



REPORT: March 7, 2016

Files: S 15-02

TO: Planning Commission

FROM: Jake Morley, Associate Planner (879-6810, jake.morley@chico.ca.gov)

RE: Domicile Homes Tentative Subdivision Map (S 15-02), APN 015-430-119, Floral Avenue, south of East Avenue and Floral Avenue intersection

SUMMARY

The applicant proposes to subdivide a 1.31 acre site into 8 lots for development of single-family homes, creating a density of 6.1 units per gross acre. Located just south of the East Avenue and Floral Avenue intersection, the project consists of a new residential road taking access from Floral Avenue, which is designated an arterial roadway in the General Plan. The project is arranged in a design to allow future connectivity to abutting underdeveloped parcels to the south. A pre-application neighborhood meeting was conducted on July 1, 2015 where the main issues of concern voiced by neighbors were traffic, density, and night time headlights.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 16-02 (**Attachment A**) approving the Domicile Homes Tentative Subdivision Map (S 15-02).

Proposed Motion:

I move that the Planning Commission adopt Resolution 16-02, approving the Domicile Homes Tentative Subdivision Map (S 15-02), based on the required findings and subject to the conditions contained therein.

BACKGROUND

Designated Low Density Residential on the General Plan Diagram and within the R1-AOC (Low Density Residential-Airport Overflight Zone C) zoning district, the site is located in an area developed with single family residential uses and places of worship (see Location/Notification Map, **Attachment B**).

The tentative map illustrates 8 lots arranged around a single street (see Tentative Map, **Attachment C**). Density for the project would be 6.1 units per gross acre, within the allowable range of 2.1 to 7 units per acre for the Low Density Residential designation. Lot sizes range from 4,500 to 6,338 square feet, with an average of 5,320 square feet. Lots 6 and 7 will be served by an access easement, which creates a "hammer head" design allowing emergency vehicles the ability to turn around.

The street is designed in a fashion to allow future connectivity to the abutting underdeveloped 2.5 acres to the south. As part of the improvements the developer would construct adjacent portions of Floral Avenue. All utilities are available nearby to serve the project and new homes would be connected to Cal Water and City sewer.

LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

LU-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.

CIRC-2.1.3: (Multimodal Connections) – Provide connections between and within existing and new neighborhoods for bicycles, pedestrians, and automobiles.

CIRC 2.2: Provide greater street connectivity and efficiency for all transportation modes.

DISCUSSION

Subdivision Design

The proposed subdivision design allows for future connectivity to the abutting parcels to the south, thereby minimizing the number of intersections that would be created onto Floral Avenue. At 6.1 units per gross acre, the project density is at the higher end of the range for the Low Density Residential designation, while existing subdivisions in the vicinity have been developed with slightly less density (Coleman Court at 5.4 units per gross density).

Lots 6 and 7 are flag lots as defined as under Chico Municipal Code (CMC) section 19.76.180 *Infill Residential Flag Lots*, and are subject to development standards that include providing an extra off street parking stall, and limiting the structures height to single story. This code section also requires that proposed flag lots cannot be smaller than existing flag lots located within 300 feet of the project site. Currently, there are 4 flag lots located off Sunflower Court to the east, the smallest being 6,517 square feet. Because lots 6 and 7 (proposed at 6,226 and 6,368 square feet) do not meet the minimum size of 6,517 square feet, staff has placed a condition of approval that will require the map to be revised to meet this minimum lot size.

Because Lot 6 and 7 will be served by an access driveway, staff believes that Lot 8 can benefit from the access driveway, and thereby minimize the number of curb cuts on the street and provided additional on-street parking. Therefore, staff has placed additional condition of approval requiring Lot 8 also take vehicle access from the proposed easement and not to have a curb cut.

The site currently contains 27 trees, of which 9 qualify to be replaced under CMC section 16.66 *Tree Preservation Regulations* (see Tree Matrix, **Attachment G**). Code requires that for every 6 inches of tree to be removed, a replacement tree shall be installed in a designated area or in-lieu fee payment made. Given that the area does not contain a dedicated space to replant trees, the condition of approval requires payment of the in-lieu fee prior to recordation of the subdivision.

One large Oak Tree (No. 6 on attached Tree Matrix), is noted to be saved. The trees location is along the proposed street, and it's retention leads to subdivision design modifications that are noted below. To ensure that this tree is protected during construction, staff has added a condition of approval requiring a tree protection plan to be submitted, and approved, prior to

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 a response from the pre-application neighborhood meeting, staff received comments from neighbors of the project site and have included as part of the report (see Public Comments, **Attachment G**)

DISTRIBUTION:

PC Distribution

Jake Morley, Associate Planner

Files: S 15-02

External

Pat Corrigan, Ridge Capital Investments, LLC., 1010 Cass St., Suite B4, Monterey, CA 93940

John Michiels, Ridge Capital Investments, LLC., 1010 Cass St., Suite B4, Monterey, CA 93940

Chuck Tatreau, 717 Douglas Lane, Chico, CA 95926

Lauren McSwain, P.O. Box 301, Chico, CA 95926

ATTACHMENTS:

- A. Planning Commission Resolution No. 16-02
 - Exhibit I Conditions of Approval
 - Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Tentative Subdivision Map
- D. ESA – Conclusion
- E. Pre-Application Sign-in Sheet
- F. Tree Matrix
- G. Public Correspondence

- 1 AYES:
- 2 NOES:
- 3 ABSENT:
- 4 ABSTAIN:
- 5 DISQUALIFIED:

6 ATTEST:

APPROVED AS TO FORM:

7

8 _____
9 MARK WOLFE
10 Planning Commission Secretary

8 _____
9 ANDREW L. JARED
10 Assistant City Attorney

11

12

13

14 X:\Current Planning\Subdivision\2015\15-02 Domicile Homes (72188)\Planning Commission\Domicile Resolution16-02_03.docx

EXHIBIT I
CONDITIONS OF APPROVAL
Domicile Homes Tentative Subdivision Map (S 15-02)

1. The creation and improvement of 8 lots is authorized, as depicted on the "Domicile Homes Tentative Subdivision Map (S 15-02)" date stamped November 25, 2015, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees."

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.

6. Prior to 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 parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
7. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts."
8. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."
10. Prior to recordation of the final map, the tree replacement in-lieu fee shall be paid.
11. Lot 6 and 7 shall meet Chico Municipal Code section 19.76.180 – Infill Residential Flag Lots standards.
12. Lot 6 and 7 shall be revised to be a minimum lot size of 6,517 square feet.
13. Lot 8 shall take vehicle access from the 25 foot easement proposed to the east.
14. Prior to the submission of a grading permit, the applicant shall submit a tree preservation plan in accordance with Chico Municipal Code section 16.66.110 – *Protection plan required prior to issuance of permit*. The plan shall note measures that are to be taken for above and below ground impacts on trees that are to remain, and best management practices to ensure their survivability. Removal of trees shall take place outside the bird nesting season, February 1 to October 1. In the event trees need to be removed during the nesting season, a nesting bird study shall be submitting noting that no birds are present.



Subdivision Report

Meeting Date 3/17/16

DATE: March 2, 2016

File: S 15-02

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Public Works Department

RE: **Tentative Subdivision Map S 15-02 Domicile**

Exhibit "II"

This office has reviewed the Tentative Subdivision Map S 15-02 Domicile and herewith submits the following findings and recommendations for same.

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

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

1. **Request:** Non-standard intersection returns.

Recommendation: Acceptable.

2. **Request:** Lot depths less than 80 feet.

Recommendation: Acceptable.

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

Recommendation: Acceptable.

4. **Request:** Non-standard typical sections.

Recommendation: Acceptable.

5. **Request:** Non-standard horizontal alignment.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with City Standards and typical sections depicted on the Tentative Map:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Construct City Standard contiguous sidewalk and driveway public improvements adjacent to 2444 Floral Avenue.
 - 3) Adjacent to subdivision - Full urban improvements to the centerline of Floral Avenue.
 - 4) Adjacent to subdivision - Widen Floral Avenue westerly to include a 12-foot travel lane, a 6-foot parking lane, and a 2-foot aggregate base shoulder tapering to the south adjacent to 2441 Floral Avenue.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. 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 concurrent with the improvement plans and prior to recordation of the Final Map.

2. Storm Drainage

a) Facility Construction

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

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

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.

b) Low Impact Development (LID)

All storm drain design shall comply with all LID requirements outlined under Section E.12 of the City's MS4 Permit.

c) NPDES Requirements

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

d) Storm Water Quality and Quantity Mitigation

Storm water quality and quantity shall be mitigated in a manner acceptable to the Public Works Director.

e) Storm Drainage Master Plan

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

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

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

- No net increase in peak flow into existing City storm drain facilities.
- 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.
- 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:

- No net increase in the peak flow into existing City storm drain facilities
- 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 calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to filing the Final Map.

3. Sanitary Sewer

a) Facility Construction

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

1. Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
2. Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the 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 conformance 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.

4. Street Signs and Striping

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

5. Street Lights

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

6. Street Trees

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

C. PRIVATE FACILITY CONSTRUCTION

1. Accessway

The Subdivider shall design and construct an accessway over a portion of Lot 6; as depicted on the Tentative Map, for ingress and egress purposes for the benefit of Lots 6, 7, and 8.

2. Storm Drainage

The Subdivider shall design and construct a storm drain system and all appurtenances within a portion of Lot 6; as depicted on the Tentative Map, for storm drain purposes for the benefit of Lots 6, 7, and 8.

3. Sanitary Sewer

The Subdivider shall design and construct a sanitary sewer system and all appurtenances within a portion of Lot 6; as depicted on the Tentative Map, for sanitary sewer purposes for the benefit of Lots 6, 7, and 8.

4. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, "No Parking - Fire Lane" signs, pavement striping and pavement markings along the accessway.

D. PUBLIC 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 quality and quantity facilities.

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.

E. PRIVATE MAINTENANCE

The following notation shall be included on the Final Map:

“The Subdivider shall prepare and record the necessary documents to address the maintenance of common joint-use facilities serving Lots 6, 7, and 8.”

Prior to recordation, the documents shall be made available for City review. However, the City will not approve the documents as to form and/or content.

F. SUBDIVISION GRADING

1. Soils Report

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

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

2. Grading Standards

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

3. Grading Plan

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

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

4. Final Grading Report

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

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

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

G. PUBLIC PROPERTY DEDICATIONS

1. Dedications

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

- a) Dedicate additional Floral Avenue right-of-way to the City of Chico resulting in a total of 32 feet of right-of-way along the Floral Avenue frontage.
- b) Dedicate a varying width public right-of-way for Street "A" as depicted on the Tentative Map.
- c) Convey to the City all abutter's rights of access to Floral Avenue from the abutting Lot 1 of the subdivision.
- d) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Director.
- e) Dedicate a 25-foot-wide public utility easement over the accessway on Lot 6 as depicted on the Tentative Map.
- f) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- g) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

H. PRIVATE PROPERTY CONVEYANCE

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

Create a 25-foot wide non-exclusive easement over a portion of Lot 6; as depicted on the Tentative Map, for ingress, egress, storm drain, and sanitary sewer purposes, to be reserved in deeds for the benefit Lots 6, 7 and 8.

I. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) 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, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

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

3. United States Postal Service

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

4. California Regional Water Quality Control Board

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 12/29/15, has made certain comments relative to this subdivision. Those comments shall be incorporated as conditions of approval for the subdivision.

J. 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 Public Works Department 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.

K. 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:

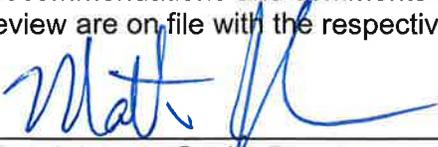
An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

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.

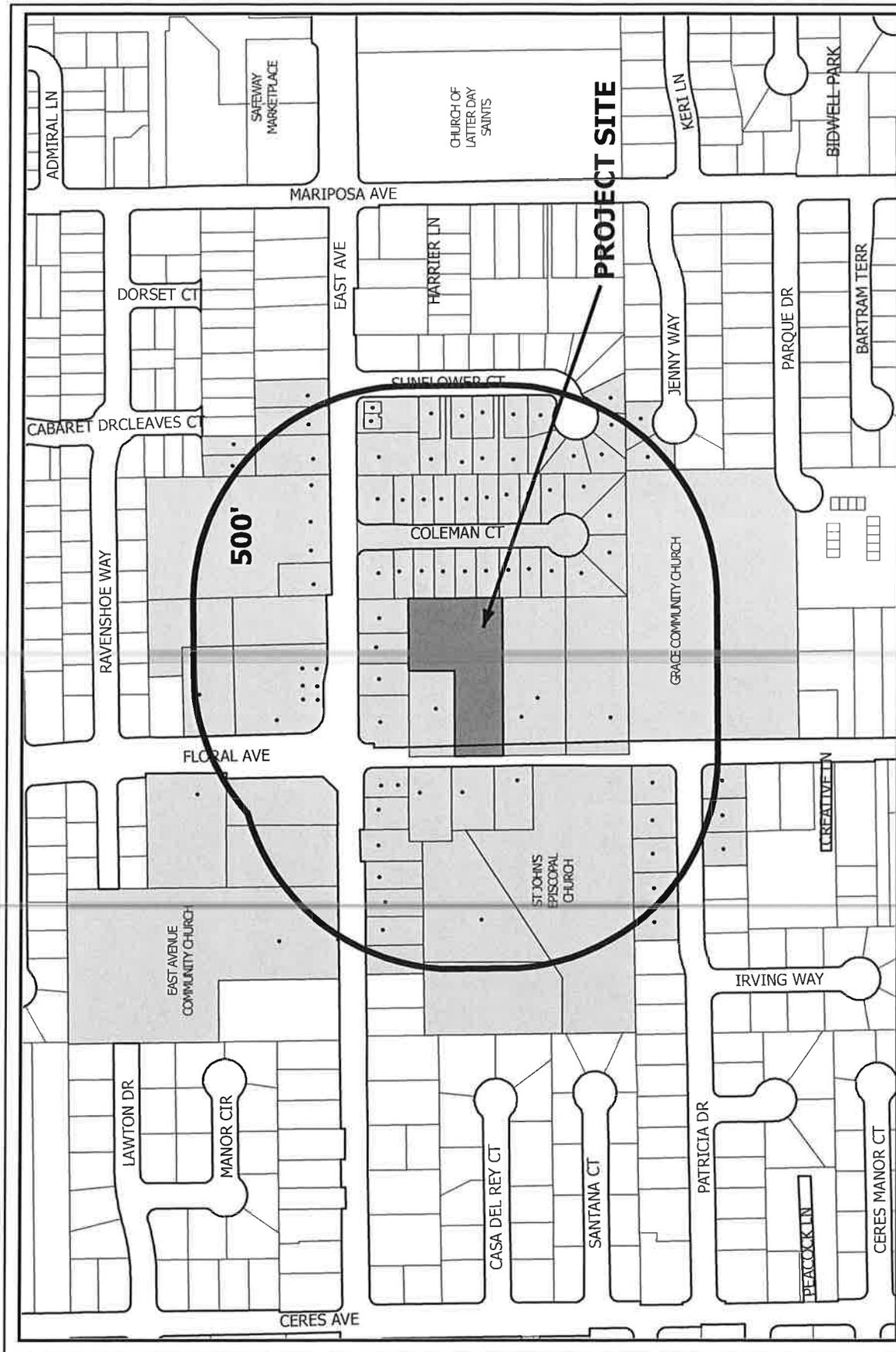
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.



Matt Johnson, Senior Development Engineer

Distribution:

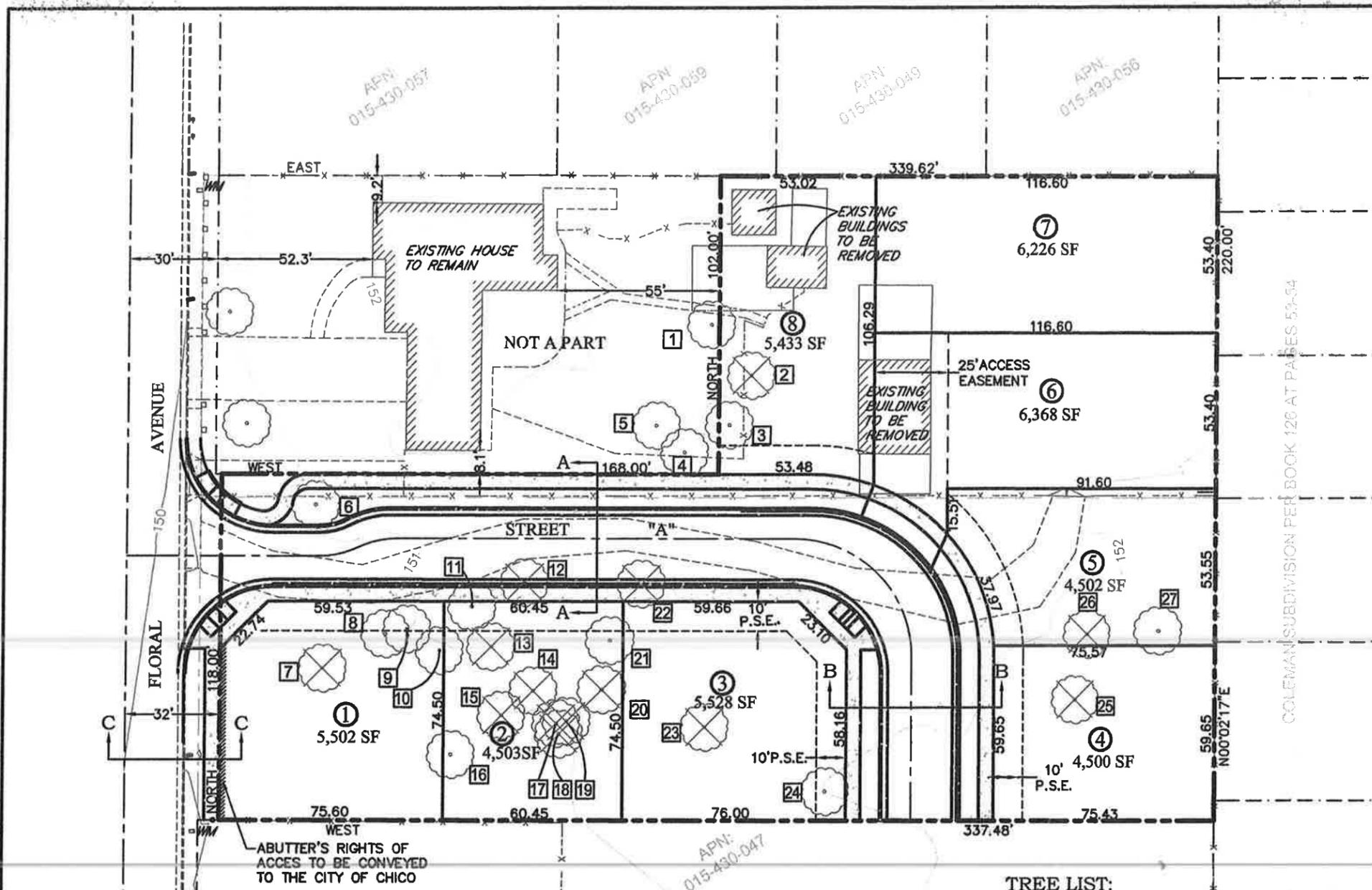
Original - Community Development Department S 15-02 File
Development Engineering Subdivision File



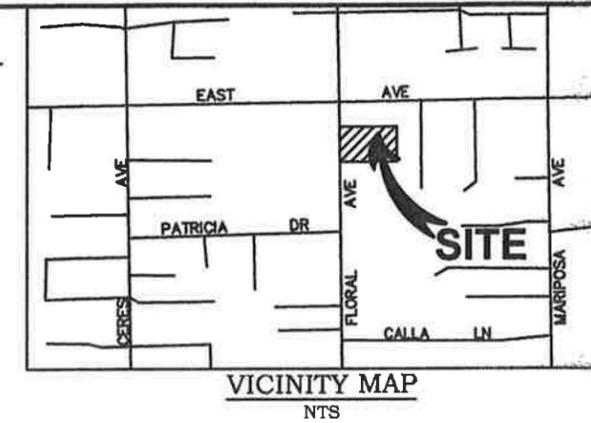
S 15-02 (Domicile Homes)
 Floral Avenue
 APN 015-430-119-000

- Mailing List Properties
- Mailing List Addresses





- LEGEND:**
- BOUNDARY
 - OLD BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - EXISTING FENCE
 - EXISTING PAVEMENT
 - EXISTING TREE
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE
 - EXISTING WATER METER
 - EXISTING TREE TO BE REMOVED
 - ABUTTER'S RIGHTS



- NOTES:**
- 1.) EXISTING & PROPOSED ZONING: R1
 - 2.) EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL
 - 3.) PROJECT AREA = 1.31 AC (GROSS)
 - 4.) PROPOSE NO PARKING, SIDEWALK OR GREENWAY ALONG 'NOT A PART' PARCEL AND ALONG SIDE OF LOT 3.
 - 5.) MODIFICATIONS DUE TO EXISTING OAK TREE AT ENTRY:
 - NON-STANDARD INTERSECTION CORNERS
 - LOT DEPTHS LESS THAN 80 FEET
 - NON-RADIAL LOT LINES
 - NON-STANDARD TYPICAL SECTIONS
 - NON-STANDARD HORIZONTAL ALIGNMENT
 - 6.) CREATE 2 FLAG LOTS WHERE THE DRIVEWAY CAN BE USED AS A FIRE TRUCK TURN AROUND.
 - 7.) THIS MAP IS BASED UPON A FIELD SURVEY DONE IN DECEMBER 2014
 - 8.) TOTAL NUMBER OF LOTS=8 APPROXIMATE AVERAGE AREA=4,600 SF
 - 9.) ENTITIES TO PROVIDE THE FOLLOWING SERVICES:

A. SEWER - CITY OF CHICO	D. POWER - PG&E
B. STORM DRAIN - CITY OF CHICO	E. TELECOMMUNICATIONS - COMCAST
C. WATER - CAL WATER	F. CABLE TV - COMCAST
 - 10.) STORM DRAINAGE IS TO FLOW TO THE STREET GUTTER AND INTO DRAIN INLETS, WHICH WILL THEN FLOW INTO A STORM WATER STORAGE SYSTEM. A WATER INFILTRATION SYSTEM WILL BE IN PLACE TO CLEAN THE WATER AS IT IS RELEASED FROM THE STORAGE SYSTEM AND WILL THEN FLOW INTO THE CITY STORM DRAIN SYSTEM.
 - 11.) THIS PROJECT IS NOT LOCATED WITHIN A FLOOD ZONE.
 - 12.) THE PARCEL IS VACANT AND DOES NOT CONTAIN ANY WELLS, SEPTIC TANKS OR LEACH FIELDS. THE PROJECT IS PROPOSED TO CONNECT TO CITY WATER & SEWER.

S15-02 DOMICILE TENTATIVE SUBDIVISION MAP

A PORTION OF LOT 20 OF THE FIFTEENTH
SUBDIVISION OF THE JOHN BIDWELL
RANCHO IN BOOK 6 OF MAPS AT PAGE 48
SECTION 14, T.22 N., R.1 E., M.D.B.& M.
BUTTE COUNTY, CALIFORNIA

RECEIVED

NOV 25 2015

CITY OF CHICO
PLANNING SERVICES

RSN: 1998-0023287
APN: 015-430-024 & 032

2434 & 2444 FLORAL AVENUE
CHICO, CA 95926

OWNER
RIDGE CAPITAL INVESTMENTS, LLC
1010 CASS ST, B4
MONTEREY, CA 93940

DEVELOPER
M&T CONSTRUCTION
717 DOUGLAS LANE
CHICO CA 95926

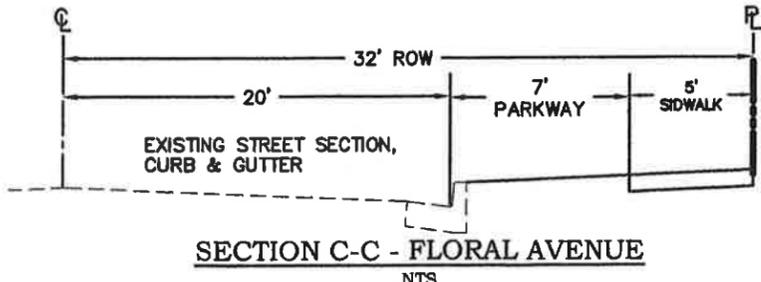
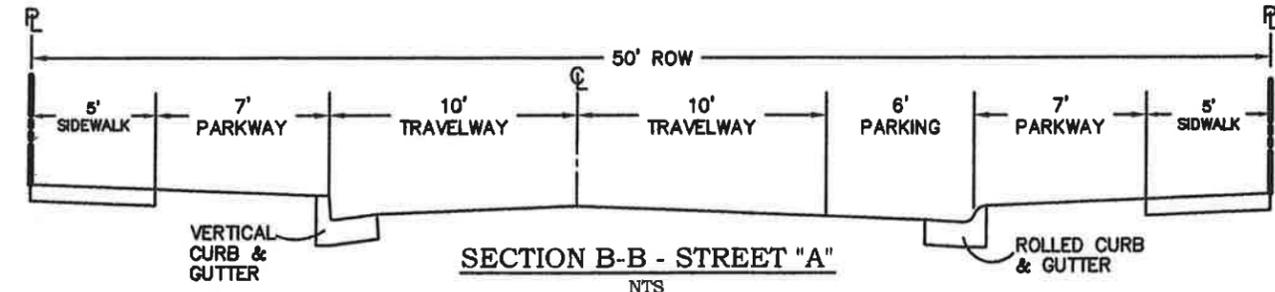
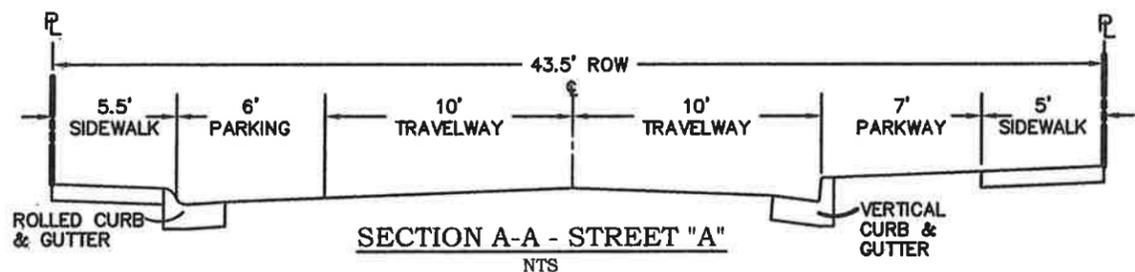
BY

FEENEY F
LA
PMB 301,
JUNE 11, 2

ATTACHMENT C

TREE LIST:

- | | |
|--|--|
| <ul style="list-style-type: none"> 1 13" DOGWOOD 2 10" DOGWOOD TO BE REMOVED 3 39" JEFFREY PINE 4 20.5" DAWN REDWOOD 5 21" MAGNOLIA 6 35.5" VALLEY OAK 7 11" BLACK WALNUT TO BE REMOVED 8 13" VALLEY OAK 9 13" VALLEY OAK 10 12" VALLEY OAK 11 16" VALLEY OAK 12 23" VALLEY OAK TO BE REMOVED 13 10" VALLEY OAK TO BE REMOVED | <ul style="list-style-type: none"> 14 14" VALLEY OAK TO BE REMOVED 15 8" VALLEY OAK TO BE REMOVED 16 18" ALMOND TREE 17 8.5" VALLEY OAK TO BE REMOVED 18 17" VALLEY OAK TO BE REMOVED 19 8.5" VALLEY OAK TO BE REMOVED 20 11" VALLEY OAK TO BE REMOVED 21 19" VALLEY OAK 22 18" VALLEY OAK TO BE REMOVED 23 21" ALMOND TO BE REMOVED 24 36" ALMOND 25 23" VALLEY OAK TO BE REMOVED 26 22" VALLEY OAK TO BE REMOVED 27 11.5" VALLEY OAK |
|--|--|



SCALE:
1"=30'

5.2 NEIGHBORING PROPERTIES

Neighboring properties largely consist of residential properties and small commercial outfits, none of which pose a threat to the environmental integrity of the site.

5.3 PERSONAL INTERVIEWS

In effort to develop a comprehensive understanding of the site history, a due diligence questionnaire was forwarded to the purchaser's contractor (Chuck Tatreau). Mr. Tatreau informed Chico Environmental that he is unaware of any current or historical activities that may have contributed to potential contamination at the Subject Site.

6.0 CONCLUSIONS

Chico Environmental performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13; exceptions to or deletions from this practice are described in Section 7.0 of this report.

Site conditions do not present a significant risk to human or environmental health and would not be subject to enforcement action if brought to the attention of a regulatory agency.

This assessment has revealed no evidence of a historical recognized environmental condition, controlled recognized environmental condition or active recognized environmental condition in connection with the property.

7.0 LIMITATIONS

The conclusions presented in this report are professional opinions based upon visual observations of the site and vicinity, and our interpretation of the available historical information and documents reviewed, as described in this report. All records were obtained by or under the supervision of an environmental professional or via a third-party vendor specializing in retrieval of such information. All provided records and information were assumed to be true and complete unless otherwise known or determined inaccurate. The conclusions are intended exclusively for the purpose outlined in this report, and at the site location and project indicated. This report was completed and intended solely for the use of Mr. Tatreau and his associates. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of potential environmental impacts at the site. Given that the scope of services for this investigation was limited, it is possible that currently unrecognized contamination might exist at the site.

Opinions and recommendations presented herein apply to the existing and reasonably foreseeable site conditions at the time of our assessment. They cannot necessarily apply to site changes of which this office is unaware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or works of man on the site or adjacent sites. Changes in

7/1/15
6:30
N'HOOD MEETING

Please Sign in

<u>Name</u>	<u>Address</u>	<u>Optional</u> <u>Email / Phone</u>
Chuck Tatroau	717 Douglas	Chucktatroau@yahoo 228-7243

Sue Aust		342-5379
Jee Shaw		jeeshaw@Comcast
Kathy McRoberts		896 1615 not
Debbie McElroberts		dmcroberts@comcast.net
Jeanie Frericks	2410 Floral	896-1615
Tim McIntire	2447 Floral	
Tim & Marci McIntire	2447 Floral Ave	896 1316
JAKE MORLEY		CITY OF CHICO

RECEIVED

JUL 2 2015

CITY OF CHICO
PLANNING SERVICES

ATTACHMENT E

	Species	Number	Diameter inches	Dripline Radius feet	Tree distance feet	Condition	Comment
1	Dogwood	1	7+6=13	12		Fair	Drought
2	Dogwood	2	1.5+8.5=10	11		Fair	Remove
	Dogwood	1.5	4	11		Fair	
3	Jeffrey Pine	3	39	26	6.75	Excellent	
4	Dawn Redwood	4	11.5+9=20.5	20		Fair	Drought
5	Magnolia	5	21	26		Excellent	
6	Valley Oak	6	35.5	41	9	Good	
7	Black Walnut	7	11	20		Poor	Remove
8	Valley Oak	8	13	20	13.5	Poor	
9	Valley Oak	9	7.5	6	18	Good	
10	Valley Oak	10	12	14	6.75	Poor	
11	Valley Oak	11	16	23	13.5	Good	
12	Valley Oak	12	23	16		Fair	Remove
13	Valley Oak	13	10	12	9	Good	
14	Valley Oak	14	14	18		Good	Remove
15	Valley Oak	15	8	15		Excellent	Remove
16	Almond	16	18	18		Fair	
17	Valley Oak	17	8.5	19		Good	Remove
18	Valley Oak	18	17	21		Fair	Remove
19	Valley Oak	19	8.5	17		Good	Remove
20	Valley Oak	20	11	12		Good	Remove
21	Valley Oak	21	19	16	11.25	Excellent	
22	Valley Oak	22	18	12		Excellent	Remove
23	Almond	23	21	14		Excellent	Remove
24	Almond	24	36	20		Fair	
25	Valley Oak	25	23	22		Good	Remove
26	Valley Oak	26	22	29	0	Excellent	
27	Valley Oak	27	11.5	16	9	Excellent	

RECEIVED

June 25, 2015

JUN 29 2015

Chuck Tatreau
717 Douglas Lane
Chico, Ca. 95926

CITY OF CHICO
PLANNING SERVICES

Subject: Domicile Subdivision – 2444 Floral – APN 015-430-024 and 032

Chuck,

First, thank you again for meeting with us a few weeks ago to discuss the proposed development that is directly across the street from our home at 2441 Floral Ave. The purpose of this letter is to reiterate the concerns we have about the development in advance of the neighborhood meeting scheduled for July 1st.

Safety: Floral Avenue is a busy street. During high traffic periods it is already difficult to safely back out of our driveway. It becomes even more difficult if car(s) are parked along the street where it borders our property or the property of our neighbors at 2447 Floral Avenue. The street for the proposed development is almost directly across from our driveway. In addition to the cars traveling north/south, we will need to be very aware of cars exiting from that development; essentially, from our point of view, we will be backing into an intersection. Hopefully, the drivers exiting the subdivision will be cognizant of the possibility we may be attempting to back into the roadway.

No sidewalk: There is no sidewalk in front of our property; it is bare ground between the street and our property line. There is no barrier to any vehicle from driving on this area and it results in ruts and pot holes. We expect the traffic on this area will increase because some cars traveling south on Floral are going to need to wait for oncoming traffic before turning into the subdivision. Cars behind the waiting car are going to do what we all do on occasion, that is go around the waiting vehicle on the right. We expect the problem of ruts and pot holes to worsen particularly during winter months; the area does not drain well and becomes very muddy.

Headlights: During evening/night hours the headlights from cars exiting the subdivision will shine directly into our living room. This is an infrequent problem now caused when a driver decides to make a u-turn in front of our house. This will become a frequent problem that occurs every evening/night.

Noise: As already noted, Floral Avenue is a busy street. We moved into our home in 1993. Since then traffic has increased substantially as well as traffic noise. The additional traffic to and from the subdivision will add to the noise to some degree. The noise from vehicles driving over the ruts and potholes that front our property will contribute to the noise as well.

Devaluing our property: We believe the concerns noted above devalue the worth of our property; if we have concerns about these issues then many if not most potential buyers of our property would have the same concerns.

What can be done to mitigate these concerns? We have some ideas that we would like to have considered. We did meet with a Public Works engineer and we believe the following suggestions are viable.

- The City of Chico establishes a “no parking zone” from the East Avenue intersection to the

ATTACHMENT G

south to a point beyond our property line;

- pave the frontage of our property as well as 2435 Floral to the south of us;
- drainage, depending on grade, for the frontage of our property as well as 2435 Floral;
- and, construct a 6-foot courtyard/fence 15 feet back from our property line to eliminate headlight light and reduce traffic noise.

We are not completely “negative” about this project. One positive the City engineer pointed out to us is the sewer line from East Avenue must extend the full frontage of the property to be developed. Further, that it would be stubbed to allow us to connect at a future date.

We look forward to the neighborhood meeting. We do appreciate that you worked around our vacation plans when you scheduled the meeting. It will be interesting and enlightening to listen to any concerns of our neighbors.

Sincerely,



Keith McElroberts



Debra McElroberts

cc: Matt Johnson, City of Chico Public Works Engineering
✓ Jake Morley, City of Chico Community Development Department