



File: S 20-04

DATE: September 8, 2021

TO: PLANNING COMMISSION

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

RE: Vesting Tentative Subdivision Map 20-04 (Hicks Lane Subdivision) – Hicks Lane, APNs 007-430-023, -024, and -025

---

## SUMMARY

The applicant proposes to subdivide three parcels of approximately 45.3 acres into 219 lots for single-family residential development. The project site is located on the west side of Hicks Lane, south of Sycamore Drive and north of Eaton Road. No major issues have been identified.

### Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 21-08 (**Attachment A**) finding that the project is exempt from further environmental review and approving the Hicks Lane Vesting Tentative Subdivision Map (S 20-04) based on the required findings and subject to the conditions indicated therein.

### Proposed Motion:

I move that the Planning Commission adopt Resolution 21-08 finding that the project is exempt from further environmental review and approving the Hicks Lane Vesting Tentative Subdivision Map (S 20-04) based on the required findings and subject to the conditions indicated therein.

## BACKGROUND

The applicant proposes to subdivide three parcels of approximately 45.3 acres located on the west side of Hicks Lane into 219 lots for single-family residential development (see Location/Notification Map **Attachment B**). The project site is designated both Low Density Residential (2.1 to 7 dwelling units per acre) and Medium Density Residential (6 to 14 dwelling units per acre) on the City of Chico General Plan Land Use Diagram and is located in the R1-AOC, R1-AOD, R2-AOC, and R2-AOD (Low and Medium Density Residential with Airport Overflight Compatibility Zone C and D overlays) zoning districts. Surrounding land uses include residential uses on all sides.

The project site consists of three residential parcels. A barn existing on the site would be removed. The remainder of the parcel is vacant and undeveloped. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

### Subdivision Design

The R1 zoning district allows for a minimum lot size of 4,500 square feet for interior lots and 5,500 square feet for corner lots. Minimum lot widths are 45 feet for interior lots and 50 feet for corner lots.

The R2 zoning district allows for a minimum lot size of 4,000 square feet for interior lots and 4,400 square feet for corner lots. Minimum lot widths are 40 feet for interior lots and 48 feet for corner lots.

The proposed lot configuration appears to be a suitable way to subdivide the property. All of the proposed R1 and R2 lots meet the minimum lot size and width requirements. Lots 1-100 total approximately 24.6 acres of R1 zoned property, and the average lot size for this portion of the subdivision is 7,652 square feet. Lots 101-219 total approximately 19.7 acres of R2 zoned property, and the average lot size for this part of the subdivision is 5,080 square feet.

The proposed development includes the construction of 12 new public streets to serve the 219 new residential lots, with two vehicular access points along Hicks Lane and one vehicular access point along Sycamore Drive. As a result of the subdivision, curbs, gutter and sidewalk improvements would be installed to connect to existing improvements. Three landscaped walls are proposed along Hicks Lane. The two-sided split-face block walls are proposed at six feet in height with a cap block.

A storm water facility, Parcel A, is proposed along the western section of the property that abuts State Highway 99. The storm water detention facility is 0.91-acre in size.

Proposed amenities include a park and a bicycle path. A 1.13-acre park, Parcel B, is located at the northeast portion of the site, at the intersection of Hicks Lane and Sycamore Drive. A 0.05-acre bicycle path, Parcel C, would be located directly north of the storm water facility.

## **DISCUSSION**

The project site represents an infill development opportunity that would be compatible with the surrounding area, which is predominately composed of single-family residential subdivisions having a range of lot sizes and a mobile home park to the south.

The project density for lots 1-100 is 4.1 dwelling units per acre, and the density for lots 101-219 is 6.0 dwelling units per acre, within the allowable range for R1 and R2 zoned properties, respectively. There are 80 trees existing on the project site, 43 of which are proposed for removal, and 11 more which may be removed. Of the trees to be removed, 25 trees are subject to the tree preservation and replacement requirements contained in CMC Sections 16.66 and 19.68.060. The project applicant will be required to provide 43 to 54 replacement trees or pay in-lieu fees to mitigate the removal of on-site trees.

The applicant has requested modifications to the Subdivision Design Criteria and Improvement Standards Title 18R. As noted in Attachment A, Exhibit II, Development Engineering staff has found the following requested modifications acceptable subject to the recommended conditions of approval.

### Requested Subdivision Design Modifications

1. Allow non-radial lot lines
2. Allow non-standard road sections
3. Allow non-standard cul-de-sac
4. Allow non-standard horizontal alignment
5. Allow horizontal curves less than as specified (18R.08.020.D)

6. Allow back-up lots along Arterial, Hicks Lane

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was held onsite on June 29, 2021. The meeting was attended by approximately 23 neighbors and the applicant. Questions were raised at the meeting, mainly pertaining to infrastructure improvements within and surrounding the proposed subdivision. Overall, those who attended the meeting did not express opposition or significant concerns regarding the proposed project.

**GENERAL PLAN CONSISTENCY**

The General Plan's Low Density Residential (LDR) designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 4.1 dwelling units per acre, Lots 1-100 of the proposed development are consistent with the LDR land use designation and R1 zoning.

The General Plan's Medium Density Residential (MDR) designation is "generally characterized by duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots." With a residential density of 6.0 dwelling units per acre, Lots 101-219 of the proposed development are consistent with the MDR land use designation and R2 zoning.

In addition, the following General Plan principles and policies are applicable to the project:

- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.*
- LU-4: Promote compatible infill development.*
- LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.*
- 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.*

The proposal is consistent with General Plan policies that encourage compatible infill development (CD-5, LU-4 and LU-4.2), holding a pre-application neighborhood meeting (LU-4.2.2), and providing a variety of property sizes while maintaining neighborhood character (H-1, H-3, and LU-4.2.2). All proposed lots meet minimum size and width criteria and any future development on the site must meet all setback and design requirements. The proposal is consistent with the General Plan.

## **REQUIRED FINDINGS FOR APPROVAL**

### Northwest Chico Specific Plan

The project site is within the project boundary for the Northwest Chico Specific Plan (NWCSP). The NWCSP designated the project site for both Low Density Residential and Medium Density Residential development. The proposed project is consistent with the NWCSP since the subdivision is within the range of densities envisioned by the Specific Plan.

### Environmental Review

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

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

### 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 only be approved if one of six findings in that chapter can be made. For this project, the finding under CMC Section 18.44.020.A can be made:

- A. That the modification of design criteria and improvement standards is necessary for the subdivision and its design and improvements to be found consistent with the General Plan; and*

The proposed subdivision with the identified modifications would support efficient infill development of the project site. Subject to the conditions of approval, staff supports the requested 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, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

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

## **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

Tina Wilson, Project Planner

Bruce Ambo, Principal Planner

File: S 20-04

### *External*

Bill Webb Construction, Inc., Bill Webb, Email: [bwhomes@sbcglobal.net](mailto:bwhomes@sbcglobal.net)

Bill Webb Construction, Inc., Adam Pearce, Email: [adam@billwebbhomes.com](mailto:adam@billwebbhomes.com)

Rolls, Anderson & Rolls, Email: [mail@rarcivil.com](mailto:mail@rarcivil.com)

## **ATTACHMENTS:**

- A. Planning Commission Resolution No. 21-08
  - Exhibit I Conditions of Approval for S 20-04
  - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. Hicks Lane Vesting Tentative Subdivision Map (3 sheets)
- D. Mitigation Monitoring Program for the Northwest Chico Specific Plan

1 **RESOLUTION NO. 21-08**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
3 **APPROVING VESTING TENTATIVE SUBDIVISION MAP S 20-04**  
4 **(Hicks Lane Subdivision)**

5 WHEREAS, an application has been submitted to subdivide a 45.3-acre site into 219  
6 regular and small subdivision lots on the west side of Hicks Lane, identified as Assessor's Parcel  
7 Nos. 007-430-023, -024, and -025 (the "Project"); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments  
9 submitted at a noticed public hearing held on September 16, 2021; and

10 WHEREAS, the Project has been determined to be within the scope of the Final  
11 Environmental Impact Report (FEIR) prepared for the Northwest Chico Specific Plan, pursuant to  
12 the Guidelines for the California Environmental Quality Act, 14 CCR Section 15162, no  
13 subsequent environmental review is necessary.

14 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF  
15 THE CITY OF CHICO AS FOLLOWS:

- 16 1. With regard to the vesting tentative subdivision map the Planning Commission finds that:
- 17 A. The density of Lots 1-100 of the Project is 4.1 dwelling units per gross acre, and the  
18 density of Lots 101-219 of the Project is 6.0 dwelling units per gross acre, which is  
19 consistent with the Chico General Plan Diagram designations of Low Density Residential  
20 and Medium Density Residential and the provisions in Title 19 of the Chico Municipal  
21 Code;
- 22 B. No substantial evidence has been presented that would require disapproval of the Project  
23 pursuant to Government Code Section 66474;
- 24 C. The requested modifications to the City's subdivision design criteria and improvement  
25 standards are acceptable, due to the unique parcel configuration, surrounding  
26 development and street pattern, rendering it undesirable to strictly conform to the design  
27 criteria and improvement standards set forth in Title 18R; and
- 28 D. As supported by the subdivision report prepared for the Project, and the agenda report, the

1 Project and its design conform with both the requirements of Title 18 and 19 of the Chico  
2 Municipal Code and the Chico General Plan.

3 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to  
4 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in  
5 Exhibit II, attached hereto.

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

9  
10  
11 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning  
12 Commission of the City of Chico held on September 16, 2021, by the following vote:

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAIN:

17 DISQUALIFIED:

18 ATTEST:

APPROVED AS TO FORM:

19  
20  
21  
22  
23  
24 \_\_\_\_\_  
25 Bruce Ambo  
26 Planning Commission Secretary

27 \_\_\_\_\_  
28 Vincent C. Ewing, City Attorney\*

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

**EXHIBIT “I”  
CONDITIONS OF APPROVAL**

**Hicks Lane Vesting Tentative Subdivision Map S 20-04**

1. The creation and improvement of 219 lots is authorized, as depicted on the “Hicks Lane Vesting Tentative Subdivision Map (S 20-04)” and accompanying project materials dated August 24, 2021 except as revised by any other condition of approval.
2. 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.

**Tentative Map Conditions:**

3. 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.”*

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. 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.
6. Prior to the recordation of the Final Map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
7. Place a note on a separate document which to be recorded concurrently with the Final Map or and additional map sheet that states: “An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.”



8. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: “The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight.”
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: “Airspace review by the Airport Land Use Commission is required for all objects over 70 feet in height in the C Compatibility Zone, and 100 feet in height in the D Compatibility Zone, above ground level.”
10. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
11. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
12. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 879-6800. A professional archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist’s report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.
13. Mitigation Measures (i.e., of the Environmental Impact Report for the Northwest Chico Specific Plan) as delineated in the Mitigation Monitoring Program document approved by City Council on December 6, 2005, are hereby adopted and incorporated by reference. See Attachment D, Northwest Chico Specific Plan Final EIR Mitigation Monitoring Program, for specifics on the following Mitigation Measures: AIR-1a, AIR-1b, BIO-1b, BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, CULT-1, CULT-3a, CULT-3b, GEO-1, HYDRO-3, NOI-1, and TRAF-5.
14. Conditions of Approval of the Northwest Chico Specific Plan as approved by City Council on December 6, 2005, are hereby adopted and incorporated by reference.

15. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government Code Section 66474.9.



## Subdivision Report

Meeting Date 9/16/21

DATE: September 3, 2021

File: S 20-04

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 20-04 Hicks Lane Subdivision**

### Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 20-04 Hicks Lane Subdivision 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:** Non-radial lot lines.

**Recommendation:** Acceptable.

2. **Request:** Non-standard road sections.

**Recommendation:** Acceptable.

3. **Request:** Non-standard cul-de-sac.

**Recommendation:** Acceptable.

4. **Request:** Non-standard horizontal alignment.

**Recommendation:** Acceptable.

5. **Request:** Horizontal curves less than as specified in 18R.08.020.D.

**Recommendation:** Acceptable.

6. **Request:** Back-up lots along Hicks Lane (Arterial).

**Recommendation:** Acceptable.

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

## **B. PUBLIC FACILITY CONSTRUCTION**

### **1. Streets**

- a) The Subdivider shall construct City standard streets and appurtenant facilities in conformance with the typical sections as depicted on the Tentative Map. Street structural sections to be determined based upon findings from the Soils Report and Traffic Indexes provided by the City:
  - 1) Interior to subdivision - Full urban improvements.
  - 2) Adjacent to subdivision - Half street urban improvements.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Director of Public Works - Engineering. Appropriate easements shall be dedicated as needed on the Final Map.
- c) Street names shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

### **2. 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.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built within this subdivision. Said improvements shall be constructed by the Subdivider.

- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

#### 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 Drainage Detention Facility

Construct a surface Detention Facility discharging into the SUDAD Drainage Ditch.

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 - Engineering 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 into the adjacent SUDAD Ditch.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP Hand Book

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:

- Surface Detention Facility.
- 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 the peak flow into the adjacent SUDAD Ditch.

- 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 Water Pollution Prevention Plan (SWPPP) which shall incorporate CASQA BMPs. 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.

### **3. 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 frontages and serving Lots 1 thru 10.
- 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 terms and conditions of the Application for Sewer Connection.

#### b) Sanitary Sewer Analysis

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a sanitary sewer analysis to the Director of Public Works - Engineering for review and approval. Said analysis shall cover the entirety of the tributary area served by the sewer system required herein and shall include analysis and design of the following sewer system elements:

- 1) Size, grade, depth and location of gravity sewer lines.
- 2) Preliminary system design for future upstream tributary areas, if applicable.
- 3) Downstream sanitary sewer system capacity.

#### c) 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. If applicable, 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.

**4. Well and Septic Abandonment**

The Subdivider shall obtain all necessary permits from Butte County Environmental Health Department and abandon all wells and septic systems in accordance with their requirements.

**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 with shielding on steel poles with concrete bases on all streets that they are required herein to construct.

**7. Bicycle Facilities**

The Subdivider shall construct the following bicycle facilities:

- a) Class I bicycle path in conformance with City standards in Parcel C between Street K and the SUDAD Ditch levee.
- b) Signing and striping for a Class II bicycle lane along Hicks Lane.

**8. Street Trees**

Street trees shall be planted in accordance with the recommendation of the Parks Department.

**9. Landscaping**

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

- a) Park - Parcel B in compliance with the Northwest Chico Specific Plan requirements.
- b) Along Hicks Lane as depicted on the Tentative Map.
- c) Along Street E as depicted on the Tentative Map.

### **C. PRIVATE FACILITY CONSTRUCTION**

#### **1. Accessway**

The Subdivider shall construct an accessway (including No Parking - Fire Lane signage) over portions of Lots 161, 162, and 163 in a manner acceptable to the Director of Public Works - Engineering.

#### **2. Storm Drainage**

The Subdivider shall design and install an underground storm drain system with all appurtenances to serve Lots 161, 162, and 163 as depicted on the Tentative Map.

#### **3. Sanitary Sewer**

The Subdivider shall design and install an underground sanitary sewer system with all appurtenances to serve Lots 161, 162, and 163 as depicted on the Tentative Map. Each lot shall have its own, separate sewer service lateral.

### **D. 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. Storm Water Facility - Parcel A as depicted on the Tentative Map.
2. Landscape and irrigation along Hicks Lane as depicted on the Tentative Map.
3. Landscape and irrigation along Street E as depicted on the Tentative Map.

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 shall be complete and formed prior to recordation of the Final Map.

### **E. 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 joint-use private improvements serving Lots 161, 162, and 163.”

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

### **F. 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 Director of Public Works - Engineering for review and approval prior to the start of any work and shall be considered as part of the construction plans.

## **G. PROPERTY CONVEYANCES**

### **1. Dedications**

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

- a) Dedicate rights-of-way to the City of Chico as depicted on the Tentative Map.
- b) Convey to the City of Chico all abutter's rights of access as depicted on the Tentative Map.
- c) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Director of Public Works - Engineering.
- d) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- e) Dedicate a 12-foot-wide storm drain easement over Lots 2 and 19 as depicted on the Tentative Map.
- f) Dedicate Parcel A to the City in Fee Simple for Storm Water Facility purposes.
- g) Dedicate Parcel B to the City in Fee Simple for Park purposes.
- h) Dedicate Parcel C to the City in Fee Simple for Bike Path purposes.

### **2. Abandonments**

The following abandonments depicted on the Tentative Map are approved. Said abandonments, in accordance with the provisions of the Subdivision Map Act, shall become effective upon recordation of the Final Map.

- a) 65' wide ingress, egress, and public utility easement per North County Subdivision Book 91, Pages 49 and 50.
- b) Abutters rights per North County Subdivision Book 91, Pages 49 and 50.
- c) 12' wide drainage easement per North County Subdivision Book 91, Pages 49 and 50.
- d) Building Setback Line per North County Subdivision Book 91, Pages 49 and 50.
- e) 35' wide drainage easement per Book 1608 Page 608 of Official Records.

## **H. PRIVATE PROPERTY CONVEYANCES**

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall create a 25-foot-wide non-exclusive easement over portions of Lots 161, 162, and 163 as depicted on the Tentative Map, for ingress, egress, sanitary sewer, and storm drain.

## **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 the recommendations of the City of Chico Fire Department.

**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 Planning Services Department.

**4. California Regional Water Quality Control Board**

The State of California, Regional Water Quality Control Board, Central Valley Region, as of the date of this report, did not respond to a request for comments.

**J. PERMITS FROM OUTSIDE AGENCIES**

The Subdivider shall obtain all required permits from outside agencies having pertinent jurisdiction prior to recordation of the Final Map for this subdivision.

**K. CITY TREE REQUIREMENTS**

The Subdivider shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" from to the Public Works Department. The Subdivider shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

**L. 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 Public Works - Engineering 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.

## **M. 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**

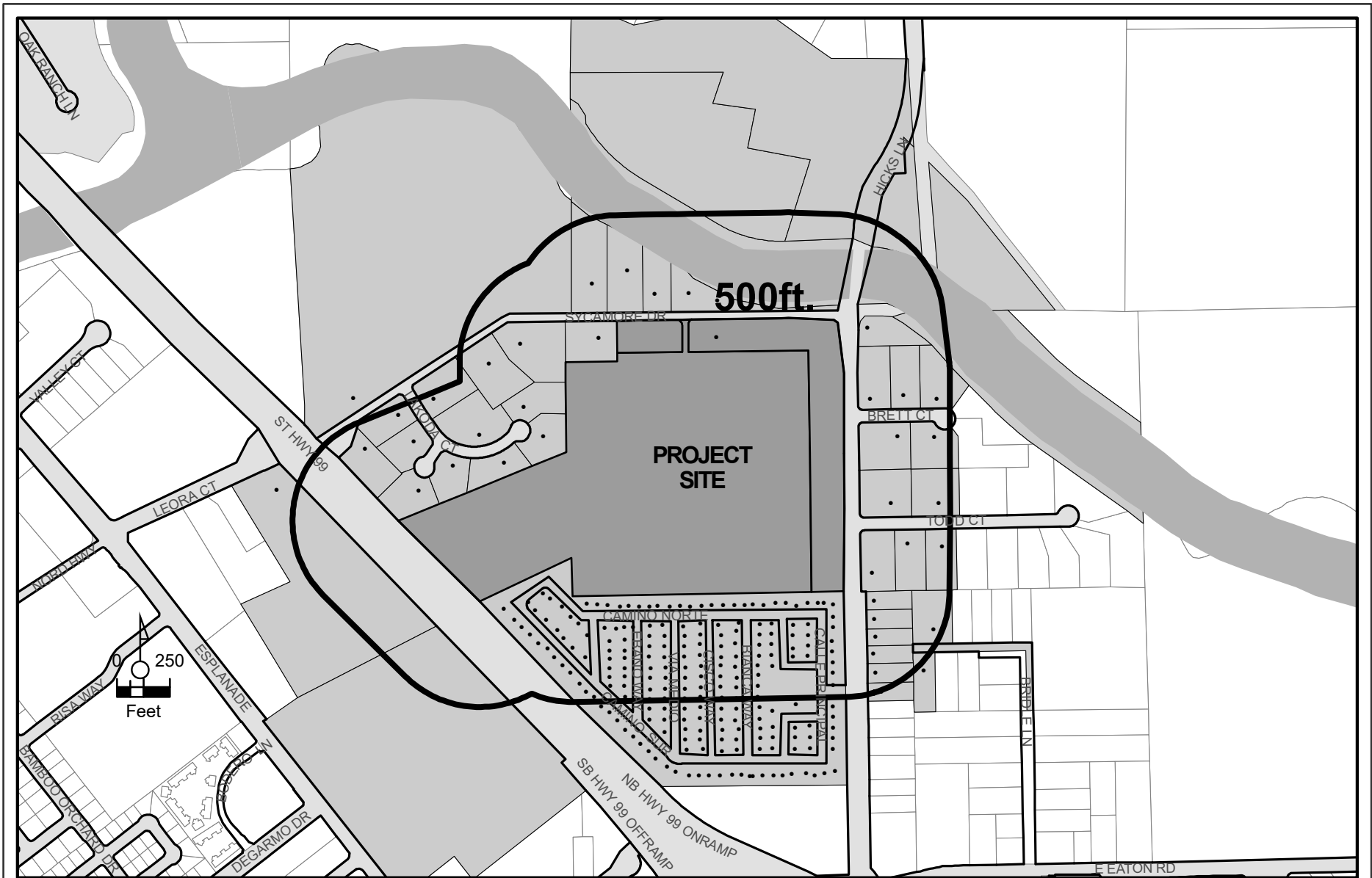
The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

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 - Planning S 20-04 File  
Development Engineering Subdivision File



S 20-04 (Hicks Lane Subdivision)  
 Hicks Lane  
 APNs 007-430-(023, -024, and -025)-000

- Noticed Parcels
- Noticed Addresses



LEGEND

- SITE BOUNDARY
PROPOSED RIGHT-OF-WAY/LOT LINE
PROPOSED RIGHT-OF-WAY CENTERLINE
PROPOSED LANDSCAPE WALL
PROPOSED ABUTTER'S RIGHTS
APPROXIMATE R-1/R-2 ZONING BOUNDARY
EXISTING RIGHT-OF-WAY/PROPERTY LINE
EXISTING RIGHT-OF-WAY CENTERLINE
EXISTING ABUTTER'S RIGHTS TO REMAIN
EXISTING ABUTTER'S RIGHTS TO BE ABANDONED
EXISTING BUILDING SETBACK LINE TO BE ABANDONED
EXISTING CONTOUR (1' INTERVAL)
EXISTING CONTOUR (0.5' INTERVAL)
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF CONCRETE
EXISTING OVERHEAD UTILITY LINES
EXISTING JOINT UTILITY POLE
EXISTING BRUSH DRIPLENE
EXISTING FENCE (TYPE LABELED)
EXISTING GUY WIRE
EXISTING CORRUGATED METAL PIPE
EXISTING DIRECTION OF SURFACE FLOW

NOTES

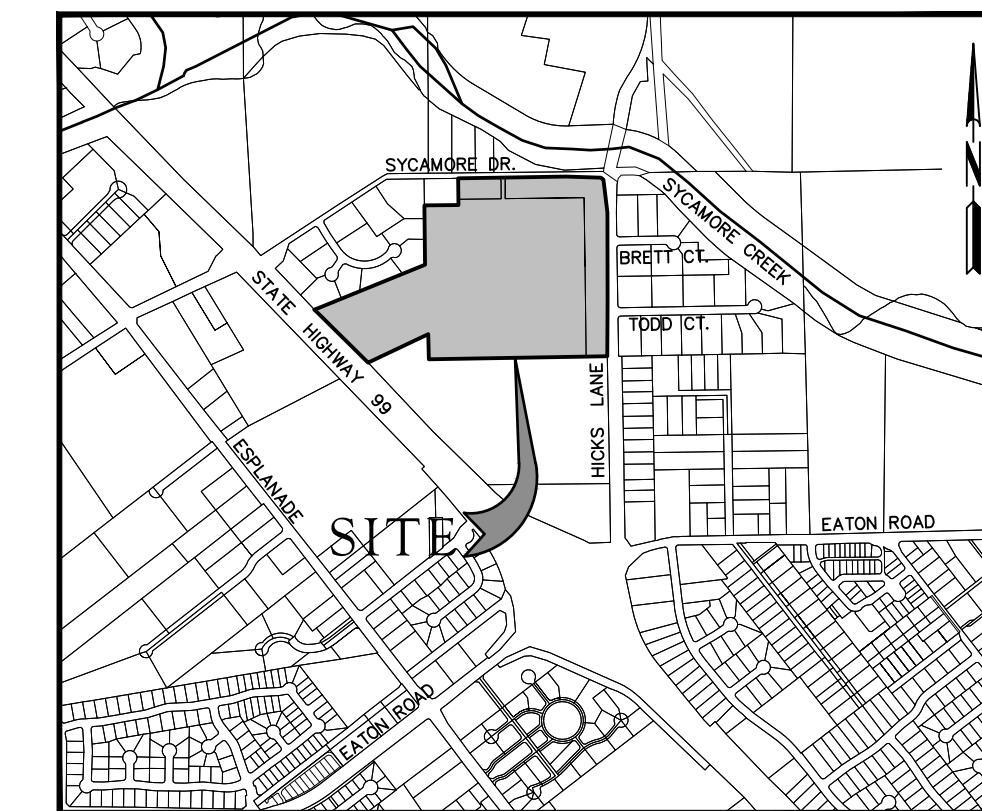
- 1. THERE ARE NO EXISTING WELLS, ABANDONED WELLS, SUMPS OR SEPTIC TANKS ON THIS SITE.
2. THERE IS ONE EXISTING STRUCTURE (BARN) ON THIS SITE THAT WILL BE REMOVED.
3. THERE ARE NO EXISTING RAILROAD RIGHTS-OF-WAY OR GRADE CROSSINGS ON OR ADJACENT TO THIS PROPERTY.
4. THERE ARE EXISTING TREES AROUND THE PERIMETER OF THE SITE; APPROXIMATELY ## TREES WILL BE REMOVED.
5. ALL ROADS ARE PROPOSED TO BE PUBLIC.
6. THERE SHALL BE 10' WIDE PUBLIC SERVICE EASEMENTS CONTIGUOUS TO ALL PUBLIC RIGHTS-OF-WAY. NO PUBLIC UTILITY EASEMENTS ARE PROPOSED ALONG SIDE LOT LINES.
7. DEVELOPMENT OF THIS PROJECT WILL REQUIRE THE PREPARATION OF DETAILED GRADING, DRAINAGE AND EROSION CONTROL PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHICO.
8. SUBDIVISION GRADING SHALL BE COMPLETED SUCH THAT ALL LOTS DRAIN TOWARD STREETS AT 1% MINIMUM SLOPE.
9. DEVELOPMENT OF THIS PROJECT WILL INVOLVE FILING SEPARATE PHASED FINAL MAPS.
10. FRONTAGE IMPROVEMENTS ALONG HICKS LANE WILL BE COMPLETED IN PHASES.
11. FRONTAGE IMPROVEMENTS ALONG SYCAMORE DRIVE WILL BE COMPLETED WITH LOTS 1-10 AND PARCEL B.
12. EXISTING OVERHEAD UTILITIES ALONG HICKS LANE AND SYCAMORE DRIVE ARE PROPOSED TO REMAIN OVERHEAD OR RELOCATED AS NEEDED TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. FINAL JOINT TRENCH, UTILITY POLE, AND OVERHEAD UTILITY WIRE DESIGNS WILL BE PROVIDED DURING THE DESIGN PHASE.
13. THE PROJECT IS LOCATED IN ZONE X (OTHER FLOODED AREAS) AS SHOWN ON FIRM MAP NUMBER 0600703320E. THIS ZONE CONTAINS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

EASEMENT NOTES

- A PROPOSED 25' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES AND SURFACE DRAINAGE
B EXISTING 65' WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT FOR NORTH COUNTRY SUBDIVISION BOOK 91, PAGES 49 AND 50 TO BE ABANDONED
C EXISTING ABUTTER'S RIGHTS PER NORTH COUNTRY SUBDIVISION BOOK 91, PAGES 49 AND 50 TO BE ABANDONED
D EXISTING 12' WIDE DRAINAGE EASEMENT PER NORTH COUNTRY SUBDIVISION BOOK 91, PAGES 49 AND 50 TO BE ABANDONED
E EXISTING BUILDING SETBACK LINE PER PARCEL MAP BOOK 49, PAGE 70 TO BE ABANDONED
F EXISTING 35' WIDE DRAINAGE EASEMENT PER BOOK 1608 PAGE 608 OF OFFICIAL RECORDS TO BE ABANDONED
G EXISTING ABUTTER'S RIGHTS GRANTED TO THE STATE OF CALIFORNIA PER BOOK 1112 PAGE 556 OF OFFICIAL RECORDS TO REMAIN
H EXISTING 25' WIDE SHASTA UNION DRAINAGE ASSESSMENT DISTRICT (S.U.D.A.D.) EASEMENT TO REMAIN
I PROPOSED 12' WIDE STORM DRAIN EASEMENT
J THE EASEMENT DESCRIBED IN BOOK 1330, PAGE 470 OF OFFICIAL RECORDS MAY AFFECT A SMALL PORTION OF PARCEL B ALONG SYCAMORE DRIVE.
K THE EASEMENT DESCRIBED IN BOOK 2470, PAGE 629 OF OFFICIAL RECORDS WAS QUIT-CLAIMED PER DOCUMENT NUMBER 94-19255 OF OFFICIAL RECORDS AND DOES NOT AFFECT THE PROPERTY.

STORM DRAIN NARRATIVE

EXISTING DRAINAGE PATTERNS FOR STORMWATER RUNOFF FROM ASSESSOR'S PARCEL NUMBERS 007-010-020, 021 AND 038 WILL REMAIN UNCHANGED. RUNOFF WILL COLLECT ALONG THE NORTH SIDE OF SYCAMORE DRIVE AND FLOW WEST TOWARDS HWY 99. RUNOFF IS COLLECTED IN EXISTING STORM DRAIN DROP INLETS AND CONVEYED TO THE S.U.D.A.D. DRAINAGE DITCH ALONG HWY 99.
STORMWATER RUNOFF IN SYCAMORE DRIVE, ADJACENT TO LOTS 1-10, WILL FLOW WEST AND BE CONVEYED SOUTH INTO THE PROJECT THROUGH A PROPOSED STORM DRAIN EASEMENT ALONG THE WEST SIDE OF LOTS 1 AND 20.
EXISTING DRAINAGE PATTERNS FOR STORMWATER RUNOFF ALONG THE EAST SIDE OF HICKS LANE WILL REMAIN UNCHANGED. RUNOFF IS COLLECTED ALONG THE EAST SIDE OF HICKS LANE IN EXISTING STORM DRAIN DROP INLETS AND CONVEYED SOUTH AND THEN WEST TO THE EXISTING S.U.D.A.D. DRAINAGE DITCH SOUTH OF THE PROJECT.
STORMWATER RUNOFF IN HICKS LANE, ADJACENT TO THE PROJECT, WILL BE COLLECTED IN STORM DRAIN DROP INLETS AND CONVEYED SOUTH TO THE EXISTING S.U.D.A.D. DRAINAGE DITCH SOUTH OF THE PROJECT.
STORMWATER RUNOFF WITHIN THE PROJECT WILL BE COLLECTED AND CONVEYED TO A STORM DRAIN DETENTION BASIN ADJACENT TO HWY 99. STORM DRAIN CONVEYANCE AND DETENTION FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH CITY REQUIREMENTS. THE DETENTION BASIN WILL DISCHARGE INTO THE EXISTING S.U.D.A.D. DRAINAGE DITCH ADJACENT TO HWY 99 USING A DISCHARGE CONTROL STRUCTURE.
STORMWATER RUNOFF WILL BE TREATED ONSITE IN ACCORDANCE WITH THE CITY OF CHICO POST-CONSTRUCTION STANDARDS.

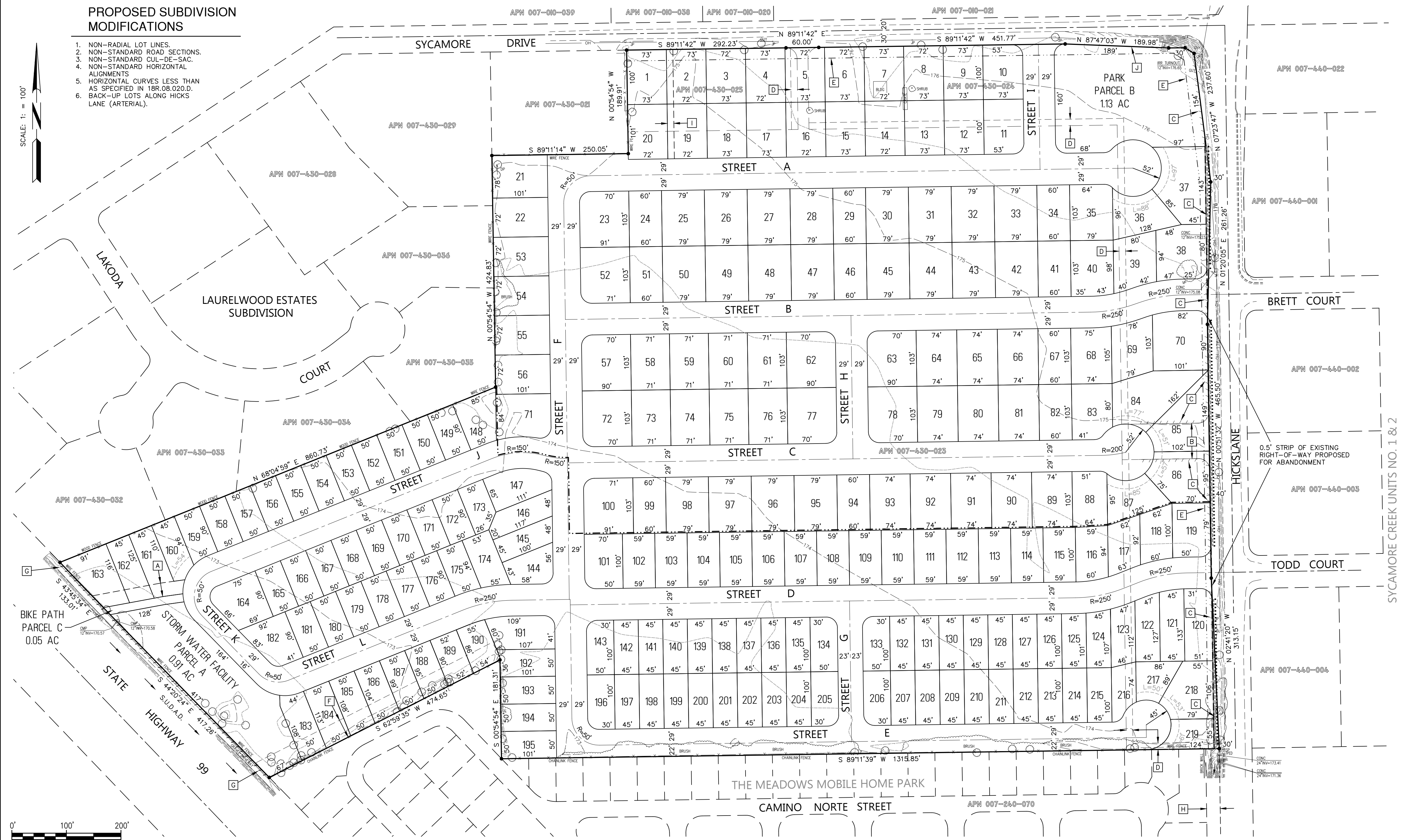


LOCATION MAP

NO SCALE

PROPOSED SUBDIVISION MODIFICATIONS

- 1. NON-RADIAL LOT LINES.
2. NON-STANDARD ROAD SECTIONS.
3. NON-STANDARD CUL-DE-SAC.
4. NON-STANDARD HORIZONTAL ALIGNMENTS.
5. HORIZONTAL CURVES LESS THAN AS SPECIFIED IN 18R.08.020.D.
6. BACK-UP LOTS ALONG HICKS LANE (ARTERIAL).

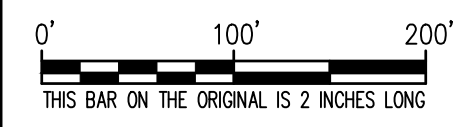


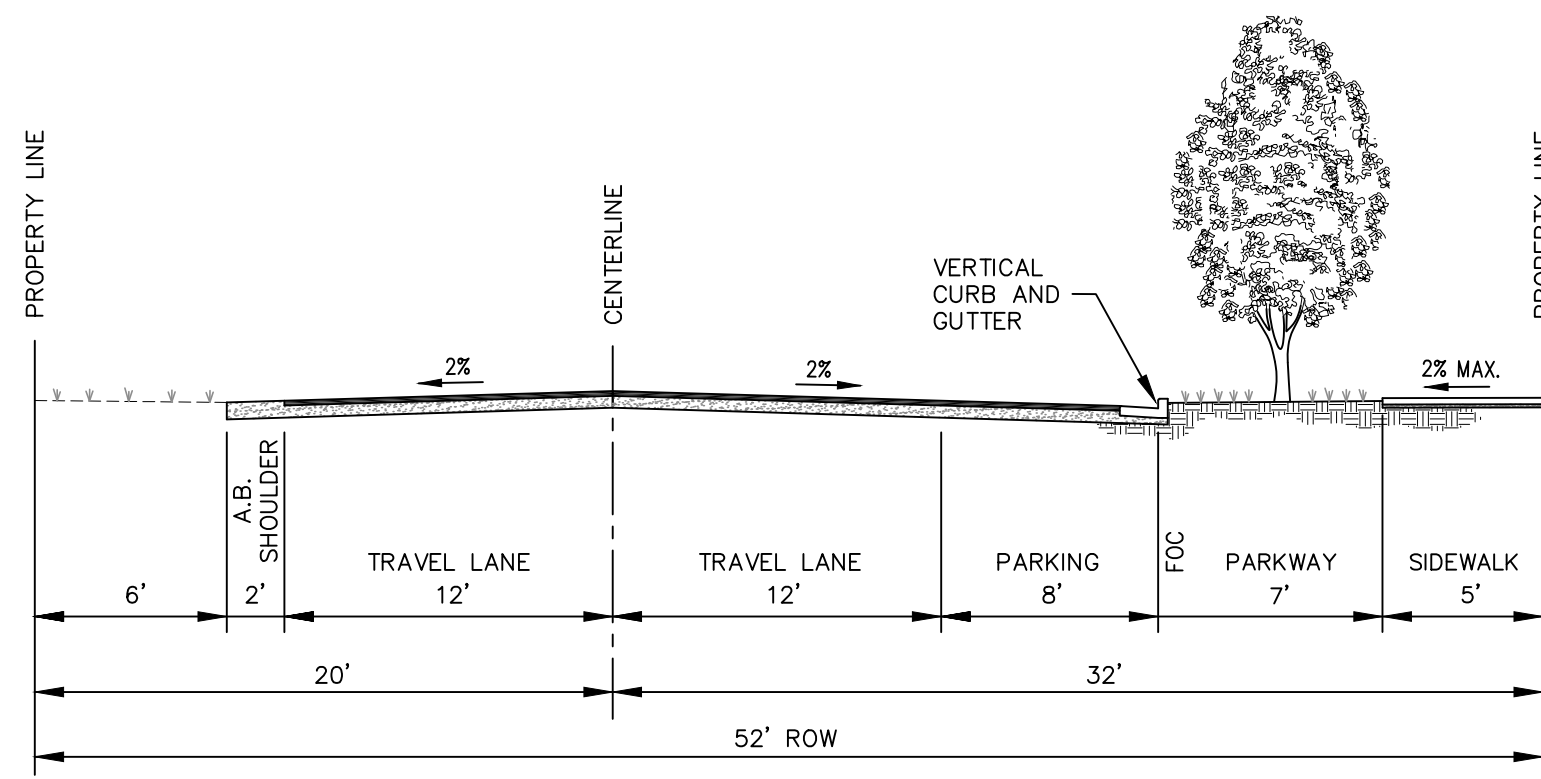
- OWNER: WEBB HOMES, INC. 121 YELLOWSTONE DRIVE CHICO, CA 95973 (530) 891-3351
SUBDIVIDER: BILL WEBB CONSTRUCTION ATTN: BILL WEBB 121 YELLOWSTONE DRIVE CHICO, CA 95973 (530) 891-3351
ENGINEER: ROLLS, ANDERSON & ROLLS ATTN: PAUL RABO R.C.E. 72209 115 YELLOWSTONE DRIVE CHICO, CA 95973 (530) 895-1422
ASSESSORS' PARCEL NUMBER: APN 007-430-023 APN 007-430-024 APN 007-430-025
EXISTING ZONING: R1-AOC, R1-AOD, R2-AOC, R2-AOC
PROPOSED ZONING: R1-AOC, R1-AOD, R2-AOC, R2-AOC
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, RESIDENTIAL, PARK
UTILITY SERVICE: A. SEWER - CITY OF CHICO B. STORM DRAIN - CITY OF CHICO C. WATER - CALIFORNIA WATER SERVICE D. GAS & ELECTRIC - P.G.&E. E. TELEPHONE - AT&T F. CABLE T.V. - COMCAST

Table with 2 columns: SUBDIVISION AREA and square footage/units. Includes rows for EXISTING PARCELS (TOTAL), RIGHT-OF-WAY DEDICATION, RIGHT-OF-WAY ABANDONMENT, STORM WATER FACILITY (LOT A), PARK & BIKE PATH (LOTS B & C), SINGLE FAMILY (R-1) RIGHT-OF-WAY PROPOSED FOR ABANDONMENT, SINGLE FAMILY (R-2) MEDIUM DENSITY RESIDENTIAL.

PUBLIC STREET SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP (S20-04) HICKS LANE SUBDIVISION

FOR BWHOMES
A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 1 EAST, M.D.B.&M. CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

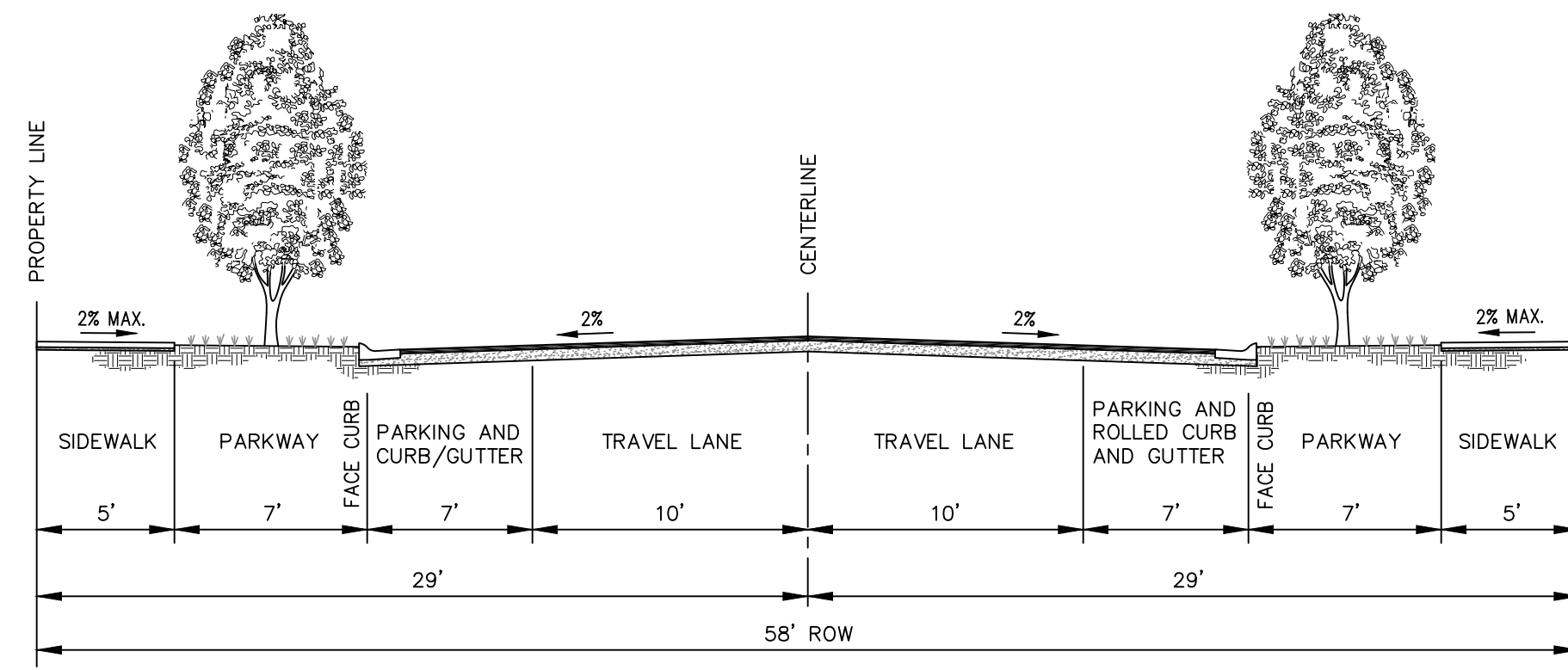




TYPICAL SECTION

SYCAMORE DRIVE

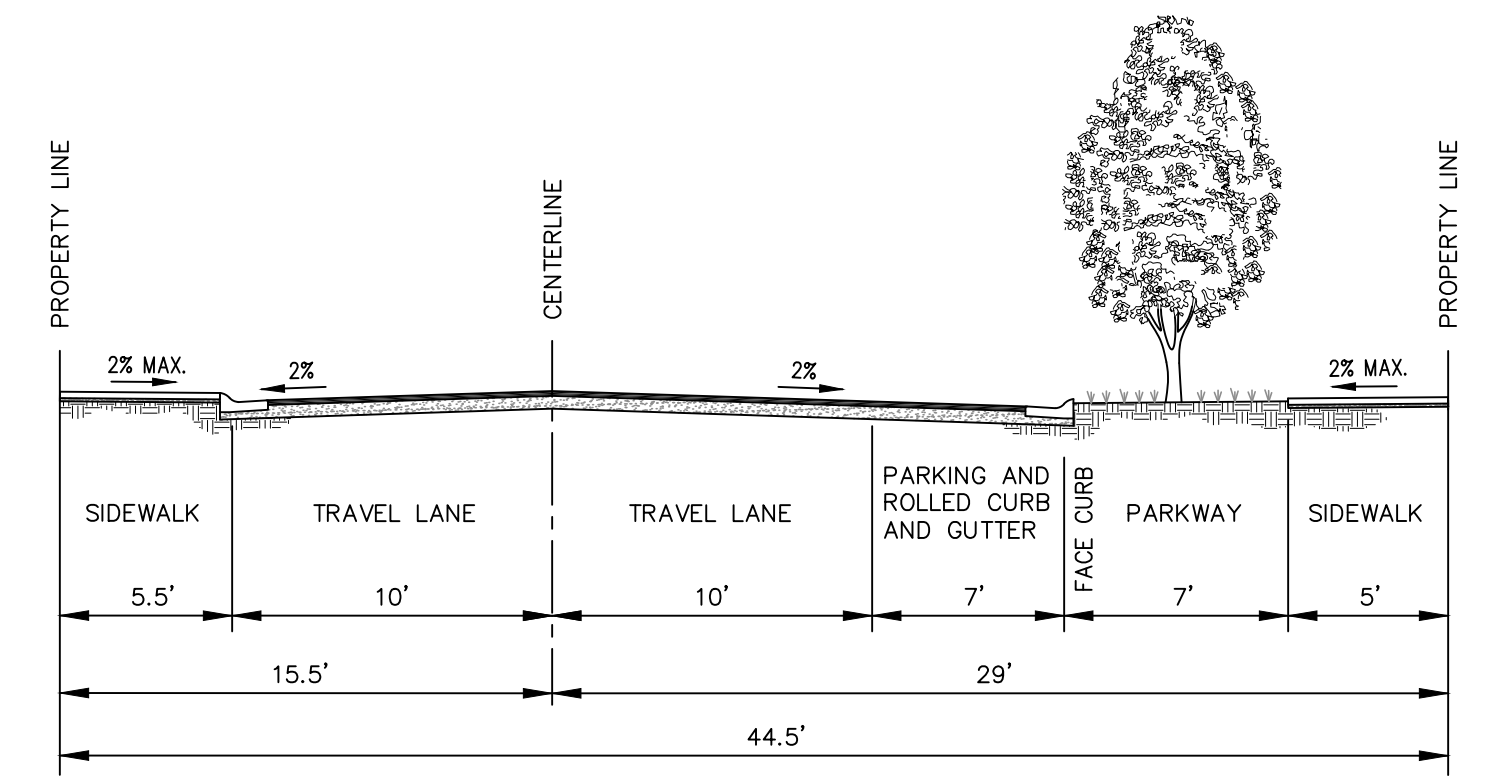
NO SCALE



RESIDENTIAL TYPICAL SECTION

STREET A, STREET B, STREET C, STREET D, STREET F,  
STREET H, STREET I, STREET J, AND STREET L

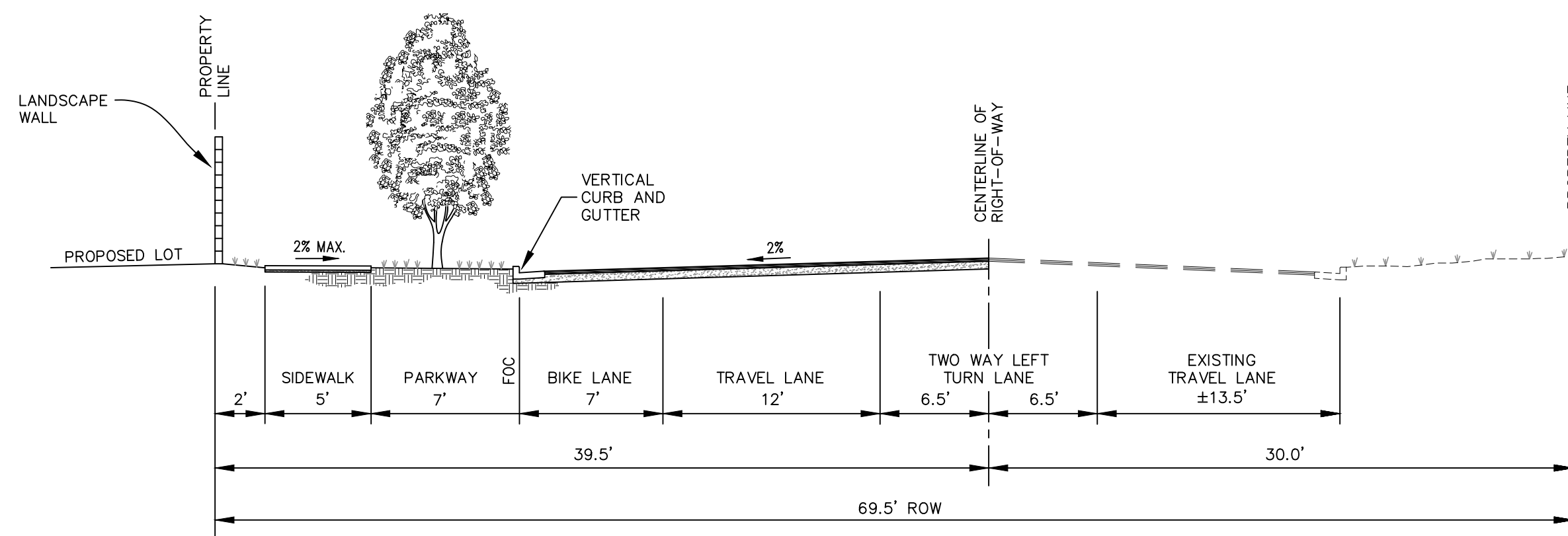
NO SCALE



RESIDENTIAL TYPICAL SECTION

STREET K

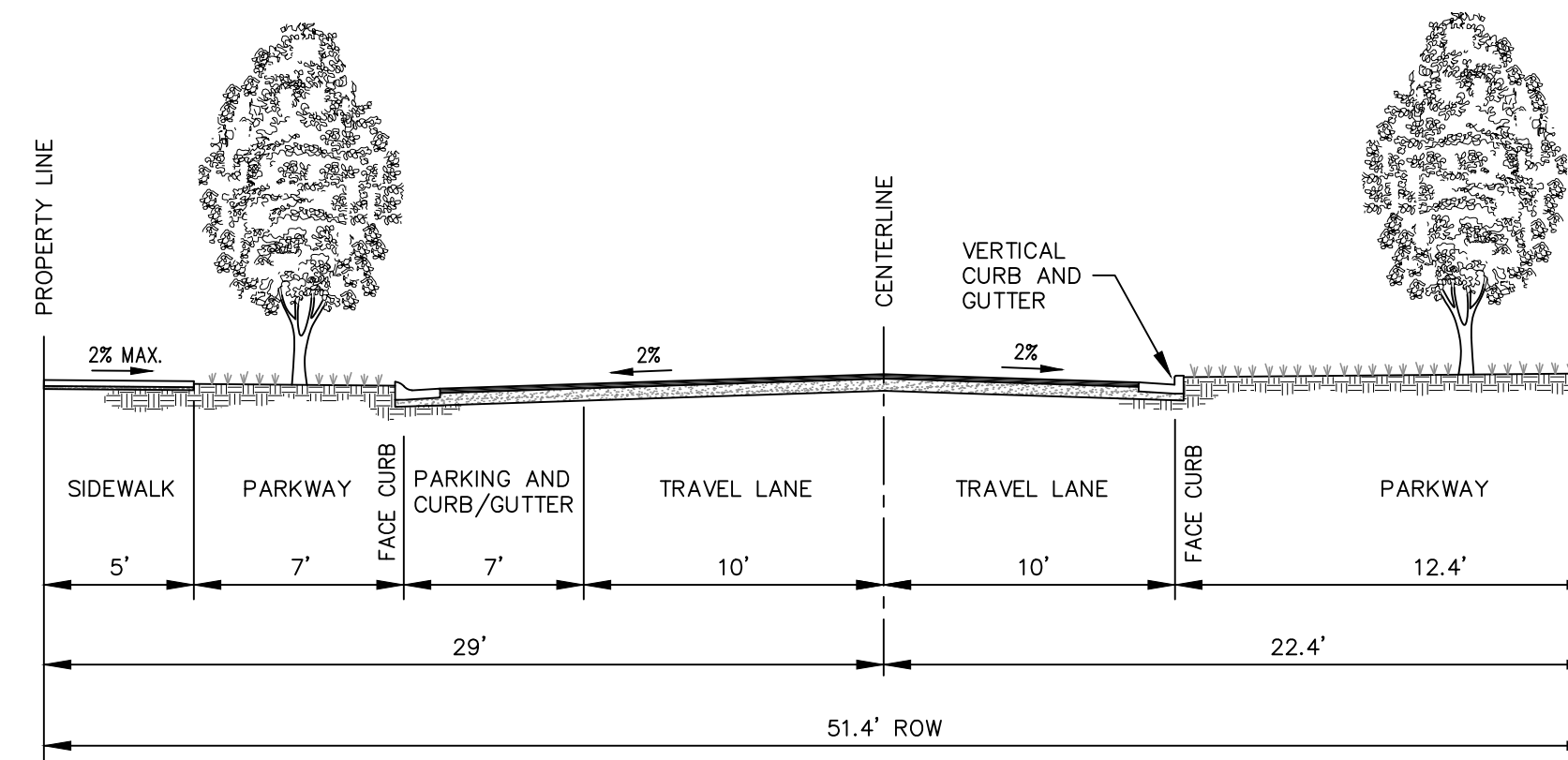
NO SCALE



PROPOSED HICKS LANE TYPICAL SECTION

BRETT COURT TO SYCAMORE DRIVE

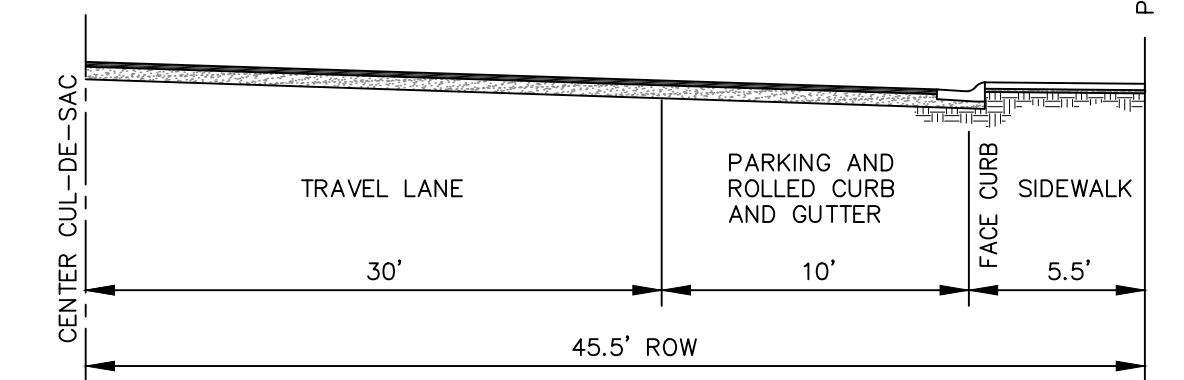
NO SCALE



RESIDENTIAL TYPICAL SECTION

STREET E

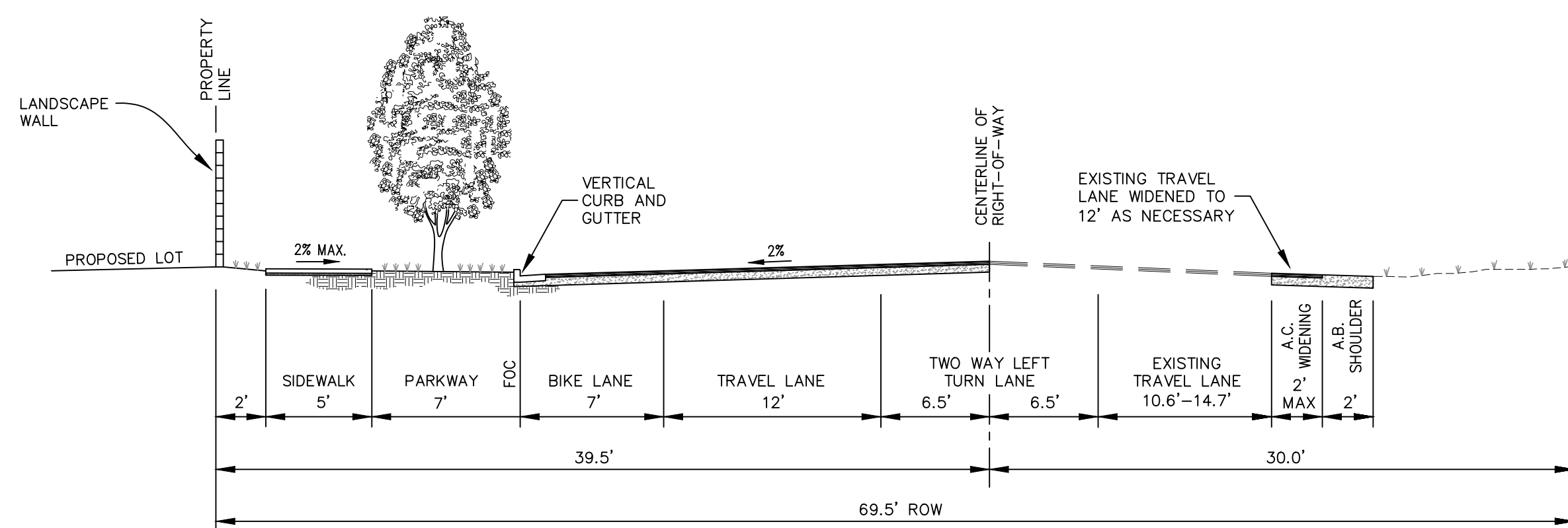
NO SCALE



CUL-DE-SAC

STREET E

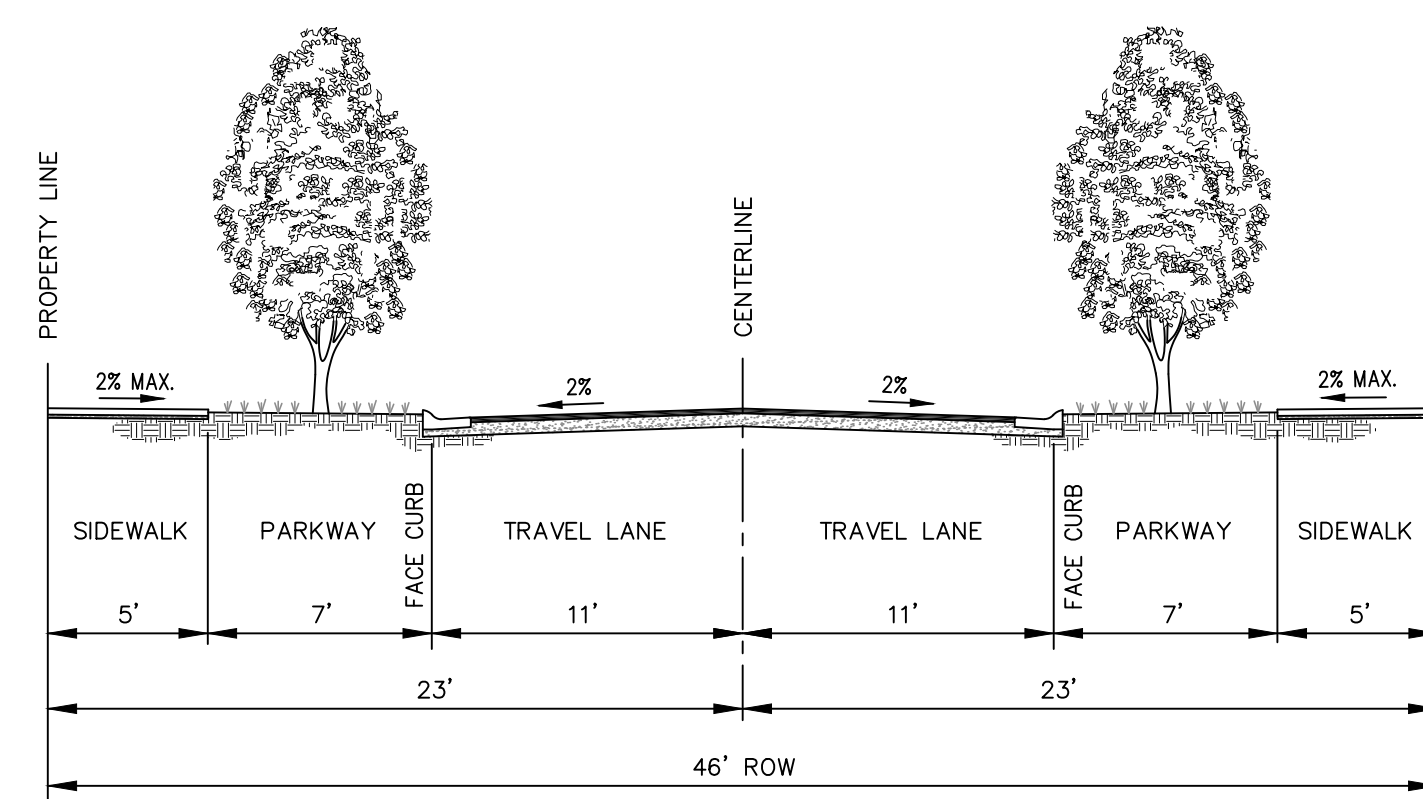
NO SCALE



PROPOSED HICKS LANE TYPICAL SECTION

LOT 219 TO BRETT COURT

NO SCALE



RESIDENTIAL TYPICAL SECTION

STREET G

NO SCALE

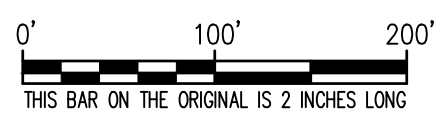
PUBLIC STREET SUBDIVISION  
VESTING TENTATIVE SUBDIVISION MAP  
( S20-04 )

HICKS LANE SUBDIVISION

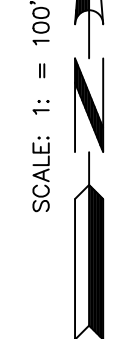
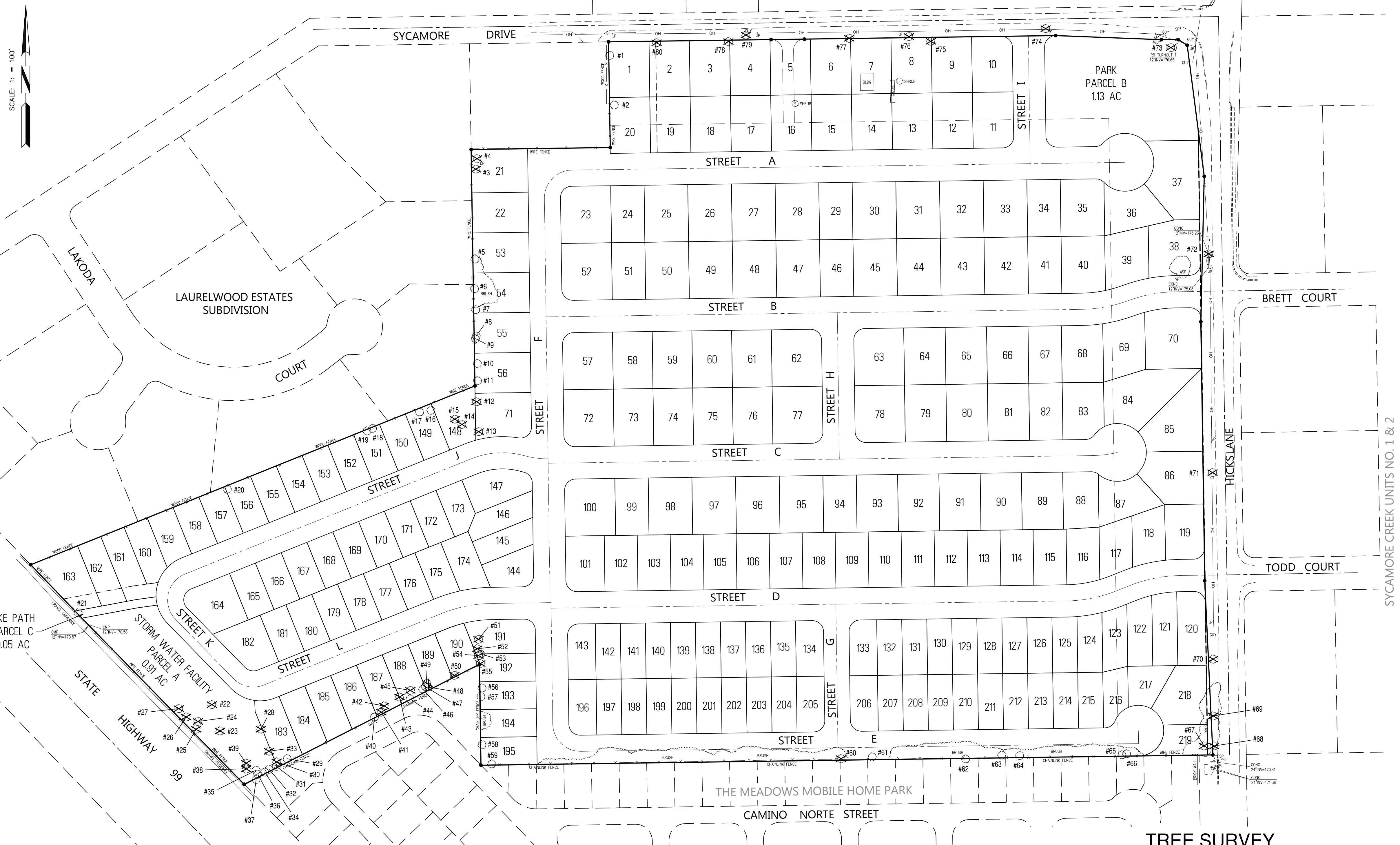
FOR  
BWHOMES

A SUBDIVISION OF A PORTION OF SECTION 9,  
TOWNSHIP 22 NORTH, RANGE 1 EAST, M.D.B.&M.  
CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

**RAR**  
ROLLS ANDERSON & ROLLS  
CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811  
TELEPHONE 530-895-1422

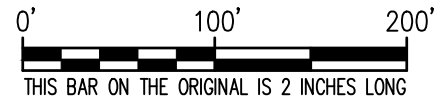


TREE #	SPECIES	DIA. (")	REMOVED	FEE	NOTES
1	Pistache	30	No		
2	Valley Oak	10	No		
3	Valley Oak	20	Yes	y	
4	Valley Oak	12	Yes	y	
5	Valley Oak	14	No		
6	Valley Oak	34	Maybe		Grade
7	Valley Oak	13	No		
8	Valley Oak	14	No		
9	Valley Oak	18	No		
10	Valley Oak	12	No		
11	Valley Oak	20	No		
12	Valley Oak	48	yes	N/A	Broke off @ 15'
13	Valley Oak	22	yes	y	
14	Valley Oak	16	yes	y	
15	Pistache	15	yes		
16	Valley Oak	14	Maybe		Grade
17	Valley Oak	14	No		
18	Valley Oak	16	No		
19	Valley Oak	17	No		
20	Valley Oak	12	No		
21	Valley Oak	26	No		
22	Pistache	22	yes		Detention Basin
23	Walnut	22	yes		Detention Basin
24	Pistache	22	yes		Detention Basin
25	Almond	14	yes		Detention Basin
26	Valley Oak	12	yes	y	Detention Basin
27	Valley Oak	16	yes	y	Detention Basin
28	Valley Oak	16	yes	y	
29	Valley Oak	18	No	y	
30	Valley Oak	16	Yes	y	
31	Valley Oak	16	No	y	
32	Valley Oak	13	No		
33	Valley Oak	18	Yes	y	
34	Valley Oak	12	Maybe		Detention Basin
35	Valley Oak	24	Maybe		Detention Basin
36	Valley Oak	24	Maybe		Detention Basin
37	Valley Oak	16	Maybe		Detention Basin
38	Valley Oak	24	Yes	y	
39	Valley Oak	24	Yes	y	
40	Valley Oak	22	No		
41	Almond	12	yes		
42	Valley Oak	12	Yes	y	
43	Valley Oak	12	Maybe		Grade
44	Valley Oak	18	No		
45	Valley Oak	18	Yes	y	
46	Valley Oak	20	Maybe		Grade
47	Valley Oak	18	Maybe		Grade
48	Valley Oak	14	Yes	y	
49	Valley Oak	12	Yes	y	
50	Almond	20	yes		
51	Valley Oak	20	yes	y	
52	Valley Oak	12	yes	y	
53	Valley Oak	12	yes	y	
54	Valley Oak	18	yes	y	
55	Valley Oak	22	yes	y	
56	Valley Oak	24	No		
57	Valley Oak	24	No		
58	Valley Oak	36	Maybe		Grade
59	Pistache	28	Maybe		Grade
60	Almond	14	yes		
61	Valley Oak	14	no		
62	Valley Oak	36	no		
63	Valley Oak	14	no		
64	Valley Oak	50	no		
65	Valley Oak	12	no		
66	Valley Oak	20	no		
67	Valley Oak	20	yes	y	
68	Valley Oak	30	yes		R.O.W.
69	Valley Oak	14	yes		R.O.W.
70	Valley Oak	14/18	yes		R.O.W.
71	Valley Oak	20	yes		R.O.W.
72	Valley Oak	10	yes		R.O.W.
73	Valley Oak	12	yes	y	
74	Walnut	10	yes		R.O.W.
75	Walnut	24	yes		
76	Walnut	18	yes		R.O.W.
77	Walnut	30	yes		R.O.W.
78	Walnut	24	yes		R.O.W.
79	Valley Oak	14	yes	y	
80	Walnut	20	yes		



**LEGEND**

- SITE BOUNDARY
- PROPOSED RIGHT-OF-WAY/LOT LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- - - EXISTING RIGHT-OF-WAY/PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY CENTERLINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EDGE OF CONCRETE
- OH EXISTING OVERHEAD UTILITY LINES
- GUY EXISTING GUY WIRE
- CMP EXISTING CORRUGATED METAL PIPE
- X TREE PROPOSED FOR REMOVAL



**TREE SURVEY  
PUBLIC STREET SUBDIVISION  
VESTING TENTATIVE SUBDIVISION MAP  
( S20-04 )**

**HICKS LANE SUBDIVISION**

FOR  
**BWHOMES**  
A SUBDIVISION OF A PORTION OF SECTION 9,  
TOWNSHIP 22 NORTH, RANGE 1 EAST, M.D.B.&M.  
CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

**RAR**  
**ROLLS ANDERSON & ROLLS**  
CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811  
TELEPHONE 530-895-1422



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

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

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

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

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

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

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

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

**BIOLOGY**

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Mitigation Measure	Party Responsible for Implementation	Funding Responsibility	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action/Frequency
<ul style="list-style-type: none"> <li>◆ If no special-status bats are determined to be present, no further mitigation would be required.</li> <li>◆ If special-status bats are determined to be present, technical assistance from the USFWS and CDFG shall be requested to determine suitable measures to avoid disturbances of roosting bats, prior to the onset of construction. Potential avoidance measures which may be required include safely flushing bats from day or night roosts prior to the onset of construction activities or removing the roosting site during the time of day the site is unoccupied.</li> </ul>			If special-status bats are found	CDFG	CDFG approve and monitor implementation of mitigation plan

**COMMUNITY SERVICES**

<b>Mitigation Measure SERV-1a:</b> The Chico Urban Area Fire and Rescue Agreement shall be expanded to include all of the Plan Area.	Chico Fire Department and Butte County Fire and Rescue Department	Applicant (per City Nexus Study)	Prior to annexation of Plan Area	Planning Division	One time
<b>Mitigation Measure SERV-1b:</b> Upon Council adoption of the Northwest Chico Specific Plan, the proposed City Fire Station 7 at Eaton Road and Hicks Lane shall begin design work, including a ladder truck, and the station shall be completed and fully staffed by 2010.	Fire Department	Applicant (per City Nexus Study)	Upon Council adoption of the Northwest Chico Specific Plan	Planning Division	Get status reports bi-monthly
<b>Mitigation Measure CUM-SERV-2:</b> See Mitigation Measure SERV-1b					

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

THIS PAGE LEFT INTENTIONALLY BLANK