



DATE: May 1, 2019

TO: PLANNING COMMISSION

FROM: Shannon Costa, Associate Planner (879-6807, shannon.costa@chicoca.gov)

RE: General Plan Amendment and Rezone 17-01 (The Humboldt) - 1991 Humboldt Road, APN 002-110-034

File: GPA/RZ 17-01
and AR 19-09

SUMMARY

The applicant proposes to change the General Plan land use designation and zoning of a 1.24-acre site located on the southwest corner of the intersection of Humboldt Road and Forest Avenue to construct a 23-unit apartment complex, comprised of nine one-bedroom units, ten two-bedroom units and four three-bedroom units. The project would result in an overall density of approximately 18.5 du/ac. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment and Rezone, including the final architectural design approval. The proposal includes:

- (1) Amending the General Plan Land Use Diagram to change the property’s designation from Low Density Residential to Medium-High Density Residential; and
- (2) Amending the City’s Zoning Map to change the zoning of the site from R1 (Low Density Residential) to R3 (Medium-High Density Residential).

Recommendation:

Planning staff recommends adoption of Resolution No. 19-07 (**Attachment A**), recommending Council adoption of the mitigated negative declaration (**Exhibit I**) and approval of General Plan Amendment/Rezone 19-07.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 19-07, recommending Council adoption of the mitigated negative declaration and approval of General Plan Amendment/Rezone 19-07.

BACKGROUND

The 1.24-acre site is located on the southwest corner of the intersection of Humboldt Road and Forest Avenue. The site is bounded by Little Chico Creek to the south, Humboldt Road to the north, Forest Avenue to the east and a single-family home to the west (see location map, **Attachment B**). The site is currently designated Low Density Residential in the General Plan Land Use Diagram and is zoned R1 (Low Density Residential). The applicant proposes to amend the Chico General Plan Land Use Diagram to change the designation from Low Density Residential (2.1-7 dwelling units per acre, du/ac) to Medium-High Density Residential (14.1-22 du/ac), and to amend the City’s Zoning Map to change the zoning of the site from R1 (Low

Density Residential) to R3 (Medium-High Density Residential).

The applicant intends to construct a 23-unit apartment complex, comprised of nine one-bedroom units, ten two-bedroom units and four three-bedroom units. The project would result in an overall density of approximately 18.5 du/ac.

Prior Review

At its May 15, 2019 meeting, the City of Chico Architectural Review and Historic Preservation Board recommended conditional approval of the propose project. Board members had several points of discussion for the project applicant, including removal of an existing valley oak tree, the location of the proposed trash enclosure, and the location and intensity of parking lot light poles. The project team responded that the valley oak tree was determined to be diseased and dying and would pose a liability if kept on site and would therefore be removed. The location of the trash enclosure is limited by Waste Management but assured the Board that the enclosure would be covered and enclosed in CMU brick to reduce noise impacts to the adjacent residential neighbors. A photometrics plan for the site was reviewed and Board members were assured that because of the parking lot light fixtures are mounted at eight feet tall, there would be minimal impacts to residential neighbors. Board members complimented the applicant and project team on the project's design, praising the style, arrangement and material choices.

Several members of the public attended the Board meeting. Neighbors had concerns about existing traffic issues in the area and voiced concern over the protection of the greenway along the creek. City staff confirmed that the applicant would be responsible for paying development impact fees to fund future infrastructure improvements, including the Bruce Road Widening project that would alleviate traffic impacts on adjacent roadways. The project applicant spoke regarding the greenway, and assured neighbors that he intends to protect the existing vegetation as much as possible. Additionally, the project provides ample setbacks from the greenway, including a 25-foot setback from the top of bank.

Architecture and Site Design Details

The site plan demonstrates the proposed layout of the site (see **Attachment C**, Overall Site Plan). Residential buildings would be organized in an "L-shape", forming a central courtyard between the buildings. The central bulk of the buildings would be three stories tall, tapering down to two-story buildings. A single-story parking garage would be positioned along the westerly property line. The easterly portion of the site is City-owned right-of-way, and uncovered parking is authorized in this area through a Grant of License, approved by the City Council on 2/06/2019. New landscaping is proposed throughout the site, including retention of a large valley oak tree near the southerly property line. New trash enclosure, site lighting and outdoor amenities are proposed.

The architectural style provides a clear interpretation of the Mission Revival which blends old Spanish elements including stucco walls, heavy timber beams, columns, guard rails, window, and door trim (see **Attachments D**, Elevations and **Attachment E**, Project Images). Monterey Style details would be incorporated throughout the site, including a smooth stucco surface in an

eggshell color with light green accent color, terra cotta tile flooring in the central courtyard and hand-painted tiles in decorative fountains and trimming exterior stairways.

The overall design provides a strong sense of place which is supported by the Monterey Style architecture which is consistent with old Chico. The project is consistent with objectives of the Design Guidelines (DG) Manual. The strong architectural theme and style establishes a unified project identity, placing the single-story garage at the project edge creating a logical transition to the adjacent single-family home and front porches relate to the human scale (4.2.12, 4.2.22 and 4.2.32). The project successfully engages the creek side greenway while including porches and balconies that enliven the public street, creating a sense of community and “eyes on the street” (DG 4.1.21 and 4.1.24). The central courtyard accessed by all sides of the site creates a sense of community and design oriented to the pedestrian, and provides ample residential amenities, consistent with DG 4.1.41, 4.1.43, 4.1.45, 4.1.11 and 4.1.13. The projects massing breaks the building up into one-, two- and three-story volumes, creating a sense of interest, variety and avoids a monotonous streetscape (DG 4.1.14, 4.1.15 and 4.1.23).

Neighborhood Meeting

On July 31, 2017, a neighborhood meeting was held at the project site. The project was presented by Tom Van Overbeek, the applicant, to approximately 13 neighborhood attendees, mostly homeowners from the adjacent residential properties. Traffic, lighting and building height concerns were expressed by the attendees. The applicant addressed questions regarding on-site tree preservation.

DISCUSSION

The proposed project represents an infill development opportunity in an existing mixed-use area that supports a variety of land use types and residential densities. Re-designating and rezoning the subject property from Low Density Residential to Medium-High Density Residential would not result in a substantial conflict with the established character, aesthetics or functioning of the surrounding neighborhood. There are a variety of residential densities developed in the immediate vicinity, including a senior assisted living facility, single-family homes, and multi-family residential apartment complexes (see Neighborhood Density Exhibit, **Attachment G**). The project is also served by a variety of commercial uses in the vicinity, including CVS, 7-Eleven and various restaurants.

The project design and style are consistent with several General Plan goals and policies, including those that promote architectural design that exhibits timeless character and is constructed with high quality materials (CD-3.1) and ensure project design that reinforces a sense of place with context sensitive elements and a human scale (CD-3). The layout of the site is consistent with Open Space goals and policies that require a minimum 25-foot setback from the top of creek banks (OS-2.5.1) and the retention of woodland habitat (OS-2.6). Further Chico General Plan goals and policies for which the project is consistent include:

- Policy LU-1.3 (Growth Plan) – Maintain balanced growth by encouraging infill development where City services are in place.

- Goal LU-2 - Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.
- Policy LU-2.3 (Sustainable Land Use Pattern) - Ensure sustainable land use patterns in both developed areas of the City and new growth areas.
- Goal LU-3 - Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.
- Policy LU-3.1. (Complete Neighborhoods) – Direct growth into complete neighborhoods with a land use mix and distribution to reduce auto trips and support walking, biking, and transit use.
- Policy LU-4.2 (Infill Compatibility) – Support infill development, redevelopment, and rehabilitation projects, which are compatible with surrounding properties and neighborhoods.

Existing City designations would permit up to five single-family residential units, while the proposed zoning and land use designation would permit up to a maximum of 27 units. In summary, the proposed General Plan and zoning changes would facilitate higher density residential development at a location with supportive municipal and commercial services, consistent with several General Plan goals and policies.

ENVIRONMENTAL REVIEW

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 12/19/2018, and extending until 1/17/2019. The Mitigated Negative Declaration and Mitigation Monitoring Program is included as Exhibit I of Resolution 17-07 (**Attachment A**) of this report and all mitigation measures have been included as conditions of approval. Correspondence received during the public review period are provided under **Attachment H** and summarized below:

- Regional Water Quality Control Board: Contains standard language regarding permit requirements from that agency for future development.

The Mitigated Negative Declaration is provided as Exhibit I of the resolution (**Attachment A**). Details of the environmental analysis can be found in the Initial Study (**Attachment H**).

FINDINGS

General Plan Amendment Findings (CMC Section 19.06.050)

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed General Plan Amendment based on the required findings noted below. An amendment to the General Plan may be approved only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the plan being amended.*

The General Plan will remain internally consistent because the proposed land use designation amendment from Low Density Residential to Medium-High Density Residential is supported by several General Plan policies, including those that encourage sustainable smart growth, compact development, and development that complements mixed-use/multi-modal transportation (LU-1.3, LU-2, LU-2.3, LU-3, LU-3.1 and LU-4.2).

- 2. The site is physically suitable, including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the proposed land use or development.*

There are no physical or environmental constraints on the property which would prohibit use of the land consistent with the Medium-High Density Residential land use designation. There are a variety of residential densities developed in the immediate vicinity, including a senior assisted living facility, single-family homes, and multi-family residential apartment complexes. The project is served by a variety of commercial uses in the vicinity, including CVS, 7-Eleven and various restaurants. The proposed designation of the site would match other nearby properties located within walking distance of a nearby shopping center.

Rezone Findings

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zoning map amendment based on the required findings noted below. Pursuant to Chico Municipal Code Section 19.06.050 B. (Findings for Zoning Map and Development Regulations Amendments), an amendment to the zoning map may be approved only if all of the following findings are made:

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

The General Plan will remain internally consistent because the proposed land use designation amendment from R1 Low Density Residential to R3 Medium-High Density Residential is supported by several General Plan policies, including those that encourage sustainable smart growth, compact development, and development that complements mixed-use/multi-modal transportation (LU-1.3, LU-2, LU-2.3, LU-3, LU-3.1 and LU-4.2).

- 2. Finding for Zoning Map Amendments: The site is physically suitable, including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the requested zoning designations and anticipated land use and development.*

There are no physical or environmental constraints on the property which would prohibit use of the land consistent with the R3 Medium-High Density Residential zoning regulations. The project site is better suited for multi-family residential development relative to single-family residential development and implements smart growth General Plan policies for the same reasons cited above.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION:

Internal

PC Distribution

Principal Planner Ambo

Associate Planner Costa

GPA/RZ 17-01 and AR 19-09 File

External

Thomas van Overbeek, 539 Flume Street, suite 210, Chico, CA 95926

RGA, Attn.: Kevin Easterling, email: kevin@rgachico.com

Interested Parties

John Merz, email: jbmerz@sbcglobal.net

ATTACHMENTS:

- A. Planning Commission Resolution No. 19-07
 - Exhibit I Mitigated Negative Declaration and Mitigation Monitoring Program
 - Exhibit II General Plan Amendment Plat
 - Exhibit III Rezone Plat
- B. Location Map
- C. Overall Site Plan
- D. Elevations
- E. Building Perspectives
- F. Landscape Plan
- G. Neighborhood Density Exhibit
- H. Comment Letters

1 C. The mitigated negative declaration prepared for the Project reflects the independent
2 judgment of the City of Chico.

3 2. With regard to the general plan amendment the Planning Commission finds that:

4 A. The General Plan will remain internally consistent because the proposed land use
5 designation amendment from Low Density Residential to Medium-High Density
6 Residential is supported by several General Plan policies, including those that encourage
7 sustainable smart growth, compact development, and development that complements
8 mixed-use/multi-modal transportation (LU-1.3, LU-2, LU-2.3, LU-3, LU-3.1 and LU-4.2);
9 and

10 B. There are no physical or environmental constraints on the property which would
11 prohibit use of the land consistent with the Medium-High Density Residential land use
12 designation. There are a variety of residential densities developed in the immediate
13 vicinity, including a senior assisted living facility, single-family homes, and multi-
14 family residential apartment complexes. The project is served by a variety of
15 commercial uses in the vicinity, including CVS, 7-Eleven and various restaurants. The
16 proposed designation of the site would match other nearby properties located within
17 walking distance of a nearby shopping center.

18 3. With regard to the proposed change in zoning, the Planning Commission finds that:

19 A. The General Plan will remain internally consistent because the proposed land use
20 designation amendment from Low Density Residential to Medium-High Density
21 Residential is supported by several General Plan policies, including those that encourage
22 sustainable smart growth, compact development, and development that complements
23 mixed-use/multi-modal transportation (LU-1.3, LU-2, LU-2.3, LU-3, LU-3.1 and LU-
24 4.2); and

25 B. There are no physical or environmental constraints on the property which would prohibit
26 use of the land consistent with the R3 Medium-High Density Residential zoning
27 regulations.

28 4. Based on all of the above, the Planning Commission hereby recommends that:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- A. The City Council adopt the mitigated negative declaration and mitigation monitoring program as set forth in **Exhibit I**, attached hereto;
 - B. The City Council amend the General Plan land use designation and Zoning Map for APN 002-110-034, as set forth in **Exhibit II**, attached hereto;
 - C. The City Council rezone APN 002-110-034, as set forth in **Exhibit III**, attached hereto.
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 at a meeting of the Planning Commission of the City of Chico held on June 6, 2019, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM AND
CONTENT:

BRUCE AMBO
Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney



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: General Plan Amendment and Rezone 17-01, and Architectural Review 17-17 (Humboldt Van Overbeek Apartments)

APPLICANT'S NAME: Tom van Overbeek
539 Flume Street, Suite 210, Chico, CA 95928

PROJECT LOCATION: 1991 Humboldt Road, Chico, Butte County, CA
Southwest corner of Forest Avenue and Humboldt Road

PROJECT DESCRIPTION: The applicant proposes to amend the Chico General Plan Land Use Diagram to change the site's designation from Low Density Residential (2.1-7 du/ac) to Medium-High Density Residential (14.1-22 du/ac), and to amend the City's Zoning Map to change the site's zoning classification from R1 (Low Density Residential) to R3 (Medium-High Density Residential).

The proposed re-designation and re-zoning of the site are necessary to allow a site design and architectural review proposal by the applicant to develop a multi-family residential apartment complex in conformance with the city's land use and development regulations. The applicant has expressed an intent to construct 25 to 28 apartments, which would result in a residential density range of approximately 16 dwelling units per acre to 17.5 dwelling units per acre. The potential for maximum build out of the site with 35 multi-family residential units is contemplated by the document. Access to the site would be exclusively from Humboldt Road with an encroachment onto the east-adjacent OS1-zoned (Primary Open Space) property for vehicle parking affiliated with the proposed multi-family residential complex and for public use. The OS1-zoned property is owned by the City of Chico and was approved for a Grant of License by the Chico City Council in February 2018 to allow for the encroachment. Future development would be subject to public hearings, by the Architectural Review and Historic Preservation Board, Planning Commission and City Council.

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 reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at <http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. These measures include but are not limited to:

- Utilizing energy-efficient lighting systems.
- Utilizing energy-efficient and/or automated controls for heating and air conditioning.
- Utilizing EPA Phase II certified wood burning devices.
- Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles.
- Including additional shade trees to maximize natural cooling.

- Utilizing centralized space and water heating and/or use of solar water heating.

MITIGATION MONITORING C.1: During the architectural review process and prior to building permit issuance, City Planning and Building staff will review project plans to ensure that Mitigation Measure C.1. is incorporated into the project design, 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 construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.

MITIGATION MONITORING D.1: Planning staff will require submittal of a bird survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 – January 31).

Implementation of the above measure will avoid potential violations of the Migratory Bird Treaty Act of 1918, as amended, and will reduce potential impacts to migratory birds to a level that is considered **less than significant with mitigation incorporated**.

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, 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: 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.

Implementation of the above measure will minimize potentially significant impacts to previously unknown cultural resources that could be unearthed during construction activities, and will reduce potential impacts to cultural resources 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 Architectural Review 17-17 and General Plan Amendment and Rezone 17-01 (Humboldt Van Overbeek Apartments), and the mitigation measures identified herein.

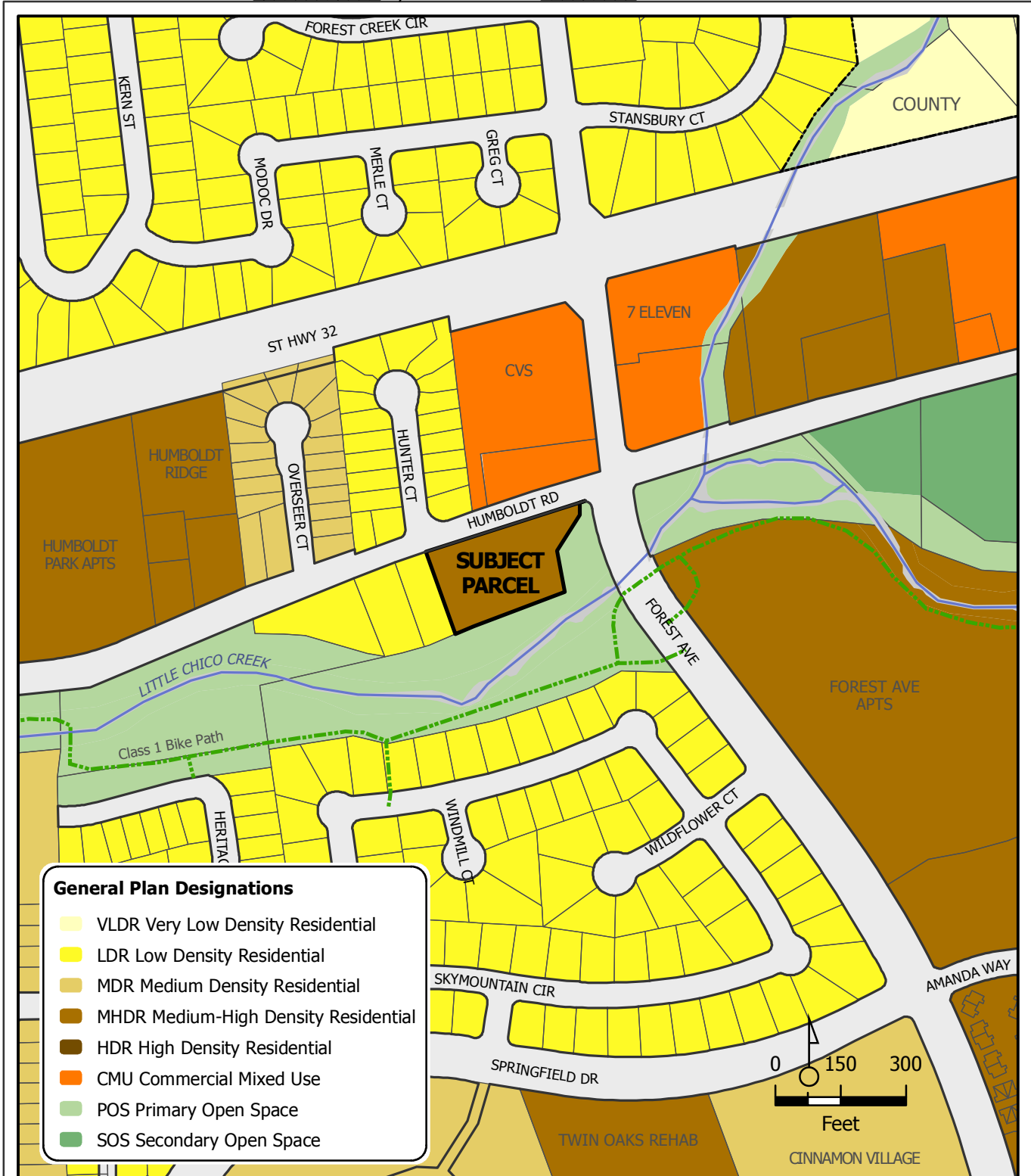
Tom Van Overbeek
Project Applicant

Prepared by: Kimber Gutierrez 12-14-18
Kimber Gutierrez, Associate Planner Date
Community Development Department

Adopted via: Resolution No: _____ Date
City of Chico City Council

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Mitigation Timing	Enforcement Responsibility	Verification of Compliance
<p>MM C.1 Air Quality To reduce long-term air quality impacts from future development at the project site, operational mitigation measures shall be incorporated into the design of the project as specified in Appendix C of the Butte County Air Quality Management District's CEQA Air Quality Handbook, October 23, 2014, available at http://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf. These measures include but are not limited to:</p> <ul style="list-style-type: none"> • Utilizing energy-efficient lighting systems. • Utilizing energy-efficient and/or automated controls for heating and air conditioning. • Utilizing EPA Phase II certified wood burning devices. • Installing additional bicycle racks or storage facilities to encourage alternatives to driving vehicles. • Including additional shade trees to maximize natural cooling. • Utilizing centralized space and water heating and/or use of solar water heating. 	Project Applicant	During the architectural review process and prior to building permit issuance.	City of Chico Planning	
<p>MM D.1 Biological Resources If construction is scheduled to occur within the nesting season (February 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the project site to identify any active nests within 250 feet of the project area. The survey will be conducted no more than 7 days before the beginning of initial ground disturbances. If nesting raptors or migratory birds are found during the survey, impacts will be avoided by establishment of appropriate buffers. No construction activities will commence within the buffer area until a qualified biologist confirms that the nest is no longer active. California Department of Fish and Wildlife guidelines recommend implementation of 500 foot buffers around construction areas, but the size of the buffer may be adjusted if a qualified biologist determines that construction activities would not likely adversely affect the nest. Monitoring of the nest by a qualified biologist may be required if the activity has potential to adversely affect the nest. The migratory bird survey shall be conducted by a qualified, professional biologist.</p>	Project Applicant	Planning staff will require submittal of a bird survey prior to issuance of any grading or building permit for the project, unless the work will commence during the non-breeding season (September 1 – January 31).	City of Chico Planning	

Mitigation Monitoring and Reporting Program				
Mitigation Measure	Responsibility for Implementation	Mitigation Timing	Enforcement Responsibility	Verification of Compliance
<p>MM 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, 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.</p>	Project Applicant	Prior to issuance of grading or building permit.	City of Chico Planning staff will verify 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.	



GPA/RZ 17-01 (Humboldt Van Overbeek Apts)
1991 Humboldt Road
APN 002-110-034-000

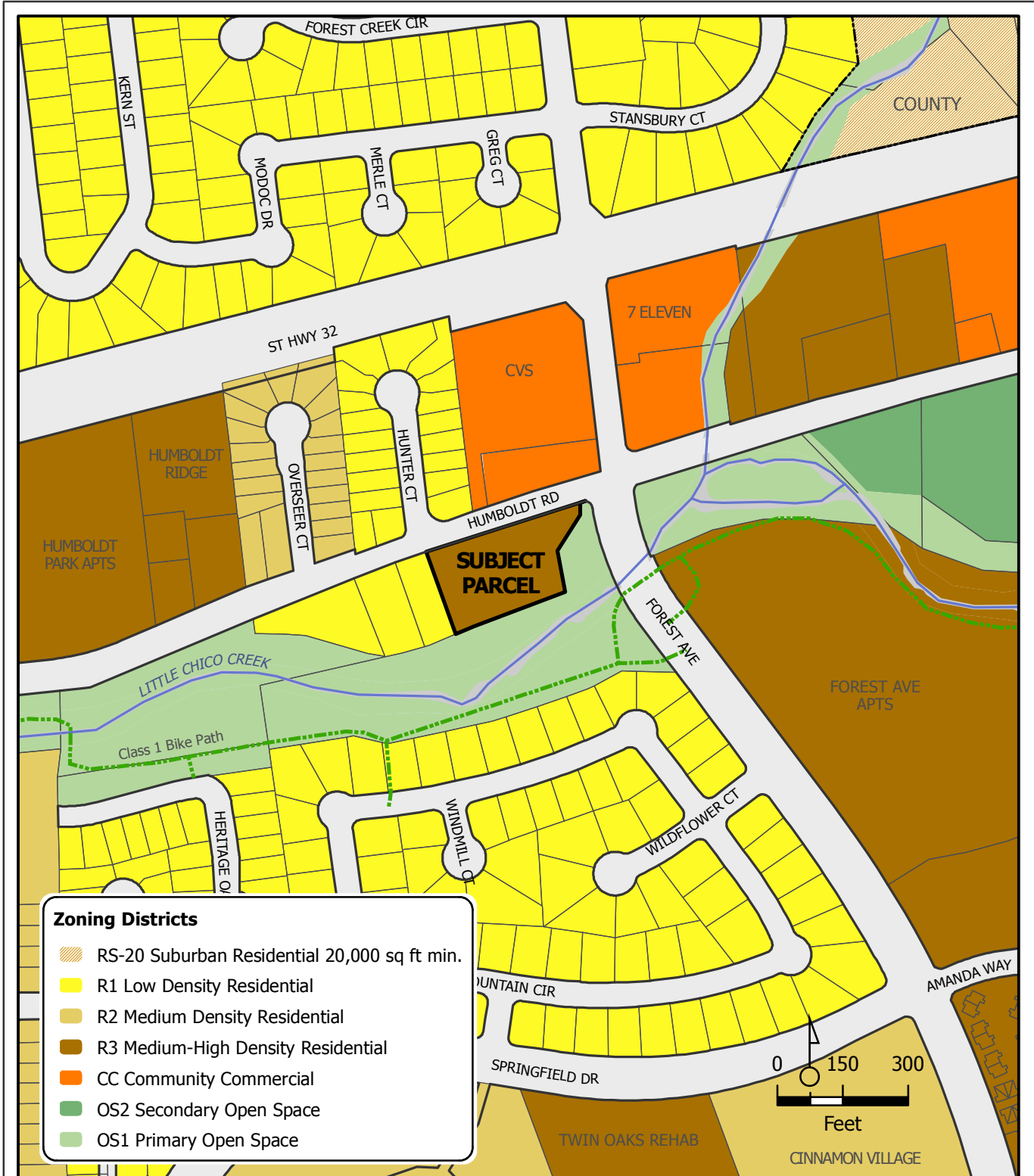
From: LDR Low Density Residential
To: MHDR Medium-High Density Residential



Rezone **17-01**

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____.

Approved by Chico City Council on
by Ordinance No. _____.



GPA/RZ 17-01 (Humboldt Van Overbeek Apts)
1991 Humboldt Road
APN 002-110-034-000

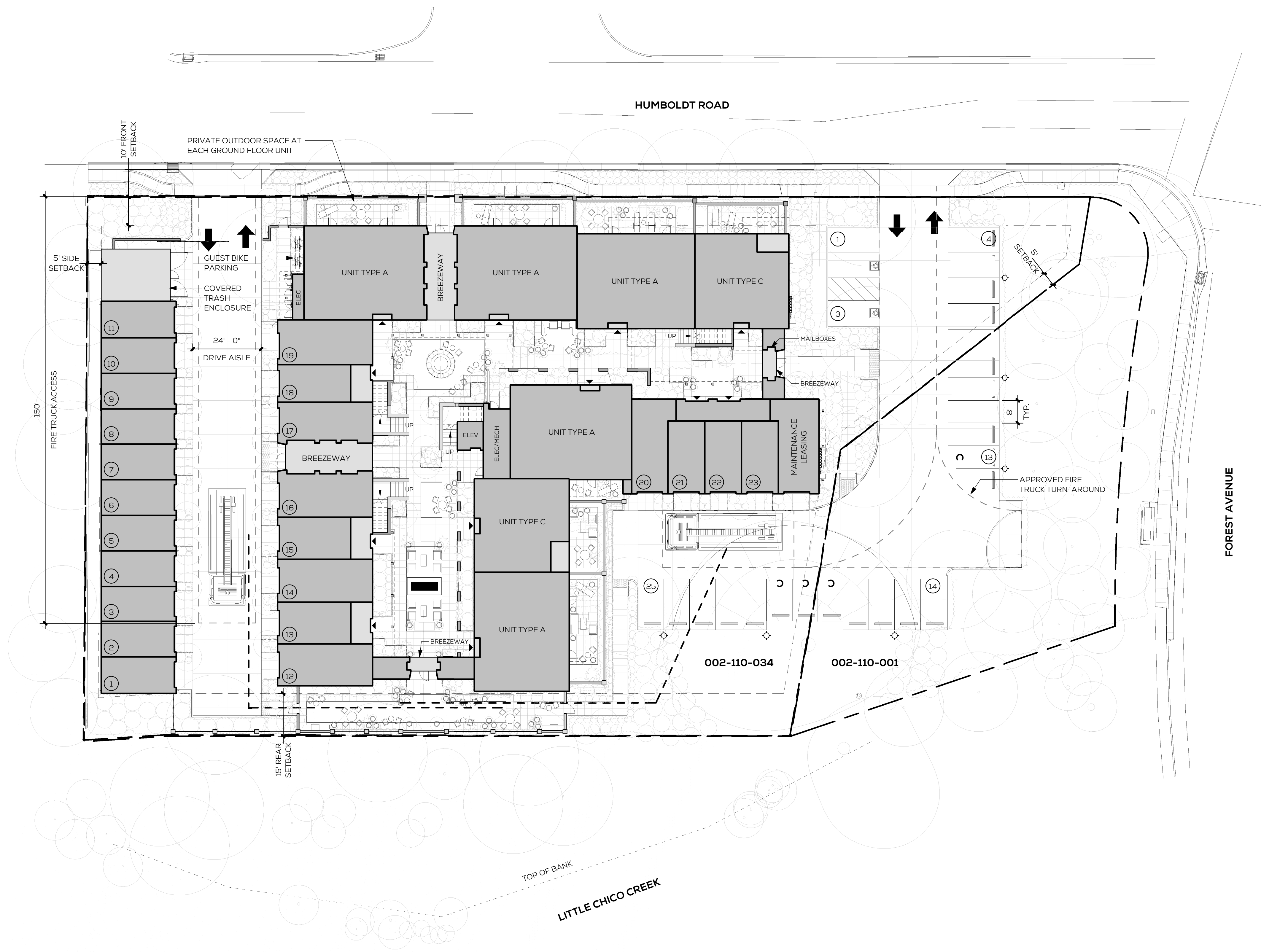
From: R1 Low Density Residential
To: R3 Medium-High Density Residential





AR 19-09 (The Humboldt)
1991 Humboldt Road
APN 002-110-034-000





FF - ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

BUILDING SUMMARY
HEIGHT: 3 STORY, 40'-4" MAX @ UNITS
15'-0" MAX @ GARAGE
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
OCCUPANCY: GROUP R-2

BUILDING FOOTPRINT
19,756 SF (CMC 19.04.020)

BUILDING AREA
40,219 SF (CMC 19.04.020)

UNIT SUMMARY

TYPE	BED/BATH	QTY	AREA
A	2/2	10	1285 SF
B	3/2	4	1470 SF
C	1/1	9	950 SF
23 TOTAL UNITS			

AREA SUMMARY
SITE AREA 1.24 ACRES
54,014 SF

SITE COVERAGE* = 19,756 SF / 54,014 SF = 37% (MAX ALLOWED = 65%) (CMC 19.42.020 4-3C)
*INCLUDES ALL HARDSCAPING, SIDEWALKS, CURBS

FAR = 40,219 SF / 54,014 SF = .74

UNITS PER ACRE = 23 / 1.24 = 18.5
(PROPOSED MAX 22 DU/AC PER MHDR LAND USE)

VEHICLE PARKING REQUIRED (CMC 19.70.040)
10 (2 BEDROOM UNITS) @ 1.75 SPACES/UNIT = 5.7 SPACES
4 (3 BEDROOM UNITS) @ 2 SPACES/UNIT = 8 SPACES
9 (1 BEDROOM UNITS) @ 1.25 SPACES/UNIT = 11.25 SPACES

GUEST PARKING @ 1 SPACE/5 UNIT = 4.6 SPACES
TOTAL VEHICLE SPACES REQUIRED = 29.55 = 30 SPACES

VEHICLE PARKING PROVIDED
STANDARD PARKING SPACES 19 SPACES
COMPACT PARKING SPACES 4 SPACES
ACCESSIBLE PARKING SPACES 2 SPACES (1 VAN, 1 REGULAR)
GARAGE SPACES 23 SPACES
TOTAL VEHICLE PARKING PROVIDED 48 SPACES

BIKE PARKING REQUIRED
23 UNITS @ 1 SPACE PER UNIT = 23 SPACES
23 UNITS @ 1 GUEST SPACE PER 10 UNITS = 2.3 = 3 SPACES

BIKE PARKING PROVIDED
GARAGE SPACES 23 SPACES
GUEST SPACES 4 SPACES

--- PROPERTY LINE
- - - ZONING SETBACK

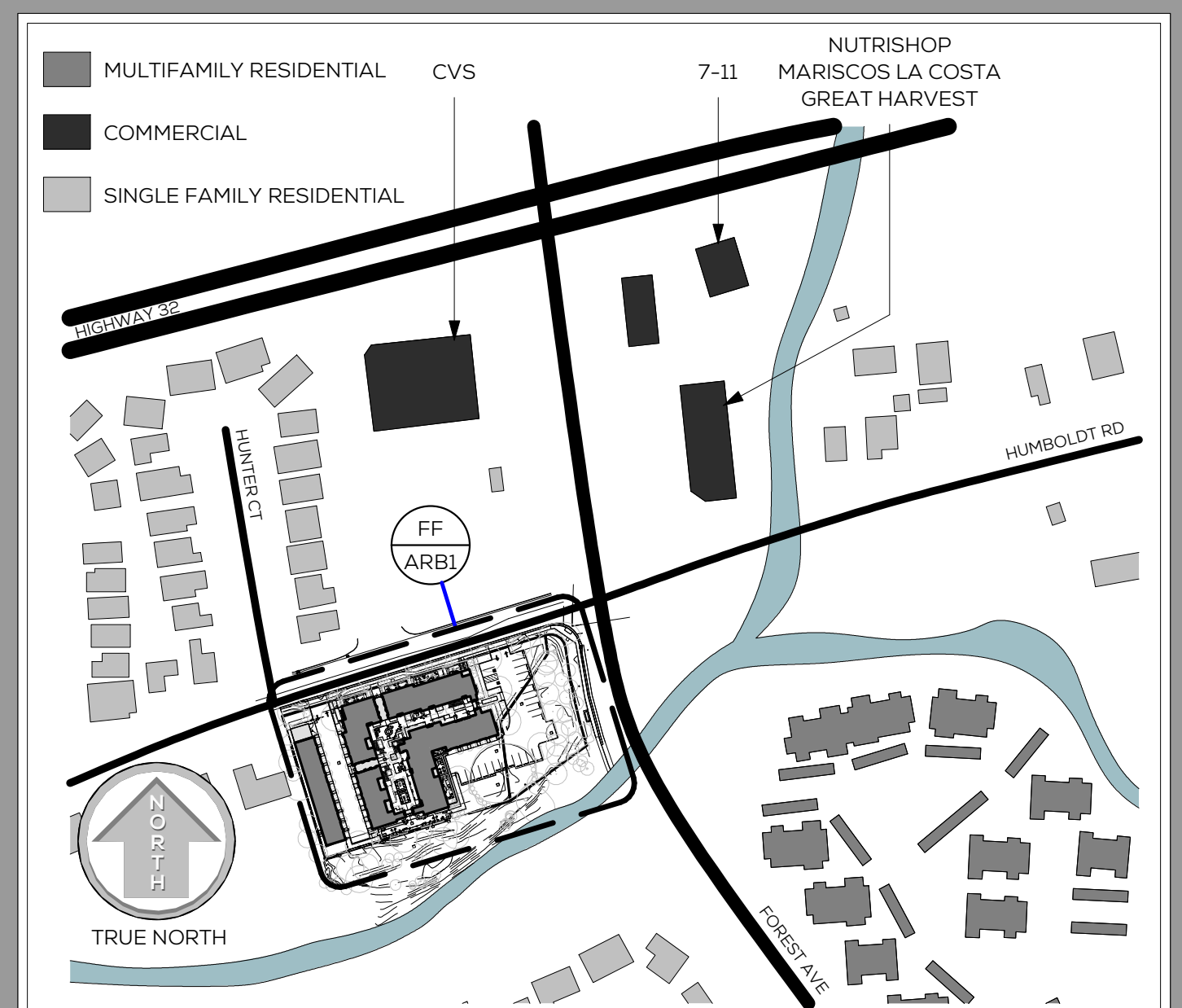
▼ UNIT/GARAGE ENTRANCE
◇ FULL CUT OFF LIGHT FIXTURE TYPE B
POLE-MOUNTED - 8' HEIGHT ON CONCRETE BASE
Ⓜ ACCESSIBLE PARKING SPACE

Ⓜ FIRE TRUCK
- - - EMERGENCY ACCESS
- - - FIRE HOSE REACH (150 FT MAX)

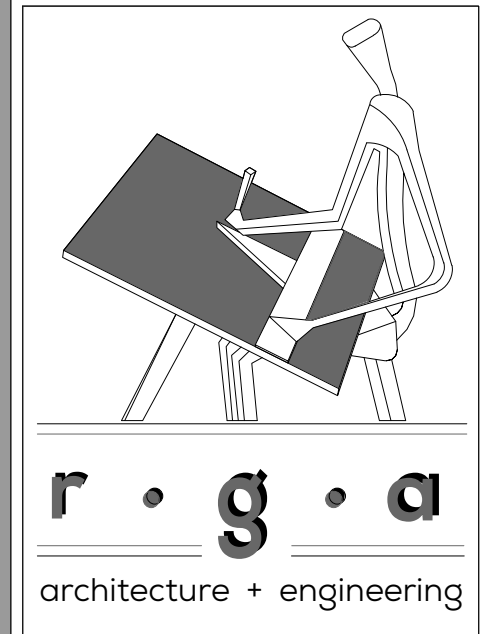
GENERAL NOTES
SEE LANDSCAPE DRAWINGS FOR FENCING, PLANTING, TREE MITIGATION, AND SHADE ANALYSIS

--- C COMPACT PARKING SPACE
8'-6" WIDE, 16'-0" LONG (MIN.)
Ⓜ (2) 2' x 6' BIKE PARKING SPACES
WITH U-RACK EVERY TWO SPACES

BB - SITE LEGEND
SCALE: NONE



AA - VICINITY MAP
SCALE: NONE



RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
THE HUMBOLDT

OWNER
CHICO PARTNERS

PROJECT ADDRESS
1991 HUMBOLDT ROAD CHICO, CA 95928

ASSESSORS PARCEL NUMBER
002-110-034

RG A PROJECT #	16-615
PLAN CHECK #	
DRAWN	KJE
CHECKED	RG A
ARB SUBMITTAL	2019.03.11
ARB RESUBMITTAL	2019.03.28

ARCHITECTURAL SITE PLAN

ARB1
Attachment C



LIGHT FIXTURE TYPE A



LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

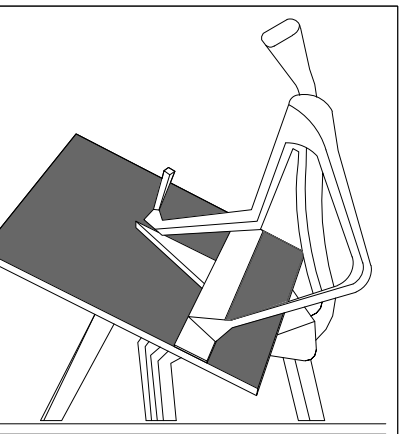
LL - TYPICAL PROJECT IMAGES
SCALE: NONE

	PL-1	EXTERIOR PLASTER SYSTEM: LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
	WD-1	EXTERIOR WOOD: CUSTOM COLOR STAIN
	FF-1	FACTORY FINISH: HEMLOCK GREEN
	CT-1	CONCRETE TILE ROOF: EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
	MTL-1	EXTERIOR METALS: POWDER COAT SATIN BLACK
	P-1	EXTERIOR GARAGE DOOR: ROYCROFT BRONZE GREEN SW 2846
	P-2	EXTERIOR ENTRANCE ACCENT: ROYCROFT ADOBE SW 0040

ARB2	EXPOSED TIMBER COLUMN, STAIN WD-1
ARB3	EXPOSED TIMBER RAFTER TAILS, STAIN WD-1
ARB4	SINGLE HUNG WINDOW, COLOR FF-1
ARB5	ORNAMENTAL IRON GATE, COLOR MTL-1
ARB6	EXTERIOR PLASTER SYSTEM PL-1
ARB7	FLAT CONCRETE TILE ROOF CT-1
ARB10	WALL SCONCE TYPE A
ARB11	EXPOSED TIMBER TRELLIS, STAIN WD-1
ARB12	OVERHEAD SECTIONAL GARAGE DOOR, PAINT P-1
ARB13	SITE WALL PER LANDSCAPE PLANS, EXTERIOR PLASTER SYSTEM PL-1 OVER CMU
ARB14	ORNAMENTAL IRON RAILING, MTL-1

GENERAL NOTES:
ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

DD - KEYNOTES & FINISH LEGEND
SCALE: NONE

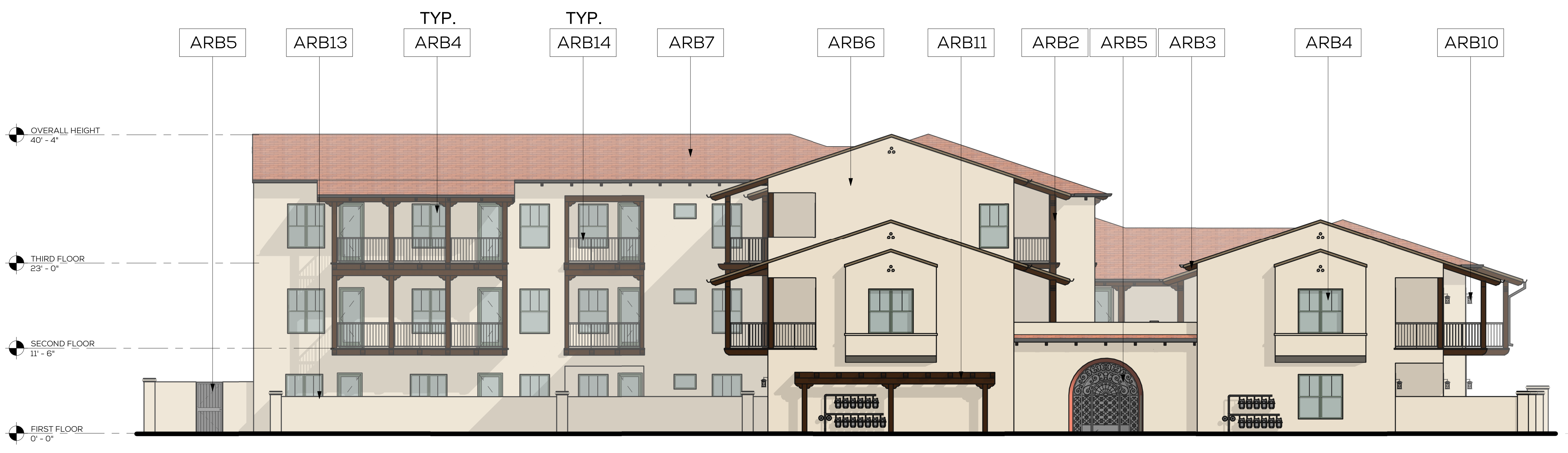


r · g · a
architecture + engineering

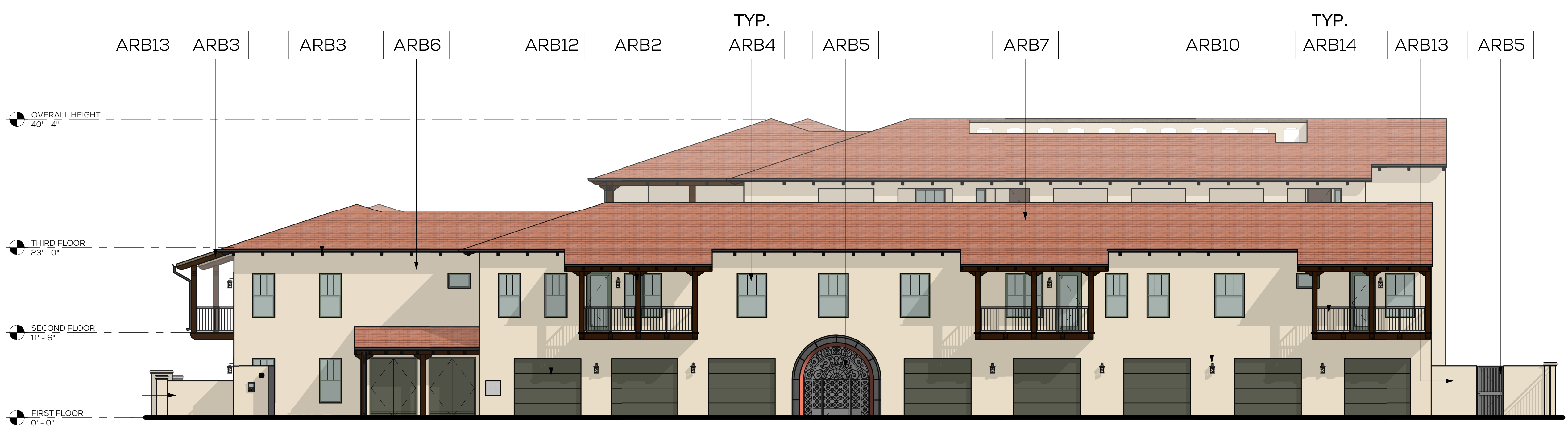
RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com



JJ - EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



II - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT
THE HUMBOLDT

OWNER
CHICO PARTNERS

PROJECT ADDRESS
**1991 HUMBOLDT ROAD
CHICO, CA 95928**

ASSESSORS PARCEL NUMBER
002-110-034

RG&A PROJECT #	16-615
PLAN CHECK #	
DRAWN	CR
CHECKED	KJE
ARB SUBMITTAL	2018.03.11
ARB RESUBMITTAL	2019.03.28

EXTERIOR ELEVATIONS

ARB2



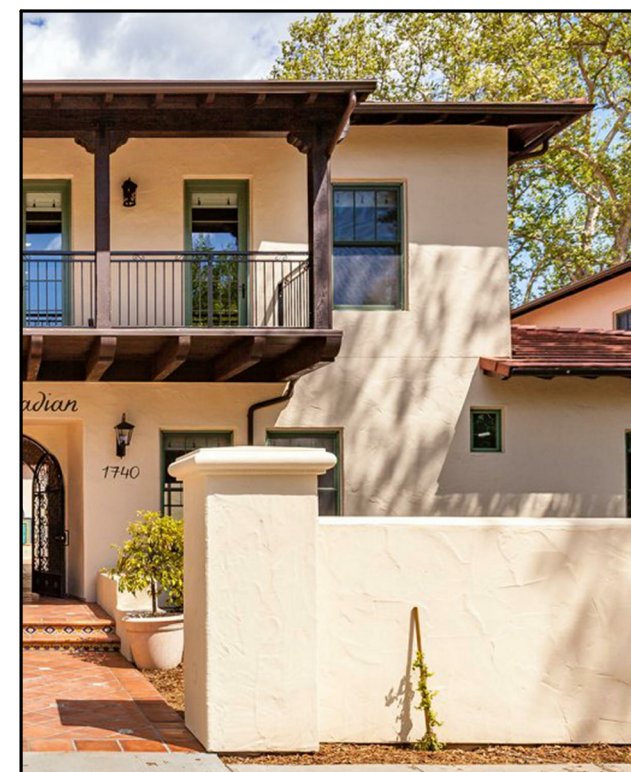
LIGHT FIXTURE TYPE A



LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

	PL-1	EXTERIOR PLASTER SYSTEM, LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
	WD-1	EXTERIOR WOOD, CUSTOM COLOR STAIN
	FF-1	FACTORY FINISH, HEMLOCK GREEN
	CT-1	CONCRETE TILE ROOF, EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
	MTL-1	EXTERIOR METALS, POWDER COAT SATIN BLACK
	P-1	EXTERIOR GARAGE DOOR, ROYCROFT BRONZE GREEN SW 2846
	P-2	EXTERIOR ENTRANCE ACCENT, ROYCROFT ADOBE SW 0040

ARB1	COVERED TRASH ENCLOSURE WITH METAL GATES POWDER COAT TO MATCH PL-1
ARB2	EXPOSED TIMBER COLUMN, STAIN WD-1
ARB3	EXPOSED TIMBER RAFTER TAILS, STAIN WD-1
ARB4	SINGLE HUNG WINDOW, COLOR FF-1
ARB5	ORNAMENTAL IRON GATE, COLOR MTL-1
ARB6	EXTERIOR PLASTER SYSTEM PL-1
ARB7	FLAT CONCRETE TILE ROOF CT-1
ARB9	ORNAMENTAL IRON FENCING COLOR MTL-1, SEE LANDSCAPE DRAWINGS
ARB10	WALL SCONCE TYPE A
ARB11	EXPOSED TIMBER TRELLIS, STAIN WD-1
ARB12	OVERHEAD SECTIONAL GARAGE DOOR, PAINT P-1
ARB13	SITE WALL PER LANDSCAPE PLANS, EXTERIOR PLASTER SYSTEM PL-1 OVER CMU
ARB14	ORNAMENTAL IRON RAILING, MTL-1

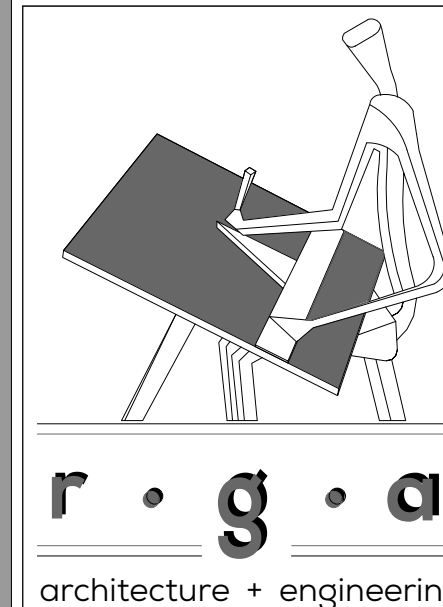
GENERAL NOTES:
ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

LL - TYPICAL PROJECT IMAGES

SCALE: NONE

DD - KEYNOTES & FINISH LEGEND

SCALE: 1/2" = 1'-0"



RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT THE HUMBOLDT

OWNER CHICO PARTNERS

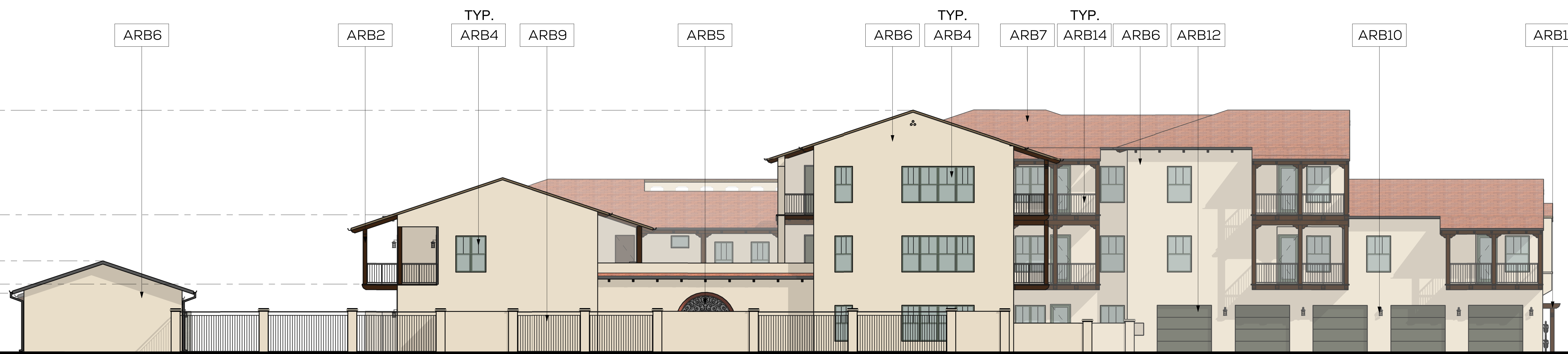
PROJECT ADDRESS
1991 HUMBOLDT ROAD
CHICO, CA 95928

ASSESSORS PARCEL NUMBER
002-110-034



JJ - NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



II - SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

RG&A PROJECT #	16-615
PLAN CHECK #	
DRAWN	CR
CHECKED	KJE
ARB SUBMITTAL	2019.03.11
ARB RESUBMITTAL	2019.03.28

EXTERIOR ELEVATIONS

ARB3



LIGHT FIXTURE TYPE A








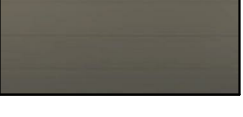

LIGHT FIXTURE TYPE B



SINGLE HUNG WINDOW



TYPICAL ENTRANCE, SITE WALL, BALCONY

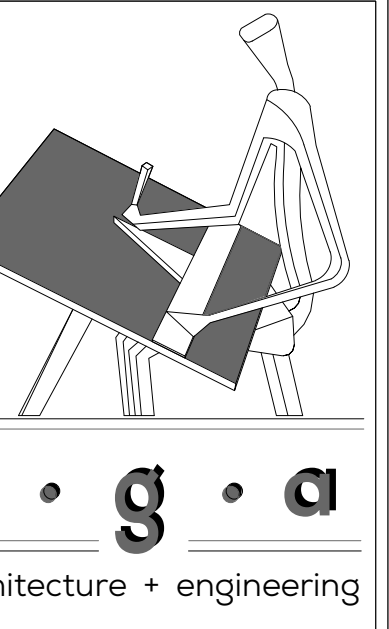
-  PL-1 EXTERIOR PLASTER SYSTEM: LA HABRA STUCCO WITH FINE FINISH, INTEGRAL COLOR TOP COAT EGG SHELL 73
-  WD-1 EXTERIOR WOOD: CUSTOM COLOR STAIN
-  FF-1 FACTORY FINISH: HEMLOCK GREEN
-  CT-1 CONCRETE TILE ROOF: EAGLE ROOFING FLAT TILE SMB 8820 SANTA CLARA BLEND
-  MTL-1 EXTERIOR METALS: POWDER COAT SATIN BLACK
-  P-1 EXTERIOR GARAGE DOOR: ROYCROFT BRONZE GREEN SW 2846
-  P-2 EXTERIOR ENTRANCE ACCENT: ROYCROFT ADOBE SW 0040

GENERAL NOTES:

ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.

LL - TYPICAL PROJECT IMAGES
SCALE: NONE

DD - KEYNOTES & FINISH LEGEND
SCALE: NONE



RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
THE HUMBOLDT

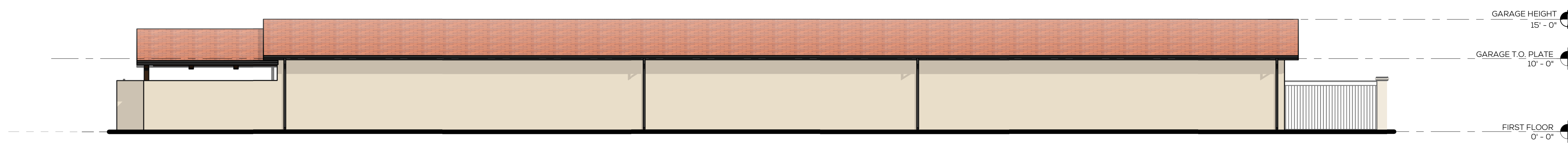
OWNER
CHICO PARTNERS

PROJECT ADDRESS
**1991 HUMBOLDT ROAD
CHICO, CA 95928**

ASSESSORS PARCEL NUMBER
002-110-034



BB - GARAGE EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



AA - GARAGE WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

RG&A PROJECT #	16-615
PLAN CHECK #	
DRAWN	KJE
CHECKED	RG&A
ARB SUBMITTAL	2018.03.11
ARB RESUBMITTAL	2019.03.28

EXTERIOR ELEVATIONS

ARB4



THE HUMBOLDT

PERSPECTIVE FROM HUMBOLDT ROAD

2019.03.11

Attachment E



r · g · a

THE HUMBOLDT

PERSPECTIVE FROM HUMBOLDT ROAD AT WEST PARKING

2019.03.11

Attachment E



r · g · a

THE HUMBOLDT

PERSPECTIVE FROM SOUTH SIDE AT EAST PARKING

2019.03.11

Attachment E

A B C D E F G H I J K L M N O P Q R

TREE MITIGATION TABLE

TREE #	SPECIES	DBH QUALIFIED TREE	DBH UNQUALIFIED TREE	REASON FOR REMOVAL
1	SEQUOIA	20"		IN THE WAY OF IMPROVEMENTS
2	EUCALYPTUS		16"	IN THE WAY OF IMPROVEMENTS
3	ENGLISH WALNUT		27"	IN THE WAY OF IMPROVEMENTS
4	VALLEY OAK	56"		POOR STRUCTURE, DISEASED, DANGEROUS SEE ARBORISTS REPORT PREPARED BY DAN GIBSON
5	INCENSE CEDAR		10"	IN THE WAY OF IMPROVEMENTS
6	INCENSE CEDAR		8"	IN THE WAY OF IMPROVEMENTS
7	INCENSE CEDAR		9"	IN THE WAY OF IMPROVEMENTS
8	INCENSE CEDAR		18"	IN THE WAY OF IMPROVEMENTS

MAXIMUM APPLIED WATER ALLOWANCE
 $MAMA = (Eto - Eppt) / (0.62) \times (0.45 \times LA) + (1.0 - 0.45) \times SLA$
 where:
 MAMA = MAXIMUM APPLIED WATER ALLOWANCE
 Eto = REFERENCE EVAPOTRANSPIRATION 52
 Eppt = EFFECTIVE PRECIPITATION 25% OF ANNUAL RAINFALL 4.63
 0.62 = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62
 0.7 = ET ADJUSTMENT FACTOR 0.45
 LA = LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA 11,111
 0.3 = ADDITIONAL ADJUSTMENT FACTOR FOR SLA 0.3
 SLA = SPECIAL LANDSCAPE AREA 0

MAMA = 139,644 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE
 $ETWU = (Eto - Eppt) / (0.62) \times (FF \times HA) / (IE) + SLA$
 where:
 ETWU = ESTIMATED TOTAL WATER USE 52
 Eto = REFERENCE EVAPOTRANSPIRATION 52
 FF = PLANT FACTOR 3 & 4
 HA = HYDROZONE AREA 11,111
 SLA = SPECIAL LANDSCAPE AREA 0
 0.62 = CONVERSION FACTOR TO GALLONS PER SQUARE FOOT 0.62
 IE = IRRIGATION EFFICIENCY 0.81

ETWU = 121,785 GALLONS PER YEAR

PLANT FACTOR

HYDROZONE	WATER USE TYPE	PLANT FACTOR	AREA	FF X AREA/IE
1	LOW	3	4,601	3,558
2	MEDIUM	4	1,504	802
3	HIGH	0.75	0	0
4	TOTALS		11,111	4,360

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COMMENTS
T1	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GALLON	LOW	
T2	TRACHYCARPUS FORTUNEI	WINDMILL PALM	6'-8' BTF	LOW	
T3	FRAXUS LAUROCARPUS	ENGLISH LAUREL	15 GALLON	LOW	
T4	QUERCUS GLABRA	VALLEY OAK	EXISTING	LOW	EXISTING TREE
T5	CUPRESSUS GLABRA	ARIZONA CYPRESS	EXISTING	LOW	EXISTING TREE
T6	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING	LOW	EXISTING TREE
T7	SEQUOIA SEMPERVIRENS	REDWOOD	EXISTING	LOW	EXISTING TREE
T8	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GALLON	LOW	MITIGATING TREE
T9	QUERCUS LOBATA	VALLEY OAK	15 GALLON	LOW	MITIGATING TREE
V1	FIGUS FUMILA	CREeping FIG	5 GALLON	LOW	
1	ASAPANTHUS AFRICANUS	LILY OF THE NILE	5 GALLON	LOW	
2	RHAPHOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GALLON	LOW	
3	ACORUS OSON	SHEET FLAG	1 GALLON	LOW	
4	PHORMIUM TENAX 'ATROPURPUREUM'	PURPLE FLAX	5 GALLON	LOW	
5	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GALLON	LOW	
6	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GALLON	LOW	
7	DIETES IRIODES	FORTNIGHT LILY	5 GALLON	LOW	
8	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	LOW	
9	RHAPHIS EXCELSA	LADY PALM	15 GALLON	LOW	MEDIUM CONTAINER PLANT
10	ASPARAGUS DENSIFLORUS 'METERS'	ASPARAGUS FERN	5 GALLON	MEDIUM	
11	AJUGA REPTANS	CARPET BUGLE	1 GALLON	MEDIUM	
12	FATSIA JAPONICA	JAPANESE ARALIA	5 GALLON	MEDIUM	
13	BOUSAINVILLEA	BOUSAINVILLEA	5 GALLON	MEDIUM	CONTAINER PLANT
14	PIERIS 'FOREST FLAME'	JAPANESE ANDROMEDA	5 GALLON	MEDIUM	CONTAINER PLANT
15	EUPHORBIA CHARACIAS	GIANT SPURGE	5 GALLON	LOW	CONTAINER PLANT
16	LANTANA 'IRENE'	LANTANA	5 GALLON	LOW	CONTAINER PLANT
17	GAURA L. 'SISKIYOU PINK'	GAURA	5 GALLON	LOW	MEDIUM
18	CAMELLIA SASANGUA	CAMELLIA	5 GALLON	MEDIUM	
19	AUGUBA JAPONICA 'VARIEGATA'	GOLD DUST PLANT	5 GALLON	MEDIUM	
20	CEANOTHUS S. 'YANKEE POINT'	CALIFORNIA LILAC	5 GALLON	LOW	
21	CYCAS REVOLUTA	SAGO PALM	15 GALLON	LOW	CONTAINER PLANT
	FESTUCA RUBRA	UNMOWN FINE FESCUE		HYDROSEED	LOW

SPECIES	% SHADE	QTY.	SHADE AREA	TOTALS
CHINESE PISTACHE	15%	3	122 SF	2,166 SF
CHINESE PISTACHE	50%	5	481 SF	2,405 SF
VALLEY OAK	50%	1	2,836 SF	2,836 SF
REDWOOD	25%	1	123 SF	123 SF
ARIZONA CYPRESS	50%	1	502 SF	502 SF
TOTAL SHADE AREA				7,838 SF
PARKING LOT SHADE				7,838 SF = 53% PARKING LOT SHADE
TOTAL PARKING LOT AREA				14,768 SF

P/17 PARKING LOT SHADING
 SCALE NOT APPLICABLE

- N NATURAL AREA
- W WOOD CHIP MULCH
- P PERMEABLE CONCRETE UNDER OAK AND CYPRESS
- C COLORED AND SCORED CONCRETE PAVING
- T HIGH ORNAMENTAL IRON FENCING
- H HIGH STUCCO WALL
- H HIGH STUCCO WALL WITH CREEPING FIG
- H HIGH NEW CEDAR FENCE
- G GRAVEL AREA
- A AUTOMATIC SLIDING ORNAMENTAL IRON GATE
- F FOUNTAIN
- D DOUBLE SIDED VENTLESS STUCCO FIREPLACE
- N GAS BBQ GRILL
- C COLORED, STAMPED & SCORED CONCRETE PAVING

TREE MITIGATION CALCULATION

TOTAL DBH QUALIFIED TREES TO BE REMOVED 94"
 QUANTITY OF REPLACEMENT TREES 94" / 6" = 16 TREES

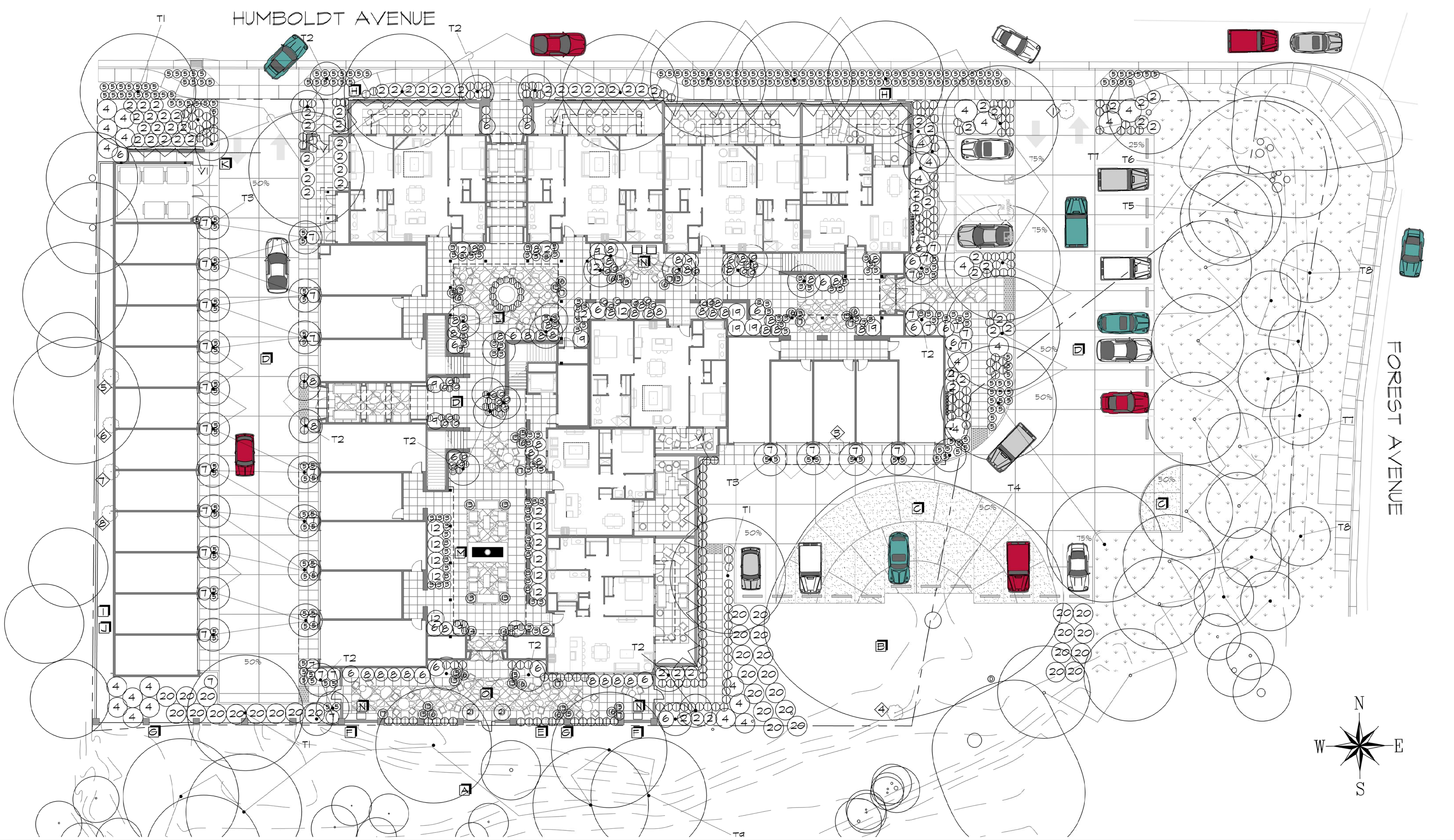
NEW TREES ON LANDSCAPE PLANS	PARKING LOT SHADE OR STREET TREES	ALLOWABLE REPLACEMENT TREES ON LANDSCAPE PLANS	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES TO BE MITIGATED
38	38	0	16	16

A/13 TREE MITIGATION
 SCALE NOT APPLICABLE

F/13 WATER USE
 SCALE NOT APPLICABLE

K/13 PLANTING LEGEND
 SCALE NOT APPLICABLE

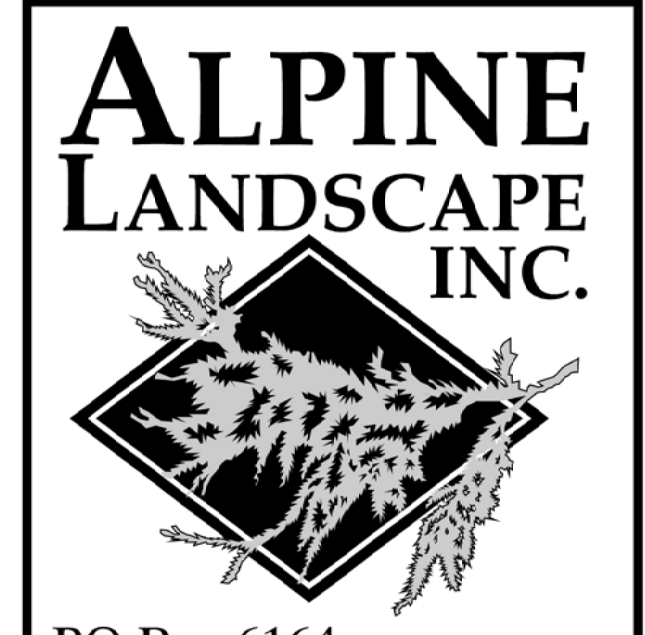
P/13 KEYED NOTES
 SCALE NOT APPLICABLE



A/1 CONCEPTUAL LANDSCAPE PLAN
 SCALE 1" = 16'0"

REVISIONS	DATE
PLANNING COMMENTS	3/27/19

All drawings and written material appearing herein constitute the original and unpublished work of the Landscape Architect and the same may not be duplicated, used, or disclosed without the written consent of the Landscape Architect.



PO Box 6164
 Chico, California 95927

Landscape Architect #2655
 Contractors License #589920
 (530) 893-2620 office
 (530) 624-6738 cell

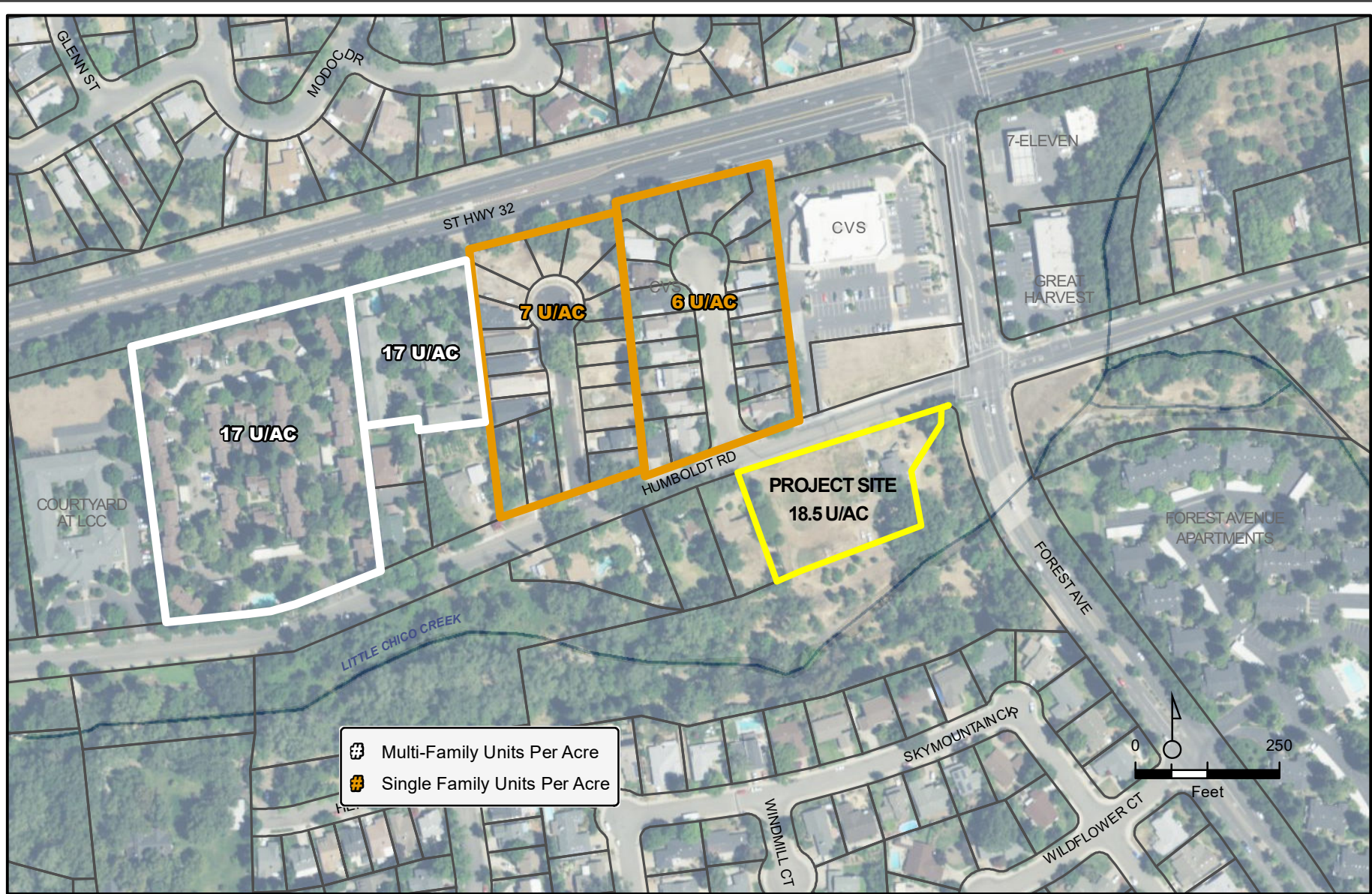
PROJECT NAME
THE HUMBOLDT APARTMENTS
 FOREST AND HUMBOLDT
 CHICO, CA

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN



DRAWN BY	SCALE	NOTED
MRH		
CHECKED BY	DATE	
MRH	5/8/16	
SHEET NO.		

L of 1



AR 19-09 (The Humboldt)
1991 Humboldt Road
APN 002-110-034-000



Central Valley Regional Water Quality Control Board

27 December 2018

Kimber Gutierrez, Associate Planner
City of Chico
P.O. Box 3420
Chico, CA 95927

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY FOR THE HUMBOLDT VAN OVERBEEK APARTMENTS PROJECT, STATE CLEARINGHOUSE NUMBER 2018122035, CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 19 December 2018, we received your request for comments on the Mitigated Negative Declaration and Initial Study for the Humboldt Van Overbeek Apartments Project.

The applicant proposes to amend the City of Chico General Plan Land Use Designation from Low Density Residential to Medium-High Density Residential and rezone the site from Low Density Residential to Medium-High Density Residential. The applicant is proposing the construction of approximately 25-28 multi-family residential units. The project site is located at 1991 Humboldt Road, on the southwest corner of Forest Avenue and Humboldt Road in Chico.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Humboldt Van Overbeek Apartments Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill

material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

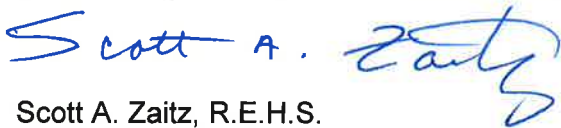
Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the City of Chico must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.



Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: db

cc: Department of Fish and Wildlife, Region 2, Rancho Cordova
Tom Van Overbeek, Chico
Kevin Easterling, Gallaway Enterprises, Chico