



## Zoning Administrator Agenda Report Meeting Date: 1/11/2022

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**DATE:** January 4, 2022

File: UP 21-04

**TO:** ZONING ADMINISTRATOR

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

**RE:** Use Permit 21-04 (Villa Risa Apartments Phase 3), Southwest corner of Esplanade and Nord Highway, APN 006-840-003

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### RECOMMENDATION

Planning staff recommends that the Zoning Administrator find that the project is exempt from further environmental review and approve Use Permit 21-04 (Villa Risa Apartments Phase 3), based on the findings and subject to the recommended conditions of approval contained in the agenda report.

### BACKGROUND

This is a request to authorize ground-floor residential occupancy in the CN (Neighborhood Commercial) zoning district. The site is located at the southwest corner of Esplanade and Nord Highway (See **Attachment A**, Location Map). The 1.25-acre site is designated Neighborhood Commercial (NC) on the General Land Use Diagram and is zoned CN (Neighborhood Commercial). The site is currently vacant.

The proposal includes development of two (2) two-story apartment buildings, 24 residential units in total, adjoining the existing Villa Risa Apartment community, and including outdoor amenities, parking, and landscaping. One apartment building would be located on Esplanade and the other apartment building would be located on Nord Highway. The project would also include three (3) covered carports, a new maintenance building, and a trash compactor.

### DISCUSSION AND ANALYSIS

The request is to allow ground floor residential units within two new two-story apartment buildings, one on each parcel, resulting on an overall density of 19.2 units per gross acre, which falls within the allowable density range of up to 22 units per gross acre in the CN (Neighborhood Commercial) zoning district. Pursuant to Chico Municipal Code (CMC) section 19.44.020, Table 4-6 (*Allowable Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish residential occupancy in the CN (Neighborhood Commercial) zoning district; residential units on the second floor or above are a permitted use.

Since the proposed development is exclusively residential, the project would need to meet residential setback requirements. The proposed site plan currently depicts the maintenance building over a property a property line (See **Attachment B**, Site Plan). In order to meet setback requirements, a lot merger would resolve the issue of a building being sited over a property line. Planning staff has included recommended Condition No. 5 to address this issue.

### General Plan

The proposed project would implement General Plan goals and policies that would result in an increase in residential development compatible with the surrounding land uses. It is not anticipated that the development of residential space would result in an inadequate supply of commercial space along Esplanade due to the vacant commercially zoned land located northeast of the project site. Additional General Plan goals and policies implemented by the project include:

- Policy LU-4.2 (Infill Compatibility) – Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.
- Action LU-4.2.1 (Mix of Dwelling Types) – Allow a mix of dwelling types within all residential land use designations consistent with density requirements and applicable design criteria.
- Policy LU-4.4 (Positive Contributions) – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and circulation improvements for pedestrians, bicycles and vehicles, or that otherwise contributes positively to existing neighborhoods.

### Northwest Chico Specific Plan

The project parcel is identified for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSP). The NWCSP area includes the area north of Eaton Road on both sides of the Esplanade and HWY 99 and bounded by the Creekside Greenway. Within the specific plan area, mixed-use commercial development has been achieved at the intersection of Eaton Road and Esplanade including a coffee shop, Papa Murphy's and Sol Mexican Restaurant, and a shopping center proposed at Leora Court/Nord Highway and the Esplanade, though no approvals or entitlements have been secured to date.

Although the applicant considered commercial development of the project site, the applicant is proposing residential development for multiple reasons. Specifically, vehicular access at this high traffic corner would pose challenges for a commercial use. In addition, residential apartments would conform to the existing Villa Risa Apartments complex. Lastly, the need for housing is greater than the need for more commercial square footage.

### 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 C**, Mitigation Monitoring Program for the Northwest Chico Specific Plan) that apply to the proposed development, which are incorporated in the recommended conditions of approval by reference. Staff will ensure that applicable mitigation measures are addressed prior to 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.

## FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

### Use Permit and Changes to a Structure or Site Improvement Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Section 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CN (Neighborhood Commercial) zoning district, subject to use permit approval.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

Ground-floor residential uses have historically existed in the surrounding area. No impacts to the health, safety, or welfare of persons residing or working in the neighborhood have been identified as the proposed residential use is consistent with the existing surrounding residential uses.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The surrounding area currently contains ground-floor residential uses and structures. Additionally, having an active use on the site will avoid blight and reduce the likelihood of vandalism and other potential undesirable behaviors on the site. It is not anticipated that the development of residential space would result in an inadequate supply of commercial space along Esplanade due to the vacant commercially zoned land located northeast of the project site. The proposed residential development would avoid vehicular ingress and egress at an existing busy intersection and would help to address the need for additional housing in the community. Existing regulations require that any public improvements damaged during construction be repaired or reconstructed by the applicant. No impacts to property or improvements have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

Chico Municipal Code 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CN (Neighborhood Commercial) zoning district, subject to use permit approval. The proposed project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4).

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed project is Phase 3 of the adjacent existing Villa Risa Apartment community, and therefore compatible with the existing and future land uses in the vicinity. Consistent

with Chico Municipal Code Section 19.18.024(A), site plan and architectural design review shall be conducted by the Architectural Review and Historic Preservation Board. This requirement is noted in recommended Condition No. 4.

## **CONDITIONS OF PROJECT APPROVAL**

1. Use Permit 21-04 (Villa Risa Apartments Phase 3) authorizes ground-level residential occupancy, in substantial accord with the "Site Plan to Accompany Use Permit 21-04" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Community Development, Public Works, and Fire Departments. The permittee is responsible for contacting these offices to verify the need for permits.
3. No tree removal has been approved as part of this project. Should tree removal be necessary, the applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of any building permits.
4. Prior to issuance of building permits, site plan and architectural review and approval shall be obtained from the Architectural Review and Historic Preservation Board.
5. Prior to issuance of building permits, a lot merger or redesign would be required to ensure the proposed project meets setback requirements.
6. 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.
7. 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 C, 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.

8. 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.
9. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government Code Section 66474.9.

## **PUBLIC CONTACT**

All landowners and occupants within 500 feet of the subject property were noticed and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report, no comments have been received from the public.

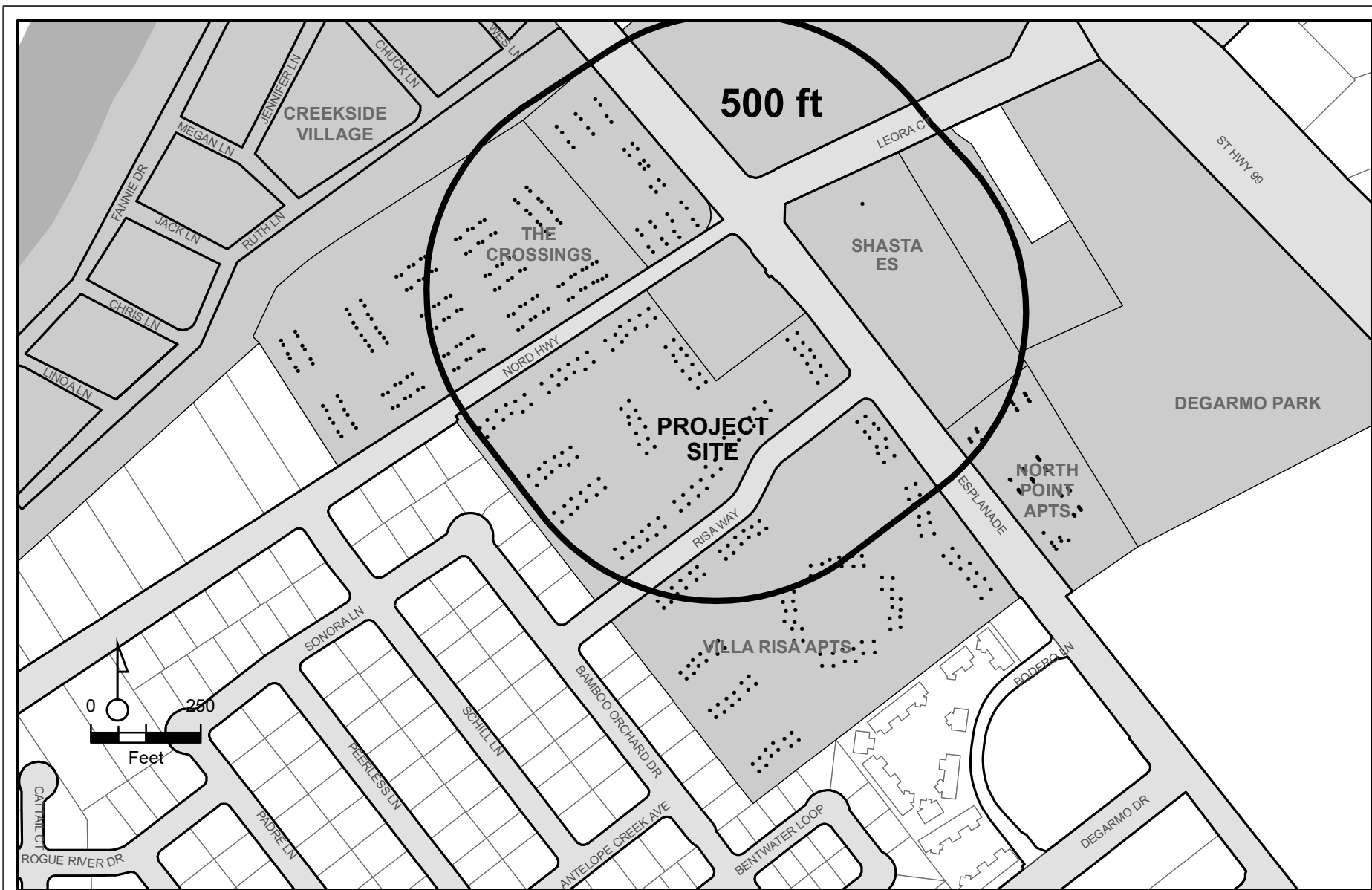
### **DISTRIBUTION:**

Mike Sawley, Zoning Administrator  
Bruce Ambo, Principal Planner  
Tina Wilson, Associate Planner

Bill Webb, 121 Yellowstone Drive, Chico, CA 95973, ([bwhomes@sbcglobal.net](mailto:bwhomes@sbcglobal.net))  
Adam Pearce, 121 Yellowstone Drive, Chico, CA 95973, ([adam@billwebbhomes.com](mailto:adam@billwebbhomes.com))

### **ATTACHMENTS:**

- A. Location/Notification Map
- B. Site Plan
- C. Mitigation Monitoring Program for the Northwest Chico Specific Plan



UP 21-04 (Villa Risa Apartments Phase 3)  
 Southwest corner of Esplanade and Nord Highway  
 APN 006-840-003-000

- Noticed Parcels
- Noticed Addresses



- LEGEND :**
- G — GAS
  - P — ELECT./ CABLE/ TEL.
  - W — WATER
  - S — SEWER
  - FS — FIRE SPRINKLER
  - SL — STREET LIGHT
  - FH — FIRE HYDRANT
  - TR — TRASH ENCLOSURE
  - ⊙ — WATER METER
  - ⊠ — 2 - BICYCLE SPACES

**COVERAGE CALC'S.**

2-1-2 12-PLEX  
 1st FLOOR UNITS = 5,746 SQ. FT.  
 1st FLR. PORCHES = 1,159 SQ. FT.

2-1-1 12-PLEX  
 1st FLOOR UNITS = 5,250 SQ. FT.  
 1st FLR. PORCHES = 1,159 SQ. FT.

TOTAL APT. COV. = 13,314 SQ. FT.

**MAINT. BLDG.**  
 MAINT. BLDG. = 1200 SQ. FT.  
 PORCH = 72 SQ. FT.

TOTAL COV. = 1272 SQ. FT.

**TRASH COMPACTOR**  
 COMPACTOR AREA = 416 SQ. FT.

**ROAD & PARKING**  
 ASPHALT AREA = 12,231 SQ. FT.

**TOTAL COVERAGE**  
 ALL AREAS = 27,233 SQ. FT.

**COVERAGE CALC'S.**  
 PROJECT AREA = 54,885 SQ. FT.  
 65% ALLOWABLE = 35,675 SQ. FT.

**PARKING REQUIRED :**

- 2 BD. UNITS @ 1.75 SP/UNIT x 12 = 21 SPACES
- 1 BD. UNITS @ 1.25 SP/UNIT x 12 = 15 SPACES
- GUEST PARKING 1-SP/5-UNITS = 5 SPACES
- TOTAL REQUIRED PARKING = 41 SPACES
- BICYCLE PARKING 1-SP/UNIT = 24 SPACES

**PARKING PROVIDED :**

- ALL PARKING SPACES ARE 9' x 20'
- CARPORT COVERED SPACES = 24 SPACES
- UNCOVERED SPACES = 18 SPACES
- TOTAL PROPOSED PARKING = 42 SPACES
- TOTAL BICYCLE PARKING = 26 SPACES

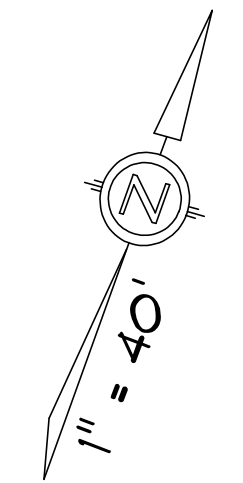
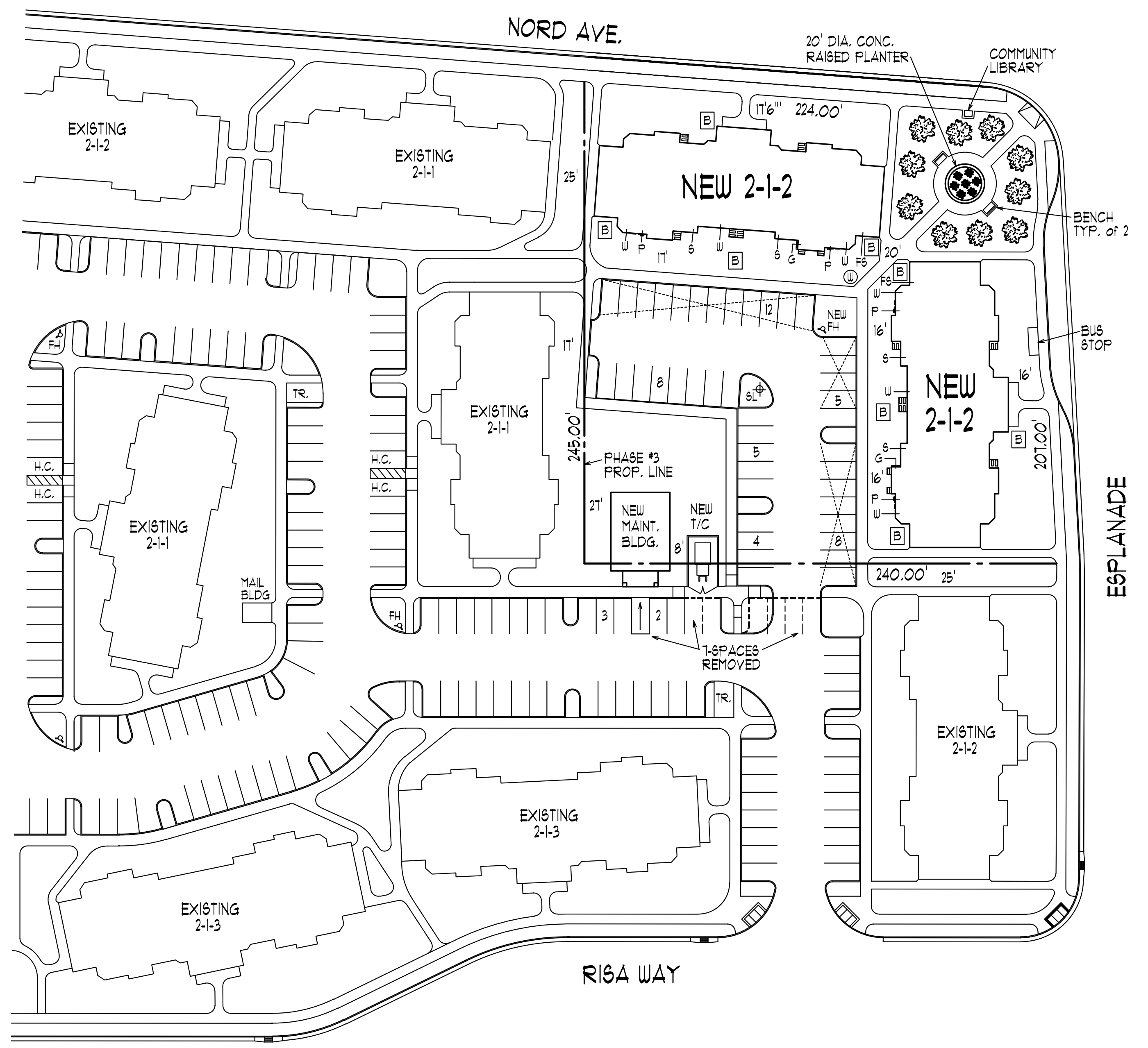
**APT. BUILDING INFO. :**

- 2 - 2-STORY 12-PLEX APT. BUILDINGS
- 1 - 2-1-2 12-PLEX = 8-2 BD & 4-1 BD
- 1 - 2-1-1 12-PLEX = 4-2 BD & 8-1 BD
- 12 - 1-BDRM UNITS = 50%
- 12 - 2-BDRM UNITS = 50%
- 2-BD. UNIT = 1,020 SQ. FT.
- END 1-BD. UNIT = 712 SQ. FT.
- CENTER 1-BD. UNIT 1st FLR. = 833 SQ. FT.
- CENTER 1-BD. UNIT 2nd FLR. = 798 SQ. FT.

**PROJECT DENSITY :**

- APARTMENT UNITS = 24
- PROJECT ACREAGE = 1.26 ACRES
- 24 UNITS @ 1.26 AC. = 19.05 UNITS/AC.

- PROJECT NOTES :**
- 1) PROJECT SEWER SYSTEM : CITY OF CHICO.
  - 2) PROJECT WATER SYSTEM : CAL WATER.
  - 3) APPROVED FIRE PROTECTION WATER SUPPLY, TEMPORARY or PERMANENT, TO BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIAL TO THE PROJECT SITE.
  - 4) EACH APARTMENT BLDG. & OFFICE COMPLEX TO HAVE THEIR OWN ELECTRICAL HOUSE METER.
  - 5) ALL WALL MOUNTED METERS, PANELS & EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL.
  - 6) ALL A/C CONDENSING UNITS TO BE SCREENED BY A COMBINATION OF BERMING, LANDSCAPING OR LOW SCREENING WALLS or FENCING.



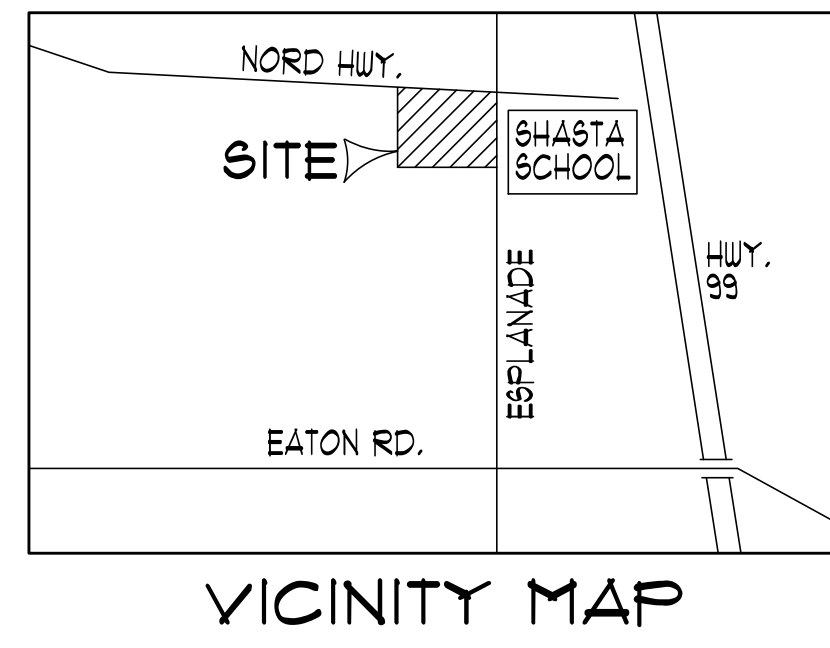
- SHEET INDEX :**
- SHT #1 - SITE PLAN
  - SHT #2 - END 2-BD. 1st & 2nd FLOOR PLANS
  - SHT #3 - CTR. 1-BD. 1st & 2nd FLOOR PLANS
  - SHT #4 - 2-1-2 1st FLOOR PLAN & FOUNDATION PLAN
  - SHT #5 - 2-1-2 2nd FLOOR PLAN & ROOF PLAN
  - SHT #6 - 2-1-2 ELEVATIONS
  - SHT #7 - MAINTENANCE BLD'G. PLANS

**SITE PLAN**

**PHASE #3 - VILLA RISA APT.**

Applicant/Owner : Webb Homes  
 121 Yellowstone Dr.  
 Chico, Ca. 95973

Project Address : 100 Risa Way  
 Chico, Ca. 95973  
 A. P. #006-840-003



**Webb Homes**  
 121 Yellowstone Dr.  
 Chico, Ca. 95973

**Phase #3 Villa Risa Apt.**  
 City of Chico, Ca.

Project Name :

DRAWN : D J C

DATE :

SHEET NAME : SITE PLAN

SHEET : 1

OF 11 SHEETS

**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

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 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><u>Mitigation Measure BIO-3:</u></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	<p>Prior to tentative map approval or building/grading permits; During flowering season of each species</p> <p>Discovery of special-status plant species</p>	<p>Planning Division</p> <p>Planning Division and CDFG</p>	<p>Verify Pre-construction botanical survey</p> <p>CDFG approve and monitor mitigation plan</p>

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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	Avoidance monitoring during construction or approve and monitor mitigation plan if necessary

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<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



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<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

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<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
<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:					
<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	Verify Pre-construction raptor survey  Nest avoidance monitoring during construction

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<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

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<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
<b>COMMUNITY SERVICES</b>					
<b><u>Mitigation Measure SERV-1a:</u></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><u>Mitigation Measure SERV-1b:</u></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><u>Mitigation Measure CUM-SERV-2:</u></b> See Mitigation Measure SERV-1b					

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<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 unearthed 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

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<p><b>Mitigation Measure CULT-3b:</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>Mitigation Measure GEO-1:</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

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<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

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



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<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.

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<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.

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<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	

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<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	

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<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	

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<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	

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