



## View Project

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[Project Status Summary Report](#)

### CITY USE ONLY

Application Number: S 09-01  
Project Planner: Mike Sawley  
Final Approving Body: City Council  
Mitigation Status: in progress

### PROPERTY INFORMATION

Project Name: Meriam Park Phase 1-4 and 9-10  
Assessor's Parcel No: various  
Property Address/Location: lands bounded by East 20th Street, Bruce Road, Humboldt Road, and Bedford Drive  
Full MMP Project Description: Subdivide approx. 100 acres into 194 lots, and Regulating Plan, Circulation Plan.

## CONTACT INFORMATION

### Property Owner

Name: Meriam Park LLC  
Contact: Tom DiGiovanni  
Address: 500 Orient Street, Ste 120  
City: Chico  
State: CA  
Zip: 95928  
Phone: (530) 893-8400  
Fax:  
E-mail: tom@newurbanbuilders.com

### Applicant

Name: New Urban Builders  
Contact: Tom DiGiovanni  
Address: 500 Orient Street, Ste 120  
City: Chico  
State: CA  
Zip: 95928  
Phone: (530) 893-8400  
Fax:  
E-mail: tom@newurbanbuilders.com

### Agent

Name: NorthStar Engineering  
 Contact: Jim Stevens, Ross Simmons  
 Address: 111 Mission Ranch Blvd Suite 100  
 City: Chico  
 State: CA  
 Zip: 95928  
 Phone: (530) 893-1600  
 Fax:  
 E-mail: jstevens@northstareng.com

## MITIGATION AND CONDITIONS

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M <input type="checkbox"/> Aesthetics : AES-1 : Light and Glare <span style="float: right;"><input type="checkbox"/> <input type="checkbox"/></span>	
<input type="checkbox"/> Grading:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable: <input type="checkbox"/>
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<input checked="" type="checkbox"/> Building:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Entered in Permits Plus:</b> <input type="checkbox"/> Date Entered: Permits Plus Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
<input checked="" type="checkbox"/> Cert. of Occupancy:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	
Description:	<p>In order to minimize impacts of new sources of light and glare:</p> <ol style="list-style-type: none"> <li>1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.</li> <li>2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees) and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.</li> <li>3. Exterior surfaces should not be reflective glass or other reflective materials.</li> <li>4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.</li> <li>5. Where possible, limit height of light standards to 12 feet.</li> </ol>

6. During the Site Design and Architectural Review of the ballpark project, the applicant shall prepare a lighting plan that denotes the number of light standards, the lighting array, and a written and graphical depiction of project light spillage from the nighttime lighting. The plan for ballpark lighting should incorporate lighting controls to reduce the potential nuisance associated with obtrusive light and glare resulting from nighttime operations. The plan should demonstrate how the lighting design minimizes light spillage.

7. After nighttime events, when nighttime ballpark cleanup is necessary, the field lights should be reduced to one-third of their standard intensity and should remain on no more than two hours after the event to provide lighting for cleanup activities.



Impact:

Mitigation:

Monitoring:

Comments: Compliance will be evaluated during Architectural Review and verified on building plans and prior to certificate of occupancy.

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M 		 
 Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: <b>Submitted:</b> <input type="checkbox"/> Date Submitted: Reference Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:	
 Improvement:	Applicable: <input type="checkbox"/>	
 Final Map:	Applicable: <input type="checkbox"/>	
 Building:	Applicable: <input checked="" type="checkbox"/> Responsible Department: <b>Entered in Permits Plus:</b> <input type="checkbox"/> Date Entered: Permits Plus Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:	
 Cert. of Occupancy:	Applicable: <input type="checkbox"/>	
 Other:	Applicable: <input type="checkbox"/>	
Responsible Agency(s):	Public Works	
Description:	<p>All construction plans and documents for construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.</p> <ol style="list-style-type: none"> <li>1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.</li> <li>2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).</li> </ol>	

3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.
9. Building and Engineering Division staff shall review final improvement plans for all construction projects to ensure that the above notes are included on such plans. Building and Engineering Division staff shall inspect the property for compliance with the above air quality measures.

Impact:

Mitigation:

Monitoring:

Comments:

Building and Development Services staff and Capitol Services staff (Engineering staff) will ensure compliance as conditions to grading permit approval and through field monitoring.

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M <b>Air Quality : AIR-1b : Fugitive Dust</b>	
<input checked="" type="checkbox"/> Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: <b>Submitted:</b> <input type="checkbox"/> Date Submitted: Reference Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
<input type="checkbox"/> Improvement:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	Public Works
Description:	One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207 (Nuisance and Fugitive Dust Emissions).
Impact:	
Mitigation:	

Monitoring:

Comments: Engineering staff will ensure compliance as conditions to grading permit approval and through field monitoring.

[Edit](#) | [Delete](#)

M <b>Air Quality : AIR-1c : Fugitive Dust</b>		<input type="checkbox"/>
<input type="checkbox"/> Grading:	Applicable: <input checked="" type="checkbox"/>	
	Responsible Department:	
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	Date Submitted:	
	Reference Number:	
	<b>Completed:</b> <input type="checkbox"/>	
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Improvement:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Final Map:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Building:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Cert. of Occupancy:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>	
Responsible Agency(s):	Public Works	
Description:	Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.	
Impact:		
Mitigation:		
Monitoring:		
Comments:	Building and Development Services staff will ensure compliance as conditions to grading permit approval and through field monitoring.	

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M <b>Air Quality : AIR-1d : Fugitive Dust</b>		<input type="checkbox"/>
<input type="checkbox"/> Grading:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Improvement:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Final Map:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Building:	Applicable: <input type="checkbox"/>	
<input type="checkbox"/> Cert. of Occupancy:	Applicable: <input checked="" type="checkbox"/>	
	Responsible Department:	
	<b>Completed:</b> <input type="checkbox"/>	
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>	
Responsible Agency(s):	Building and Safety, Planning Department	
Description:	Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).	
Impact:		
Mitigation:		
Monitoring:		

Comments:

Building and Development Services staff will ensure compliance on detached single-family homes, and Planning staff will ensure compliance on ARB projects.

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M **Air Quality : AIR-2 : Construction Emissions**

**Grading:** Applicable:   
Responsible Department: Building  
**Submitted:**   
Date Submitted:  
Reference Number:  
**Completed:**   
Date Completed:  
Approved By:

**Improvement:** Applicable:

**Final Map:** Applicable:

**Building:** Applicable:

**Cert. of Occupancy:** Applicable:

**Other:** Applicable:

Responsible Agency(s):

Description:

The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. 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.

2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would 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.

3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park 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.

4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).

5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.

6. Properly tune and maintain equipment for low emissions.

Impact:

Mitigation:

Monitoring:

Comments: Building and Development Services and Planning Services staff will review the NOx reduction plan prior to grading permit issuance.

Engineering staff will conduct basic field monitoring, and BCAQMD staff will be responsible for technical field measurements, as needed.

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M **Air Quality : AIR-3a : Energy Efficient**

Grading: Applicable:

Improvement: Applicable:

Final Map: Applicable:

Building: Applicable:

Responsible Department: **Entered in Permits Plus:**

Date Entered: Permits Plus Number: **Completed:**

Date Completed: Approved By:

Cert. of Occupancy: Applicable:

Other: Applicable:

Responsible Agency(s): Building and Safety

Description: The following measures shall be implemented in new building construction:

1. Use energy-efficient lighting and process systems that comply with Title 24 Energy Code Standards.
2. Where appropriate, or as required by the Building and Engineering Division, use energy-efficient and automated controls for air conditioning.

Impact:

Mitigation:

Monitoring:

Comments: Compliance will be achieved through building permit review.

[Edit](#) | [Delete](#)

M **Air Quality : AIR-3b : Additional Measures**

Grading: Applicable:

Improvement: Applicable:

Final Map: Applicable:

Building: Applicable:

Responsible Department: Building

**Entered in Permits Plus:**

Date Entered: Permits Plus Number: **Completed:**

Date Completed: Approved By:

<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description: The developer shall coordinate with BCAQMD to identify specific supplemental feasible mitigation measures, which would include many of the measures identified by the Project proponent for inclusion in the Meriam Park development.		
Impact:		
Mitigation:		
Monitoring:		
Comments: The subdivision provides parks/greens distributed throughout the project, interior streets that can accommodate public transit, wide sidewalks (esp. in Core area), and an interconnected street network, as listed in the air quality BMPs.  Further details and BMP implementation will be required during the Architectural Review process.		

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M	<b>Air Quality : AIR-3c : Operational Air Quality Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
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<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Cert. of Occupancy:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description: The developer shall incorporate mitigation measures listed in the Regional Air District's <i>Indirect Source Review Guidelines</i> , as mitigation for regional air quality impacts. Additional mitigation measures to be considered are listed below. However, applying the most stringent standards to the project would not reduce total air pollutant emissions in the plan area below 137 pounds per day. Therefore, the impact would remain <i>significant and unavoidable</i> .  1. Coordinate with Butte Regional Transit and the City's Department of Public Works to provide effective transit and transit amenities that serve the Plan area. This would also include the construction of bus shelters and turnouts.  2. Large office and retail sites with large employment forces shall provide on-site lockers and showers for employees who bicycle or walk to work.  3. All development shall comply with City bicycle parking requirements.  4. At office sites, consider implementing parking cash-out program for employees (non-driving employees receive transportation allowance equivalent to the value of subsidized parking).		
Impact:		
Mitigation:		
Monitoring:		
Comments: The subdivision provides several elements called-for by the ISRs, including parks/greens distributed throughout the project, interior streets that can accommodate public transit, wide sidewalks (esp. in Core area), and an		



interconnected street network, as listed in the air quality BMPs.

Further details and ISR measures will be implemented during the Architectural Review process.

Compliance will be evaluated during Architectural Review and verified on building plans.

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M **Biological Resources : BIO-1 : Applicable Permits**

<input checked="" type="checkbox"/> Grading:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Submitted:</b>	<input type="checkbox"/>
	Date Submitted:	
	Reference Number:	
	<b>Completed:</b>	<input checked="" type="checkbox"/>
	Date Completed:	8/6/09
	Approved By:	Mike Sawley
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>

Responsible Agency(s):

Description:

In order to mitigate for on-site impacts to special-status species, the applicant shall obtain all necessary permits from the CDFG, Corps, USFWS, and the RWQCB/State Water Resources Control Board (SWRCB) as required by federal and State law to avoid, minimize or offset impacts to any species listed under either the State or federal Endangered Species Acts or protected under any other State or federal law as follows:

1. Before project implementation, a delineation of waters of the United States, including wetlands that would be affected by development, shall be verified through the formal Clean Water Act section 404 process.

2. If based on the verified delineation, it is determined that fill of waters of the United States would result from project implementation, authorization for such fill shall be secured from the Corps through the section 404 permitting process.

3. A CDFG Stream Bed Alteration Agreement and a RWQCB/ SWRCB Clean Water Act Section 401 water quality certification will also be required by the project activities. The applicant shall obtain and comply with all legally-required permits from the CDFG and RWQCB/SWRCB.

4. Consultation or incidental take permitting will be required under the Endangered Species Acts. The applicant shall obtain all legally-required permits from the CDFG, USFWS and NOAA Fisheries for the "take" of protected species under the State and federal Endangered Species Acts.

5. Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City of Chico Planning Department prior to issuance of any grading or building permits for the project and the applicant shall comply with all conditions therein that are not otherwise included in the Master Plan EIR or subsequent tiering document.

Impact:

Mitigation:

Monitoring:

Comments: Corps 404 permit, executed 8/6/09

USFWS Biological Opinion, issued 2/15/07, Amended 10/17/08

RWQCB 401 permit, issued 11/20/08.

No CDFG permit required until work in creek.

[Edit](#) | [Delete](#)

M **Biological Resources : BIO-10 : Wetland Creation**

**Grading:** Applicable:

Responsible Department: Building

**Submitted:**

Date Submitted:

Reference Number:

**Completed:**

Date Completed: 8/6/09

Approved By: Mike Sawley

**Improvement:** Applicable:

**Final Map:** Applicable:

**Building:** Applicable:

**Cert. of Occupancy:** Applicable:

**Other:** Applicable:

Responsible Agency(s):

Description: A wetland mitigation program shall be developed and implemented by the applicant and shall be approved by the Corps and RWQCB. Off-site mitigation for the loss of an estimated 6.54 acres of seasonal wetland habitat shall be provided at a minimum 1:1 replacement ratio through a combination of habitat preservation, creation, and restoration. The wetland mitigation program shall specify goals and objectives, performance standards and success criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures. Monitoring shall be conducted by the consulting wetland specialist for a minimum of ten years and continue until the success criteria are met.

Impact:

Mitigation:

Monitoring:

Comments: The "Habitat Mitigation and Monitoring Plan for Meriam Park Off-site Preserve", volumes 1 and 2, April 2009, constitute the required wetland mitigation program, providing over 7 acres (6.27+1.043) of seasonal wetland mitigation, exclusive of vernal pool mitigation.

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M **Biological Resources : BIO-11 : Wildlife Habitat**

**Grading:** Applicable:

**Improvement:** Applicable:

Responsible Department: Building

**Completed:**

Date Completed:

Approved By:

**Final Map:** Applicable:

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<input type="checkbox"/> Cert. of Occupancy:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	
Description:	<p>Mitigation Measures BIO-1 though BIO-10 would serve to partially mitigate adverse impacts on sensitive wildlife resources including vernal pools, seasonal wetlands, and the Little Chico Creek corridor. The following additional provisions shall be implemented to further protect wildlife habitat resources:</p> <ol style="list-style-type: none"> <li>1. An interpretive program shall be developed by a qualified biologist in consultation with the project landscape architect to minimize disturbance into the sensitive habitats of the Wetland/Vernal Pool/BCM Preserve and the Little Chico Creek riparian corridor. Humans and pets shall be restricted outside these designated sensitive habitat areas through installation of wildlife-friendly fencing and interpretive signage, where appropriate. All pets shall be contained on leashes within the Preserve and Little Chico Creek corridor, with the exception of the proposed "dog park" along Little Chico Creek, which shall be appropriately fenced to contain unleashed dogs within the park area.</li> <li>2. Fencing that obstructs wildlife movement shall be prohibited along the length of Little Chico Creek on the site, but exclusionary fencing designed to prevent human access and separate active use areas from the creek channel and associated sensitive habitat shall be encouraged where appropriate, such as split-rail fencing in certain locations where habitat restoration and protection could be hindered by human activity.</li> <li>3. Lighting shall be carefully designed and controlled to prevent unnecessary illumination of the Preserve and Little Chico Creek riparian corridor on the site. Lighting in the vicinity of these portions of the site shall be restricted to the minimum level necessary to illuminate pathways, parking areas, and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.</li> <li>4. All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.</li> </ol>
Impact:	
Mitigation:	
Monitoring:	
Comments:	The OMP sets forth allowable activities/access to the onsite preserve, and the remaining items will be addressed when greenway improvements commence and on an operational basis for uses along the creek.

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<input checked="" type="checkbox"/> <b>Biological Resources : BIO-2 : Habitat Preservation</b>	
<input checked="" type="checkbox"/> Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Submitted:</b> <input type="checkbox"/> Date Submitted:  Reference

Number:  
**Completed:**   
Date Completed: 8/12/09  
Approved By: Mike Sawley

Improvement: Applicable:   
 Final Map: Applicable:   
 Building: Applicable:   
 Cert. of Occupancy: Applicable:   
 Other: Applicable:

Responsible Agency(s):

Description:

The applicant shall preserve in perpetuity a minimum of 8.47 acres of occupied Butte County meadowfoam habitat, and 7.40 acres of vernal pool invertebrate habitat. In addition, the applicant shall create or restore a minimum of 3.46 acres of vernal pool invertebrate habitat and ensure that it is protected in perpetuity. To the maximum extent allowed by the permits obtained from the Corps, USFWS, and RWQCB, this mitigation shall occur within the proposed 41-acre preserve. It is acknowledged, however, that one or more off-site locations will be needed to fulfill the required mitigation. All sites used to mitigate impacts to Butte County meadowfoam and vernal pool invertebrates shall be approved by the USFWS.

This mitigation shall include a comprehensive interpretive program which controls access to the Preserve and prevents further degradation as a result of increased human activity through restrictive fencing, interpretive signage, limited trail and overlook areas, and prohibition on unleashed pets. The mitigation program shall specify goals and objectives, performance standards and success criteria, maintenance and long-term management responsibilities, monitoring requirements, and contingency measures. Monitoring shall be conducted by the consulting wetland specialist for a minimum of ten years and continue until the success criteria are met. Prior to issuance of any grading or building permits, the applicant shall provide written verification to the Planning Division that the requirements of the Corps, RWQCB, CDFG, and USFWS have been satisfied. This mitigation measure applies only to the portions of the project site north of Little Chico Creek.

Impact:

Mitigation:

Monitoring:

Comments:

Preserve 8.47 acres of occupied Butte County meadowfoam habitat: Onsite Preserve: 9.95 acres (Page 8, OMP, 3/2009), Offsite Credits: none needed.

Preserve 7.40 acres of vernal pool invertebrate habitat: Onsite Preserve: 4.267 acres (Exhibit 4, OMP, 3/2009), (Leaving 3.133 ac. remaining minimum offsite), Offsite Credits: 2.67 acres vernal pool\* (Page 5-11, HMMP vol.1, 4/2009, 10.798 acres vernal swale\*\* or L1.2 of Plan Set, vol.2, 4/2009)

Create/restore 3.46 acres of vernal pool invertebrate habitat: Onsite Preserve: 0.24 acres (Page 8, HMMP, 3/2009), (Leaving 3.22 ac. remaining minimum offsite), Offsite Credits: 3.43 acres (Page 5-11, HMMP vol.1, 4/2009)

References:

OMP, 3/2009: Operations and Management Plan for Meriam Park Preserve.




HMMP, 3/2009: Habitat Mitigation and Monitoring Plan for Meriam Park On-site Preserve.

HMMP 4/2009 Habitat Mitigation and Monitoring Plan for Meriam Park Off-site Preserve, volumes 1 and 2.




\* Contingency credits are secured at the Dove Ridge bank in the event that Pahl Ranch site fails or underperforms.

\*\*Jody Gallaway confirmed (on 8/11/09) vernal swale habitat provides invertebrate habitat.

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M  <b>Biological Resources : BIO-3 : Swainson's Hawk Habitat</b>  	
 Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Submitted:</b> <input type="checkbox"/> Date Submitted: Reference Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
 Improvement:	Applicable: <input type="checkbox"/>
 Final Map:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
 Building:	Applicable: <input type="checkbox"/>
 Cert. of Occupancy:	Applicable: <input type="checkbox"/>
 Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	
Description:	<p>Adequate measures shall be taken to prevent the loss of Swainson's hawk foraging habitat consistent with CDFG guidelines and the City's <i>Best Practices Technical Manual</i>. Pursuant to CDFG policy, the applicant shall provide 0.5 acres of Habitat Management (HM) land for each acre of vacant land authorized to be developed, or the applicant may pay an in lieu fee to the City of Chico to be used for acquisition of Swainson's hawk habitat, in an approved mitigation bank (currently the fee is \$3,000 an acre). All HM lands protected under this requirement may be protected through fee title acquisition or a conservation easement (acceptable to CDFG) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. There is a possibility that the applicant can demonstrate to the CDFG that portions of the estimated 165 acres of low-quality potential foraging habitat is unsuitable for use by Swainson's hawk and should be determined to be exempt from mitigation by the CDFG. Should CDFG determine mitigation is not necessary, the applicant shall submit written verification from CDFG indicating that they have received an exemption. Prior to issuance of any grading or building permits, the applicant shall provide written verification to the Planning Division that the requirements of the CDFG have been satisfied.</p>
Impact:	
Mitigation:	
Monitoring:	
Comments:	8/6/09 Applicant advised Planning Staff (Mike Sawley) that the offsite mitigation site (Pahl Ranch) is close to recording a conservation easement establishing 85 acres of Swainson's Hawk habitat that will serve as mitigation for Meriam Park.

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M  <b>Biological Resources : BIO-7 : Western Pond Turtle/Spadefoot Toad</b> 	
 Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building

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<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description: Any in-channel construction activity along Little Chico Creek or filling of vernal pools and seasonal wetlands shall be restricted to the period when western pond turtle and western spadefoot toad would not be expected in these habitats, from June 15 through October 15. Pre-construction surveys shall be conducted by a qualified biologist within 15 days prior to any fill or modifications to suitable habitat, and any turtles or toads relocated by a qualified biologist to secure habitat outside the construction zone.		
Impact:		
Mitigation:		
Monitoring:		
Comments: Planning staff will review dates and/o biologist field survey letter prior to issuance of grading permit.		

[Edit](#) | [Delete](#)

M	<b>Biological Resources : BIO-8 : Migratory Bird Treaty Act</b>		<input type="checkbox"/>
<input type="checkbox"/> Grading:	Applicable:	<input checked="" type="checkbox"/>	
	Responsible Department:	Building	
	<b>Submitted:</b>	<input type="checkbox"/>	
	Date Submitted:		
	Reference Number:		
	<b>Completed:</b>	<input type="checkbox"/>	
	Date Completed:		
	Approved By:		
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>	
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>	
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>	
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>	
Responsible Agency(s):			
Description: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.			
<ol style="list-style-type: none"> <li>1. 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 commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.</li> </ol>			

2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed, unless prohibited by the provisions in Mitigation Measure BIO-2.

3. If active 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 determined in consideration with 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.

4. 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 establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

Impact:

Mitigation:

Monitoring:

Comments: Planning staff will review dates and/o biologist field survey letter prior to issuance of grading permit.

[Edit](#) | [Delete](#)

M <b>Biological Resources : BIO-9 : Burrowing Owl</b>	
<input checked="" type="checkbox"/> Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: Building <b>Submitted:</b> <input type="checkbox"/> Date Submitted: Reference Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
<input type="checkbox"/> Improvement:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable: <input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	
Description:	<p>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> <ol style="list-style-type: none"> <li>1. A preconstruction survey shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, and the area to be surveyed shall include the project site and a surrounding 250-foot-wide buffer zone.</li> <li>2. If no burrowing owls are detected, then no further mitigation is required.</li> <li>3. 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</li> </ol>

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.

4. 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.

5. 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. The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone during the breeding season for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones following successful passive relocation, if required.

Impact:

Mitigation:

Monitoring:

Comments: Planning staff will review dates and/o biologist field survey letter prior to issuance of grading permit.

[Edit](#) | [Delete](#)

M **Cultural Resources : CUL-2a : Cultural Resources**

<b>Grading:</b>	Applicable: <input checked="" type="checkbox"/>
	Responsible Department:
	<b>Submitted:</b> <input type="checkbox"/>
	Date Submitted:
	Reference Number:
	<b>Completed:</b> <input type="checkbox"/>
	Date Completed:
	Approved By:
<b>Improvement:</b>	Applicable: <input type="checkbox"/>
<b>Final Map:</b>	Applicable: <input type="checkbox"/>
<b>Building:</b>	Applicable: <input type="checkbox"/>
<b>Cert. of Occupancy:</b>	Applicable: <input type="checkbox"/>
<b>Other:</b>	Applicable: <input type="checkbox"/>

Responsible Agency(s): Planning Department

Description: : In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant 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 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, if possible.

Impact:

Mitigation:

Monitoring:

Comments: Note shall be included on grading plan.



M **Cultural Resources : CUL-2b : Cultural Resources**

Grading: Applicable:   
 Responsible Department:   
**Submitted:**   
 Date Submitted:   
 Reference Number:   
**Completed:**   
 Date Completed:   
 Approved By:

Improvement: Applicable:   
 Final Map: Applicable:   
 Building: Applicable:   
 Cert. of Occupancy: Applicable:   
 Other: Applicable:

Responsible Agency(s): Planning Department

Description: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

Impact:

Mitigation:

Monitoring:

Comments: Note shall be placed on Grading Plan.

M **Cultural Resources : CUL-3 : Human Remains**

Grading: Applicable:   
 Responsible Department: Building  
**Submitted:**   
 Date Submitted:   
 Reference Number:   
**Completed:**   
 Date Completed:   
 Approved By:

Improvement: Applicable:   
 Final Map: Applicable:   
 Building: Applicable:   
 Responsible Department: Building  
**Entered in Permits Plus:**   
 Date Entered:   
 Permits Plus Number:   
**Completed:**   
 Date Completed:   
 Approved By:

Cert. of Occupancy: Applicable:

<p>■ Other:</p> <p>Responsible Agency(s):</p> <p>Description:</p> <p>Impact:</p> <p>Mitigation:</p> <p>Monitoring:</p> <p>Comments:</p>	<p>Applicable: <input type="checkbox"/></p> <p>In the event that human remains are discovered during the course of grading or construction activities, all work shall cease 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 Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. 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, which may include reburial within an appropriate location within the project area.</p> <p>Monitored as needed.</p>
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[Edit](#) | [Delete](#)

<p>M  <b>Cultural Resources : CUL-4 : Palentological Resources</b> <span style="float: right;">■ ■</span></p>																																									
<p>■ Grading:</p> <p>■ Improvement:</p> <p>■ Final Map:</p> <p>■ Building:</p> <p>■ Cert. of Occupancy:</p> <p>■ Other:</p> <p>Responsible Agency(s):</p> <p>Description:</p> <p>Impact:</p> <p>Mitigation:</p> <p>Monitoring:</p> <p>Comments:</p>	<table border="0"> <tr> <td>Applicable:</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Responsible Department:</td> <td>Building</td> </tr> <tr> <td><b>Submitted:</b></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date Submitted:</td> <td></td> </tr> <tr> <td>Reference Number:</td> <td></td> </tr> <tr> <td><b>Completed:</b></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date Completed:</td> <td></td> </tr> <tr> <td>Approved By:</td> <td></td> </tr> <tr> <td>Applicable:</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Applicable:</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Applicable:</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Responsible Department:</td> <td>Building</td> </tr> <tr> <td><b>Entered in Permits Plus:</b></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date Entered:</td> <td></td> </tr> <tr> <td>Permits Plus Number:</td> <td></td> </tr> <tr> <td><b>Completed:</b></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date Completed:</td> <td></td> </tr> <tr> <td>Approved By:</td> <td></td> </tr> <tr> <td>Applicable:</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Applicable:</td> <td><input type="checkbox"/></td> </tr> </table> <p>In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.</p> <p>Measure will be monitored as needed.</p>	Applicable:	<input checked="" type="checkbox"/>	Responsible Department:	Building	<b>Submitted:</b>	<input type="checkbox"/>	Date Submitted:		Reference Number:		<b>Completed:</b>	<input type="checkbox"/>	Date Completed:		Approved By:		Applicable:	<input type="checkbox"/>	Applicable:	<input type="checkbox"/>	Applicable:	<input checked="" type="checkbox"/>	Responsible Department:	Building	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>	Date Entered:		Permits Plus Number:		<b>Completed:</b>	<input type="checkbox"/>	Date Completed:		Approved By:		Applicable:	<input type="checkbox"/>	Applicable:	<input type="checkbox"/>
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Applicable:	<input type="checkbox"/>																																								

**M** **Hazards and Hazardous Materials : HAZ-3 : Existing Well**

<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>

Responsible Agency(s):

Description: The well on the City Light property shall be abandoned in a manner consistent with Butte County Environmental Health standards and the standards described in State of California Bulletin 74-81 (Water Well Standards).

Impact:

Mitigation:

Monitoring:

Comments:

**M** **Hazards and Hazardous Materials : HAZ-4 : Pesticide Testing**

<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>

Responsible Agency(s):

Description: The soil around the well on the City Light property shall be tested for pesticides. If elevated levels of pesticides are found, the contaminated soil shall be excavated and disposed of at an appropriate off-site, designated facility following all applicable regulations regarding safe disposal. If elevated levels are not found, no further action is required. All wells should be formally abandoned in accordance with Butte County/ RWQCB requirements if they are no longer needed.

Impact:

Mitigation:

Monitoring:

Comments:

**M** **Hazards and Hazardous Materials : HAZ-5 : PCBs**

<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>

Responsible Agency(s):

Description: If the transformers were to be removed or if leaks are observed, testing of the oil for PCBs shall be performed and proper disposal assured. Since the utility poles are located within the City right-of-way, PG&E, not the Project applicant, would

be responsible for such testing.

Impact:

Mitigation:

Monitoring:

Comments:

[Edit](#) | [Delete](#)

M **Hazards and Hazardous Materials : HAZ-6 : Fire and Life Safety Access**

<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>
	Date Entered:	
	Permits Plus Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>

Responsible Agency(s):

Description:   
 Following approval of the tentative subdivision map and associated improvement plans for each phase of the Project, the developer shall clear and grub the phase in preparation for grading and improvements (subject to SWPPP Best Management Practices). The remaining portions of the active phase of the site shall provide suitable all-weather surface for the fire and life safety access and provide live hydrants at the beginning of the active phase of construction.   
  
 Following approval of the tentative subdivision map and associated improvement plans for each phase of the Project, prior to commencement of construction, the developer shall provide a suitable all-weather surface for a designated off-street parking area for construction workers, where limited or no on-street parking is available.

Impact:

Mitigation:

Monitoring:

Comments: Engineering staff will require SWPPP and designated parking areas on grading plans prior to construction.

[Edit](#) | [Delete](#)

M **Hazards and Hazardous Materials : HAZ-7 : Power Lines**

<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Improvement:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building:	Applicable:	<input checked="" type="checkbox"/>
	Responsible	

	Department:	Building
	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>
	Date Entered:	
	Permits Plus Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	All new power lines shall be undergrounded within the Meriam Park site.	
Impact:		
Mitigation:		
Monitoring:		
Comments:	Engineering staff will ensure compliance on improvement plans.	
	Planning staff will ensure compliance on building plans.	

[Edit](#) | [Delete](#)

M	<b>Hydrology and Water Quality : HYD-1 : Drainage/Runoff</b>	
<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	The developer shall provide calculations showing that design of the wetlands to treat urban runoff meets the City standard for maintaining post-project peak discharges at existing levels. If the wetland complex is not sufficient to meet this standard it shall be augmented with other facilities or BMP's to meet City standards. The developer shall also prepare a clearly defined Operations and Maintenance Manual (OMM) that identifies the responsible parties and provides adequate funding to maintain the detention facilities. The design and maintenance documents shall include measures to limit vector concerns, especially with respect to control of mosquitoes, and be approved by the City and reviewed by the Caltrans District 3 office, the Butte County Vector Control District, and the Central Valley Regional Water Quality Control Board (Redding office).	
Impact:		
Mitigation:		
Monitoring:		
Comments:	This mitigation applied to the drainage potential future storm water treatment north of Little Chico Creek.	
	Drainage south of the creek will be diverted into existing treatment facilities.	

[Edit](#) | [Delete](#)

M	<b>Hydrology and Water Quality : HYD-2 : Erosion and Sediment Control</b>	
<input type="checkbox"/> Grading:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Submitted:</b>	<input type="checkbox"/>

	Date Submitted:	
	Reference Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	The developer shall prepare and submit an erosion control plan for each phase of the development. The plan shall be reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office) prior to issuance of a grading permit for the development. The erosion control plan shall include phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection and provision for revegetation or mulching. The plan shall also prescribe treatment measures to prevent sediment transport and to trap sediment, such as inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds.	
Impact:		
Mitigation:		
Monitoring:		
Comments:	Engineering staff will review the erosion control plan prior to issuance of grading permit.	

[Edit](#) | [Delete](#)

M <input type="checkbox"/> <b>Hydrology and Water Quality : HYD-3 : SWPPP</b> <input type="checkbox"/>		
<input type="checkbox"/> Grading:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Submitted:</b>	<input type="checkbox"/>
	Date Submitted:	
	Reference Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction-phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and	

maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.

Impact:

Mitigation:

Monitoring:

Comments: Engineering staff will review the erosion control plan prior to issuance of grading permit.

[Edit](#) | [Delete](#)

M **Hydrology and Water Quality : HYD-4 : Operational Water Quality Impacts**

- Grading: Applicable:
- Improvement: Applicable:
- Final Map: Applicable:
- Building: Applicable:
- Cert. of Occupancy: Applicable:
- Other: Applicable:

Responsible Agency(s):

Description: The management plan for the Greenway shall incorporate post-construction control measures to maintain water quality of runoff and percolate and avoid exceeding water quality objectives prior to discharge to the creek. The Project developer shall provide calculations showing that design of the treatment wetland for the dog park (if built) and the retention/infiltration wetlands in the corridor south of the creek meet recognized criteria for design of water quality BMPs. Management measures shall include signage and waste disposal facilities within the dog park (if built), and guidelines regulating chemical use within the community garden (if built) and rose garden (if built). An example of a guideline would be signs posted at the gate of the gardens listing approved or allowed pest control or fertilizer materials and stating that use of materials *not* on the list could result in loss of gardening privileges.

Impact:

Mitigation:

Monitoring:

Comments: No greenway improvements are proposed under the current project.

[Edit](#) | [Delete](#)

M **Hydrology and Water Quality : HYD-5 : Well Abandonment**

- Grading: Applicable:
- Improvement: Applicable:
- Final Map: Applicable:
- Building: Applicable:
- Cert. of Occupancy: Applicable:
- Other: Applicable:

Responsible Agency(s):

Description: Prior to issuance of a grading permit on the north side of Little Chico Creek, the Project developer shall obtain a permit from the Butte County health officer to abandon the well immediately north of the creek on the Project site. The well shall be abandoned consistent with the standards in Chapter 2, Section 23 of the State of California Bulletin 74-81 (Water Well Standards).

Impact:

Mitigation:

Monitoring:

Comments: Outside the project area.

M <b>Noise : NOI-1 : Capatible Land Uses</b>		■
■ Grading:	Applicable:	<input type="checkbox"/>
■ Improvement:	Applicable:	<input type="checkbox"/>
■ Final Map:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
■ Building:	Applicable:	<input type="checkbox"/>
■ Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
■ Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:		
<p>Policies in the General Plan and requirements of the State Building Code shall be followed to achieve noise compatible land use planning within the Meriam Park Plan Area. Site Design and architectural review shall be required for all residential projects adjoining East 20<sup>th</sup> Street and Bruce Road. Project designs shall include effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 9.5-1 of the Noise Element of the General Plan. Such measures shall include, but are not limited to, proper site planning to create both outdoor and indoor protected spaces, noise barriers, and building sound insulation treatments such as sound-rated walls, windows, and doors. Adequate ventilation, heating, and cooling shall be supplied to residential buildings so that windows may be kept closed at the discretion of the occupants to control noise intrusion in noise impacted areas.</p> <p>Figures 4.9-5 and 4.9-6 in the Meriam Park Draft EIR depict specific designs intended to achieve the noise reduction benefits listed above, including:</p> <ol style="list-style-type: none"> <li>1. Outdoor activity areas located to the rear of buildings that face perimeter roadways;</li> <li>2. Attached housing units that form unbroken, continuous facades, except where streets intersect;</li> <li>3. Structures that continue around the corner to the rear of parcels where interior streets intersect with perimeter roadways.</li> </ol> <p>Additionally, a detailed noise assessment shall be required for all new residential development exposed to noise levels exceeding 60 dB L<sub>dn</sub> that does not include all of the design elements listed above and would be submitted to the Chico Building Division for approval prior to issuance of a building permit.</p>		
Impact:		
Mitigation:		
Monitoring:		
Comments: Compliance with this measures will be required during architectural review and subsequent building permit review for residences along East 20th Street.		

M <b>Noise : NOI-2 : Acoustic Analysis</b>		■
■ Grading:	Applicable:	<input type="checkbox"/>
■ Improvement:	Applicable:	<input type="checkbox"/>
■ Final Map:	Applicable:	<input type="checkbox"/>
■ Building:	Applicable:	<input checked="" type="checkbox"/>
	Responsible	



	Department:	
	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>
	Date Entered:	
	Permits Plus Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):	Planning Department	
Description:	Noise studies shall be required for all commercial development proposed next to residential development, unless the residential units are established in conjunction with commercial uses, and for the ballpark. The studies shall demonstrate how the commercial uses or ballpark, including loading docks, refuse areas, and ventilation systems, would maintain noise levels at residential property lines not to exceed 55 dB L <sub>eq</sub> and 75 dB L <sub>max</sub> during daytime hours (7 a.m. to 10 p.m.) and 45 dB L <sub>eq</sub> and 65 dB L <sub>max</sub> during nighttime hours (10 p.m. to 7 a.m.). These levels could be adjusted, if appropriate, per the General Plan Performance Standards.	
Impact:		
Mitigation:		
Monitoring:		
Comments:	City will review and approve Noise Study.	

[Edit](#) | [Delete](#)

<b>M <input type="checkbox"/> Public Services : PSR-1 : Fire Protection and Emergency Medical Services</b>		
<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Final Map:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Building:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>
	Date Entered:	
	Permits Plus Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	Per the Fire Marshal, implement the following conditions as specific Meriam Park development proposals are presented for City review:	
	<ol style="list-style-type: none"> <li>1. Adherence to the street standards in the TND zone.</li> <li>2. Buildings located farther than 150 feet from an Emergency Response Network Street shall contain automatic fire sprinklers conforming with NFPA 13, 13R (modified) or 13D (modified), as applicable.</li> <li>3. The developer shall provide full written disclosure to prospective property owners and tenants requiring their acknowledgement when there is limited or no</li> </ol>	

on-street parking available on the block. (Limited on-street parking exists when at least one side of the block has no on-street parking.)

4. The developer shall include with all Regulating Plans where development is proposed within the TND Core subzone, a parking exhibit that designates Delivery/Service Vehicle Zones when there is no on-street parking or limited on-street parking within the block. (Limited on-street parking exists when at least one side of the block has no on-street parking.)

5. Following approval of a Regulating Plan, the developer shall include with the Improvement Plans a parking plan for construction vehicles. The parking plan shall include proposed access and maintenance of the temporary parking area for construction vehicles that is acceptable to the Fire Department.

Impact:

Mitigation:

Monitoring:




Comments: The map complies with TND street standards and sprinkler systems will be required as necessary at the building plan stage.

[Edit](#) | [Delete](#)









M	<b>Public Services : PSR-2 : Park and Recreational Facilities</b>	
<input checked="" type="checkbox"/>	Grading:	Applicable: <input checked="" type="checkbox"/> Responsible Department: <b>Submitted:</b> <input type="checkbox"/> Date Submitted: Reference Number: <b>Completed:</b> <input type="checkbox"/> Date Completed: Approved By:
<input type="checkbox"/>	Improvement:	Applicable: <input type="checkbox"/>
<input type="checkbox"/>	Final Map:	Applicable: <input type="checkbox"/>
<input type="checkbox"/>	Building:	Applicable: <input type="checkbox"/>
<input type="checkbox"/>	Cert. of Occupancy:	Applicable: <input type="checkbox"/>
<input type="checkbox"/>	Other:	Applicable: <input type="checkbox"/>
	Responsible Agency(s):	Planning Department
	Description:	Developer shall have the ability to either design and construct parks or pay development fees to the City for each new dwelling unit, in accordance with the Chapter 3.85 of the Chico Municipal Code, for the neighborhood and community parks.
	Impact:	
	Mitigation:	
	Monitoring:	
	Comments:	

[Edit](#) | [Delete](#)

M	<b>Public Services : PSR-3 : Public School Facilities</b>	
<input checked="" type="checkbox"/>	Grading:	Applicable: <input type="checkbox"/>
<input type="checkbox"/>	Improvement:	Applicable: <input type="checkbox"/>
<input checked="" type="checkbox"/>	Final Map:	Applicable: <input checked="" type="checkbox"/> Responsible Department: <b>Completed:</b> <input type="checkbox"/> Date Completed:

	Approved By:	
 Building:	Applicable:	<input type="checkbox"/>
 Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
 Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):	Planning Department	
Description:	Developer shall pay the required fees to the school district for each new dwelling unit in accordance with Chapter 3.85 of the Chico Municipal Code.	
Impact:		
Mitigation:		
Monitoring:		
Comments:		

[Edit](#) | [Delete](#)

M	 <b>Transportation/Traffic : TRA-1b : Parking</b>	
 Grading:	Applicable:	<input type="checkbox"/>
 Improvement:	Applicable:	<input type="checkbox"/>
 Final Map:	Applicable:	<input type="checkbox"/>
 Building:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	Building
	<b>Entered in Permits Plus:</b>	<input type="checkbox"/>
	Date Entered:	
	Permits Plus Number:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
 Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
 Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	<p>If Meriam Park's Core Area is approved for the <i>maximum development scenario</i>, then the approval of new buildings shall require the following conditions:</p> <ol style="list-style-type: none"> <li>1. New development will provide parking required under the TND zone on site or as on-street parking along the parcels public street frontage. Parking requirements may be adjusted through preparation of a Shared Parking Plan or Transportation Demand Management Plan as permitted in the TND zone.</li> <li>2. Participate in a Parking and Transportation Management Association which will develop, collectively with its members, a Parking and Transportation Management Plan which focuses on the recommendations in the Nelson/Nygaard report dated February 2006, which may include, but is not limited to: <ol style="list-style-type: none"> <li>a. Unbundling parking costs for both residential and commercial development.</li> <li>b. Creation of a Commercial Parking Benefit District which provides recommendations for the market pricing and targeted vacancy rate of on-street parking meters owned and operated by the City of Chico.</li> <li>c. Developing agreements and brokering the parking supply between various developments to efficiently utilize locations with excess parking supply.</li> <li>d. Developing and administering customized Transportation Demand Management programs for Core Area employers including programs such as rideshare matching, parking cash-out, subsidized transit passes, guaranteed ride</li> </ol> </li> </ol>	

home programs, etc.

e. Develop and manage a local car-sharing program, or negotiate agreements with a private car-sharing organization.

3. Commercial uses shall be required to participate in a Commercial Parking Assessment District which would be established to generate revenue to construct public parking facilities, or fund part of a public/private parking facility, including interim surface parking lots and long-range parking structures.








Impact:

Mitigation:








Monitoring:

Comments: Compliance will be considered during ARB review of specific buildings within the CORE area, and required prior to building permit issuance.

[Edit](#) | [Delete](#)

M	<b>Transportation/Traffic : TRA-3 : TND Zone</b>	
	Grading:	Applicable: <input type="checkbox"/>
	Improvement:	Applicable: <input type="checkbox"/>
	Final Map:	Applicable: <input checked="" type="checkbox"/>
	Responsible Department:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
	Building:	Applicable: <input type="checkbox"/>
	Cert. of Occupancy:	Applicable: <input type="checkbox"/>
	Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	Public Works	
Description:	The Project shall conform with requirements of the TND zone for maximum distance between intersections in the Emergency Response Network and shall not provide any dead-end streets or cul-de-sacs on streets in the Emergency Response Network. Lots addressing onto Off-Network Thoroughfares are subject to NFPA fire sprinkler protection per the TND zone.	
Impact:		
Mitigation:		
Monitoring:		
Comments:		

[Edit](#) | [Delete](#)

M	<b>Transportation/Traffic : TRA-4 : Cross Section and Intersection Design</b>	
	Grading:	Applicable: <input type="checkbox"/>
	Improvement:	Applicable: <input type="checkbox"/>
	Final Map:	Applicable: <input checked="" type="checkbox"/>
	Responsible Department:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
	Building:	Applicable: <input type="checkbox"/>
	Cert. of Occupancy:	Applicable: <input type="checkbox"/>
	Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	Public Works	

Description: Improvement plans for interior streets shall comply with the cross section and intersection designs found in the Street and Thoroughfare section of the TND Zone.

Impact:

Mitigation:

Monitoring:

Comments:

[Edit](#) | [Delete](#)

M **Transportation/Traffic : TRA-5 : Fair share**

Grading: Applicable:   
 Improvement: Applicable:   
 Final Map: Applicable:   
 Building: Applicable:   
 Responsible Department: Building  
**Entered in Permits Plus:**   
 Date Entered:  
 Permits Plus Number:  
**Completed:**   
 Date Completed:  
 Approved By:  
 Cert. of Occupancy: Applicable:   
 Other: Applicable:   
 Responsible Agency(s):  
 Description: **East 20<sup>th</sup> St./Forest Avenue, SR99 Northbound/20th Street, SR99 Southbound/20th Street**  
  
 The developer and all successors in interest shall contribute to the City of Chico Nexus fees program through payment of transportation impact fees based upon land use actually developed.  
  
 Impact:  
 Mitigation:  
 Monitoring:  
 Comments: City will require fee payment at building plan issuance or per Development Agreement provisions.

[Edit](#) | [Delete](#)

M **Transportation/Traffic : TRA-6 : Fair share**

Grading: Applicable:   
 Improvement: Applicable:   
 Final Map: Applicable:   
 Building: Applicable:   
 Responsible Department: Building  
**Entered in Permits Plus:**   
 Date Entered:  
 Permits Plus Number:  
**Completed:**   
 Date Completed:

	Approved By:	
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):		
Description:	<b><i>Multiple roadway Nexus project intersections and segments require payment of Nexus fees</i></b>	
	The developer and all successors in interest shall contribute to the City of Chico Nexus fees program through payment of transportation impact fees based upon land use actually developed.	
Impact:		
Mitigation:		
Monitoring:		
Comments:	City will require fee payment at building plan issuance or per Development Agreement provisions.	

[Edit](#) | [Delete](#)

M	<b>Transportation/Traffic : TRA-8b :</b>	<input type="checkbox"/>
<input type="checkbox"/> Grading:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Improvement:	Applicable:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Final Map:	Applicable:	<input checked="" type="checkbox"/>
	Responsible Department:	
	<b>Completed:</b>	<input type="checkbox"/>
	Date Completed:	
	Approved By:	
<input type="checkbox"/> Building:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Cert. of Occupancy:	Applicable:	<input type="checkbox"/>
<input type="checkbox"/> Other:	Applicable:	<input type="checkbox"/>
Responsible Agency(s):	Public Works	
Description:	<p>If Meriam Park's Core Area is approved for the <i>maximum development scenario</i> and the ballpark is constructed, two parking structures shall be built.</p> <p>New development (residential or commercial) within the Core Area and the ballpark shall be required to participate in a Parking and Transportation Management Association which will develop, collectively with its members, a Parking and Transportation Management Plan which focuses on the recommendations in the Nelson/Nygaard report dated February 2006, including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. Unbundling parking costs for both residential and commercial development.</li> <li>2. Creation of a Commercial Parking Benefit District which provides recommendations for the market pricing and targeted vacancy rate of on-street parking meters owned and operated by the City of Chico.</li> <li>3. Developing agreements and brokering the parking supply between various developments to efficiently utilize locations with excess parking supply.</li> <li>4. Developing and administering customized Transportation Demand Management programs for Core Area employers including programs such as rideshare matching, parking cash-out, subsidized transit passes, guaranteed ride home programs, etc.</li> <li>5. Develop and manage a local car-sharing program, or negotiate agreements with a private car-sharing organization.</li> </ol>	

Commercial uses shall be required to participate in a Commercial Parking Assessment District which would be established to generate revenue to construct public parking facilities, or fund part of a public/private parking facility, including interim surface parking lots and long-range parking structures.









Impact:

Mitigation:

Monitoring:

Comments: This mitigation measure applies to the ballpark, if constructed in a future phase.

[Edit](#) | [Delete](#)

<b>M</b>  <b>Utilities and Service Systems : UTL-1b : Construction and Demolition Waste</b> 	
 Grading:	Applicable: <input type="checkbox"/>
 Improvement:	Applicable: <input type="checkbox"/>
 Final Map:	Applicable: <input type="checkbox"/>
 Building:	Applicable: <input checked="" type="checkbox"/>
	Responsible Department:
	<b>Entered in Permits Plus:</b> <input type="checkbox"/>
	Date Entered:
	Permits Plus Number:
	<b>Completed:</b> <input type="checkbox"/>
	Date Completed:
	Approved By:
 Cert. of Occupancy:	Applicable: <input type="checkbox"/>
 Other:	Applicable: <input type="checkbox"/>
Responsible Agency(s):	Planning Department
Description:	At least 75 percent of the remaining project-related construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.
Impact:	
Mitigation:	
Monitoring:	
Comments:	Review and approval by City.

## DOCUMENTS [Manage Documents](#)

No files are attached to this project