



DATE: November 10, 2016

TO: PLANNING COMMISSION

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

RE: Modification to Approved Small Lot Vesting Tentative Subdivision Map 06-05
(Montecito Place)
Located South of Nord Highway and West of Esplande; APNs 006-690-011, -012

SUMMARY

The applicant proposes to modify approved Small Lot Vesting Tentative Subdivision Map S 06-05. The proposal would eliminate a 12 foot wide bicycle/pedestrian path from between lots 93 and 94 and a nine (9) foot wide bicycle/pedestrian path from between lots 33 and 78 of the approved vesting tentative map. No significant concerns have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 16-21 (**Attachment A**), approving modification to approved small lot vesting tentative subdivision map S 06-05, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 16-21, approving the modifications to approved small lot vesting tentative subdivision map S 06-05, subject to the attached conditions.

BACKGROUND

A proposal to modify approved Small Lot Vesting Tentative Subdivision Map S 06-05. The proposed project eliminate a 12 foot wide bicycle/pedestrian path from between lots 93 and 94 and a nine (9) foot wide bicycle/pedestrian path from between lots 33 and 78 of the approved small lot vesting tentative map. The site is designated Medium Density Residential on the General Plan Diagram and is located in the R-2 AOD (Medium 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 Medium Density Residential Land Use Designation, which is characterized largely by single family homes and some duplexes and allows for densities ranging from 7.1 to 14 dwelling units per acre.

DISCUSSION

The proposed modification would include the elimination of a 12 foot wide bike path between lots 93 and 94 that would connect Street D (Antelope Creek) of the approved Schill subdivision

(S 06-02) with Bentwater Loop to the south after passing between lots 93 and 94 of the approved Montecito Place subdivision (S 06-05). The proposed modification also includes a request to remove a nine (9) foot bicycle/pedestrian path from between lots 33 and 78 that would connect Bentwater Loop with an adjacent multi-family residential project to the northeast (see **Attachment C**). Prior to the current approved street layout for the subdivision, the Northwest Chico Specific Plan included development of the site as incorporating multiple cul-de-sacs in the planned circulation network (see **Attachment D**). The incorporation of the cul-de-sacs in the circulation network would have resulted in the need for increased bicycle and pedestrian paths to allow the Specific Plan to conform to the General Plan Goals for Circulation (CIRC-1.2, CIRC-2.1, CIRC-3, and CIRC-4) and Community Design (CD-2.1, CD-3.2). A redesign of the approved subdivision eliminated cul-de-sacs from the street network and therefore increased pedestrian and bicycle connectivity throughout the project site. The redesigned street layout allows the proposed project area to be consistent with the goals of the Northwest Chico Specific Plan to develop and multi-modal circulation pattern that facilitates connectivity from residential neighborhoods to both the Esplanade and the area's open space amenities as well as previously listed General Plan goals for Circulation and Community Design.

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, which includes a street grid pattern that allows for ease of access for pedestrians and bicyclists, conforms with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan and the Northwest Chico Specific 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, Senior Planner

Bob Summerville, Senior Planner

File: S-06-05

External

Bill Webb, Bell Webb Homes, 121 Yellowstone Drive, Chico, CA 95973

Janine Rood, Chico Velo Cycling Club, P.O. Box 2285, Chico, CA 95927

ATTACHMENTS:

- A. Planning Commission Resolution No. 16-21
 - Exhibit I Conditions of Approval for S06-05
 - Exhibit II Subdivision Report for S 06-05
- B. Location/Notification Map
- C. Montecito Place Subdivision Vesting Tentative Map (S06-05)
- D. Northwest Chico Specific Plan Bicycle and Pedestrian Network
- E. Applicant request

- 1 Commission Resolution S 06-47; and,
2 C. No substantial evidence has been presented that would require disapproval of the
3 subdivision pursuant to Government Code Section 66474.
4 2. Based on all of the above, the Planning Commission hereby approves the Amended Map,
5 subject to the conditions and mitigation measures set forth in Exhibit I, and the provisions
6 of the Subdivision Report set forth in Exhibit II, attached hereto.
7 3. The Planning Commission hereby specifies that the materials and documents which constitute
8 the record of proceedings upon which its decision is based are located at and under the custody
9 of the City of Chico Community Development Department.

10 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
11 Commission of the City of Chico held on November 17, 2016, by the following vote:

- 12 AYES:
13 NOES:
14 ABSENT:
15 ABSTAIN:
16 DISQUALIFIED:
17 ATTEST:

18 APPROVED AS TO FORM:

19
20 _____
21 MARK WOLFE
22 Planning Commission Secretary

20 _____
21 ANDREW L. JARED
22 Assistant City Attorney*

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

25 X:\Current Planning\Subdivision\2016\06 Montecito Modification S 06-05\Process\Attachment A - Resolution 16-21.docx

EXHIBIT "I" CONDITIONS OF
APPROVAL

Montecito Place Small-Lot Vesting Tentative Subdivision Map (S 06-05)

1. The creation of 103 single-family residential lots on a 14.46 acre site comprised of two adjacent parcels is authorized, as depicted on the Montecito Place Small-Lot Vesting Tentative Subdivision Map (S 06-05) date stamped October 25, 2006 by the Planning Division, except as revised by any other condition of approval in compliance with the Chico Municipal Code's Small-Lot Subdivision Standards, the R2 Medium Density Residential zoning district, and the Northwest Chico Specific Plan.
2. The subdivision shall be developed in compliance with all other State and local Code provisions, including those of the Building and Engineering Divisions and the Fire Department. The applicant is responsible for contacting these offices to verify the need for permits.
3. Prior to recording the final map, any delinquent taxes and/or assessments against the property shall be paid.
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 include a note stating that all development is subject to compliance with the mitigation measures set forth in the Environmental Impact Report (EIR) prepared for the Northwest Chico Specific Plan (NWCSP) and certified by the City of Chico City Council on December 6, 2005.
7. The final map shall illustrate bulbed intersections as set forth in the NWCSP.
8. ~~The final map shall illustrate the Class I pedestrian/bicycle path between Lots 78 and 33 being a minimum of 12 feet wide.~~
9. The final map shall indicate that the average lot size shall comply with Chico Municipal Code (CMC) section 19.76.150 Small-Lot Subdivision standards.
10. The final map shall include a note stating that development of all lots shall comply with all development standards of Chico Municipal Code (CMC) section 19.76.150 Small-Lot Subdivision standards.
11. 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 to ensure that the proposed architectural concepts illustrated in the Architectural Design Booklet date stamped October 25, 2006 and the required design elements of the NWCSP are incorporated.
12. 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.
13. 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.
14. Prior to the filing of the final map, evidence must be submitted in a form acceptable to the City Attorney, that demonstrates payment of proportionate share of development of the neighborhood park.
15. Provide a deed notice for the sale of all resulting lots notifying purchasers of the proximity of the airport and the potential for possible noise related impacts in a disclosure notice in a form approved by the Airport Land Use Commission.

16. Prior to the recordation of the Final Map record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
17. Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height in the C2 and D Compatibility Zones as set forth in the Butte County Airport Land Use Compatibility Plan.
18. Residential development on Lots within the C2 Compatibility Zone shall be consistent with the density (at least 4 dwelling units per acre) as stated in Table 2A of the 2000 Butte County Airport Land Use Compatibility Plan.
19. ~~The final map shall illustrate a 12-foot wide Class I pedestrian/bicycle path between Lots 93 and 94 and aligning with the pedestrian/bicycle path of the Schill Subdivision adjacent to the north and generally aligning on the south with Street 'B' of the Montecito Place tentative subdivision map.~~
20. The shoulders along the paved surfaces of all bicycle paths shall be landscaped. All landscaping shall be approved by the City's Urban Forester.



EXHIBIT "II"
CITY OF CHICO MEMORANDUM

TO: CITY PLANNING COMMISSION **DATE:** 11/22/06
FROM: SENIOR DEVELOPMENT ENGINEER **FILE:** INTER DEPT/SUBD
RE: VESTING TENTATIVE MAP OF: S 06-05 MONTECITO SUBDIVISION

SUBDIVISION REPORT

This office has reviewed the vesting Tentative Subdivision Map S 06-05 Montecito Subdivision and herewith submits the following findings and recommendations for same.

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

The Subdivider has requested certain modifications to Title 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, and appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Allow non-radial lot lines.
Recommendation: Acceptable.
2. **Request:** Allow lot depths less than 80 feet.
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 projects 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) Exterior to subdivision - Full urban improvements as required by the Director of Engineering.
- 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. TRAFFIC CALMING DEVICES

The Subdivider shall design and install traffic calming devices in a manner acceptable to the Director of Engineering.

3. 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 into the SUDAD.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first ½-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 into the SUDAD.
- 2) Intercept and treat the first flush runoff (defined as the first ½-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.

4. 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) 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 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.

The Subdivider shall pay the remaining balance owed on any "Assessment In Lieu of Payment of Sewer Connection Fees" prior to filing the Final Map.

5. STREET SIGNS AND STRIPING

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

6. STREET LIGHTS

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

7. BICYCLE FACILITIES

The Subdivider shall construct all bicycle facilities required by the Northwest Chico Specific Plan EIR and Northwest Chico Specific Plan booklet within the proposed subdivision.

8. STREET TREES

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

F. 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:

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.

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.

G. 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.

H. PUBLIC PROPERTY CONVEYANCES

1. DEDICATIONS

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

1. Dedicate a 56-foot public right-of-way to the City of Chico along Street "A", Street "B", Street "C", Street "D", Street "E", and Street "F".
2. Dedicate a 6-foot Bike Path between Lots 33 and 78.
3. Dedicate an Avigation Easement to the City over the lots within the subdivision boundary as required by the Director of Engineering.
4. Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
5. Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

2. ABANDONMENT

Shirley Court right-of-way to be abandoned and quitclaimed to the owners of APN 006-690-012 and 013. Said abandonment shall be recorded prior to filing the Final Map.

I. 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. AT&T, as of the date of this report, did not respond to a request for comments.
2. Pacific Gas and Electric Company, in its letter dated 8/25/06, has made certain comments relative to this subdivision, which is attached hereto as Exhibit B. 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 5/15/06, 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.

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 the Community Services Department.

4. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 9/6/06, 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.

J. PERMITS FROM OUTSIDE AGENCIES

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

K. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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

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

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

L. ADMINISTRATIVE REQUIREMENTS

1. SUBDIVISION IMPROVEMENT AGREEMENT

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

2. SUBDIVISION FEES

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon 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 improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

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

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

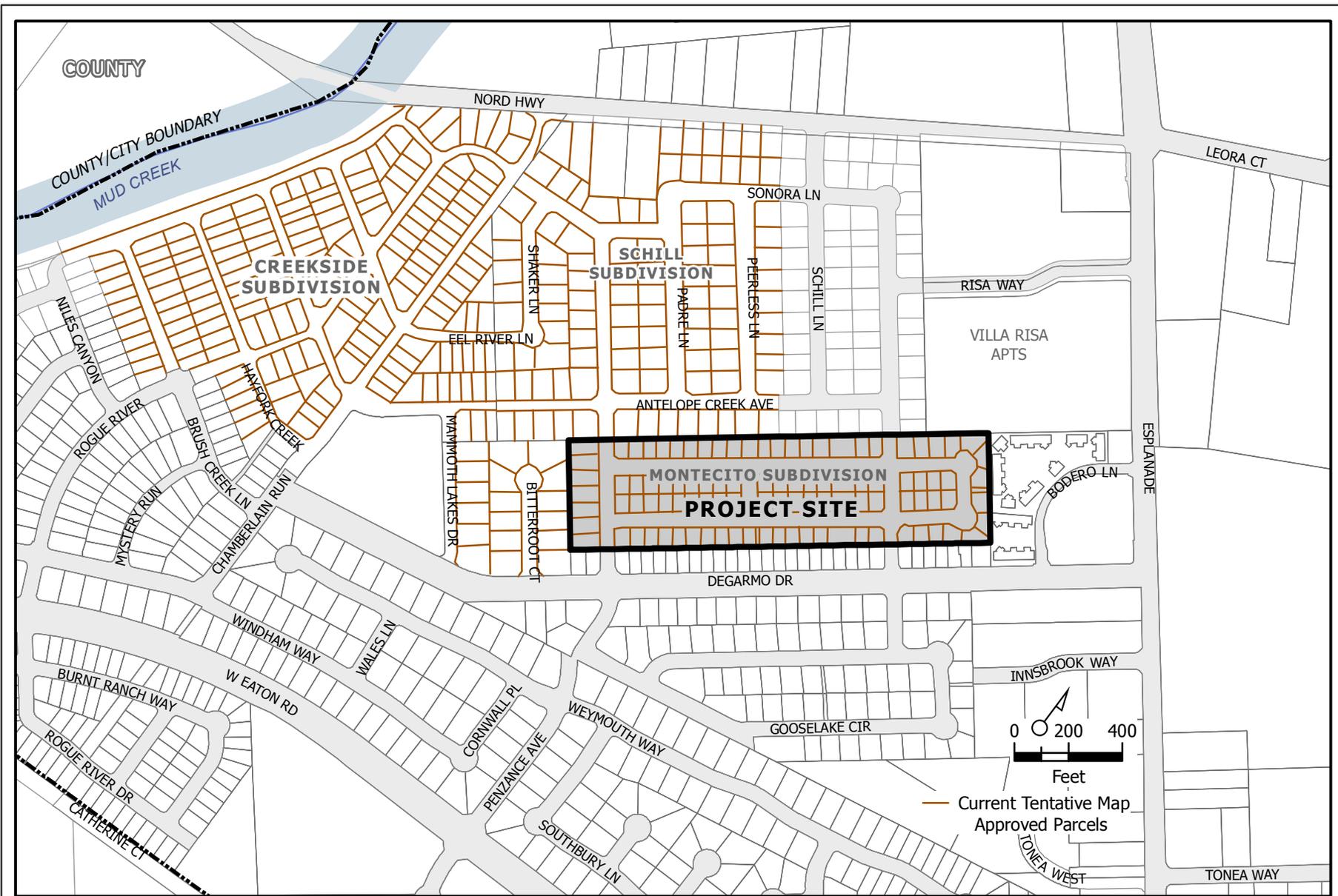
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in the Community Services Department.



Matt Johnson, Senior Development Engineer

Attachments: Exhibits A, B, C, D

Distribution: Original - Planning Division



S 06-05 Montecito Placel Subdivision - Modification (Webb)
 APN: 006-690-011-000, 006-690-012-000



OWNERS & SUBDIVIDER:

FORECAST LAND INVESTMENT, LLC
4061 PORT CHICAGO HIGHWAY, SUITE H
CONCORD, CA 94520
(925) 682-6419

ENGINEER:

LUMOS & ASSOCIATES, INC.
WESLEY E. GILBERT, R.C.E. 31689
3259 ESPLANADE, SUITE 102
CHICO, CALIFORNIA 95973
(530) 899-9503

ASSESSOR'S PARCEL NUMBERS:

006-690-011 & 006-690-012

LAND USE:

PRESENT: VACANT
FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:

PRESENT: R-2
FUTURE: R-2

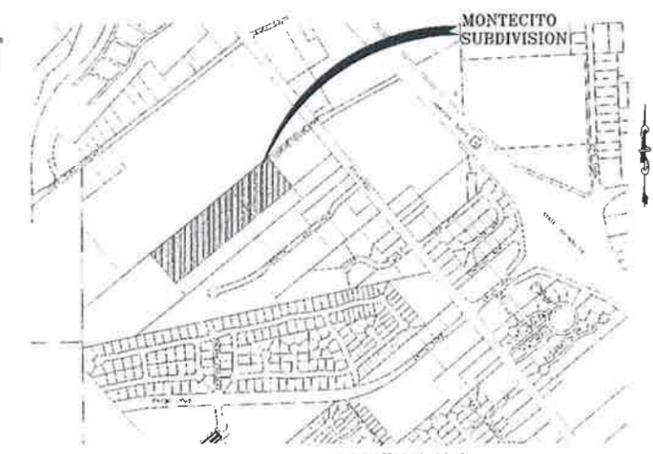
UTILITIES:

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

SUBDIVISION NOTES:

- 1) SUBDIVISION INFORMATION:
TOTAL ACREAGE 14.45
TOTAL NUMBER OF LOTS: 103
UNITS PER GROSS ACRE: 7.12
LOTS 1 THRU 103 - AVERAGE LOT SIZE: 4,100 sf
- 2) STORM WATER QUALITY AND QUANTITY MITIGATION WILL BE PROVIDED IN ACCORDANCE WITH EITHER ALTERNATIVE 1 OR ALTERNATIVE 2 AS DESCRIBED IN THE EIR CERTIFIED FOR THE NORTHWEST CHICO SPECIFIC PLAN (NWCSPP).
- 3) NO WELLS OR SEPTIC TANKS EXIST ONSITE.
- 4) 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.
- 5) THE EXISTING TREE WILL BE RETAINED.
- 6) 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.
- 7) SANITARY SEWER SERVICE FOR THE SUBDIVISION WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION (TO BE FILED).
- 8) A NWCSPP 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.
- 9) TRANSITIONS FROM THE 56' STREET ROW (MONTECITO SUBDIVISION) TO THE 58' STREET ROW (SCHILL SUBDIVISION) WILL BE INCLUDED AS PART OF THE SCHILL SUBDIVISION PER AGREEMENT WITH DEVELOPER.

GRAPHIC SCALE



LOCATION MAP



LEGEND:

- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- - - - SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING EASEMENT
- ADJOINING CURB, GUTTER AND SIDEWALK
- EXISTING FENCE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN PIPE
- EXISTING CABLE TELEVISION LINE
- EXISTING IRRIGATION VALVE
- EXISTING IRRIGATION BOX
- EXISTING LANDSCAPE TREE
- EXISTING OAK TREE, DIAMETER
- PROPOSED CURB, GUTTER AND SIDEWALK
- EXISTING GRADE (ACTUAL DESIGN TO GENERALLY MAINTAIN PERIMETER GRADES)
- PROPOSED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT

APPROVED
12-7-06 506-05
Date File No.
Bama
Signature

RECEIVED
OCT 25 2006
CITY OF CHICO
PLANNING DIVISION

REQUESTED DESIGN CRITERIA MODIFICATIONS:

- 1) ALLOW LOT DEPTHS LESS THAN 80'
- 2) ALLOW NON-RADIAL LOT LINES ON LOTS 30-33, 76, 79, 80 & 81.

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

BY: *Wesley E. Gilbert* DATE: 10/25/06
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/06

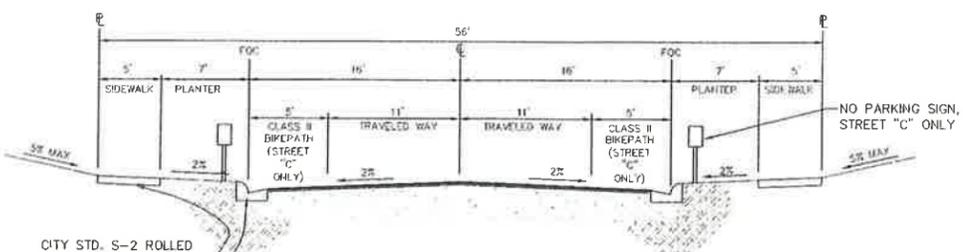


MONTECITO SUBDIVISION INVESTING TENTATIVE SUBDIVISION MAP (S 06-05)

A SMALL LOT / PUBLIC STREET SUBDIVISION BEING ALL OF PARCELS 2 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 115 OF MAPS, AT PAGES 90 AND 91. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

for FORECAST LAND INVESTMENTS, LLC

LUMOS & ASSOCIATES
3259 ESPLANADE, SUITE 102
CHICO, CALIFORNIA 95973
(530) 899-9503



STREETS "A" - "F" TYPICAL SECTION

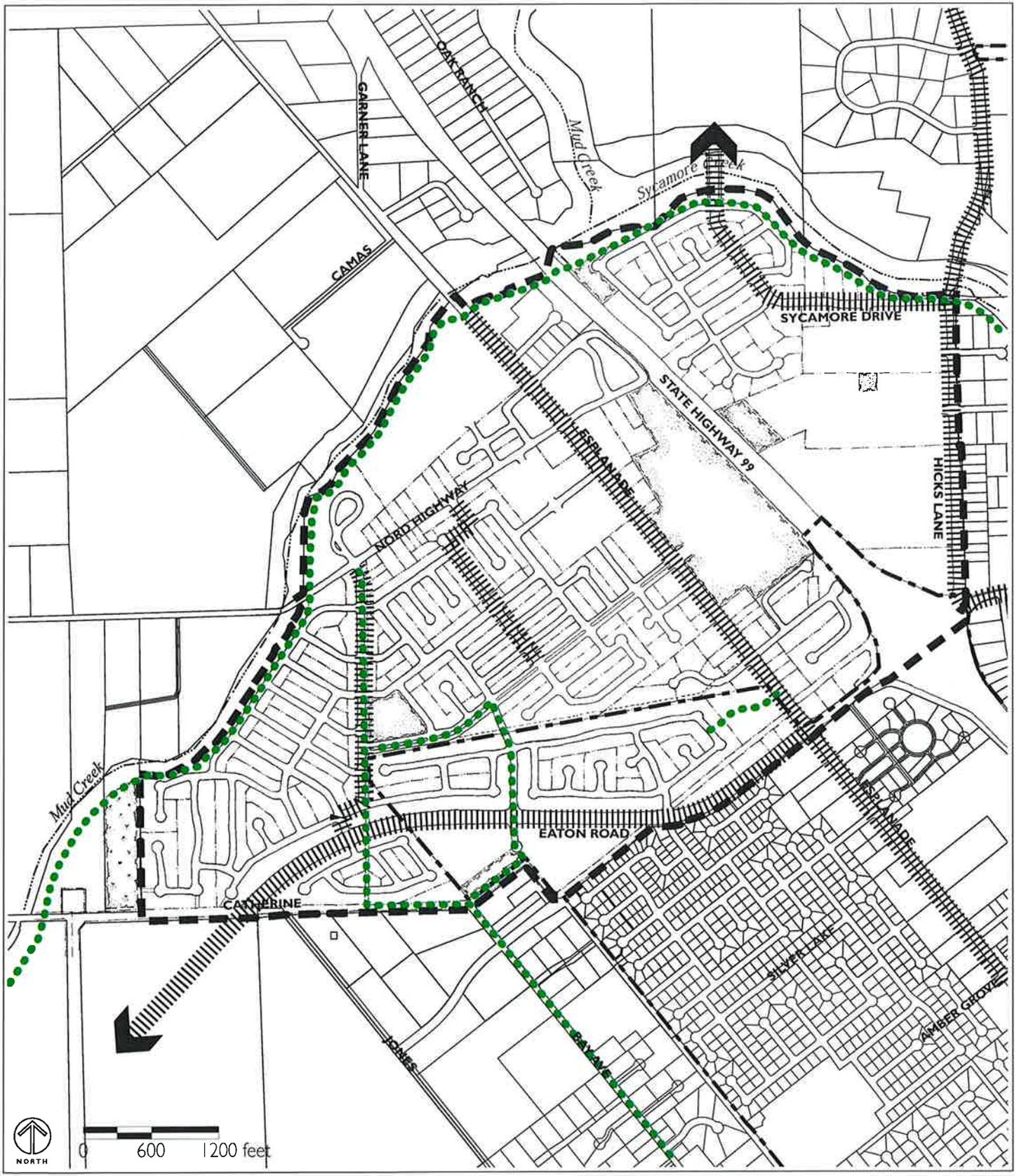


FIGURE 5-15

BICYCLE AND PEDESTRIAN NETWORK

- City Limit Line
- Study Area
- ||||| Class 2 Bike Lane Streets
- Pedestrian/Bike Trail



May 17, 2016

City of Chico Planning Department
Bob Summerville
411 Main Street
Chico, CA 95928

RECEIVED

MAY 17 2016

**CITY OF CHICO
PLANNING SERVICES**

Re: Modification of condition for Bike Path Connecting Schill & Montecito Subdivisions

Bob, I am requesting that the conditions placed on Schill Vesting Tentative Map(S 06-02) and Montecito Place Small-Lot Vesting Tentative Map(S 06-05) subdivisions, dated November 16, 2006 and October 25, 2006 respectively, for a 12-foot bike path connecting Antelope Creek Avenue and Bentwater Loop is removed. Planning Commissions approval with modification #2 of Schill subdivision and condition #7 of Montecito subdivisions, calls for a 12-foot wide bicycle/pedestrian path extending south from Street "D" (Antelope Creek) between lots 53 and 54 connecting to Bentwater Loop between lot 94 and 93 of Montecito Subdivision.

This connection is rather arbitrary as approximately 400 feet to the West is a Class II bike path along Bamboo Orchard. The path is approximately 200 feet in length connecting two parallel roads which both intersect with Bamboo Orchard and Penzance Avenues less than 500' in distance away.

The Planning Commission's decision to modify the conditions of approval creating this path is without merit. When the Northwest Chico Specific Plan (NWCSP) was being considered it depicted Schill subdivision with multiple cul-de-sacs(Fig. 5-15). Concurrent with the adoption of the NWCSP and proposed Schill subdivision, modifications to the street layout replaced the cul-de-sacs with through roads. This results in a greater connectivity for both vehicle and pedestrian traffic. Furthermore, these short inter-connected bike paths adjacent to homes have proven to be both a maintenance problem and public safety issue.

As a requirement in the NWCSP, a Class II bike path was approved along bamboo Orchard. This bike route connects Nord Hwy to Degarmo Drive and eventually out to the Esplanade immediately across from Degarmo Park. This route eliminates the need and desire for short and problematic bike paths between homes. I see no benefit to the public with the requirement of this bike path.

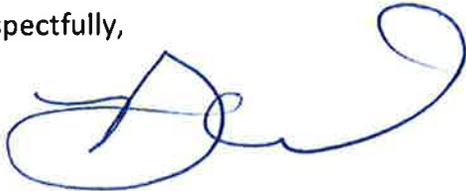
BW

BILL WEBB HOMES
Building a family tradition

121 Yellowstone Dr.
Chico, CA 95973
(530) 891-3351

I look forward to hearing from you and the opportunity to modify these conditions. Please let me know what else may be needed.

Respectfully,



Bill Webb
BwHomes

Enclosures

Cc:
Mark Wolfe
Jim Mann

ATTACHMENT E