



DATE: October 27, 2016

TO: PLANNING COMMISSION

FROM: Mark Corcoran, Senior Planner (879-6800, zoning@chicoca.gov)

RE: Modification to Approved Vesting Tentative Subdivision Map 03-03 (Creekside Landing)
Located South of Nord Highway and East of Mud Creek; APN 006-690-691

SUMMARY

The applicant proposes to modify approved Vesting Tentative Subdivision Map S 03-03. The proposal would reduce the number of lots in Units 3 and 4 of the vesting tentative map from 175 to 155, and allow for the re-plotting of homes on four lots adjacent to Nord Highway. No significant concerns have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 16-19 (**Attachment A**), approving modification to approved vesting tentative subdivision map S 03-03, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 16-19, approving the modifications to approved vesting tentative subdivision map S 03-03, subject to the attached conditions.

BACKGROUND

A proposal to modify approved Vesting Tentative Subdivision Map S 03-03. The proposed project would reduce the number of lots in Units 3 and 4 of the vesting tentative map from 175 to 155, and allow for the re-plotting of homes on four lots adjacent to Nord Highway (see Location Map, **Attachment B**). The site is designated Low Density Residential on the General Plan Diagram and is located in the R-1 AOD (Low Density Residential with Aircraft Operations Zone D overlay) zoning district.

GENERAL PLAN

The project is consistent with the General Plan in that the planned density and development comply with the Low Density Residential Land Use Designation, which is characterized largely by single family homes and some duplexes and allows for densities ranging from 2.1 to 7 dwelling units per acre.

DISCUSSION

Combined, Units 3 and 4 of the approved vesting tentative subdivision map include 185 lots. The proposed modification would reduce the number of lots included in Units 3 and 4 of the

subdivision to 155 lots. The proposed reduction would result in wider lots throughout Units 3 and 4 of the subdivision.

The proposed modification also includes a request to re-plot the homes that will be built on lots 1, 3, 4, and 5. Condition of Approval 12 of the existing approved vesting tentative map requires the homes on lots 1, 3, 4, and 5 to be built to front Nord Highway. The proposed modification to the approved vesting tentative map would plot the home on lot 1 to be built to front Chamberlain Run, and it would plot the homes on lots 3, 4, and 5 to be built to front Rogue River Drive. The proposed modification would allow the residents of lots 1, 3, 4, and 5 to travel through the neighborhood created by the approved subdivision to enter and leave their home.

FINDINGS

Environmental Findings

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed modification is within the scope of the Environmental Impact Report (SCH# 2004082087) that was previously certified, and no other environmental review is necessary.

Amendment to an Approved Vesting Tentative Map Finding

As established in CMC 18.22.080, amendments may be made to an approved or conditionally approved vesting tentative map providing an application for such amendment is filed in the office of the director prior to the date such map expires.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

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

PUBLIC CONTACT

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

DISTRIBUTION:

PC Distribution
Mark Corcoran
File: S-03-03

External

Jim Mann, Rural Consulting Associates, 140 Yellowstone Drive, Suite 160, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 16-19
Exhibit I Conditions of Approval for S03-03
Exhibit II Subdivision Report for S03-03
- B. Location/Notification Map
- C. Creekside Landing Revised Vesting Tentative Subdivision Map, Units 3 and 4, S03-03
- D. Creekside Landing approved Vesting Tentative Subdivision Map, S03-03
- E. Applicant Project Description

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1 **RESOLUTION NO. 16-19**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING MODIFICATION TO THE CREEKSIDE VESTING**
4 **TENTATIVE SUBDIVISION MAP, PHASES 3 AND 4 (S 03-03)**
5 **(Discovery Builders c/o Rural Consulting Associates)**

6 WHEREAS, an application has been submitted to amend a previously approved vesting
7 tentative subdivision map (S 03-03), that would subdivide approximately 94.7 acres into 423 lots
8 south of Nord Highway and east of Mud Creek identified as Assessor's Parcel Number 006-690-
9 061 (the "Amended Map");

10 WHEREAS, the Planning Commission considered the Amended Map, staff report, and
11 comments submitted at a noticed public hearing held on November 3, 2016;

12 WHEREAS, an Environmental Impact Report (EIR) for the Meriam Park Master Plan was
13 certified by the City Council on December 6, 2005, that included certain findings regarding the
14 environmental effects, a statement of overriding considerations, and a mitigation and monitoring
15 plan; and

16 WHEREAS, pursuant to Section 15162 of the California Environmental Quality Act
17 Guidelines, the proposed Amended Map is within the scope of the certified EIR in that it has been
18 determined that: a) the Amended Map does not represent a substantial change that would require
19 major revisions to the certified EIR; b) there have been no substantial changes in the circumstances
20 under which the subdivision will be undertaken that require major revisions to the EIR; c) the EIR
21 adequately addresses the potential impacts and provides appropriate mitigation measures related
22 to development of the Amended Map; d) no new significant impacts have been identified.

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

- 25 1. With regard to the subdivision the Planning Commission finds that:
- 26 A. The subdivision and its design conform with the requirements of Title 18 and Title 19 of
27 the Chico Municipal Code;
- 28 B. The subdivision is consistent with General Plan policies CD-G-49, T-G-20, and T-I-50,

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as the subdivision would establish a street grid with short block lengths, multiple access points, and a focal point at a centrally-located open space area. A pedestrian-friendly environment will be provided by having a minimal number of curb-cuts, using street sections with 5-foot wide sidewalks and on-street parking, and by planting street trees along every street and in medians, where provided, consistent with policies CD-G-53, LU-G-9, and OS-G-2;

C. The City’s sanitary sewer system has adequate capacity to serve the subdivision; domestic water will be provided by California Water Service Company; storm water facilities will be constructed in accordance with adopted City standards and the City’s Best Management Practices; public utilities are adjacent to the project site with adequate capacity to serve development of the subdivision; and adequate access will be provided to accommodate emergency vehicles. The subdivision, therefore, will not result in detrimental impacts to the public or the welfare of the City; and

D. No substantial evidence has been presented that would require disapproval of the subdivision pursuant to Government Code Section 66474.

2. Based on all of the above, the Planning Commission hereby approves the Amended Map, subject to the conditions and mitigation measures set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.

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

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THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on November 3, 2016, by the following vote:

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

APPROVED AS TO FORM:

MARK WOLFE
Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney*

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

EXHIBIT "I" CONDITIONS OF
APPROVAL
Creekside Landing Tentative Subdivision Map (S 03-03)

1. The creation of 423 lots for single-family residential development, a 6.91 acre parcel for dedication to the City of Chico as a creekside greenway, a 0.94 acre parcel for a neighborhood park, and approximately 0.5 acre for a linear park and bicycle/pedestrian paths is authorized, as depicted on the tentative subdivision map date stamped May 5, 2006, except as revised by any other condition of approval in compliance with the R1 Low Density Residential zoning district and the Northwest Chico Specific Plan.
2. The applicant shall comply with all other State and local Code provisions, including those of the Building Division, Fire Department, and the Division of Engineering. The applicant is responsible for contacting these offices to verify the need for permits.
3. Prior to recording the final map, the applicant shall pay any delinquent taxes and/or assessments against the property.
4. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of such building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel.

Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”

5. As noted on the tentative map, in the event that all fees related to the preparation of the Northwest Chico Specific Plan and Environmental Impact Report have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"A Northwest Chico Specific Plan cost recovery fee will be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new single-family residence is constructed on such lot or parcel. Such Northwest Chico Specific Plan cost recovery fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map, together with any adjustments to such schedule of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map to account for any changes in the cost recovery analysis or the type or extent of facilities which will be required by the Northwest Chico Specific Plan as a result of the development and/or use of real property."

6. The final map shall reflect an extension of the 8-foot wide multi-use path southerly along the toe of the Mud Creek levee behind Lots 294-297. The depths of Lots 294-297 shall be reduced accordingly.
7. The final map shall include a note stating that all single-family home designs are subject to administrative architectural review by Planning Division staff prior to or concurrent with the building permit plan check process. The following design elements shall be incorporated into the design of the residences:
- a. Massing achieved through the use of a variety of forms, including porches and wings;
 - b. Building facades that are interesting; that include amenities such as porches, steps, and window reveals; and that are designed at a pedestrian-friendly scale;
 - c. Seventy percent of the home designs within the subdivision shall incorporate covered porches with a minimum size of 4' x 8'. The remaining home designs shall do so if feasible;
 - d. Homes on corner lots along Street "F" shall be designed to face the Mud Creek levee with garage access provided from the side streets.
 - e. All garages shall be set back from the main facade by a minimum of 4 feet. In addition, garages should comprise a lesser percentage of the street frontage than the residence. If a garage occupies more than 50 percent of the total front elevation it shall not exceed 22 feet in width.

8. In the event that design issues arise on any home designs which staff is unable to resolve

administratively, the site plan and/or home design shall be reviewed and approved by the Planning Commission.

9. Where feasible, buildings and landscaping shall be oriented and designed to maximize the potential for natural cooling and passive solar opportunities. To the extent feasible, residential buildings should provide adequate southerly or southwesterly roof orientation to accommodate active solar energy systems as defined in Section 66473.1 of the Subdivision Map Act.
10. For lots west of Lot "E" which are encumbered by the 27-foot PG&E easement (Lots 399-405 and 412-415), the 8-foot high rear yard solid fencing and the dense row of evergreen trees (required by the Northwest Chico Specific Plan as part of the 100-foot agricultural buffer) shall be installed along the north boundary of the easement. Gates may be installed within the fencing to allow property owners access to the rear of their lots.
11. Prior to the filing of the final map, the applicant shall submit evidence in a form acceptable to the City Attorney, that demonstrates the applicant will pay their proportionate share of development of the neighborhood park.
- ~~12. Homes on Lots 1, 3, 4, and 5 shall front on Nord Highway.~~
13. Street "F" shall be modified to reflect a 63-foot street cross-section as shown in Figure 4-4 of the Northwest Chico Specific Plan (Final Plan).
14. The 8-foot multi-use levee path, the 5-foot sidewalk along Street "F" in front of Lot 8, and the sidewalk along Nord Highway shall all converge and connect to one another at the west side of Lot 8.
15. Provide a "choker" on Streets "J" and "K" opposite the Lot F bike/pedestrian path. The final design shall be subject to review and approval by the City Engineering Division.
16. In consultation with the City Engineering Division, redesign the intersection of Streets "B" and "E", and the intersection of Streets "E" and "C" to provide for safer bike and pedestrian crossings, including incorporating smaller turning radii and adjusting handicap ramps. The final designs shall be subject to review and approval by the Engineering Division.
17. Reconfigure the handicap ramps on Street "A" between Streets "G" and "H" and provide demarcated crosswalks where needed to provide designated crossing points at the intersection of Street "A" and the future extension of Center Street. The design and location of improvements shall be reviewed and approved by the Engineering Division.
18. Reduce the depths of Lots 410 and 411 by a minimum of 15 feet in order to increase the size of Lot 406 to provide for a larger building envelope.

19. Include bulbing at the corners for intersections along Powerline Drive (identified as Street "A" on the tentative map) in substantial conformance with Figure 5-8 of the Northwest Chico Specific Plan (Final Plan). Bulbing design and locations shall be reviewed and approved by the City Engineering Division.
20. Record a deed restriction against lots along the south boundary of the subdivision which advises property owners of the requirement to maintain fencing, irrigation and trees in compliance with the Northwest Chico Specific Plan in the following locations: 1) along the south property line (for Lots 362-371); 2) along the north side of the 27-foot PG&E easement (for Lots 399-406 and 412-413); and along the north side of the 40-foot agricultural buffer setback (for Lots 414-415 and 316-318). The required 8-foot high fencing, permanent irrigation, and the required double row of evergreen trees shall be installed prior to issuance of certificates of occupancy for the affected lots.
21. Provide a minimum 15-foot wide alley along the rear of Lots 173-177. Homes constructed on these lots shall be rear-loaded with vehicle access taken from the alley.
22. Prior to the recordation of a final map for any remaining lots, the applicant shall complete the amendment process of Chico Maintenance District 582 for the Northwest Specific Plan Area or create a new Maintenance District to maintain any maintenance required area resulting from the modification of the vesting tentative subdivision map.

SUBDIVISION REPORT

This office has reviewed the vesting Tentative Subdivision Map S 03-03 Creekside Landing and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). These requests have been listed on the Tentative Map application, described by the Subdivider and/or their engineer, or appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Non-radial lot lines.

Recommendation: Acceptable.

2. **Request:** Less than standard horizontal alignment geometrics.

Recommendation: Acceptable.

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

B. COMPLIANCE WITH THE NORTHWEST CHICO SPECIFIC PLAN

The Final Environmental Impact Report (EIR) for the Northwest Chico Specific Plan and the Northwest Chico Specific Plan booklet contain a number of both onsite and offsite roadway mitigation measures. These documents are intended to be used as the basis for determining both the nature and timing of the required onsite and offsite roadway mitigation measures. All improvements are to be designed and constructed in compliance with the Northwest Chico Specific Plan EIR and the Northwest Chico Specific Plan booklet.

C. NORTHWEST CHICO SPECIFIC PLAN COST RECOVERY FEE

The Northwest Chico Specific Plan EIR and the Northwest Chico Specific Plan booklet require certain common public improvements that benefit all development project within the plan area and cannot be attributed to a specific development. A Northwest Chico Specific Plan cost recovery fee will be assessed and levied upon the owner of any lot or parcel within the subdivision and will be paid in conjunction with the issuance of building permits.

D. TIMING AND NATURE OF PUBLIC IMPROVEMENTS

The Director of Engineering will determine the nature, extent, timing, and limits of required public improvements (including phased development) versus payment of an in-lieu fee.

E. PUBLIC FACILITY CONSTRUCTION

1. STREETS

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections attached hereto as Exhibit A:
 - 1) Interior to subdivision - Full urban improvements in compliance with the Northwest Chico Specific Plan.
 - 2) Adjacent to subdivision - Full urban improvements in compliance with the Northwest Chico Specific Plan.
 - 3) Exterior to subdivision - Full urban improvements in compliance with the Northwest Chico Specific Plan.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Director of Engineering. Appropriate easements shall be dedicated as needed on the Final Map.
- c) Notice is hereby given to future owners of lots within this subdivision that the City of Chico will require the construction of additional traffic circulation improvements under the circumstances described below. An appropriate note shall be placed on the Final Map.
- d) Street names shall be approved prior to recordation of the Final Map.

2. STORM DRAINAGE

a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Interior to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built within this subdivision. Said improvements shall be constructed by the Subdivider.
- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

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

3) Exterior to Subdivision - An underground storm drain system discharging to facilities described as Alternative 1 or Alternative 2 in the Northwest Chico Specific Plan EIR.

b) NPDES Requirements

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

c) Storm Drainage Treatment Facilities

Storm water treatment shall be in accordance with either Alternative 1 or Alternative 2 as described in the EIR certified for the Northwest Chico Specific Plan.

d) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Engineering Division for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow to the SUDAD.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

f) Statement of Effective Storm Water Disposal

The storm drainage system for this project shall meet the following standards:

- 1) No net increase in peak flow to the SUDAD.
- 2) Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site specific storm drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico's Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- g) The subdivider shall pay a storm drain fee in accordance with the requirements of the Chico Municipal Code.

3. SANITARY SEWER

a) Facility Construction

The Subdivider shall design and install the following City standard sanitary sewer facilities:

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.
- 3) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in compliance with the Application For Sewer Connection.

b) Sanitary Sewer Analysis

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

- 1) Size, grade, depth and location of gravity sewer lines.
- 2) Approved pumping plants, including service to an interim tributary area, if applicable.
- 3) Preliminary system design for future upstream tributary areas, if applicable.
- 4) Downstream sanitary sewer system capacity.

c) Sanitary Sewer Fees

The Subdivider shall complete an Application For Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

4. STREET SIGNS AND STRIPING

The Subdivider shall install City standard street signs, regulatory signs, pavement striping and pavement markings on all streets, and bicycle facilities that they are required herein to construct.

5. STREET LIGHTS

The Subdivider shall install City standard street lights on steel poles with concrete bases on all streets that they are required herein to construct.

6. BICYCLE FACILITIES

The Subdivider shall construct the following bicycle facilities:

- a) All bicycle facilities required by the Northwest Chico Specific Plan EIR and Northwest Chico Specific Plan booklet.
- b) Notice is hereby given to future owners of lots within this subdivision that the City of Chico will require the construction of additional bicycle circulation improvements. An appropriate note shall be placed on the Final Map.

7. TRANSPORTATION FACILITIES

The Subdivider shall construct bus turnouts and benches and shelters required by the Northwest Chico Specific Plan EIR and Northwest Chico Specific Plan booklet.

8. STREET TREES

Street trees shall be planted in accordance with the recommendation of the Park Department as outlined in a memorandum dated 4/20/06 and attached hereto as Exhibit B.

9. LANDSCAPING

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

- a) Eaton Road - Within the raised median and between the back of curb and property line.
- b) Nord Highway - Between the back of curb and property line, unless all the homes front on Nord Highway.
- c) Street "A" - Along portions not abutting the fronts of homes.
- d) Street "F" - Along portions adjacent to the Mud Creek Levee, not abutting the fronts of homes.
- e) Lot "D", Lot "E", and Lot "F".
- f) Storm water treatment facilities in accordance with either Alternative 1 or Alternative 2 as described in the EIR certified for the Northwest Chico Specific Plan.

10. NEIGHBORHOOD PARK

The Subdivider shall:

- a) Prior to issuance of the 100th building permit for a residential unit, Lot "A" shall be merged with the overall neighborhood park site as depicted in the Northwest Chico Specific Plan, and once the improvements have been finalized by the City, the park site shall be dedicated to the City and maintained by the Maintenance District.
- b) Prior to the filing of the final map, the developer shall submit evidence in a form acceptable to the City Attorney, that the developer will pay their proportional share of development of the neighborhood park.

F. PRIVATE FACILITY CONSTRUCTION

1. ACCESSWAY

The Subdivider shall construct an accessway over a portion of Lot 2 for the purpose of providing ingress and egress for Lot 1.

2. WELL AND SEPTIC TANK ABANDONMENT

The Subdivider shall abandon wells and/or septic systems in accordance with Butte County Environmental Health requirements.

G. MAINTENANCE

Prior to filing the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:

1. Eaton Road - Within the raised median and between the back of curb and property line.
2. Nord Highway - Between the back of curb and property line, unless all the homes front on Nord Highway.
3. Street "A" - Along portions not abutting the fronts of homes.
4. Street "F" - Along portions adjacent to the Mud Creek Levee, not abutting the fronts of homes.
5. Lot "D", Lot "E", and Lot "F".
6. Storm water treatment facilities in accordance with either Alternative 1 or Alternative 2 as described in the Northwest Chico Specific Plan EIR.
7. The neighborhood park site as depicted in the Northwest Chico Specific Plan.

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

H. SUBDIVISION GRADING

1. SOILS REPORT

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

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.
- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

2. GRADING STANDARDS

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

3. GRADING PLAN

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

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

4. FINAL GRADING REPORT

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

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

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

I. PUBLIC PROPERTY CONVEYANCES

1. DEDICATIONS

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

1. Dedicate a 120-foot public right-of-way to the City along: Eaton Road.
2. Dedicate a 31-foot half-width public right-of-way to the City along: Nord Highway.
3. Dedicate a 68-foot public right-of-way to the City along: Street "A" from Windham Way to Street "C".
4. Dedicate a 63-foot public right-of-way to the City along: Street "A" from Street "C" to Nord Highway; and along Street "A" from Windham Way to Street "L".
5. Dedicate a 60-foot public right-of-way to the City along: Street "F" along Mud Creek Levee.
6. Dedicate a 56-foot public right-of-way to the City along: Street "B" thru Street "Q" and Windham Way.

7. Convey to the City all abutter's rights of access to Nord Highway from the abutting Lots 1, 3, 4, 5, 7, 8, and Lot "G".
8. Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
9. Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.
10. Dedicate Lot "D", Lot "E", and Lot "F" to the City of Chico in fee simple for a bike and pedestrian path.
11. Dedicate Lot "H" to the City of Chico in fee simple for permanent open space and drainage.

2. ABANDONMENT

The "Existing Nord Highway" right-of-way (exact location of the right-of-way has not been determined) as depicted on the Tentative Map is approved. Said abandonment, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation.

J. PRIVATE PROPERTY CONVEYANCE

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall create an ingress and egress easement over a portion of Lot 2 for the benefit of Lot 1 as depicted on the Tentative Map.

K. OTHER PUBLIC SERVICES

1. PUBLIC UTILITIES

a) Underground Requirements

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

b) Easement Obstructions

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) Utility Company Comments

- 1) SBC, as of the date of this report, did not respond to a request for comments.

- a) Pacific Gas and Electric Company, in its letters dated 4/13/06 and 11/10/05, has made certain comments relative to this subdivision, which is attached hereto as Exhibit C. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.
- 3) California Water Service Company, in its letter dated 4/14/06, has made certain comments relative to this subdivision, which is attached hereto as Exhibit D. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.

2. FIRE PROTECTION

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

3. UNITED STATES POSTAL SERVICE

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and as depicted on a copy of the Tentative Map on file in the Community Services Department.

4. CALIFORNIA DEPARTMENT OF TRANSPORTATION

The State of California, Department of Transportation, in its letter dated 4/28/06, has made certain comments relative to this subdivision. Said letter is attached hereto as Exhibit E, for information only and with no recommendation for inclusion as a condition of approval of this subdivision. The issues raised have been resolved to Caltrans satisfaction.

5. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 4/12/06, has made certain comments relative to this subdivision, which is attached hereto as Exhibit F. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.

L. PERMITS FROM OUTSIDE AGENCIES

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

M. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and joint-use private improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Department of Engineering for review and approval prior to the start of any construction of public and joint-use private improvements.

All public and joint-use private improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

N. ADMINISTRATIVE REQUIREMENTS

1. SUBDIVISION IMPROVEMENT AGREEMENT

If the public and joint-use private improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. SUBDIVISION FEES

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

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

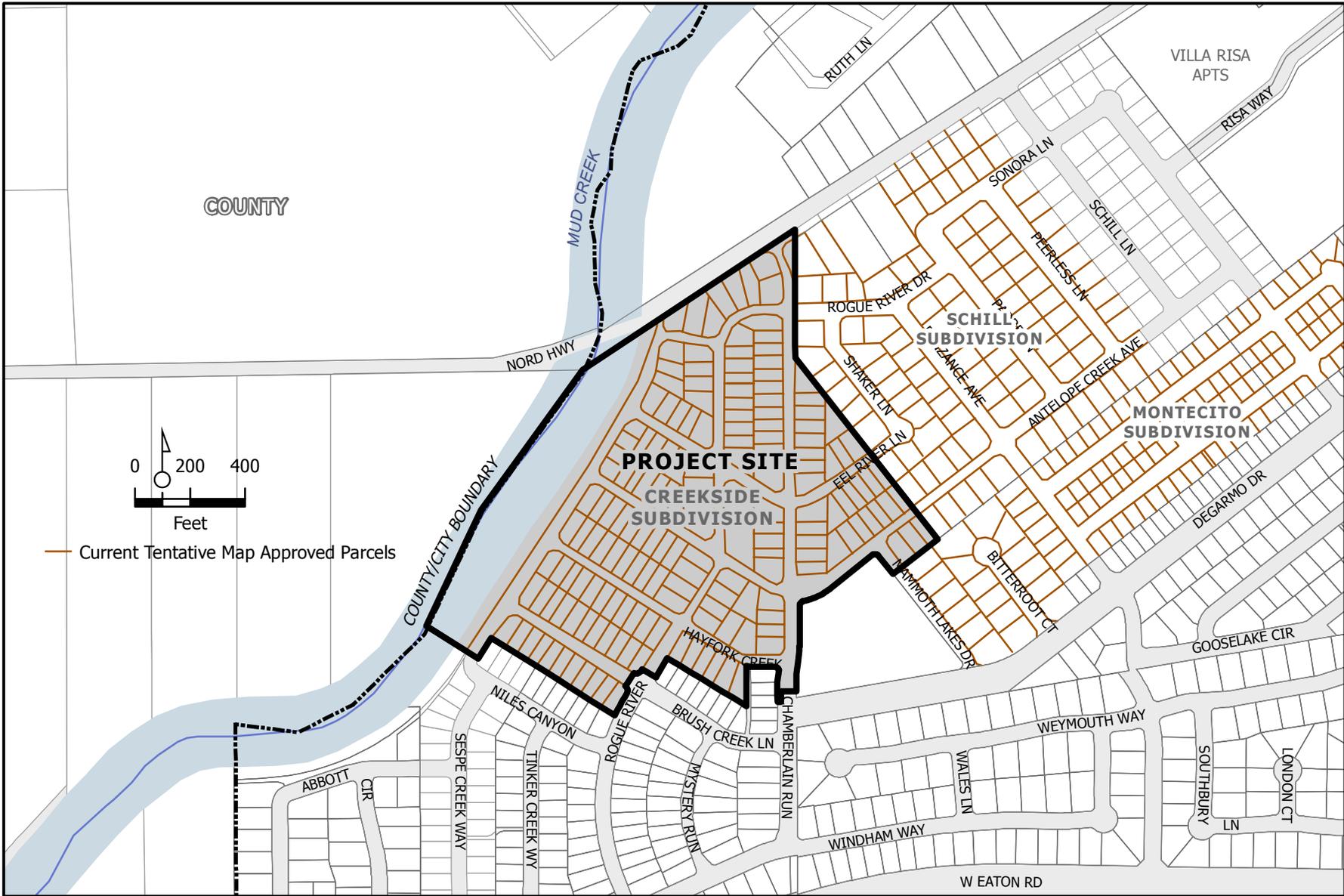
An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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

Matt Johnson, Senior Development Engineer

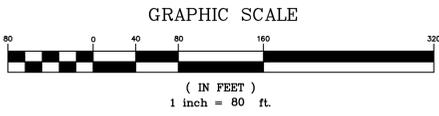
Attachments: Exhibits A, B, C, D, E, F

Distribution: Original - Planning Division



S 03-03 Creekside Landing Subdivision - Modification (Discovery Builders)
 APN: 006-690-061-000





APN 006-170-018
 APN 006-170-019
 APN 006-170-020

10' WIDE PG&E EASEMENT PER 1632/658 AND 1422/118

APN 006-170-034

APN 006-680-007

APN 006-680-006

(PERPETUAL RIGHT OF WAY & EASEMENT FOR MUD CREEK) PER 1182/545 AND 1422/118

40' EASEMENT 33 PER 1075/194
 EXISTING NORD HIGHWAY RIGHT OF WAY TO BE ABANDONED BY ACTION OF THIS FINAL MAP. EXACT LOCATION OF RIGHT OF WAY HAS NOT BEEN DETERMINED.

APN 006-690-004

FUTURE SCHILL SUBDIVISION
 APN 006-680-017

LOT "H" 301,170 sf

FUTURE INNSBROOK SUBDIVISION

FUTURE PARK
 APN 006-690-052

OWNER AND SUBDIVIDER:

DISCOVERY BUILDERS, INC.
 4061 PORT CHICAGO HIGHWAY, SUITE H
 CONCORD, CA 94520
 (925) 682-6419

ENGINEER:

W. GILBERT ENGINEERING
 WESLEY E. GILBERT, R.C.E. 31689
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315

ASSESSOR'S PARCEL NUMBER:

006-690-061

LAND USE:

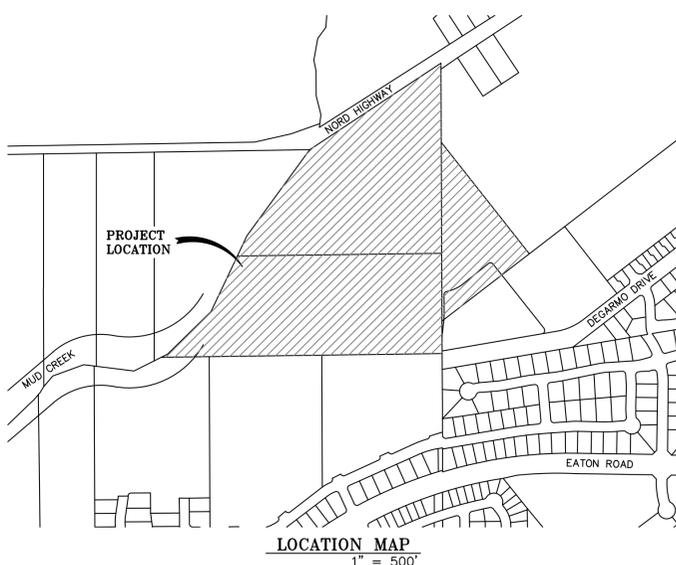
PRESENT: VACANT
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:

PRESENT: R1
 FUTURE: R1

UTILITIES:

SANITARY SEWER: CITY OF CHICO
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: AT&T
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF CHICO



LOCATION MAP
 1" = 500'

LEGEND:

- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- EXISTING EASEMENT, AS LABELED
- SUBDIVISION BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING CURB, GUTTER AND SIDEWALK
- PROPOSED CURB, GUTTER AND SIDEWALK
- PEDESTRIAN REFUGE
- UNIT/PHASE LINE
- ABUTTER'S RIGHTS TO THE CITY OF CHICO

CREEKSIDE LANDING REVISED VESTING TENTATIVE SUBDIVISION MAP, UNITS 3 AND 4 (S16-____) A PUBLIC STREET SUBDIVISION

A PORTION OF THE "FUTURE PHASES PARCEL" SHOWN ON THE MAP OF "CREEKSIDE LANDING SUBDIVISION, UNIT 2C" FILED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 186 OF MAPS, AT PAGES 1 THRU 6 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 1 EAST, M. D. B. & M. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA



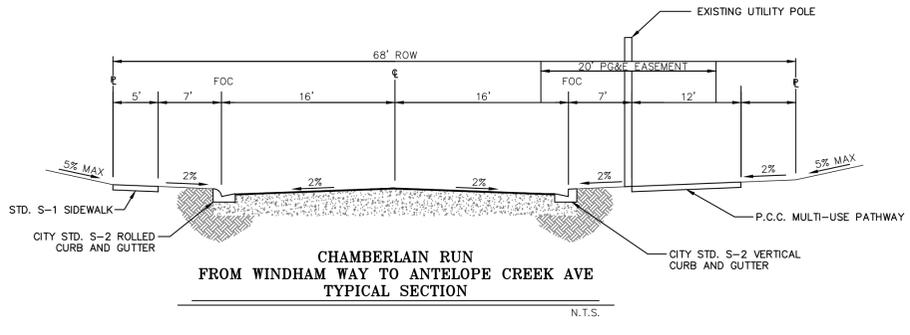
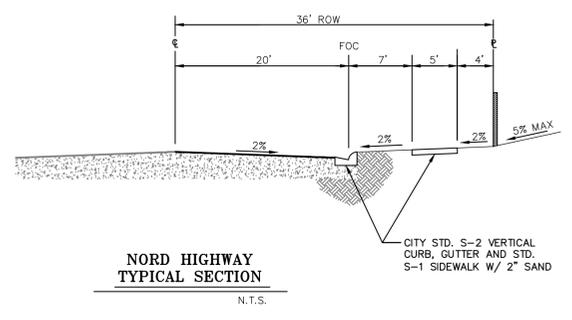
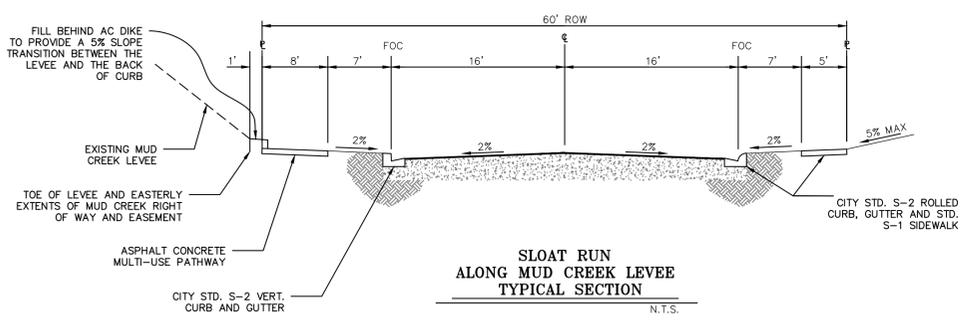
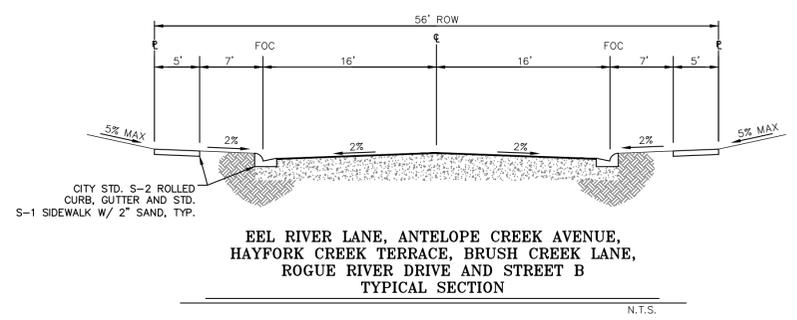
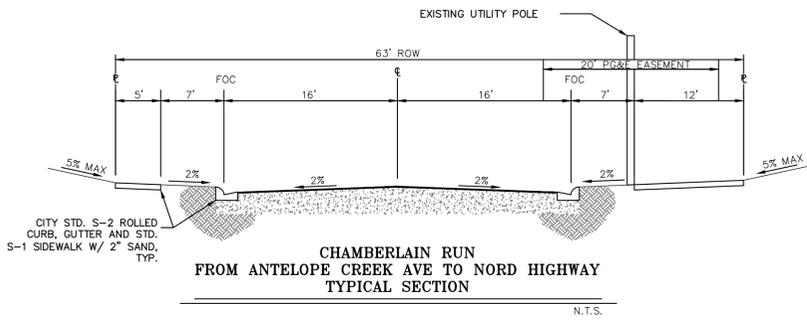
THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: WESLEY E. GILBERT R.C.E. 31689
 DATE: _____
 EXPIRES: 12/31/16

FOR
 DISCOVERY BUILDERS, INC.
 W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 140
 CHICO, CALIFORNIA 95973
 (530) 809-1315

MARCH 30, 2016

SHEET 1 OF 2



SUBDIVISION NOTES:

- 1) SUBDIVISION INFORMATION:
TOTAL ACREAGE: 37.37
NUMBER OF NEW UNITS: 155
UNITS PER ACRE: 4.15
LOTS 1 THRU 155 - AVERAGE LOT AREA: 5,932 sf
- 2) THE EXISTING WELLS AND SEPTIC TANK/LEACH LINE SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH BUTTE COUNTY HEALTH DEPARTMENT STANDARDS AFTER INSTALLATION OF THE SEWER AND WATER SYSTEMS FOR THE SUBDIVISION.
- 3) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND CONSTRUCTION OF BUILDINGS PADS. TO AVOID PONDING OF STORM WATER ON ADJACENT PROPERTIES, FINAL GRADING OF THE SITE WILL GENERALLY MAINTAIN THE EXISTING GRADES AROUND THE PERIMETER OF THE SUBDIVISION SITE.
- 4) THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
- 5) SANITARY SEWER SERVICE FOR THE SUBDIVISION SHALL COMPLY WITH APPLICATION FOR SEWER CONNECTION # _____

NORTHWEST CHICO SPECIFIC PLAN (NWCSF) NOTES:

- 1) THIS PROJECT WILL PROVIDE STORM WATER TREATMENT ACCORDING TO EITHER ALTERNATIVE 1 OR ALTERNATIVE 2 AS DESCRIBED IN THE EIR CERTIFIED FOR THE NWCSF.
- 2) A NWCSF COST RECOVERY FEE WILL BE ASSESSED AND LEVIED UPON THE OWNER OF ANY LOT OR PARCEL WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF ANY NEW RESIDENTIAL UNIT ON SUCH LOT OR PARCEL.

**INTENDED USE OR DISPOSITION
(LOT "G" AND "H")**

- LOT "G" -- TO BE PROCESSED AS A PART OF A FUTURE BOUNDARY LINE MODIFICATION AND BE COMBINED WITH THE ADJACENT PROPERTY TO THE EAST
- LOT "H" -- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE AND DRAINAGE.

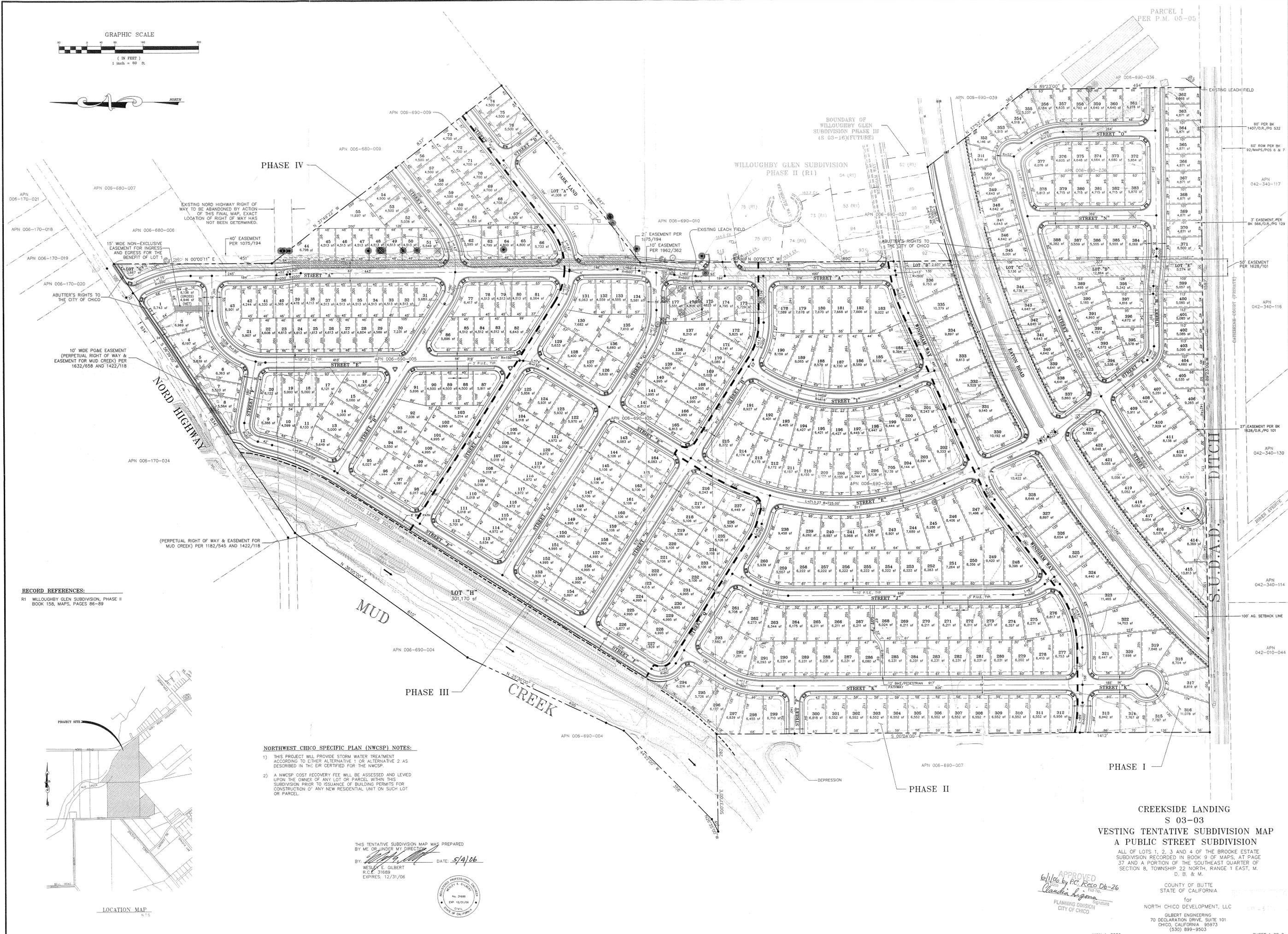
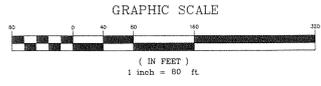
RECORD REFERENCES:

- R1 - CREEKSIDE LANDING SUBDIVISION UNIT 2B, BOOK 184 OF MAPS, PAGES 36-41
- R2 - CREEKSIDE LANDING SUBDIVISION UNIT 2C, BOOK 186 OF MAPS, PAGES 1-6
- R3 - CREEKSIDE LANDING SUBDIVISION UNIT 2D, FUTURE SUBDIVISION

**CREEKSIDE LANDING REVISED
VESTING TENTATIVE SUBDIVISION
MAP, UNITS 3 AND 4 (S16-____)
A PUBLIC STREET SUBDIVISION**

A PORTION OF THE "FUTURE PHASES PARCEL" SHOWN ON THE MAP OF "CREEKSIDE LANDING SUBDIVISION, UNIT 2C" FILED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 186 OF MAPS, AT PAGES 1 THRU 6 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 1 EAST, M. D. B. & M. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

FOR
DISCOVERY BUILDERS, INC.
W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 140
CHICO, CALIFORNIA 95973
(530) 809-1315



EXISTING NORD HIGHWAY RIGHT OF WAY TO BE ABANDONED BY ACTION OF THIS FINAL MAP. EXACT LOCATION OF RIGHT OF WAY HAS NOT BEEN DETERMINED.

15' WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 1

ADJUTER'S RIGHTS TO THE CITY OF CHICAGO

10' WIDE PG&E EASEMENT (PERPETUAL RIGHT OF WAY & EASEMENT FOR MUD CREEK) PER 1632/658 AND 1422/118

PERPETUAL RIGHT OF WAY & EASEMENT FOR MUD CREEK PER 1182/545 AND 1422/118

RECORD REFERENCES:
R1 WILLOUGHBY GLEN SUBDIVISION, PHASE II
BOOK 158, MAPS, PAGES 86-89

NORTHWEST CHICO SPECIFIC PLAN (NWCS) NOTES:

- THIS PROJECT WILL PROVIDE STORM WATER TREATMENT ACCORDING TO EITHER ALTERNATIVE 1 OR ALTERNATIVE 2 AS DESCRIBED IN THE EIR CERTIFIED FOR THE NWCS.
- A NWCS COST RECOVERY FEE WILL BE ASSESSED AND LEVIED UPON THE OWNER OF ANY LOT OR PARCEL WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF ANY NEW RESIDENTIAL UNIT ON SUCH LOT OR PARCEL.

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION
BY: *Wesley E. Gilbert* DATE: 5/4/06
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/06



APPROVED
6/1/06 by R.C. Raso D6-26
Date
Candice Aguirre
Signature
PLANNING DIVISION
CITY OF CHICAGO

**CREEKSIDE LANDING
S 03-03
VESTING TENTATIVE SUBDIVISION MAP
A PUBLIC STREET SUBDIVISION**

ALL OF LOTS 1, 2, 3 AND 4 OF THE BROOKE ESTATE SUBDIVISION RECORDED IN BOOK 9 OF MAPS, AT PAGE 37 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 1 EAST, M. D. B. & M.

COUNTY OF BUTTE
STATE OF CALIFORNIA
for
NORTH CHICO DEVELOPMENT, LLC
GILBERT ENGINEERING
70 DECLARATION DRIVE, SUITE 101
CHICO, CALIFORNIA 95973
(530) 899-9503

LOCATION MAP
N.T.S.

OWNER:

ROBERT E. ALLEN
5134 N. WOODSON AVE.
FRESNO, CA 93711

JUDITH FAWSETT, TRUSTEE
236 W. EAST AVE. PMB 115
CHICO, CA 95926

SUBDIVIDER:

NORTH CHICO DEVELOPMENT, LLC
5134 N. WOODSON AVE.
FRESNO, CA 93711
(559) 431-6084

ENGINEER:

GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
70 DECLARATION DRIVE, SUITE 101
CHICO, CALIFORNIA 95973
(530) 899-9503

A. P. NO.:

006-690-005, 008, 009 & 036 (PORTION OF)

LAND USE:

PRESENT: AGRICULTURAL
FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:

PRESENT: A-20 (BUTTE COUNTY)
FUTURE: R-1 (CITY OF CHICO)

UTILITIES:

SANITARY SEWER: CITY OF CHICO
WATER: CALIFORNIA WATER SERVICE COMPANY
COMMUNICATIONS: SBC
POWER: PACIFIC GAS & ELECTRIC COMPANY
CABLE TV: COMCAST
STORM DRAIN: CITY OF CHICO / SUDAD
GAS: PACIFIC GAS & ELECTRIC COMPANY

SUBDIVISION NOTES:

- SUBDIVISION INFORMATION:
TOTAL ACREAGE: 94.70
NUMBER OF NEW UNITS: 423
UNITS PER ACRE: 4.47
LOTS 1 THRU 423 - AVERAGE LOT SIZE: 5,967 sf
LOTS "A" THRU "G" - TOTAL LOT AREA: 76,671 sf (1.76 ACRES)
LOT "H" (MUD CREEK) - TOTAL AREA = 30,170 sf (0.81 ACRES)
- THE EXISTING WELLS AND SEPTIC TANK/LEACH LINE SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH BUTTE COUNTY HEALTH DEPARTMENT STANDARDS AFTER INSTALLATION OF THE SEWER AND WATER SYSTEMS FOR THE SUBDIVISION.
- GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND CONSTRUCTION OF BUILDING PADS. TO AVOID PONDING OF STORM WATER ON ADJACENT PROPERTIES, FINAL GRADING OF THE SITE WILL GENERALLY MAINTAIN THE EXISTING GRADES AROUND THE PERIMETER OF THE SUBDIVISION SITE.
- THE EXISTING TREES WILL BE RETAINED TO THE MAXIMUM EXTENT FEASIBLE, WHERE NOT IN CONFLICT WITH PROPOSED IMPROVEMENTS OR BUILDINGS.
- THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
- SANITARY SEWER SERVICE FOR THE SUBDIVISION SHALL COMPLY WITH APPLICATION FOR SEWER CONNECTION # _____

INTENDED USE OR DISPOSITION (LOT "A" THRU "H")

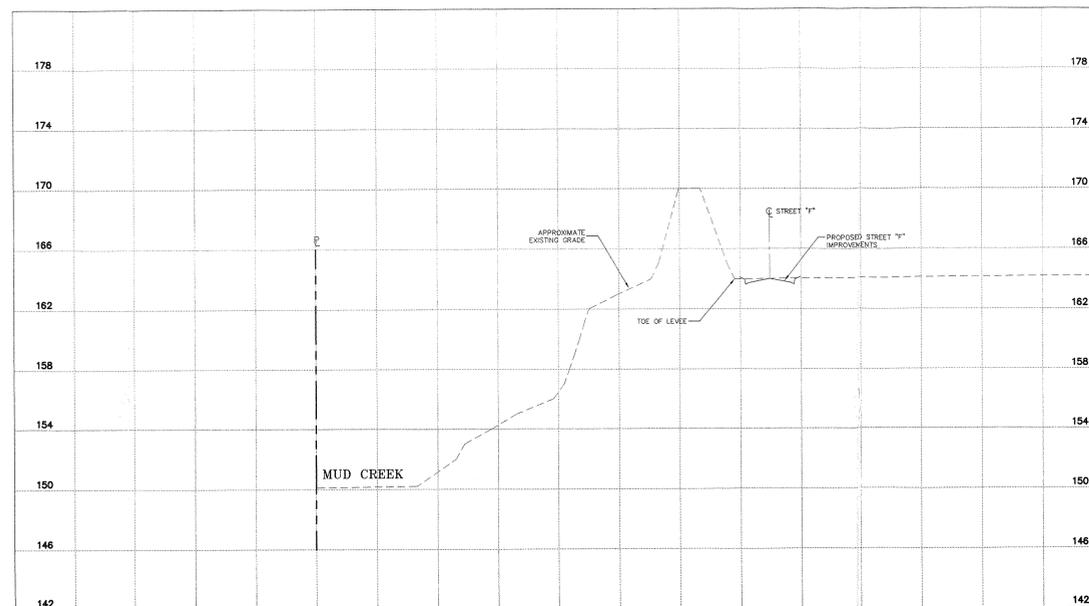
- LOT "A" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR USE AS A PORTION OF THE NEIGHBORHOOD PARK SPECIFIED IN THE NWCSP.
- LOT "B" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE.
- LOT "C" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE.
- LOT "D" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE.
- LOT "E" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE.
- LOT "F" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR BIKE AND PEDESTRIAN PATHWAY.
- LOT "G" --- TO BE PROCESSED AS A PART OF A FUTURE BOUNDARY LINE MODIFICATION AND BE COMBINED WITH THE ADJACENT PROPERTY TO THE EAST.
- LOT "H" --- TO BE DEDICATED TO THE CITY OF CHICO IN FEE TITLE FOR PERMANENT OPEN SPACE AND DRAINAGE.

REQUESTED DESIGN CRITERIA MODIFICATIONS:

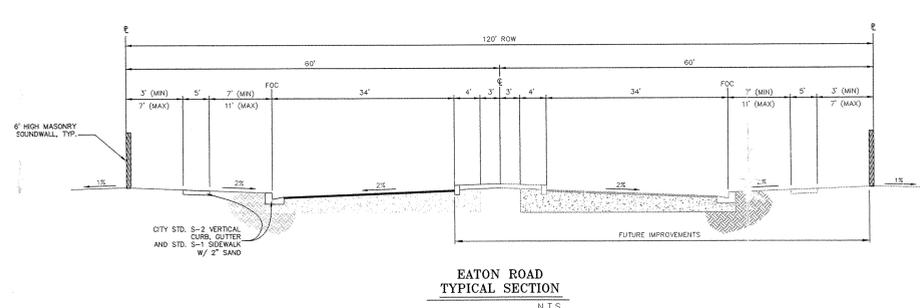
- ALLOW NON-RADIAL LOT LINES
- ALLOW 50' CENTERLINE RADIUS ON STREETS "F" & "K".
- ALLOW LOT DEPTHS GREATER THAN 3:1.

LEGEND:

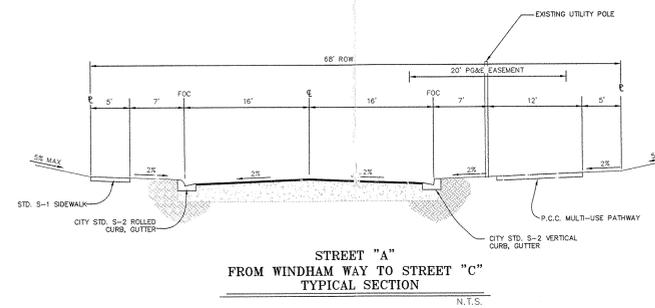
- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- SUBDIVISION BOUNDARY
- EXISTING CURB, GUTTER AND SIDEWALK
- EXISTING LOT LINES
- EXISTING PROPERTY LINES
- 6' HIGH MASONRY SOUNDWALL
- TOE OF LEVEE
- EXISTING FENCE
- EXISTING WELL TO BE ABANDONED
- EXISTING UTILITY POLES
- APN NUMBER
- PEDESTRIAN REFUGE
- EXISTING EASEMENTS, AS LABELED
- EXISTING OAK TREE
- EXISTING MAPLE TREE
- EXISTING WALNUT TREE
- EXISTING PINE TREE
- EXISTING LANDSCAPE TREE
- EXISTING TREE TO BE REMOVED, TYP.
- EXISTING BUILDING TO REMAIN, TYP.
- EXISTING BUILDING TO BE REMOVED, TYP.
- ABUTTER'S RIGHTS TO THE CITY OF CHICO
- PHASE LINE/BOUNDARY



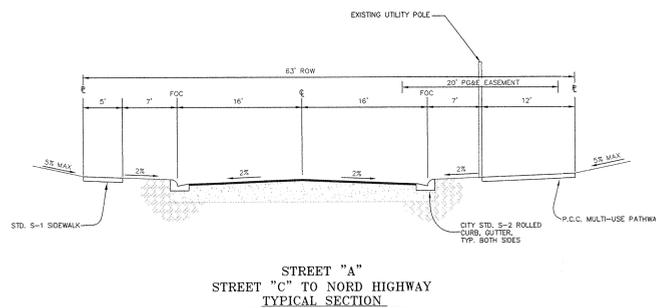
STREET "F" ADJACENT TO MUD CREEK TYPICAL SECTION
HORIZ = 1:40 VERT. = 1:4



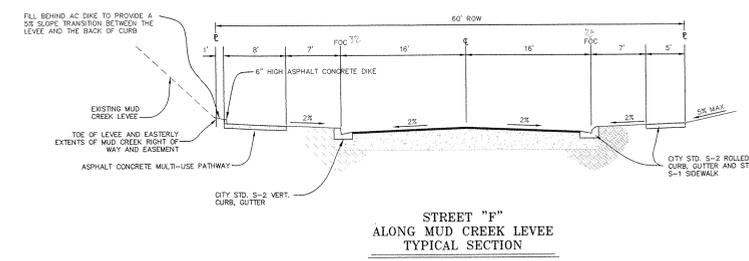
EATON ROAD TYPICAL SECTION
N.T.S.



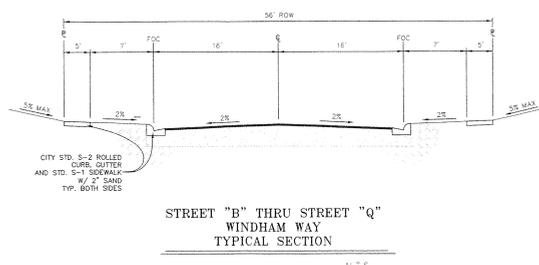
STREET "A" FROM WINDHAM WAY TO STREET "C" TYPICAL SECTION
N.T.S.



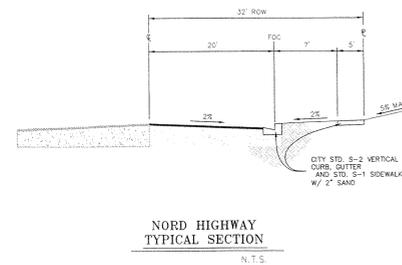
STREET "A" STREET "C" TO NORD HIGHWAY TYPICAL SECTION
N.T.S.



STREET "F" ALONG MUD CREEK LEVEE TYPICAL SECTION
N.T.S.



STREET "B" THRU STREET "Q" WINDHAM WAY TYPICAL SECTION
N.T.S.



NORD HIGHWAY TYPICAL SECTION
N.T.S.

CREEKSIDE LANDING S 03-03 VESTING TENTATIVE SUBDIVISION MAP A PUBLIC STREET SUBDIVISION

ALL OF LOTS 1, 2, 3 AND 4 OF THE BROOKE ESTATE SUBDIVISION RECORDED IN BOOK 9 OF MAPS, AT PAGE 37 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 1 EAST, M. D. B. & M.

APPROVED
6/1/06 by P.C. Reso. 06-26
Claudia Sigara
PLANNING DIVISION
CITY OF CHICO

COUNTY OF BUTTE
STATE OF CALIFORNIA
for
NORTH CHICO DEVELOPMENT, LLC
GILBERT ENGINEERING
70 DECLARATION DRIVE, SUITE 101
CHICO, CALIFORNIA 95973
(530) 899-9503

Rural Consulting Associates

Land Development • Entitlements
Project Management

140 Yellowstone Drive, Suite 160
Chico, CA 95973

(530) 899-9849
FAX (530) 891-3690

April 13, 2016

Mr. Bob Summerville, Senior Planner
P.O. Box 3420
Chico, CA 95927

RECEIVED

APR 15 2016

CITY OF CHICO
PLANNING SERVICES

RE: APPROVED VTSM S 03-03 MODIFICATION

Dear Bob,

Discovery Builders is requesting modification to their approved Creekside Landing Vesting Tentative Subdivision Map (VTSM) S 03-03. We believe the proposed modifications requested are reasonable, supportable and look forward to city review, consideration and approval.

The modification requests are for Unit's 3 & 4 which VTSM has been approved for 175 residential lots. Our request is for a reduction of 20 lots to a revised total of 155 residential lots. We have found that the lots sizes resulting from the reduction in this area are more acceptable to new homebuyers.

Second, and you may well remember, the delays in getting subdivision maps approved during the lengthy approval of the NW Chico Specific Plan. There was some lot configurations changed from our proposed mapping at that time. We are requesting the city support our request to modify Item # 12 in the Conditions of Approval. On the approved VTSM Lots 1, 3, 4 & 5 were reoriented to face Nord Highway. This took the lots from being part of a neighborhood to being isolated. We are requesting our revised Lots 3, 4, 5, & 6 as shown (revised subdivision map) front on Rogue River Drive/Sloat Run to be an integral part of the Creekside Landing neighborhood.

We will be submitting landscape plans between sidewalk and backyard fencing, plus fencing with pilasters along Nord Highway from Chamberlain Run to the westerly property line. We look forward to your "completeness letter" on our request for Modification of Tentative Map # S 03-03.

Sincerely,



Jim Mann, Discovery Builders

Cc: Mark Wolfe, AICP, Chico Community Development Director
Monte Davis, Discovery Builders Project Manager
Wes Gilbert, PE, W. Gilbert Engineering
Cayla Miller, Rural Consulting Associates