



PUBLIC WORKS-ENGINEERING DEPARTMENT

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DEVELOPMENT ENGINEERING DESIGN BULLETIN

CATEGORY: 2 Public Street Reservation Policy, Subdivisions

TITLE: 2.1.1 Tentative Maps

DATE: February 20, 2024

Purpose

This design bulletin serves to clarify the City of Chico's policy regarding the reservation of streets within proposed subdivisions for future public use, in accordance with the provisions outlined in the City Municipal Code (CMC).

Background

Historically, the City has required the dedication of a right-of-way easement for the establishment of new internal roads within subdivisions. Under this practice, the original subdivider retained ownership of the underlying land, while granting the City the necessary easement to facilitate ongoing road construction and maintenance.

Title 18R of the CMC, specifically section 18R.08.020(A)(3), provides guidance on the reservation of future streets within a proposed subdivision. It stipulates that where necessary for the protection of public welfare or substantial property rights, the City may require or approve the reservation of streets for future public use provided that all land reserved for such purposes shall be dedicated in fee simple to the City.

Policy Reaffirmation

The City maintains its commitment to ensuring that streets within proposed subdivisions are reserved for future public use, as described in the CMC. Therefore, the City will begin accepting future streets in fee simple. This policy ensures compliance with the CMC and follows industry standards.

Implementation

Moving forward, all proposed subdivisions shall adhere to the following guidelines:

All subdivision plans must include provisions for the reservation of streets deemed necessary for future public use, as determined by the City. This reservation shall be clearly delineated on the Tentative Subdivision Map. Any land reserved for future streets shall be dedicated in fee simple to the City. This dedication ensures that the streets remain under public ownership and control, facilitating their incorporation into the City's infrastructure network.



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Conclusion

This design bulletin shall take effect upon issuance and will be applied to all future subdivision proposals within the City.

For further information or clarifications regarding this design bulletin, please contact the City of Chico Development Engineering Division.