



File: PM 22-01

DATE: August 4, 2023

TO: PLANNING COMMISSION

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

RE: Tentative Parcel Map 22-01 (Habitat for Humanity Wisconsin Street Parcel Map)
Wisconsin Street, APN 005-391-014

SUMMARY

The applicant proposes to subdivide an approximately 1.3-acre site into four parcels for single-family residential development. The site is located on the north side of Wisconsin Street, between Boucher and Everett Streets. No major issues have been identified. Planning staff recommends approval, subject to conditions.

Recommendation:

Planning staff recommends adoption of Resolution No. 23-07 (**Attachment A**), determining the project is within the scope of the Mitigated Negative Declaration (MND) prepared for the Wisconsin Street Acquisition and pursuant to California Environmental Quality Act (CEQA) Section 15162, no subsequent environmental review is necessary, and approving Tentative Parcel Map application 22-01 (Habitat for Humanity Wisconsin Street Parcel Map), subject to the recommended conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution 23-07, determining the project is within the scope of the MND prepared for the Wisconsin Street Acquisition and pursuant to CEQA Section 15162, no subsequent environmental review is necessary, and approving Tentative Parcel Map application 22-01 (Habitat for Humanity Wisconsin Street Parcel Map), subject to the recommended conditions.

BACKGROUND

The applicant proposes to subdivide an approximately 1.3-acre site into four parcels, located on Wisconsin Street and south of Little Chico Creek (see Location/Notification Map **Attachment B**). The project site is designated Low Density Residential (LDR) on the General Plan Land Use Diagram and zoned R1-SD6 (Low Density Residential with Special Design Considerations Area No. 6 overlay). Surrounding land uses include residential uses to the west, south, and east.

The project site consists of one residential parcel. The project site is an irregular shaped flag lot with an extensive tree canopy and Little Chico Creek forms the northerly boundary. A majority of the 81 trees on site would be preserved, but 19 trees are planned to be removed to accommodate new street improvements and future building pads. A previous entitlement for the site includes Boundary Line Modification (BLM) 11-02, which resulted in the current configuration of the existing lot. The Certificate of Compliance for BLM 11-02 recorded on May

31, 2012. 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 proposed lot configuration appears to be a suitable way to subdivide the property. All of the proposed lots meet the minimum lot size and width requirements. The average lot size for the proposed parcel map is approximately 10,189 square feet.

The proposed development includes the construction of one new public street to serve the four new residential lots, with one vehicular access point along Wisconsin Street. As a result of the subdivision, curbs, gutter and sidewalk improvements would be installed. In conformance with the City's Creekside Development Standards in Chico Municipal Code (CMC) Section 19.60.030, the setback of 25 feet from the top of bank is delineated on the proposed tentative parcel map.

DISCUSSION

The project site represents an infill development opportunity that would be compatible with the surrounding area, which is predominately composed of single-family residences having a range of lot sizes. The overall design concept of the subdivision is driven primarily by the singular access point on Wisconsin Street and the northerly boundary of Little Chico Creek. The design of the subdivision balances efficient access to the developable portion of the site while preserving the trees, creekside environment and habitat.

The project density is 3.08 dwelling units per acre, within the allowable range for R1 zoned properties. There are 81 trees existing on the project site, 19 of which are proposed for removal. Some of the trees to be removed would be 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 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-standard horizontal alignment
2. Allow non-standard road sections

Single-Family Residential

The 1.3-acre site would be divided into four lots for development with single-family homes. This land use would incorporate homes on lots of various sizes, ranging from approximately 7,061 square feet (sq. ft.) to 13,103 square feet. The overall design of the subdivision would

include a central street with a cul-de-sac. Residential lots would be loaded on both sides of the street with parkways and sidewalks on the west side of the street and along the cul-de-sac.

Roadway Improvements

The subdivision would include public right-of-way dedications and full urban improvements for internal Street "A" and the frontage of Wisconsin Street during construction. See the tentative map for descriptions of all proposed roadway improvements.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was held onsite on March 2, 2023. The meeting was attended by approximately 18 neighbors and the applicant. Questions were raised at the meeting, mainly pertaining to development proximity to Little Chico Creek, tree removal and preservation, setbacks, floodplain, ownership of properties, integration into the Chapman/Mulberry neighborhood, and infrastructure improvements within and surrounding the proposed tentative parcel map. Overall, those who attended the meeting did not express opposition or significant concerns regarding the proposed project.

GENERAL PLAN

The General Plan's Low Density Residential designation "represents the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." The proposed parcels are of sufficient size to accommodate future development consistent with this designation.

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

Environmental Review

The project falls within the scope of the Mitigated Negative Declaration (MND) prepared for the Wisconsin Street Acquisition. The MND 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 within the Mitigation Monitoring Program for the MND.

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 MND, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the MND, and no new information has become available which was not known and could not have been known at the time the MND 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 tentative parcel map 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.

The overall design concept of the subdivision is driven primarily by the singular access point on Wisconsin Street and the northerly boundary of Little Chico Creek. The design of the subdivision balances efficient access to the developable portion of the site while preserving the trees, creekside environment and habitat.

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

Public Hearing Notice

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.

Neighborhood Meeting

As detailed earlier in this report, a pre-application neighborhood meeting was held onsite on March 2, 2023. Overall, those who attended the meeting did not express opposition or significant concerns regarding the proposed project.

DISTRIBUTION:

Internal

PC Distribution

Bruce Ambo, Principal Planner

Marie Demers, Housing Manager

Tina Wilson, Associate Planner

Files: PM 22-01, ER 10-02

External

Habitat for Humanity of Butte County, Nicole Bateman, Email: nicoleb@buttehabitat.org

Habitat for Humanity of Butte County, Brixie Hansen-Judge, Email: brixiehj@buttehabitat.org

NorthStar, Nicole Ledford, Email: nledford@northstarae.com

ATTACHMENTS:

- A. Planning Commission Resolution No. 23-07
 - Exhibit I Conditions of Approval for PM 22-01
 - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. Wisconsin Street Parcel Map (1 sheet)
- D. Resolution No. RDA 11-11 and Mitigation Monitoring Program for the Wisconsin Street Acquisition

1 **RESOLUTION NO. 23-07**
2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING TENTATIVE PARCEL MAP 22-01**
4 **(HABITAT FOR HUMANITY WISCONSIN STREET PARCEL MAP)**

5 WHEREAS, an application has been submitted to subdivide an approximately 1.3-acre site
6 into four lots on the north side of Wisconsin Street, identified as Assessor's Parcel No. 005-391-
7 014 (the "Project"); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments
9 submitted at a noticed public hearing held on August 17, 2023; and

10 WHEREAS, the Project has been determined to be within the scope of the Mitigated
11 Negative Declaration (MND) prepared for the Wisconsin Street Acquisition, pursuant to the
12 Guidelines for the California Environmental Quality Act, 14 CCR Section 15162, no subsequent
13 environmental review is necessary.

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

- 16 1. With regard to the tentative parcel map the Planning Commission finds that:
- 17 A. The density of the Project is 3.08 dwelling units per gross acre, which is consistent
18 with the Chico General Plan Land Use Diagram designation of Low Density
19 Residential and the provisions in Title 19 of the Chico Municipal Code;
 - 20 B. No substantial evidence has been presented that would require disapproval of the
21 Project pursuant to Government Code Section 66474. Specifically, the Planning
22 Commission finds that:
 - 23 (a) The proposed subdivision map is consistent with applicable general and
24 specific plans;
 - 25 (b) The design and proposed improvement of the subdivision are consistent
26 with applicable general and specific plans;
 - 27 (c) The site is physically suitable for the type and density of development
28 proposed;

1 (d) The design of the site and proposed improvements are not likely to cause
2 substantial environmental damage or substantially and avoidably injure
3 fish or wildlife or their habitat. This Project falls within the scope of the
4 MND prepared for the Wisconsin Street Acquisition and pursuant to
5 CEQA Guidelines Section 15162, no subsequent environmental review is
6 necessary.

7 (e) The design of the subdivision and proposed improvements are not likely
8 to cause serious public health problems.

9 (f) The design of the subdivision and proposed improvements will not
10 conflict with easements, acquired by the public at large, for access through
11 or use of, property within the proposed subdivision.

12 C. The requested modifications to the City's subdivision design criteria and
13 improvement standards are acceptable, due to the unique parcel configuration,
14 surrounding development and street pattern, rendering it undesirable to strictly
15 conform to the design criteria and improvement standards set forth in Title 18R;
16 and

17 D. As supported by the subdivision report and agenda report prepared for this Project,
18 the Project and its design conform with both the requirements of Title 18 and 19 of
19 the Chico Municipal Code and the Chico General Plan.

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

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

26 //

27 //

28 //

1 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
2 Commission of the City of Chico held on August 17, 2023, by the following vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAINED:

7 DISQUALIFIED:

8 ATTEST:

APPROVED AS TO FORM:

9
10 _____
11 BRUCE AMBO

12 Planning Commission Secretary

10 _____
11 Vincent C. Ewing, City Attorney*

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

EXHIBIT “I”
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP 22-01
(Habitat for Humanity Wisconsin Street Parcel Map)

1. The creation and improvement of four lots is authorized, as depicted on the “Wisconsin Street Parcel Map” (PM 22-01) and accompanying project materials 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

Exhibit “I”

- 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. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
 7. 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.

8. 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.

Mitigation Measures (Mitigated Negative Declaration and Mitigation Monitoring Program) for the Wisconsin Street Acquisition:

9. Mitigation Measure D.1. (Biological Resources):

Prior to any ground-disturbing activities associated with site development within 100 feet of elderberry shrubs located in the riparian area, the developer shall consult with USFWS regarding proper protection measures for elderberry shrubs. At a minimum, continuous temporary construction fencing (e.g., orange snow fencing) shall be installed along the entire Little Chico Creek creekside area adjoining the project site, approximately 25 feet from the top of bank, and a minimum of 25 feet from any elderberry shrubs. No construction or other project-related activity shall occur within the fenced creekside area unless prior written approval to do so has been obtained from the U.S. Fish and Wildlife Service. The developer shall arrange a pre-construction (pre-ground disturbance) site inspection by Planning Services staff to verify that the protective fencing has been installed and forms an effective barrier between the construction area and Little Chico Creek. Contact the Planning Services Department at 879-6800.

Mitigation Monitoring D.1. (Biological Resources):

Building and Development Services staff shall condition any demolition and/or grading permits to install and/or maintain the fencing, and shall require inspection by the Planning Services Department prior to initial site disturbance.

10. Mitigation Measure D.2. (Biological Resources):

Prior to any tree removal or initiation of grading/construction between February 1st and August 31st, the developer shall hire a qualified biologist to conduct a field survey for

nesting migratory birds. Tree removal or site disturbance shall only commence upon written concurrence from the Planning Services Department that the survey is adequate and if no active nests will be impacted by the tree removal.

Mitigation Monitoring D.2. (Biological Resources):

The Planning Services Department shall coordinate with the Building and Development Services Department to ensure the timely submittal of migratory bird nest surveys from a qualified biologist. If raptor nests are discovered through these surveys, the Building and Development Services Department, in coordination with the Planning Services Department, shall withhold issuance of a grading permit and/or demolition permit until such time as determined to be appropriate according to the consulting biologist.

11. Mitigation Measure E.1. (Cultural Resources):

In the event any cultural materials (e.g., pottery fragments, rocks tools, etc.) are discovered or unearthed during the course of grading or construction activities, all work shall halt within 100 feet of the discovered site and the applicant shall contact the Planning Services Department at 879-6800 as soon as possible. The developer shall then retain an archeologist from the City's list of qualified archaeologists to evaluate the significance of the site. If the archaeologist determines that the materials represent a potentially-significant resource, the project proponent, archaeologist, City Planning Services Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for 1) total data recovery, as a mitigation, 2) tribal cultural resource monitoring, 3) displacement protocol, or 4) total avoidance of the resource.

In the event that human remains are discovered during the course of grading or construction activities, all work shall halt within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Services Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism.

Mitigation Monitoring E.1. (Cultural Resources):

Building and Development Services staff will verify that the above wording is included in project grading and construction plans. Should cultural resources be encountered, the supervising inspector shall be responsible for reporting any such findings to the Planning Services Department, and a qualified archaeologist will be contacted to conduct meetings with on-site employees & monitor the referenced mitigation measures.



Subdivision Report

Meeting Date 08/17/2023

DATE: 08/04/2023
TO: PLANNING COMMISSION
FROM: Nat Kratochvil, Development Engineering, 879-6937
Public Works Department
RE: **Tentative Parcel Map PM 22-01 Wisconsin Street**

File: PM 22-01

Exhibit "II"

This office has reviewed the vesting Tentative Parcel Map PM 22-01 Wisconsin Street 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-standard horizontal alignment.

Recommendation: Acceptable.

2. **Request:** Non-standard street typical cross sections.

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 City furnished TI's and findings from the Soils Report.

- 1) Interior to subdivision - Full urban improvements.
- 2) Adjacent to subdivision - Full urban improvements (Chapman/Mulberry Neighborhood Plan).

- b) Street name 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.
- 2) Adjacent to Subdivision – Gutter and an underground storm drain system with all appurtenances along the Wisconsin Street frontage in compliance with the Chapman/Mulberry Neighborhood Plan.

b) NPDES Requirements

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

c) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.

d) Interim Alternative to Connection to Existing Facilities

One hundred percent on-site disposal of storm drainage may be utilized for this subdivision in compliance with Chico Municipal Code (CMC) Section 18R.08.050 J. Temporary Leach Field Type Storm Drainage System. It shall be designed for a full range of storm water runoff, up to and including a 100-year storm. On-site disposal shall be interim and coordinated with an ultimate storm drainage disposal design. In addition to CMC 18R.08.050 J., the on-site disposal design shall be designed to include:

- 1) Deep hole tests shall be conducted between December and April to determine the ground water table elevation.
- 2) Storm drain design shall maintain a 10-foot separation between the leach trench bottom the ground water table elevation.
- 3) The 100-year storm plus 1-foot freeboard must be retained onsite without flooding any residences both within and adjacent to the subdivision.

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 from the land division site.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- 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:

- Underground pipes.
- Open, natural swales.
- Improved channels.
- Storm water runoff management facilities.

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 from the land division site.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site-specific Storm 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 Wisconsin Street frontage.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recordation of 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. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, "No Paking - Fire Lane" signs, pavement striping, and pavement markings on all streets that they are required herein to construct.

5. 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.

6. Street Trees

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

7. Landscaping

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

- a) Between the back of curb and front of sidewalk and between the back of sidewalk and the property along the westerly side of Street A from Wisconsin Street to Parcel 1.
- b) Between the back of curb and property line along the easterly side of Street A from Wisconsin Street to Parcel 4.

8. Entry Fencing

Install entry fencing (satisfactory to Public Works - Engineering) along the westerly and easterly sides of Street A property lines from Wisconsin Street to Parcels 1 and 4.

C. 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:

1. Landscape/irrigation between the back of curb and front of sidewalk and between the back of sidewalk and the property along the westerly side of Street A from Wisconsin Street to Parcel 1.
2. Landscape/irrigation between the back of curb and the property along the easterly side of Street A from Wisconsin Street to Parcel 4.
3. Any and all storm water quality/quantity facilities.
4. Street trees.

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

D. SUBDIVISION GRADING

1. Soils Report

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

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.

- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

2. Grading Standards

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

3. Grading Plan

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

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

4. Final Grading Report

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

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

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

E. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate a public Street A right of way as depicted on the Tentative Map.
- b) Dedicate a 25-foot-wide "Storm Drain, Sanitary Sewer, and Public Utility Easement" as depicted on the Tentative Map over Parcels 1 and 2.
- c) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.
- d) Dedicate a 25-foot creekside greenway according to the requirements of the Planning Department and as depicted on the Tentative Map.

F. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install underground utilities for all new utilities serving this land division.

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, did not respond to a request for comments.
- 3) California Water Service Company, did not respond to a request for comments.

2. Fire Protection

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

3. United States Postal Service

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

G. 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.

H. OTHER PERMITS

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

I. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public 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 improvements.

All public 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.

J. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public 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 submittal of 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 improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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




Nat Kratochvil

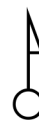
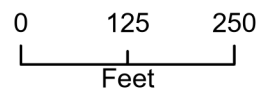
Nat Kratochvil, Development Engineering

Distribution:
Planning Department
Development Engineering Parcel Map File



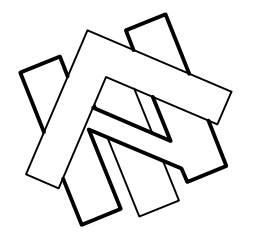
PM 22-01 (Habitat for Humanity)
 Wisconsin Street
 APN 005-391-014

-  Fire Hydrants
-  Noticed Parcel
-  Noticed Address

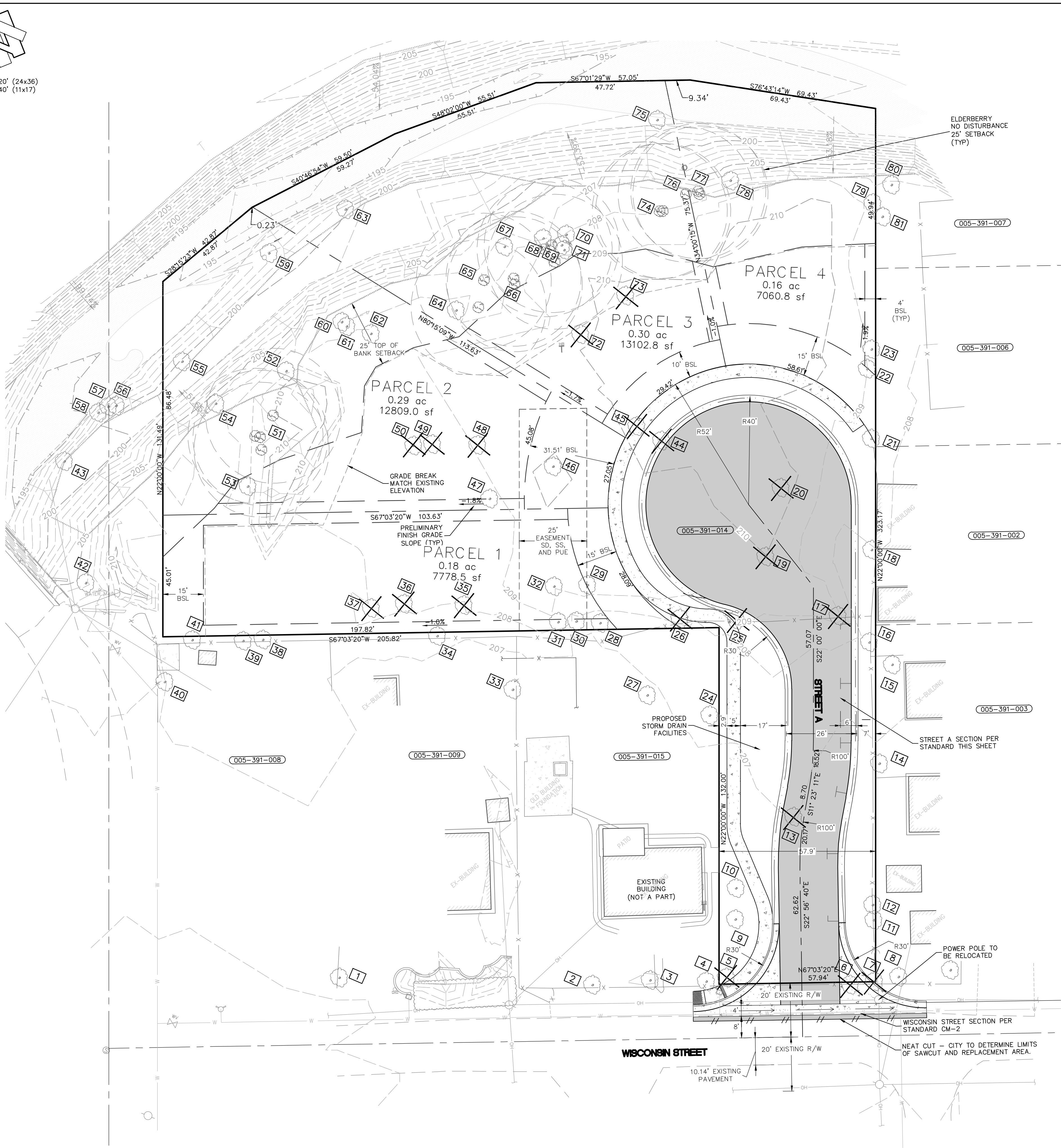


Date Saved: 7/31/2023

Attachment B



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



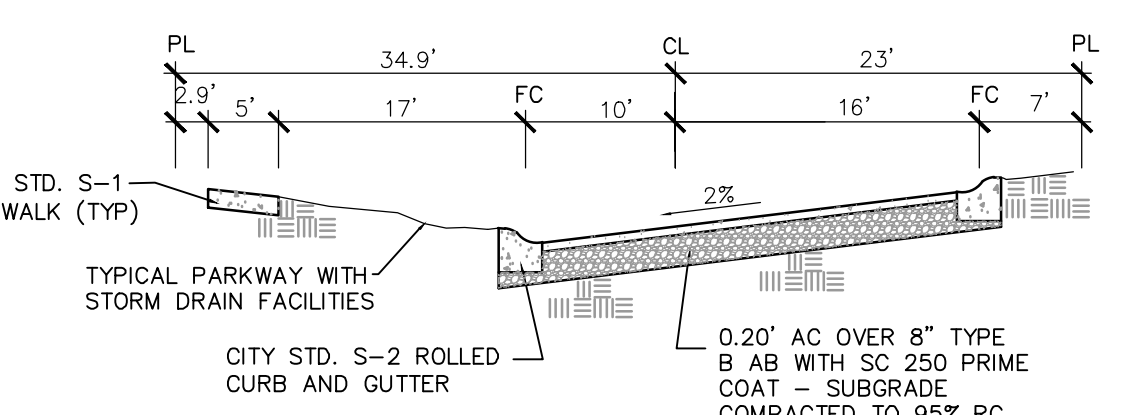
NOTES

1. ZONING: R1, LOW DENSITY RESIDENTIAL
2. GENERAL PLAN: LOW DENSITY RESIDENTIAL
3. LAND USE: EXISTING - VACANT
PROPOSED - RESIDENTIAL
4. NO WELLS OR SEPTIC TANKS ARE EXISTING ON THE PROPERTY
5. SEWAGE: CITY OF CHICO
6. STORM DRAINAGE: CITY OF CHICO (SD MITIGATION WITHIN RIGHT OF WAY)
7. WATER: CALIFORNIA WATER SERVICE
8. POWER: PG&E
9. TELEPHONE: AT&T
10. CABLE TV: COMCAST
11. FLOOD ZONE: ZONE AO
12. GRADING: ALL LOTS WILL BE GRADED TO DRAIN TOWARDS THE REAR OF THE LOTS.
13. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
14. OWNER: CITY OF CHICO 411 MAIN ST, CHICO, CA 95928
15. DEVELOPER: HABITAT FOR HUMANITY, 20 MEYERS ST, CHICO, CA 95928
16. PROJECT SURVEYOR: MARK HERRICK PLS 8323
17. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

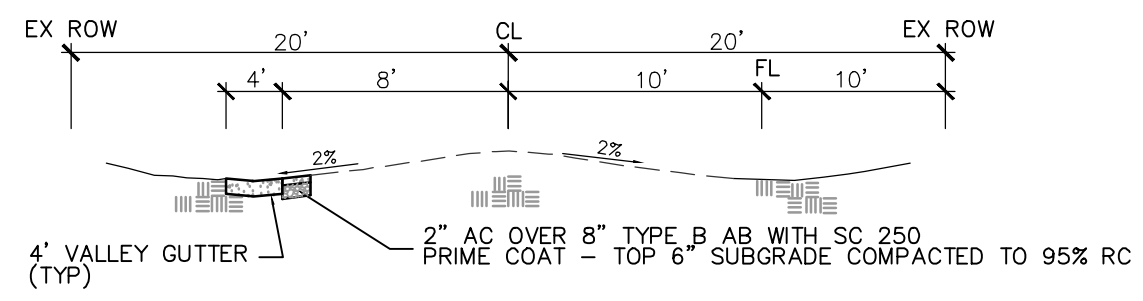
AREAS

TOTAL AREA = 1.30 ACRES
NUMBER OF PROPOSED LOTS = 4 RESIDENTIAL
RANGE OF RESIDENTIAL LOT AREAS = 7,061 SF TO 13,103 SF
AVERAGE RESIDENTIAL LOT SIZE = 10,189 SF +/-
PROPOSED DENSITY = 3.08 LOTS/ACRE

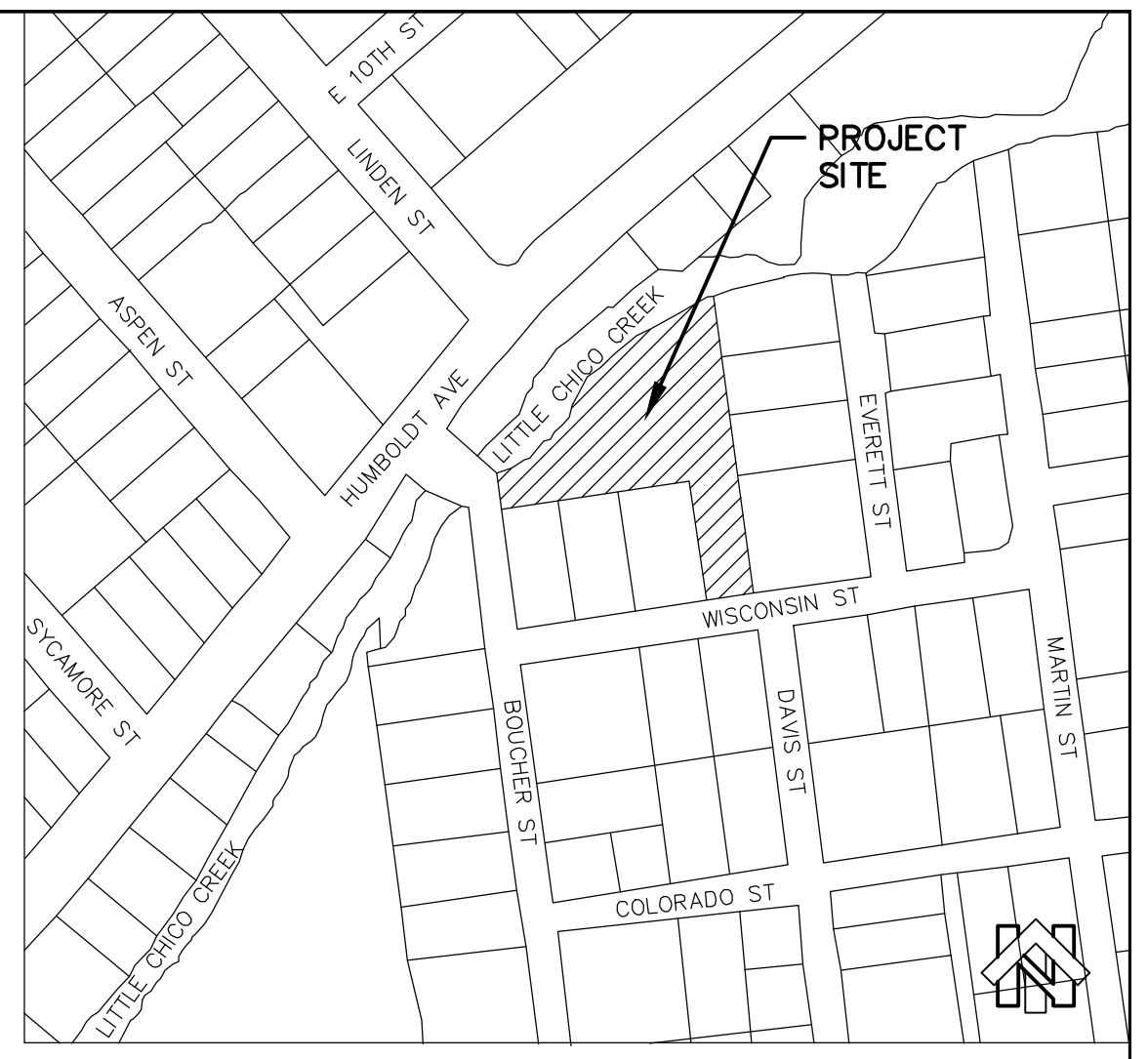
A STREET TYPICAL SECTION
PARKING ONE SIDE NTS



CM-2
PARKING BOTH SIDES NTS



TREE TABLE				TREE TABLE					
NO.	SPECIES	DIA	CANOPY	STATUS	NO.	SPECIES	DIA	CANOPY	STATUS
1	DAK	14"	--- FT		42	TREE	6"	--- FT	
2	(4) WALNUT	60"	--- FT		43	TREE	12"	--- FT	
3	PINE	18"	--- FT		44	PALM	18"	--- FT	TO BE REMOVED
4	WALNUT	12"	--- FT		45	PALM	18"	--- FT	TO BE REMOVED
5	PINE	21"	--- FT	TO BE REMOVED	46	PALM	18"	--- FT	
6	OAK	12"	--- FT	TO BE REMOVED	47	TREE	5"	--- FT	
7	DBL CHERRY	10"	--- FT	TO BE REMOVED	48	TREE	18"	--- FT	TO BE REMOVED
8	OAK	24"	--- FT		49	TREE	6"	--- FT	TO BE REMOVED
9	SHRUB	24"	--- FT		50	TREE	10"	--- FT	TO BE REMOVED
10	SHRUB	24"	--- FT		51	ELDERBERRY	36"	--- FT	
11	(4) TREE	12"	--- FT		53	OAK	24"	--- FT	
12	OAK	18"	--- FT		54	COTTONWOOD	48"	--- FT	
13	WALNUT	20"	--- FT	TO BE REMOVED	55	DBL TREE	8"	--- FT	
14	OAK	18"	--- FT		56	SYCAMORE	8"	--- FT	
15	WALNUT	27"	--- FT		57	SYCAMORE	14"	--- FT	
16	WALNUT	14"	--- FT		58	SYCAMORE	18"	--- FT	
17	OAK	15"	--- FT	TO BE REMOVED	59A	SYCAMORE	14"	--- FT	
18	FIG	12"	--- FT		59B	SYCAMORE	18"	--- FT	
19	PALM	15"	--- FT	TO BE REMOVED	60	TREE	9"	--- FT	
20	COTTONWOOD	9"	--- FT	TO BE REMOVED	61	TREE	10"	--- FT	
21	OAK	30"	--- FT	TO BE REMOVED	62A	SYCAMORE	36"	--- FT	
22	TREE	6"	--- FT		62A	SYCAMORE	14"	--- FT	
23	OAK	36"	--- FT		63	COTTONWOOD	9"	--- FT	
24	WALNUT	18"	--- FT		64	SYCAMORE	30"	--- FT	
25	OAK	20"	--- FT	TO BE REMOVED	65	DBL ELDERBERRY	4"	--- FT	
26	OAK	36"	--- FT	TO BE REMOVED	66	ELDERBERRY	6"	--- FT	
27	TREE	12"	--- FT		67	SYCAMORE	18"	--- FT	
28	MULTI-TRUNK	48"	--- FT		68	SYCAMORE	14"	--- FT	
29	OLIVE	9"	--- FT		69	DBL TREE	6"	--- FT	
30	OAK	18"	--- FT		70	SYCAMORE	48"	--- FT	
31	OAK	18"	--- FT		71	SYCAMORE	14"	--- FT	
32	OLIVE	9"	--- FT		72	WALNUT	48"	--- FT	TO BE REMOVED
33	OAK	27"	--- FT		73	PINE	9"	--- FT	TO BE REMOVED
34	WALNUT	7"	--- FT		74	ELDERBERRY	8"	--- FT	
35	TREE	9"	--- FT	TO BE REMOVED	75	ELDERBERRY	4"	--- FT	
36	TREE	15"	--- FT	TO BE REMOVED	76	COTTONWOOD	8"	--- FT	
37	TREE	8"	--- FT	TO BE REMOVED	77	ELDERBERRY	4"	--- FT	
38	WALNUT	8"	--- FT		78	COTTONWOOD	12"	--- FT	
39	WALNUT	9"	--- FT		79	TREE	12"	--- FT	
40	REDWOOD	30"	--- FT		80	COTTONWOOD	12"	--- FT	
41	CHERRY	8"	--- FT		81	TREE	6"	--- FT	



LOCATION MAP NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊕ EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- ⊕ EXISTING STORM DRAIN INLET
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING FENCE LINE
- ⊕ EXISTING FLOW LINE
- ⊕ EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING TOP OF BANK
- ⊕ EXISTING EASEMENT
- ⊕ EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊕ EXISTING TREE (TREE NUMBER)
- ⊕ EXISTING TREE TO BE REMOVED
- ⊕ EXISTING ELDERBERRY
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPERTY BOUNDARY
- ⊕ PROPOSED PROPERTY LINE
- ⊕ PROPOSED EASEMENT
- ⊕ BUILDING SETBACK LINE

Mary N. Ledford 11-21-22
NORTHSTAR, MARY N. LEDFORD CE 65939



**TENTATIVE PARCEL MAP
WISCONSIN STREET PARCEL MAP
A PUBLIC STREET SUBDIVISION
FOR
HABITAT FOR HUMANITY**

A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH RANGE 1 EAST

CITY OF CHICO
COUNTY OF BUTTE STATE OF CALIFORNIA



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

MAY 25 2011

RESOLUTION NO. RDA 11-11

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RESOLUTION OF THE CHICO REDEVELOPMENT AGENCY ADOPTING A
MITIGATED NEGATIVE DECLARATION FOR THE ACQUISITION OF THE
PROPERTY LOCATED AT 758 WISCONSIN STREET

WHEREAS, the Chico Redevelopment Agency (the "Agency") has been asked to approve the acquisition of property at 758 Wisconsin Street (APN 005391-012) in order to facilitate the future development of housing affordable to low and moderate incomes (the "Project"); and

WHEREAS, an Initial Study has been prepared to assess any significant environmental impacts of the Project, and based thereon, it is recommended that a Mitigated Negative Declaration be adopted.

NOW, THEREFORE, BE IT RESOLVED by the Agency that:

1. The Agency finds that the mitigation measures set forth in the Initial Study and Mitigated Negative Declaration (on file with the Housing and Neighborhood Services Department) will be required to be incorporated into the proposed Project and are appropriate and will substantially reduce or avoid the described environmental impacts to a less than significant level.
2. The Agency, in exercising its independent judgment as the lead agency and after considering the proposed mitigated negative declaration, all proposed conditions of approval (including mitigation measures), all comments made in connection therewith, and the recommendations of the Planning Director thereon, finds, on the basis of the whole record before it, that:
 - A. There is no substantial evidence of a fair argument that the Project may have a significant effect on the environment;
 - B. The mitigated negative declaration reflects the Agency's independent judgement and analysis; and
 - C. The document has been prepared in conformance with the provisions of the California Environmental Quality Act and the Chico Municipal Code, Chapter

DATE 5/11 AGENDA 13/11 COUN
 ADD. INFO CM ACM CA
 G.C. CPD ASD CLK PSD
 HR/RM FIN D COP FC
 OTHER
 Housing

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1.40, "Environmental Review Guidelines;" and

3. The Agency hereby adopts the mitigated negative declaration and mitigation monitoring program prepared for the Project.

The foregoing resolution was adopted by the Chico Redevelopment Agency at its meeting held May 3, 2011, by the following vote:

AYES: Evans, Flynn, Holcombe, Sorensen, Walker, Schwab

NOES: None


ABSTAIN: None

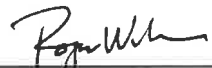
ABSENT: Gruendl

DISQUALIFIED: None

ATTEST:

APPROVED AS TO FORM:


Deborah R. Presson, Agency Secretary


Lori J. Barker, Agency Counsel
By: Roger Wilson
Assistant Agency Counsel



MITIGATED NEGATIVE DECLARATION & MITIGATION MONITORING PROGRAM CITY OF CHICO PLANNING SERVICES DEPARTMENT

Based upon the analysis and findings contained within the attached initial study, a mitigated negative declaration is proposed by the City of Chico Planning Services Department for the following project:

PROJECT NAME AND NUMBER: Wisconsin Street Acquisition – ER 10-02
(Chico Redevelopment Agency)

APPLICANT'S NAME: Chico Redevelopment Agency, P.O. Box 3420, Chico, CA 95927

PROJECT LOCATION: 758 Wisconsin Street, Chico, California (Assessor's Parcel Nos. 005-391-010, -011, -012, and -013)

PROJECT DESCRIPTION: The project is the purchase of 758 Wisconsin Street (APN 005-391-012) by the Chico Redevelopment Agency (RDA). However, because the purchase is being made with monies intended for affordable housing, and because the adjoining properties (APNs 005-391-010, -011, and -013) are already owned by the RDA, it is reasonably foreseeable under CEQA that the subject property and the adjoining properties will be developed with an affordable housing project. This Initial Study and Mitigated Negative Declaration is intended to cover the maximum development potential of the property under current zoning regulations; any future development of the property compliant with these regulations will be within the scope of this IS/MND. Further environmental review should not be required if and when the subject property is subdivided and developed with an affordable housing project.

The 1.2 acre site (all parcels combined) could be developed with a maximum of 8 residential units using a planned development permit or the City's small lot subdivision regulations. A small private street would likely be needed to serve lots on the interior (northern) portion of the site. Pursuant to existing City regulations, a minimum 25-foot setback must be maintained between any improvements and the top of bank of Little Chico Creek. Any tree removal which occurs as part of a future project would comply with City tree replacement measures, generally one replacement tree for every six inches dbh of tree loss as established in Chico Municipal Code (CMC) Chapter 16.66.

The attached initial study indicates that there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for each identified impact:

1. **IMPACT D.1 (Biological Resources):** Activities associated with site preparation and residential construction could impact sensitive biological resources located within the banks of Little Chico Creek.

Mitigation Measure D.1. (Biological Resources):

Prior to any ground-disturbing activities associated with site development within 100 feet of elderberry shrubs located in the riparian area, the developer shall consult with USFWS regarding proper protection measures for elderberry shrubs. At a minimum, continuous temporary construction fencing (e.g. orange snow fencing) shall be installed along the

entire Little Chico Creek creekside area adjoining the project site, approximately 25 feet from the top of bank, and a minimum of 25 feet from any elderberry shrubs. No construction or other project-related activity shall occur within the fenced creekside area unless prior written approval to do so has been obtained from the U.S. Fish and Wildlife Service. The developer shall arrange a pre-construction (pre-ground disturbance) site inspection by Planning Services staff to verify that the protective fencing has been installed and forms an effective barrier between the construction area and Little Chico Creek. Contact the Planning Services Department at 879-6800.

MITIGATION MONITORING D.1 (Biological Resources):

Building and Development Services staff shall condition any demolition permits and/or grading permits to install and/or maintain the fencing, and shall require inspection by the Planning Services Department prior to initial site disturbance.

2. IMPACT D.2. (Biological Resources): Construction activities have the potential to impact nesting birds, including raptors, which are protected under the Migratory Bird Treaty Act.

MITIGATION D.2. (Biological Resources): Prior to any tree removal or initiation of grading/construction between February 1st and August 31st, the developer shall hire a qualified biologist to conduct a field survey for nesting migratory birds. Tree removal or site disturbance shall only commence upon written concurrence from the Planning Services Department that the survey is adequate and if no active nests will be impacted by the tree removal.

MITIGATION MONITORING D.2 (Biological Resources):

The Planning Services Department shall coordinate with the Building and Development Services Department to ensure the timely submittal of migratory bird nest surveys from a qualified biologist. If raptor nests are discovered through these surveys, the Building and Development Services Department, in coordination with the Planning Services Department, shall withhold issuance of a grading permit and/or demolition permit until such time as determined to be appropriate according to the consulting biologist.

3. IMPACT E.1. (Cultural Resources): There is the potential to encounter cultural resources during construction activities.

MITIGATION E.1. (Cultural Resources): In the event any cultural materials (e.g. pottery fragments, rocks tools, etc.) are discovered or unearthed during the course of grading or construction activities, all work shall halt within 100 feet of the discovered site and the applicant shall contact the Planning Services Department at 879-6800 as soon as possible. The developer shall then retain an archeologist from the City's list of qualified archeologists to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Services Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for 1) total data recovery, as a mitigation, 2) tribal cultural resource monitoring, 3) displacement protocol, or 4) total avoidance of the resource.

In the event that human remains are discovered during the course of grading or construction activities, all work shall halt within 100 feet of the find and the construction


supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Services Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism.

MITIGATION MONITORING E.1. (Cultural Resources):

Building and Development Services staff will verify that the above wording is included in project grading and construction plans. Should cultural resources be encountered, the supervising inspector shall be responsible for reporting any such findings to the Planning Services Department, and a qualified archaeologist will be contacted to conduct meetings with on-site employees & monitor the referenced mitigation measures.

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

I have reviewed the Initial Study for the Wisconsin Street Acquisition (ER 10-02), and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.


Sherry Morgado
Housing and Neighborhood Services Director

Prepared by:  _____  _____
Greg Redeker, Associate Planner
Planning Services Department
Date

Adopted by: _____ _____
Chico Redevelopment Agency
Deborah Presson, City Clerk
Date