are unearthed during construction and would reduce potential tribal cultural resource impacts to a level that is Less Than Significant With Mitigation Incorporated.

Q. Utilities	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:				
1. Water for domestic use and fire protection?			X	
2. Natural gas, electricity, telephone, or other communications?			X	

Q. Utilities Will the project or its related activities have an effect upon or result in a need for new systems or substantial alterations to the following utilities:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
4. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
5. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
6. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
7. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
8. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
9. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION:

Q.1. – Q.7. All necessary utilities (water, storm drain, sewer, gas, phone or other communications, and electric facilities) are available at or near the site and would be extended to serve the proposed project. Sewer service and underground storm drainage would be provided by the City of Chico. The storm drainage would be discharged to Big Chico Creek and the Bidwell ditch via existing outfalls. California Water Service Company (Cal Water) would provide water service, PG&E electric service, and AT&T and Comcast, telephone and cable, respectively. Utilities are available and adequate to serve the proposed development. The project must meet adequate fire flows and other City of Chico Fire Department requirements. According to the Cal Water 2015 Urban Water Management Plan (UWMP), Cal Water only pumps enough water to meet its customer demands and has adequate supply to meet the projected demands associated with the project. The proposed project is consistent with the General Plan Land Use Diagram, which was considered in the preparation of the UWMP. General Plan policies ensure adequate wastewater capacity and infrastructure to serve the proposed project. Additionally, impacts regarding the provision of utilities, water, and wastewater services associated with the General Plan land uses and Land Use Map were analyzed in the General Plan EIR and are considered **Less Than Significant**.

Q.8. - Q.9. According to the General Plan EIR, which analyzed development on the project site consistent with the current proposal, the Neal Road Landfill has adequate capacity to accommodate the solid waste generated by the project. Additionally, the project must comply with State laws and regulations regarding the provisions of recycling containers and service which would reduce solid waste impacts to **Less Than Significant**.

MITIGATION: None Required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.			X	
B. The project has possible environmental effects which are individually limited but cumulatively considerable. (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past, current and probable future projects).			X	
C. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.				X

DISCUSSION:

A-C: The project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The General Plan EIR considered development on the site with residential uses that is consistent with the current project and also considered the project in the cumulative context of the EIR. Based on the preceding environmental analysis, the application of existing regulations and incorporation of identified mitigation measures would ensure that all potentially significant environmental impacts associated with the project, including those related to air quality, biological resources, and cultural and tribal resources would be minimized or avoided, and the project would not result in direct or indirect adverse effects on human beings or the environment, nor result in significant cumulative impacts. Therefore, with the incorporation of the identified mitigation measures, the project would result in **Less Than Significant** impacts.

VI. REFERENCES

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- Butte County. 2000. The Butte County Airport Land Use Compatibility Plan, Shutt Moen, February, 2000.
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- Cal Water. 2016. California Water Service Company, 2015 Urban Water Management Plan, Chico-Hamilton District, Final Draft. California.
- California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program. Butte County Important Farmland 2010
Online resource: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/but10.pdf>
- Chico General Plan 2030. 2011. City of Chico General Plan, adopted April 12, 2011.
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- NRCS. 2006. Soil Survey of Butte Area, California, Parts of Butte and Plumas Counties. Natural Resources Conservation Service. 2006.
- Sacramento Metropolitan Air Quality Management District. 2015. Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan
- SWRCB. 2016. State Water Resources Control Board. <http://geotracker.swrcb.ca.gov>. 2016.



Department of Public Works

Dennis Schmidt, Director
Shawn H. O'Brien, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.538.7681
F: 530.538.7171

buttecounty.net/publicworks

October 10, 2017

RECEIVED

OCT 11 2017

**CITY OF CHICO
BUILDING DIVISION**

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

RE: Vesting Tentative Subdivision Map – S 15-03, APN 018-010-135, 081

Dear Mr. Young:

Reference is made to your request for comments dated September 25, 2017 on the above noted development.

1. Development of this subdivision will increase flows into the Big Chico Creek watershed. The storm drain system should be designed to not exacerbate existing flooding problems on this system.
2. Install full urban improvements including curb, gutter and sidewalk.
3. Some roads appear narrow for on street parking.
4. Provide a permanent solution for drainage designed to not allow peak flows from the site to exceed current undeveloped levels.
5. Annex parcels and road frontage to City of Chico prior to recording map.

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

Sincerely,

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

Attachment G

David Young

From: Matt Thompson
Sent: Wednesday, October 04, 2017 4:34 PM
To: David Young
Cc: Matt Johnson; Richard Burgi; Brendan Ottoboni
Subject: VTSM 15-03 Avila Estates

David please find my comments below:

Sewer:

- Submit an application for Sewer Connection, and comply with the conditions affiliated with it.
- Please note, the existing 8-in sewer shown in Manzanita Avenue is not active.
- The nearest gravity sewer is at Centennial and Foxwood.

Storm Drain

- The proposed use of leach trenches does not seem viable. City and State regulations require a separation of 10-feet between the bottom of the trench and the water table at its seasonal high.
- Storm water run-off from Lot 10 should be diverted to the private driveway before it enters onto Lots 8 & 9 (the note on the map was a little vague).
- This project is over an acre and will be required to obtain permit coverage under the state of California's General Construction Permit (Permit). Coverage under the Permit requires the creation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must be reviewed by the city and posted on the State's SMART site before permits will be issued. Per city code, no grading shall occur on the project site prior to permits BEING ISSUED.
- This project is creating 2,500 SF or more of impervious surface. Recent changes in state law require new construction and redevelopment projects that create or replace 2,500 SF or more of impervious surface to comply with Post Construction Standards. In response to the state law, the City has updated its Municipal Code and also created a Post Construction Standard Plan to provide Developers with information on how to meet the requirements. For more information please go to:
http://www.ci.chico.ca.us/building_development_services/sewer/storm_water_management.asp

This is a Regulated project (over 5,000SF), prior to the release of the Certificate of Occupancy, the owner shall execute and record with the Butte County Recorder's office an Operation and Maintenance Plan and a Statement of Responsibility at the owner's expense.

Please allow sufficient time to record the Operation and Maintenance (O & M) Plan and the Statement of Responsibility. In order to get this process started, please submit a current Lot Book Guarantee or Preliminary Title Report along with Post-Construction Project Worksheet (Appendix 8). The City will then prepare the Statement of Responsibility with the listed owner's name. The Statement of Responsibility will then need a notarized signature from the listed property owner. Once this is completed, the document will be sent to the Butte County Recorder's Office for recording. The City can

release the Certificate of Occupancy once the stamped original O & M Plan and Statement of Responsibility is submitted to the City.

Please complete and submit the Post-Construction Project Worksheet (Appendix 8) of the Post Construction Standards along with the next plan submittal to the Building Department.

Matt Thompson, M.S., R.C.E., R.T.E.

Senior Civil Engineer

City of Chico Public Works – Engineering
411 Main St | PO Box 3420 | Chico, CA 95927
o. 530.879.6959 | f. 530.895.4899
www.ci.chico.ca.us



CITY OF CHICO MEMORANDUM

TO: David Young, Senior Planner

DATE: October 25, 2017

FROM: Tony Lindsey, Fire Marshal

SUBJECT: **Vesting Tentative Subdivision Map S 15-03 (Avila Estates)**

1. Fire Department access is adequate as shown.
2. Fire Hydrants along Manzanita Avenue are spaced approximately 1500' exceeding the maximum allowable spacing of 500' for minimum fire flow of 1500 gpm. Two (2) infill hydrants required.
3. Provide fire hydrants within the proposed subdivision with minimum spacing of 500' and within 600' of any proposed structure. Two (2) Hydrants, one (1) hydrant potentially placed on the SE corner of lot 1, property line between lots 1 and 2, and one (1) hydrant on the east corner of lot 16.

The following items are needed for building construction:

- Provide an updated fire flow test. Contact California Water Company.
- All new residential construction including 1 and 2 family dwelling units and townhouses shall be provided with an approved automatic fire sprinkler system



10/17/2017
David Young
City of Chico Community Development Department
411 Main Street- 2nd Floor
Chico, CA 95928

Re: Avila Estates Subdivision

Dear David:

The Mechoopda Indian tribe of Chico Rancheria, California (Tribe) is in receipt of your letter dated, 10/25/17, regarding the above referenced project.

This letter is to confirm that the Tribe has no comments and does not require consultation with regard to the project based on information currently known at this time. Though we have no specific comments at this time, should any new information or evidence of human remains or habitation be discovered as the project progresses, we request that you contact us immediately. We do have a process to assess and protect cultural and historical resources of significance to the Tribe.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the City of Chico's process.

Nothing herein should be construed to be a waiver or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact Kyle McHenry at KmcHenry@mechoopda-nsn.gov or 530-899-8922.

Sincerely,

Kyle McHenry
Tribal Historic Preservation Officer
Mechoopda Indian Tribe



EDMUND G. BROWN JR.
GOVERNOR

November 1, 2017

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

David Young
City of Chico
411 Main St - 2nd floor
Chico, CA 95926

Subject: Avila Estates
SCH#: 2017102002

Dear David Young:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on October 31, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink that reads "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017102002
Project Title Avila Estates
Lead Agency Chico, City of

Type **MND** Mitigated Negative Declaration
Description The proposed project is an infill subdivision that would divide the site into 20 single family residential lots with lot sizes ranging from 10,011 to 28,868 sf. Gross density for the project would be 2.13 du/ac with an average lot size of 13,818 sf. Primary access to the site would be via a new public street.

Lead Agency Contact

Name David Young
Agency City of Chico
Phone 530-879-6535 **Fax**
email
Address 411 Main St - 2nd floor
City Chico **State** CA **Zip** 95926

Project Location

County Butte
City Chico
Region
Lat / Long 39° 7.56' 3.69" N / 121° 7.94' 1.24" W
Cross Streets Manzanita Ave and Centennial Ave
Parcel No. 018-010-135, -081
Township **Range** **Section** **Base**

Proximity to:

Highways SR 99
Airports Chico Municipal
Railways
Waterways Big Chico Creek
Schools 2
Land Use single fam res/R1-10/Low density res

Project Issues Archaeologic-Historic; Biological Resources; Tribal Cultural Resources

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 3 N; State Water Resources Control Board, Division of Drinking Water, District 21; Regional Water Quality Control Bd., Region 5 (Redding); Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission

Date Received 10/02/2017 **Start of Review** 10/02/2017 **End of Review** 10/31/2017
