



Files: S/PDP 16-02

DATE: February 1, 2017

TO: PLANNING COMMISSION

FROM: Mike Sawley, Senior Planner (879-6812, mike.sawley@chico.ca.gov)

RE: Crossroads Subdivision and Planned Development Permit
2821 Cactus Avenue, APN 016-120-036

SUMMARY

The applicant proposes to subdivide a 3.6-acre site into 13 lots for the development of detached single-family homes. The site is located on the west side of Cactus Avenue, between Kinswood Lane and Rusty Lane. The project would yield 3.5 dwelling units per gross acre, consistent with the R1 zoning district (2.1 to 7 units per gross acre). A Planned Development Permit is necessary to comply with the SD-7 zoning overlay requirements, no deviations from Title 19 development regulations are requested.

The Architectural Review and Historic Preservation Board (ARHPB) has reviewed the site design and architecture and recommends approval, subject to conditions. Project issues include potential effects upon existing neighbors with increased residential activity associated with the project.

Recommendation:

Planning staff recommends adoption of Resolution No. 17-01 (**Attachment A**), approving the project, subject to the conditions contained therein.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-01, approving the Crossroads Subdivision and Planned Development Permit (S/PDP 16-02), subject to the conditions of approval contained therein.

BACKGROUND

The project site is located on the west side of Cactus Avenue, between Kinswood Lane and Rusty Lane (see Location/Notification Map, **Attachment B**). The proposed project includes a Subdivision and Planned Development Permit (S/PDP) to divide the site into 13 lots for single-family residential use (see Subdivision Map, **Attachment C**, and Open Space Exhibit, **Attachment D**).

The site is designated Low Density Residential on the General Plan diagram and zoned R1-AOC-SD7 (Low Density Residential, 2.1 to 7 units/acre, with Aircraft Operations Zone C and Special Design Considerations #7 Cactus Avenue overlay districts). Surrounding land uses are predominantly single-family residential. A horse-boarding use exists on the large property located immediately south of the site.

Subdivision Design

The proposed subdivision calls for the construction of a new public street extending west from Cactus Avenue approximately 450 feet (Road A), intersecting another new street oriented parallel to Cactus Avenue (Road B). The northerly end of Road B would terminate in a cul-de-sac bulb and the southerly end of Road B would be temporarily dead-ended, available for potential future extension into the large property located south. The existing residence and outbuildings at the site would be removed.

A variety of lot sizes are proposed, ranging from 6,000 square feet (sf) to over 14,000 sf. Lot 4 would not meet the minimum required width of 45 feet at the front setback line and is therefore considered an infill residential flag lot. The average lot size is approximately 9,000 sf and the subdivision would result in a gross density of 3.5 units per acre. A 20-foot building setback line is proposed for all rear and side yards abutting the subdivision boundary.

Requested Subdivision Design Modifications

Proposed modifications of Title 18R *Subdivision Design Criteria and Improvement Standards* include:

- 1) Non-radial side lot lines on Lots 1 through 6 (side lot lines are generally parallel to one another rather than strictly perpendicular to the street),
- 2) Non-standard street section to omit sidewalk along the south side of Road A adjacent to the subdivision boundary, and
- 3) Cul-de-sac length greater than 500 feet (650 feet proposed).

Residential Development

Thirteen new, single-story, single-family residences are proposed. The building pad areas for each lot are shown on the Open Space Exhibit (**Attachment D**). Each of the residences would have a two- or three-car garage, and at least two off-street parking spaces located in front of the garage.

Development of Lots 12 and 13 would require removal of two existing trees. Such removal is subject to municipal code requirements regarding tree replacement and would require payment of in-lieu fees for a total of eight replacement trees.

Architecture proposed for the residences is single-story, stucco with a variety of rooflines and front porch configurations (see **Attachment E**, Elevations and **Attachment F**, Colors and Materials). Front elevations would feature decorative elements such as cultured stone veneer, stucco window trim, sidelight/transom windows, and garage doors painted to match the residence. The side and rear elevations of the residences would have simpler design elements.

Five example home designs are provided along with additional options for the garage doors (see **Attachments G**). It is proposed that feature selections be left for future home buyers to choose, with the caveat that no two identical elevations would repeat adjacent to one another. Exterior lighting for the new homes would consist of typical low-intensity fixtures mounted near entryways (see **Attachment H**).

Typical front yard landscaping plans show a variety of trees, drought-tolerant shrubs, and groundcover arranged with non-living landscape elements such as fieldstone boulders and dry creek bed features (see **Attachment I**). Rear yards would be left to the homeowner to landscape.

The applicant has indicated that completed portions of the Wildwood Estates project (located east, across Cactus Avenue), exemplifies the type of elements, finishes and landscaping planned for the Crossroads project. Wildwood Estates is accessible from the extension of Eaton Road north of the two-lane roundabout on Manzanita Avenue.

Fencing around the new homes would be typical, solid 6-foot cedar with board and batten top rail. A combination of split-rail fencing and solid wall is proposed along the southerly side of Road A to provide separation from existing uses to the south. Example are provided in **Attachment J**, and the proposed extent of each type of fencing is shown on the tentative map, **Attachment C**.

Additional project features and how the project relates to the City's Design Guidelines are provided in the applicants project description, see **Attachment K**.

Neighborhood Meeting

A neighborhood meeting was held near the project site on 06/02/16. The applicant presented a prior version of the tentative map showing 15 lots and a different street configuration. The meeting was attended by approximately 15 neighbors as well as City staff. Concerns were raised by the neighbors at the meeting, particularly with regard to increased traffic on Cactus Avenue and potential disturbance of the active horse boarding use located immediately south of the project.

The developer redesigned the project to arrive at the current 13-lot layout and added the proposed fence/wall along the southerly boundary in an effort to provide effective separation from the horse boarding. A complete list of the changes made in response to neighborhood concerns is included as **Attachment L**.

A second neighborhood meeting was held on 08/30/16 to review the current project design and approximately 10 neighbors were in attendance. The applicant presented the changes and answered several questions regarding the project. Concerns remained over increased traffic from the project and the potential that future residential activity from the project will excessively disturb the horses kept on property located south of the site.

Prior Review

On January 18, 2017, the Architectural Review and Historic Preservation Board (ARHPB) reviewed the proposal and voted 3-0-2 (Goulart and Thompson absent) to recommend approval with the following additional conditions:

- *Private yard fencing shall use steel posts.*
- *Concrete retaining walls, as opposed to wooden retaining walls, shall be used along the subdivision boundary.*

Based on follow-up discussions with Public Works, staff recommends including a modified version of the latter condition to avoid requiring unwarranted site improvements, as follows:

- *Concrete retaining walls, as opposed to wooden retaining walls, shall be used along the subdivision boundary where grade differentials exceed one foot.*

These, as well as several standard conditions of approval have been attached to the resolution (see **Attachment A**).

DISCUSSION

The proposed infill project would establish residential density at the site of 3.5 units per acre, consistent with the R1 zoning and Low-Density Residential General Plan Designation (2.1 - 7 units per acre). Utilizing larger lots with single-story construction and greater setbacks for the new single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The new public street would provide for future connectivity into under-developed adjacent areas, consistent with CIRC-2.2.1.

The project design is consistent with several Design Guidelines (DGs), including those that encourage a variety of home designs that include front porches and windows that face the street, consistent with DGs 4.1.11 and 4.1.14. Additional Design Guideline discussion is provided by the applicant in **Attachment K**.

Standard conditions would require aviation easements and owner notifications, consistent with the –AOC zoning overlay code requirements, informing prospective buyers of the site's proximity to the Chico Municipal Airport. A standard condition is also included regarding the tree removal.

Zoning Overlay - Special Design Considerations #7 (Cactus Avenue)

The SD-7 overlay zoning district applies several design standards and requirements for proposed subdivisions located along Cactus Avenue. Each of these requirements are listed below, followed by a brief staff analysis:

- 1) *Street connectivity shall be provided between developments consistent with Community Design Element policies of the General Plan, including provisions for connections to Cactus Avenue and Arch Way. Vehicular access onto Cactus Avenue shall only be allowed at such time that Cactus Avenue is improved between the access point to Cactus Avenue and East Avenue.*

Staff Analysis: The proposed subdivision provides for a future street extension into the large, under-developed property located south of the terminus of Road B. Scooter Lane (located to the west), and Rusty Lane (located north of the site) are private roadways maintained by the adjoining property owners. It is not practicable to create additional public street connections to either of these private roadways.

As a result of other subdivisions constructed (or currently under construction) along Cactus Avenue, the street is considered to be minimally improved between the proposed new access point and East Avenue.

- 2) *Lots fronting Cactus Avenue shall have a minimum lot size of 10,000 square feet.*

Staff Analysis: Proposed Lot 13 is 12,373 sf, meeting this standard.

- 3) *Homes fronting Cactus Avenue shall be oriented to face Cactus Avenue and may have driveways onto Cactus Avenue.*

Staff Analysis: The proposed home on Lot 13 would face Cactus Avenue, meeting this standard.

- 4) *Buildings on parcels fronting Eaton Road shall face Eaton Road, unless otherwise provided by Planned Development Permit, and shall address potential noise concerns with measures that avoid the use of sound walls.*

Staff Analysis: Not applicable, the project site does not front on Eaton Road.

- 5) *Low-level street lighting shall be utilized to maintain the rural atmosphere of the area.*

Staff Analysis: City standard 18-ft tall arched inverted lantern (aka “candy cane”) style street lighting is proposed, similar to existing street lights installed as part of other subdivisions along Cactus Avenue.

- 6) *All future subdivision applications shall require a Planned Development Permit.*

Staff Analysis: The proposal includes a PDP application to satisfy this requirement, no deviations from typical development regulations are requested as part of the PDP.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all utilities and public services. The project meets all these criteria.

Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the city’s subdivision design criteria or improvement standards may only be approved if one of six findings in that chapter can be made. For this project, the finding under CMC 18.44.020.D can be made:

- E. That the subdivision is of such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions.*

Allowing the requested modifications is desirable in this case to: (1) provide for the potential use and extension of the new streets by future development on the large property located south of the site, and (2) support efficient infill of the rear portion of the site which is constrained

by an existing gas line and easement that would follow the southerly property line of Lot 5. The cul-de-sac is supported at its proposed length of approximately 650 feet due to a lack of potential connections to the existing or future public street network. Conditions would require enhanced construction materials or methods for the homes on Lots 1 through 7 to reduce their susceptibility to destruction by fire, subject to final approval by the Fire Marshal. Subject to conditions, and for the reasons cited above, the requested modifications are acceptable.

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 (Exhibits I and II of **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.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

1. *The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

Single-family residential uses are permitted within the R1 district and the proposed project meets applicable provisions of Title 19. The project design is consistent with several Design Guidelines (DGs), including those that encourage a variety of home designs that include front porches and windows that face the street (DGs 4.1.11 and 4.1.14). The scale and character of the new homes is similar to and compatible with adjacent developments that predominantly includes single-story, single-family homes.

2. *The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The project will be harmonious and compatible with existing adjacent developments in that it would situate new rear yards generally abutting existing rear yards on adjoining properties and would use single-story residential designs with reserved color schemes that are compatible with nearby single-family residential developments. Exterior lighting would be typical of residential uses in the area, and the inclusion of a solid wall along part of the southerly boundary will minimize effects of the new development upon the existing horse ranch.

3. *The proposed entitlement is consistent with the General Plan.*

At 3.5 units per gross acre, the project would establish residential density at the site consistent with the R1 zoning and Low-Density Residential General Plan Designation (2.1 to 7 units per acre). Utilizing larger lots with single-story construction and greater setbacks for the new single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The new public street would provide for future connectivity into under-developed adjacent areas, consistent with CIRC-2.2.1.

4. *The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for a single-family residential uses in that it is adjacent to existing single-family residential uses, relatively flat with no sensitive resources, and all necessary utilities and infrastructure are available to serve the project. The proposed lot sizes are ample to accommodate future home development in compliance with all City development regulations.

5. *There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The new street would provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards. Enhanced construction materials or methods would be required for the homes farthest from Cactus Avenue to reduce their susceptibility to destruction by fire.

6. *The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with all City zoning, building, and public improvement standards, with specific subdivision modifications considered and approved herein and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal limits residential construction to single-story buildings with minimum 20-foot rear setbacks, which will ensure that future homes do not unnecessarily block existing views or cause significant privacy impacts to existing adjoining properties.

7. *The proposed development is consistent with the purpose of [CMC 19.28.010].*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it is consistent with the General Plan and design guidelines as outlined above.

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 comments have been received in response to the public notice.

DISTRIBUTION:

PC Distribution
SP Sawley
File: S/PDP 16-02

External

SCA Development Corp., Steve Honeycutt, 2550 Lakewest Drive, Suite 50, Chico, CA 95928
Rolls, Anderson & Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973
Joshua Leach, PO Box 4373, Chico, CA 95973

ATTACHMENTS

- A. Planning Commission Resolution No. 17-01
 - Exhibit I Conditions of Approval
 - Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Subdivision Map
- D. Open Space Exhibit
- E. Color Elevations
- F. Colors and Materials
- G. Garage Door Examples
- H. Lighting
- I. Landscape Plan
- J. Fencing Options
- K. Applicant's Project Description
- L. Applicant's List of Changes to the Project

1 **RESOLUTION NO. 17-01**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING THE CROSSROADS SUBDIVISION AND**
4 **PLANNED DEVELOPMENT PERMIT S/PDP 16-02**
5 **(SCA Development Corp.)**

6 WHEREAS, applications for a tentative subdivision map and planned development permit
7 has been submitted to subdivide a 3.6-acre site located at 2821 Cactus Avenue, identified as
8 Assessor's Parcel No. 016-120-036, into 13 residential lots (the "Project"); and

9 WHEREAS, the Planning Commission considered the Project, staff report, recommendation
10 from the Architectural Review and Historic Preservation Board, and comments submitted at a
11 noticed public hearing held on February 16, 2017; and

12 WHEREAS, the Project has been determined to be categorically exempt pursuant to the
13 Guidelines for the California Environmental Quality Act, 14 CCR Section 15332 (Infill
14 Development Projects).

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

- 17 1. With regard to the tentative subdivision map the Planning Commission finds that:
- 18 A. The density of the Project is 3.5 dwelling units per gross acre, which is consistent with
19 the Chico General Plan Diagram designation of Low Density Residential and the
20 provisions in Title 19 of the Chico Municipal Code;
- 21 B. No substantial evidence has been presented that would require disapproval of the Project
22 pursuant to Government Code Section 66474;
- 23 C. The requested modifications to the City's subdivision design criteria and improvement
24 standards are acceptable, as the design provides efficient residential infill and new
25 streets with future potential to serve adjacent under-developed properties, and it
26 undesirable to strictly conform to the design criteria and improvement standards set forth
27 in Title 18R for the Project; and
- 28 D. As supported by the subdivision report prepared for the Project, and the agenda report,

1 the Project and its design conform with both the requirements of Title 18 and 19 of the
2 Chico Municipal Code and the Chico General Plan.

3 2. With regard to the planned development permit the Planning Commission finds that:

4 A. Single-family residential uses are permitted within the R1 district and the proposed
5 project meets applicable provisions of Title 19. The project design is consist with
6 several Design Guidelines (DGs), including those that encourage a variety of home
7 designs that include front porches and windows that face the street (DGs 4.1.11 and
8 4.1.14). The scale and character of the new homes is similar to and compatible with
9 adjacent developments that predominantly includes single-story, single-family homes.

10 B. The project will be harmonious and compatible with existing adjacent developments in
11 that it would situate new rear yards generally abutting existing rear yards on adjoining
12 properties and would use single-story residential designs with reserved color schemes
13 that are compatible with nearby single-family residential developments. Exterior
14 lighting would be typical of residential uses in the area, and the inclusion of a solid wall
15 along part of the southerly boundary will minimize effects of the new development upon
16 the existing horse ranch.

17 C. At 3.5 units per gross acre, the project would establish residential density at the site
18 consistent with the R1 zoning and Low-Density Residential General Plan Designation
19 (2.1 to 7 units per acre). Utilizing larger lots with single-story construction and greater
20 setbacks for the new single-family residences balances General Plan policies that
21 encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive
22 design (CD-5.2 and CD-5.3). The new public street would provide for future
23 connectivity into under-developed adjacent areas, consistent with CIRC-2.2.1.

24 D. The site is physically suitable for a single-family residential uses in that it is adjacent to
25 existing single-family residential uses, relatively flat with no sensitive resources, and all
26 necessary utilities and infrastructure are available to serve the project. The proposed lot
27 sizes are ample to accommodate future home development in compliance with all City
28 development regulations.

1 E. The new street would provide adequate public and emergency vehicle access, sanitation,
2 water, and public utilities and services to ensure that the project would not be
3 detrimental to public health and safety, in that the City's sanitary sewer system has
4 adequate capacity to serve the project; domestic water will be provided by California
5 Water Service Company; and storm water facilities will be constructed in accordance
6 with adopted City standards. Enhanced construction materials or methods would be
7 required for the homes farthest from Cactus Avenue to reduce their susceptibility to
8 destruction by fire.

9 F. The design, location, size, and operating characteristics of the project will comply with
10 all City zoning, building, and public improvement standards, with specific subdivision
11 modifications considered and approved herein and, therefore, the project would not be
12 detrimental to the public interest, health, safety, convenience, or welfare of the City.
13 The proposal limits residential construction to single-story buildings with minimum 20-
14 foot rear setbacks, which will ensure that future homes do not unnecessarily block
15 existing views or cause significant privacy impacts to existing adjoining properties.

16 G. The project is consistent with the purpose of Chico Municipal Code Chapter 19.28
17 (Planned Development) in that it is consistent with the General Plan and design
18 guidelines as outlined above.

19 3. Based on all of the above, the Planning Commission hereby approves the Project, subject to
20 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in
21 Exhibit II, attached hereto.

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

25 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
26 Commission of the City of Chico held on February 16, 2017, by the following vote:

27 //

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1 AYES:
2 NOES:
3 ABSENT:
4 ABSTAINED:
5 DISQUALIFIED:

6 ATTEST:

APPROVED AS TO FORM:

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10 _____
11 MARK WOLFE
12 Planning Commission Secretary

Vincent C. Ewing, City Attorney*
City Attorney*

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

EXHIBIT “I”
CONDITIONS OF APPROVAL
Crossroads Subdivision and Planned Development Permit S/PDP 16-02
(SCA Development Corp.)

1. The creation and improvement of 13 lots is authorized, as depicted on the “Crossroads Subdivision – Subdivision Map and Planned Development Permit (S/PDP 16-02)” and accompanying project materials date stamped December 27, 2016, 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.

Tentative Map Conditions:

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.

Exhibit “I”

Attachment A

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."

Planned Development Permit Conditions:

10. All approved building plans, final maps and permits shall note that the project shall comply with The Crossroads Subdivision and Planned Development Permit (S/PDP 16-02). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
11. Planned Development Permit 16-02 does not authorize any exceptions or deviations from Title 19 of the Chico Municipal Code. Future construction shall comply with all applicable requirements of Title 19.
12. The approval documents for this project include the following exhibits:
 - a. Crossroads Subdivision Map, date-stamped Dec 27, 2016.
 - b. Open Space Exhibit, date-stamped Dec 27, 2016.
 - c. Residential Elevations (5 sheets) date-stamped Dec 27, 2016.
 - d. Colors and Materials (roofing, paint, stucco, cultured stone, and garage door examples), date-stamped Dec 27, 2016, and
 - e. Lighting Examples, date-stamped Dec 27, 2016.
13. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened

Exhibit "I"

Attachment A

by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of a certificate of occupancy.

14. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and adopted City fee schedule. In-lieu fees shall be paid prior to issuance of any certificates of occupancy within the project.
15. Private yard fencing shall use steel posts.
16. Concrete retaining walls, as opposed to wooden retaining walls, shall be used along the subdivision boundary where grade differentials exceed one foot.
17. The developer shall equip all homes constructed on Lots 1 through 7 (i.e. those located over 500 feet from Cactus Avenue), with alternative materials or methods to enhance fire protection/resistance, subject to the review and approval of the City Fire Marshal.

Exhibit "I"

Attachment A



Subdivision Report

Meeting Date 2/16/17

DATE: February 2, 2017

File: S/PDP 16-02

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S/PDP 16-02 Crossroads Subdivision**

Exhibit "II"

This office has reviewed the vesting Tentative Map S/PDP 16-02 Crossroads 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 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 lot width at setback line.

Recommendation: Acceptable.

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

Recommendation: Acceptable.

3. **Request:** Non-standard street cross sections.

Recommendation: Acceptable.

4. **Request:** Cul-de-sac in excess of 500 feet.

Recommendation: Acceptable.

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

B. SPECIAL DESIGN CONSIDERATION OVERLAY ZONE FOR CACTUS AVENUE

All improvements are to be designed and constructed in compliance with the Special Design Consideration Overlay SD-7 for Cactus Avenue.

C. 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 as depicted on the Tentative Map:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Full urban improvements
 - 3) Exterior to subdivision - Construct and/or verify that urban improvements consistent with the Special Design Consideration Overlay SD-7 for Cactus Avenue have been completed between the access point onto Cactus Avenue and East 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) Street name(s) 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.
 - 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.
 - 3) Exterior to Subdivision - 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) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.
 - c) NPDES Requirements

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

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 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:

- 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 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.
- Open, natural swales.
- Storm water runoff management facilities.
- Both ultimate and interim facilities serving streets exterior to the subdivision that may be required to be constructed herein.

e) Statement of Effective Storm Water Disposal

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

- 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.

- f) 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 recordation 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.

- 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. Well and Septic Abandonment

The Subdivider shall obtain all necessary permits from the Butte County Environmental Health Department and abandon all wells and septic systems in accordance with their requirements.

5. Street Signs and Striping

The Subdivider shall install City standard street signs/regulatory signs (High Intensity Prismatic, no less than Grade V), pavement striping and pavement markings on all streets 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. Street Trees

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

D. 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 Mitigation.

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 mechanism shall be complete and formed prior to recordation of the Final Map.

E. 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.

F. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate public rights-of-way for Road A and Road B as depicted on the Tentative Map.
- b) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Director.
- c) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.

2. Abandonments

The right-of-way and easement abandonments depicted on the Tentative Map are approved. Said abandonments, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation.

G. 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 all 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 Director.

4. California Water Boards

The California Water Boards, Central Valley Regional Water Quality Control Board, in its letter dated 1/24/17, has made certain comments relative to this subdivision. These comments shall be incorporated into the Final Map and/or improvement plans for the subdivision.

H. 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 Public Works Department 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.

I. 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 Community Development Department.


Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department S/PDP 16-02 File
Development Engineering Subdivision File

Attachments:

Exhibit A - California Water

Central Valley Regional Water Quality Control Board

24 January 2017

Mike Sawley, Associate Planner
City of Chico Community Development Department
P.O. Box 3420
Chico, CA 95927-3420

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CITY OF CHICO
PLANNING SERVICES

COMMENTS REGARDING VESTING TENTATIVE PARCEL SUBDIVISION MAP S/PDP 16-02 (CROSSROADS), 2821 CACTUS AVE APN 016-120-036; CITY OF CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff has reviewed the tentative subdivision map for Butte County parcel number 016-120-036 located at 2821 Cactus Ave within the City of Chico (Project). Based on information provided, the Central Valley Water Board is submitting the following comments pertaining to the proposed Project.

Project Description

The proposed Project is the subdivision of an existing 3.68 acre into thirteen lots, with a single-family residence to be constructed on each lot. This site would be designated as Low Density Residential.

City of Chico Water Pollution Control Plant

The future residential development of the Project area will require access to the existing City of Chico's sewage collection system and wastewater treatment plant. The discharge of treated wastewater from the Chico Water Pollution Control Plant (WPCP) is regulated by the Central Valley Water Board pursuant to Waste Discharge Requirements (WDRs) Order R5-2016-0023, NPDES Permit No. CA0079081. The WDRs and NPDES permit programs regulate, amongst other things, the discharge volume and quality of treated wastewater from the WPCP. Currently, the WPCP is permitted to discharge a maximum average monthly flow of 12 million gallons per day (MGD) based upon the average dry weather design flow of the WPCP. Please be advised that the applicant should receive confirmation of available capacity at the WPCP and a formal approval to connect to the sewage collection system prior to property development and discharging untreated wastewater from any areas within the overall Project area.

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has

potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf

Post Construction Storm Water Requirements

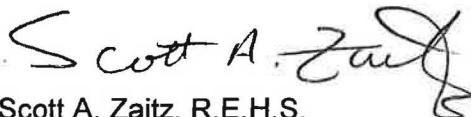
Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the City of Chico must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and establish maintenance requirements. The proposed project must be conditioned to comply with post construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Vesting Tentative Parcel Subdivision Map S/PDP 16-02 (Crossroads) located at 2821 Cactus Avenue must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

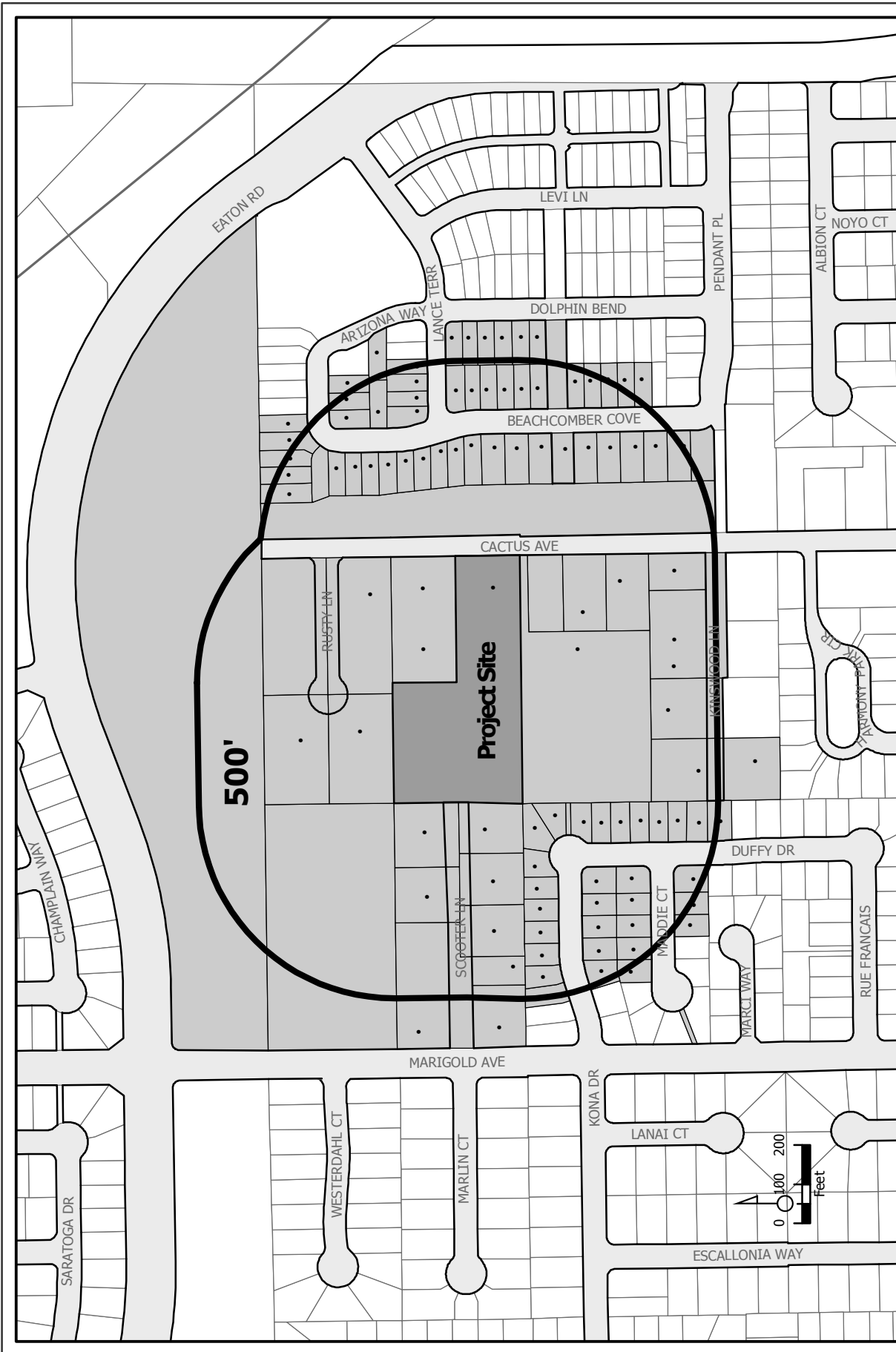
http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_const.shtml

If you have any questions or comments regarding this matter please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.



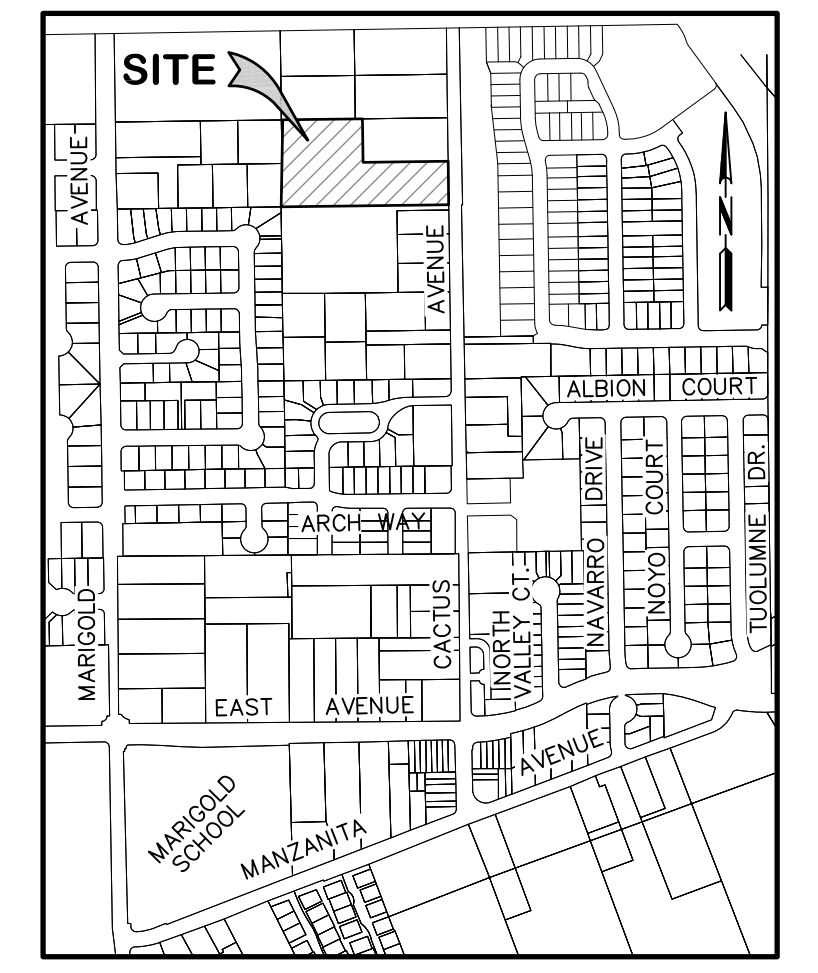
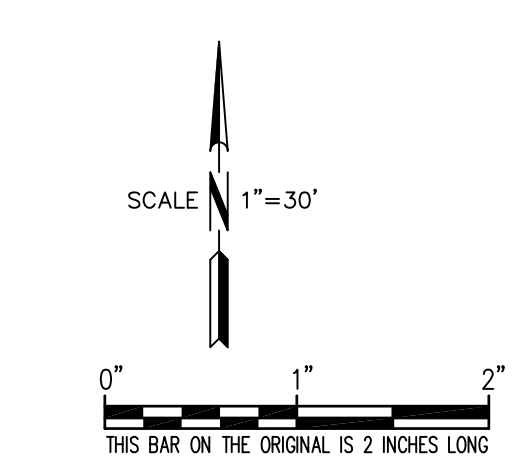
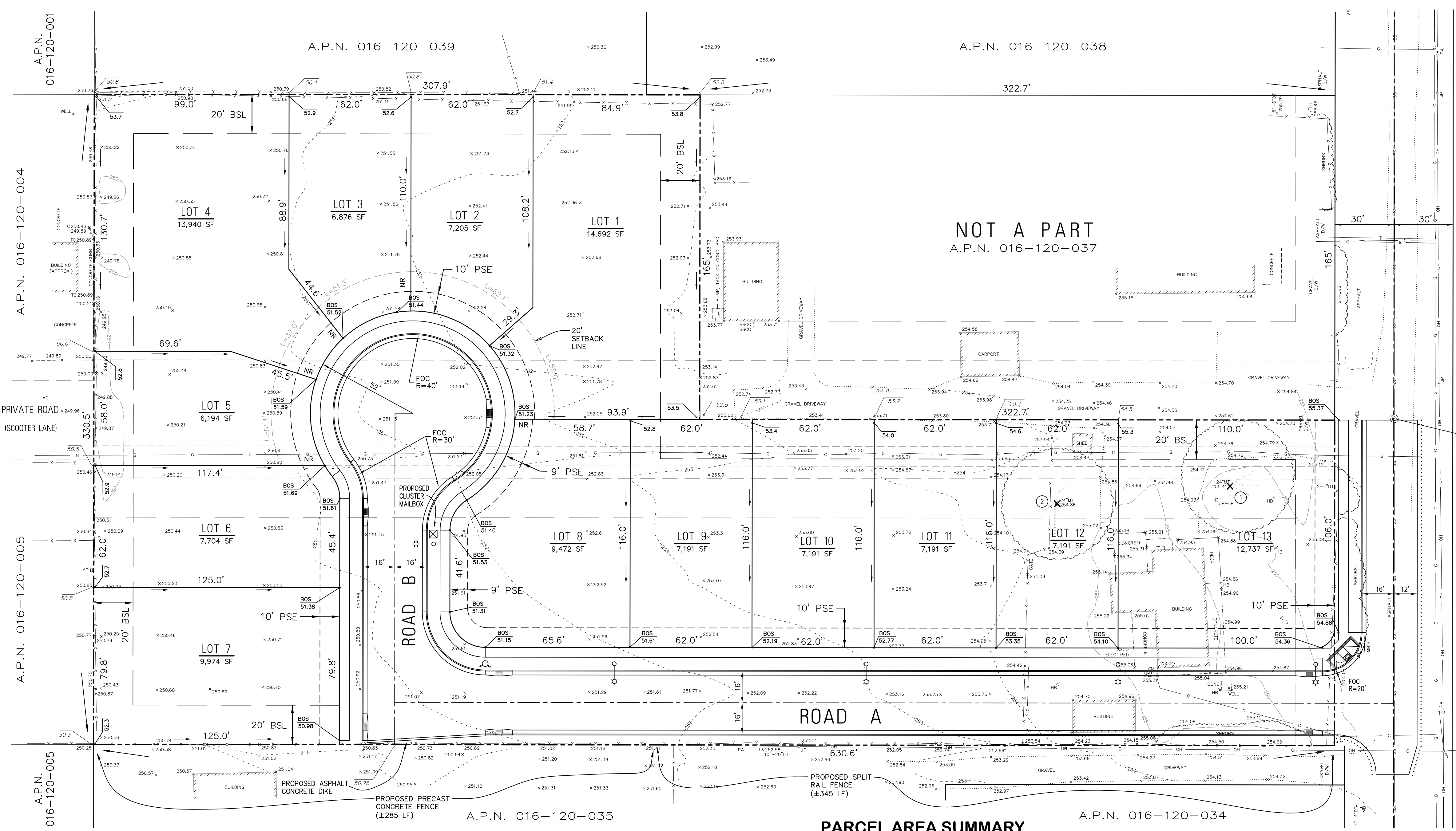
Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: wrb: reb



- Notified Addresses
- Notified Parcels

S/PDP 16-02 (SCA Development Corp) Crossroads Subdivision
 2821 Cactus Avenue
 APN 016-120-036-000



LOCATION MAP
NO SCALE

OWNER:
GUILLOM, INC., A CALIFORNIA CORPORATION
2550 LAKEWEST DRIVE, SUITE 50
CHICO, CA 95928
(530) 897-6458

SUBDIVIDER:
SCA DEVELOPMENT CORPORATION
ATTN: STEVE HONEYCUTT
2550 LAKEWEST DRIVE, SUITE 50
CHICO, CA 95928
(530) 897-6458

ENGINEER:
ROLLS, ANDERSON & ROLLS
ATTN: KEITH L. DOGLIO
R.C.E. 66358
P.L.S. 8834
115 YELLOWSTONE DRIVE
CHICO, CA 95973
(530) 895-1422

ASSESSOR'S PARCEL NUMBER:
016-120-036

EXISTING SITE ADDRESS:
2821 CACTUS AVENUE
CHICO, CA 95973

EXISTING ZONING:
R1 (LOW DENSITY RESIDENTIAL WITH
AOC & SD-7 OVERLAY DISTRICT)

**EXISTING GENERAL
PLAN DESIGNATION:**
LOW DENSITY RESIDENTIAL

EXISTING LAND USE:
RESIDENTIAL/UNDEVELOPED

PROPOSED LAND USE:
RESIDENTIAL

TOTAL PARCEL AREA:
3.68 ACRES (GROSS)

UTILITY SERVICE

- A. SEWER - CITY OF CHICO SEWER
- B. STORM DRAINAGE - CITY OF CHICO STORM DRAIN
- C. WATER - CALIFORNIA WATER SERVICE
- D. GAS & ELECTRIC - P.G.&E.
- E. TELEPHONE - A.T.&T.
- F. CABLE T.V. - COMCAST

DATE OF TOPOGRAPHIC SURVEY: FEB. 2016

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NOT A PART
A.P.N. 016-120-037

**PROPOSED SUBDIVISION
MODIFICATIONS**

1. NON-RADIAL LOT LINES.
2. NON-STANDARD ROAD SECTION.
3. CUL-DE-SAC LENGTH EXCEEDS 500 FEET.
4. NON-STANDARD LOT WIDTH AT FRONT SETBACK LINE FOR LOT 4.

TREE NO.	SPECIES	DBH (IN)	REMOVED?
1	MULBERRY	24	YES
2	MULBERRY	24	YES

PARCEL AREA SUMMARY

EXISTING PARCEL 3.56 AC. [3.68 AC. (GROSS)]
A.P.N. 016-120-036
RIGHT-OF-WAY DEDICATION 0.86 AC.
ROAD A & B
PROPOSED PARCELS 2.70 AC.
LOTS 1-13
AVERAGE LOT SIZE = ±9,000 SF
DENSITY = 3.5 UNITS PER ACRE (GROSS)

NOTES

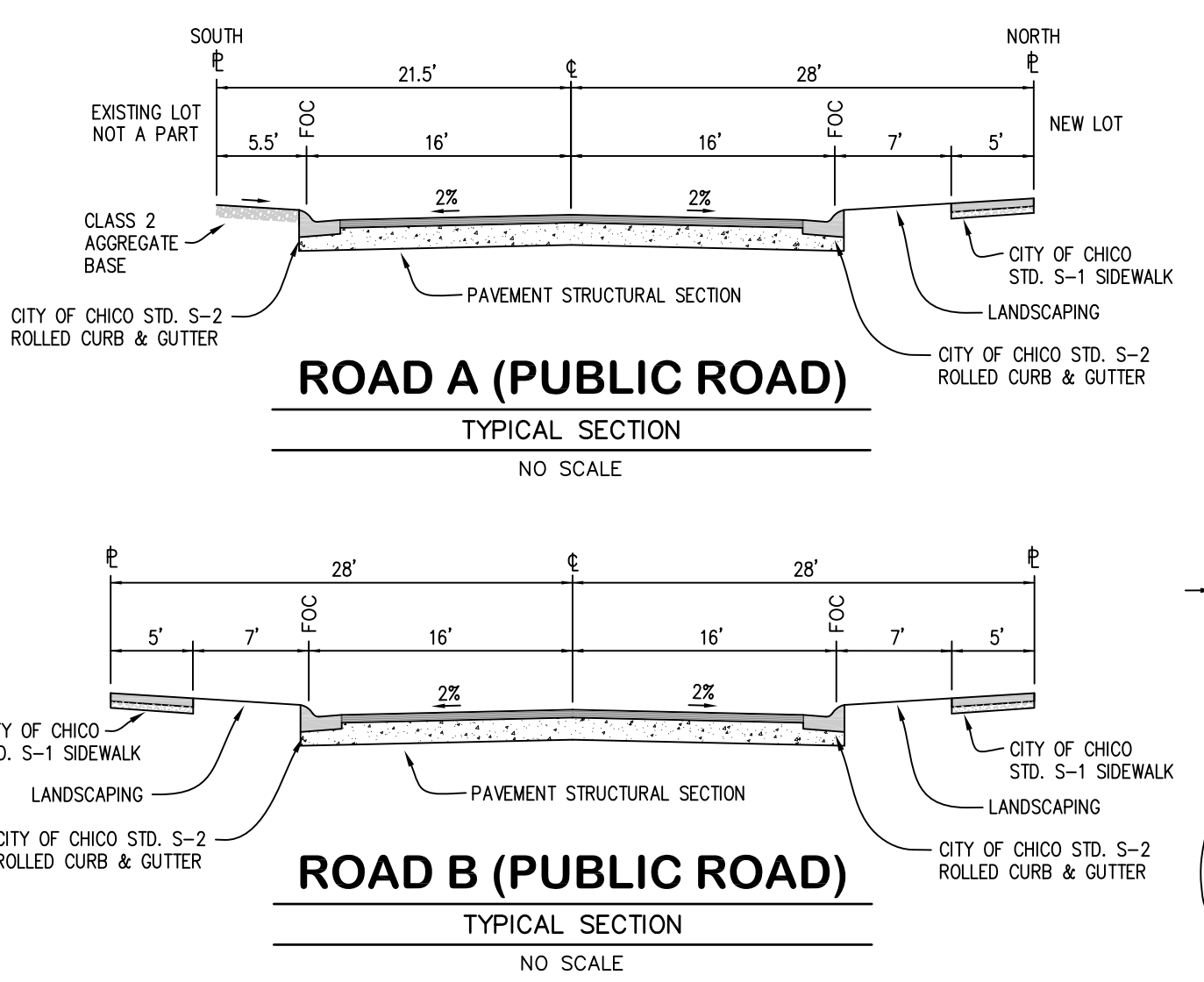
1. THE EXISTING WELL SHOWN WITHIN ROAD A WILL BE ABANDONED BY PERMIT FROM THE BUTTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
2. THERE ARE NO KNOWN SEPTIC TANKS, ABANDONED WELLS OR SUMPS AT THE SITE.
3. EXISTING TREES AS NOTED ARE PROPOSED FOR REMOVAL.
4. THERE ARE NO EXISTING RAILROAD RIGHTS-OF-WAY OR GRADE CROSSINGS ON OR ADJACENT TO THIS PROPERTY.
5. ROADS A AND B ARE PROPOSED TO BE PUBLIC ROADS.
6. THE EXISTING STRUCTURES SHOWN ON PROPOSED LOTS 12, 13 AND ROAD A WILL BE REMOVED.
7. STORM WATER DRAINAGE IS PROPOSED TO BE CONVEYED BY UNDERGROUND PIPING IN CACTUS AVENUE THAT HAS BEEN CONSTRUCTED AS PART OF THE PHASE 4 WILDWOOD ESTATES SUBDIVISION.
8. DEVELOPMENT OF THIS PROJECT WILL REQUIRE THE PREPARATION OF DETAILED GRADING AND EROSION CONTROL PLANS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHICO.
9. RETAINING WALLS MAY BE REQUIRED ALONG PORTIONS OF THE SUBDIVISION RECORDING.
10. AN AVIGATION EASEMENT FOR THE SUBDIVISION WILL BE REQUIRED PRIOR TO RECORDING OF THE FINAL MAP.
11. SIDE YARD P.U.E.'s WILL NOT BE DEDICATED ON LOTS 1 - 13.
12. A P.S.E. WILL NOT BE DEDICATED ADJACENT TO ROAD A ALONG APN 016-120-035.
13. AN EXISTING ROAD AND UTILITY EASEMENT IS PROPOSED TO BE ABANDONED AS SHOWN.
14. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN BASED ON FLOOD INSURANCE RATE MAP NO. 060700343E.
15. UNLESS SHOWN OTHERWISE, EASEMENTS AND SETBACKS AS SHOWN ON PARCEL 2 OF BOOK 75 AT PAGE 9 ARE TO BE ABANDONED UPON APPROVAL OF THIS TENTATIVE SUBDIVISION MAP.
16. PORTIONS OF THIS PROJECT WILL BECOME A PART OF A CHICO MAINTENANCE DISTRICT (CMD).

LEGEND

---	SUBDIVISION BOUNDARY	D/W	EXISTING DRIVEWAY
---	CENTER OF RIGHT-OF-WAY	MB	EXISTING MAILBOX
---	EXISTING SANITARY SEWER LINE	HB	EXISTING HOSE BIB
---	EXISTING UNDERGROUND ELECTRIC	TC	EXISTING TOP CURB ELEVATION
---	EXISTING GAS MAIN	X 252.27	EXISTING GROUND ELEVATION (CITY OF CHICO DATUM)
---	EXISTING OVERHEAD UTILITY LINE	o 23'DT	EXISTING TREE, TYPE AND TRUNK DIAMETER
---	EXISTING FENCE	DT	DT DECIDUOUS TREE
---	EXISTING EDGE OF CONCRETE	MT	MT MULBERRY TREE
---	EXISTING EDGE OF PAVEMENT	X	EXISTING TREE TO BE REMOVED
---	EXISTING GROUND CONTOUR (1 FT INTERVAL) (CITY OF CHICO DATUM)	NR	PROPOSED NON-RADIAL LOT LINE
---	EXISTING SANITARY SEWER MANHOLE	PSE	PROPOSED PUBLIC SERVICE EASEMENT
---	EXISTING SANITARY SEWER CLEANOUT	BSL	PROPOSED BUILDING SETBACK LINE
---	EXISTING GAS METER	BOS	PROPOSED BACK OF SIDEWALK GRADE (PRELIMINARY)
---	EXISTING JOINT UTILITY POLE	54.62	PROPOSED LOT GRADE (PRELIMINARY)
---	EXISTING UTILITY POLE	55.8	PROPOSED DIRECTION OF SURFACE FLOW
---	EXISTING LIGHT POLE ANCHOR	---	PROPOSED STREET LIGHT, SEE NOTE 17
---	EXISTING LIGHT POLE	---	PROPOSED FIRE HYDRANT, SEE NOTE 18
---	EXISTING ASPHALT CONCRETE	---	

NOTES, CONT'

17. STREET LIGHTS PROPOSED TO BE ARCHED INVERTED LANTERN TYPE PER CITY OF CHICO STD. S-1. FINAL LOCATIONS WILL BE DETERMINED AND APPROVED BY THE CITY OF CHICO DEVELOPMENT ENGINEERING DEPARTMENT.
18. FINAL FIRE HYDRANT LOCATIONS WILL BE DETERMINED AND APPROVED BY THE CITY OF CHICO FIRE DEPARTMENT.

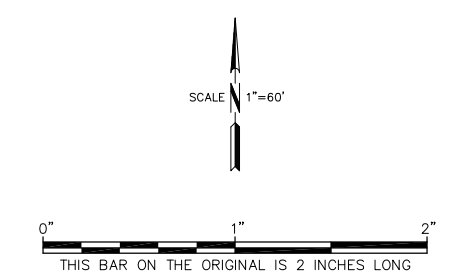
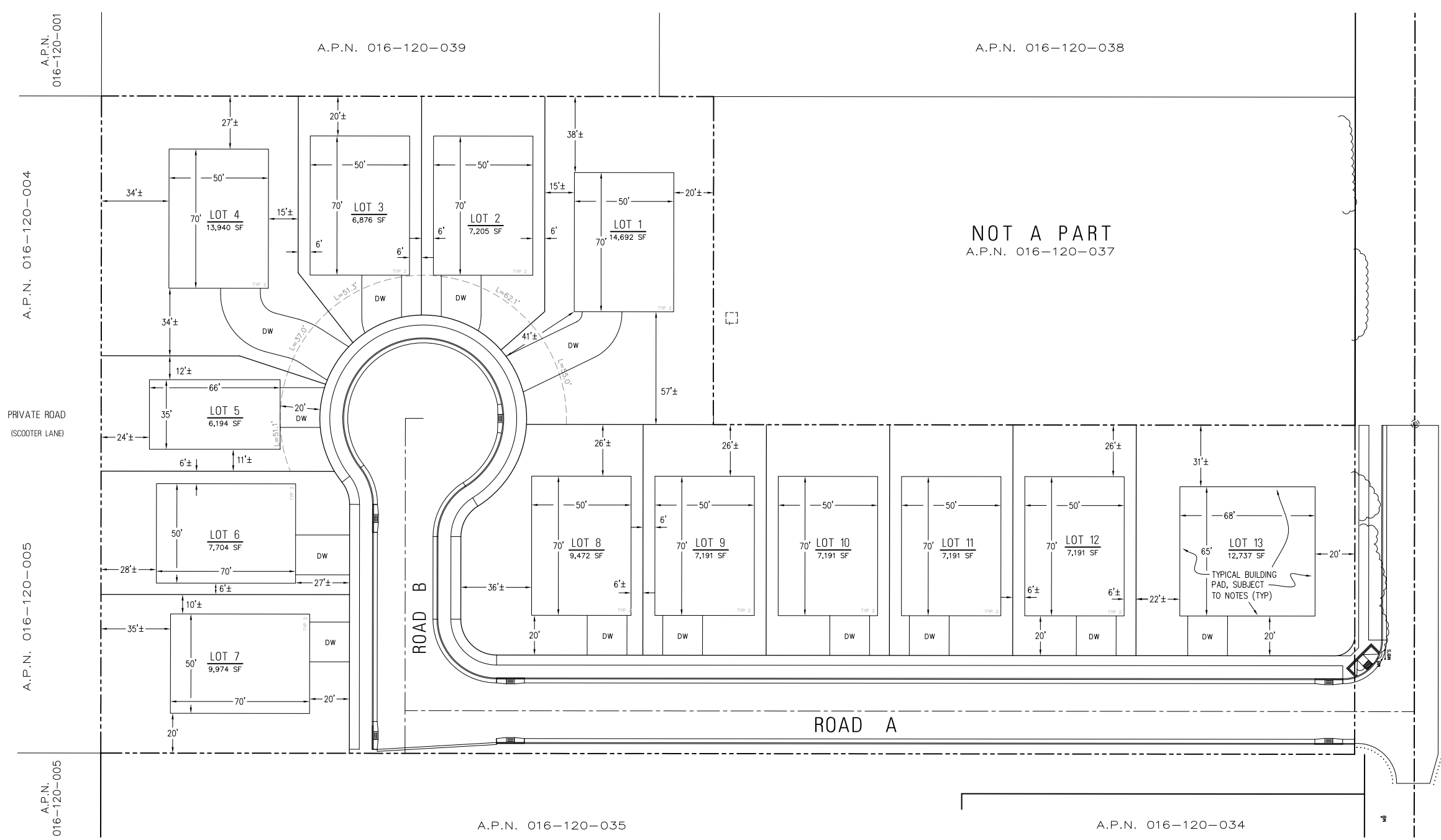


CROSSROADS SUBDIVISION

SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT
(S/PDP 16-02)

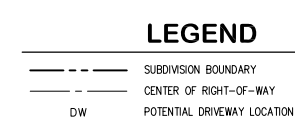
FOR
SCA DEVELOPMENT CORPORATION
A DIVISION OF PARCEL 2
OF PARCEL MAP RECORDED IN
BOOK 75 OF MAPS, PAGE 9
CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5911



- LOT NOTES**
1. LOT BUILDING PADS SHALL CONFORM TO CHICO MUNICIPAL CODE STANDARDS.
 2. ADMINISTRATIVE MODIFICATIONS TO SHOWN BUILDING PADS SHALL BE PERMITTED, INCLUDING MODIFYING DRIVEWAY LOCATIONS.
 3. LOT COVERAGE NOT TO EXCEED CHICO MUNICIPAL STANDARDS.
 4. ACCESSORY STRUCTURES AND EXPANSION OF HOMES SHALL BE PERMITTED PURSUANT TO CHICO MUNICIPAL CODE STANDARDS AND PERMITTING REQUIREMENTS.
 5. THE FRONT DOOR OF LOT 13 SHALL FACE CACTUS AVENUE.
 6. EACH LOT WILL HAVE A MINIMUM FRONT YARD AREA OF 580 SF EXCLUDING DRIVEWAYS, PORCHES AND PATHWAYS.
 7. ELEVATIONS ARE NOT TO REPEAT WHEN SIMILAR FLOOR PLANS ARE CONSTRUCTED NEXT TO EACH OTHER. WHEN THE SAME FLOOR PLANS ARE PROPOSED NEXT TO EACH OTHER, THE FRONT ELEVATIONS WILL UTILIZE DIFFERENT EXTERIOR MATERIALS, FINISHES, COLORS AND ROOF LINES TO CREATE VARIETY.

PROPOSED LOT AREA (SF) = ±117,560
 PROPOSED PAD AREA (SF) = ±45,230
 LOT AREA - PAD AREA (SF) = ±72,320
 % OF LOT THAT IS NOT PAD = ±62%



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Planning Services

CROSSROADS SUBDIVISION
 OPEN SPACE EXHIBIT
 FOR
 SCA DEVELOPMENT CORPORATION

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE CHICO, CALIFORNIA 95973-5811

NOVEMBER 17, 2016 15159 SHEET 1 OF 1

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DEC 27 2016

CITY OF CHICO
PLANNING SERVICES



1580 PLAN

RECEIVED

DEC 27 2016

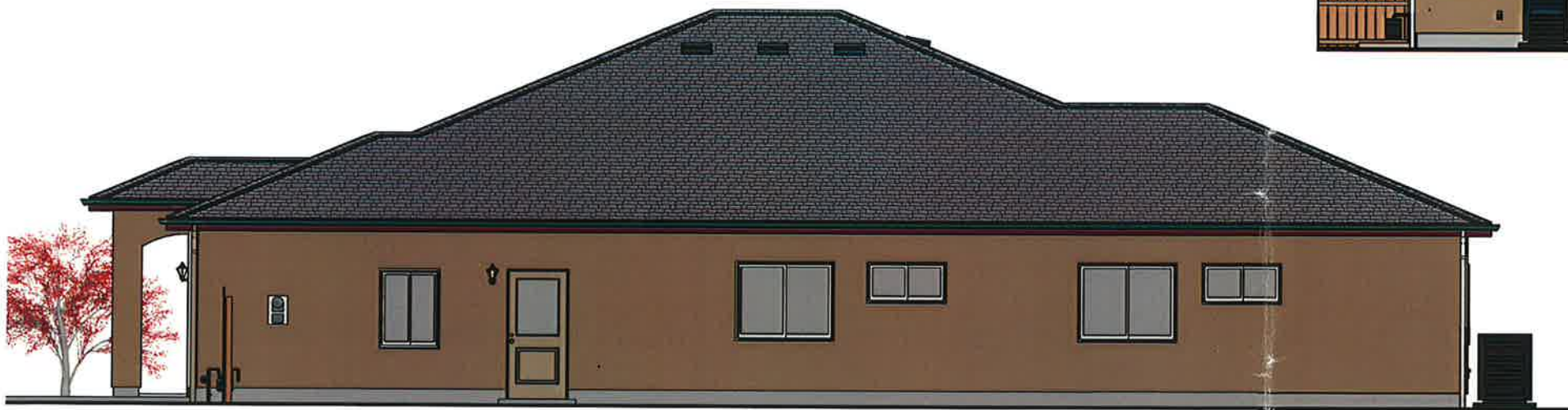
CITY OF CHICO
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LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

PLAN 1991



FRONT ELEVATION

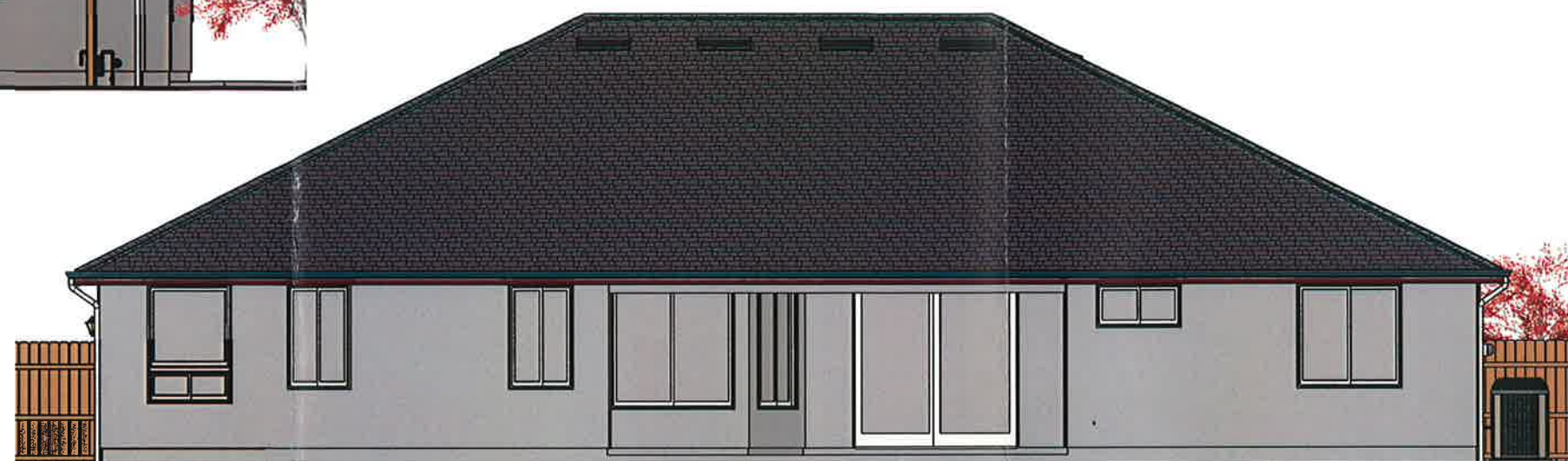
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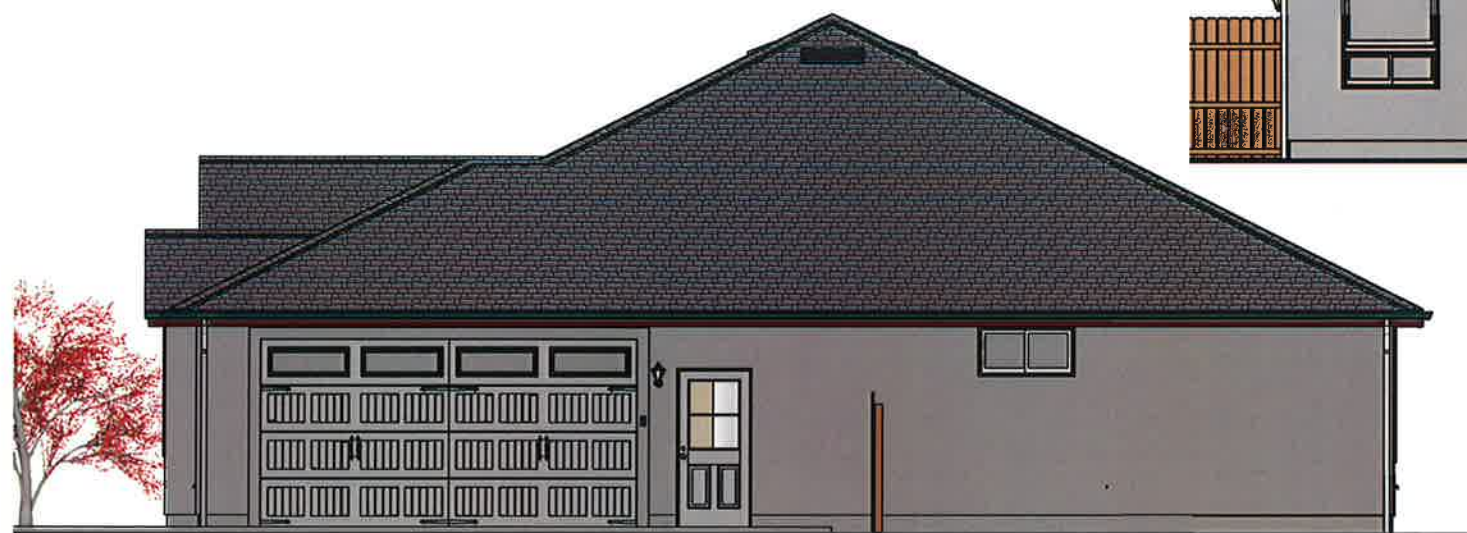
CITY OF CHICO
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LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

PLAN 2445

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DEC 27 2018

CITY OF CHICO
PLANNING SERVICES



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

1720 PLAN

RECEIVED

DEC 27 2016

CITY OF CHICO
PLANNING SERVICES



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

1762 PLAN

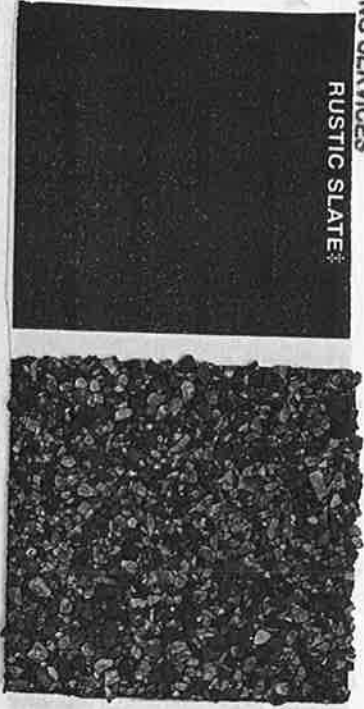
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OCT 03 2016

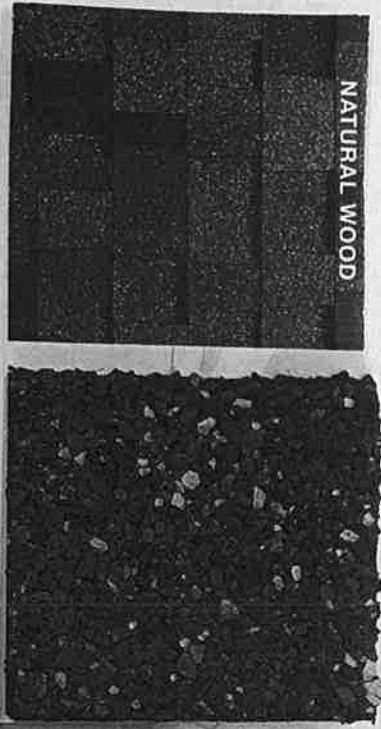
CITY OF CHICGO
PLANNING SERVICES

Shingles

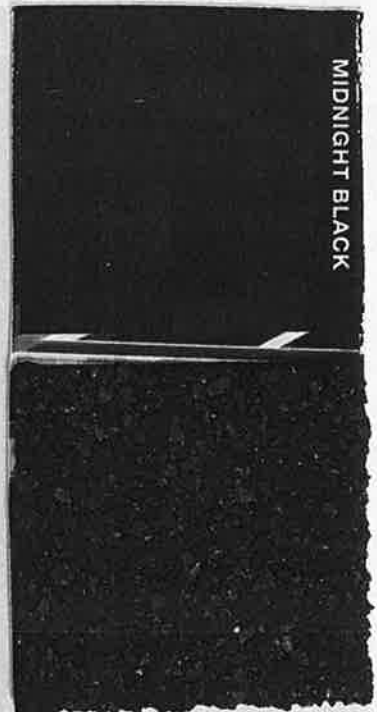
RUSTIC SLATE



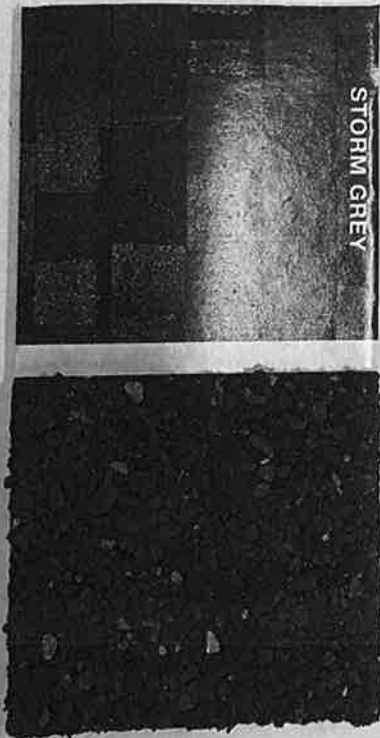
NATURAL WOOD



MIDNIGHT BLACK



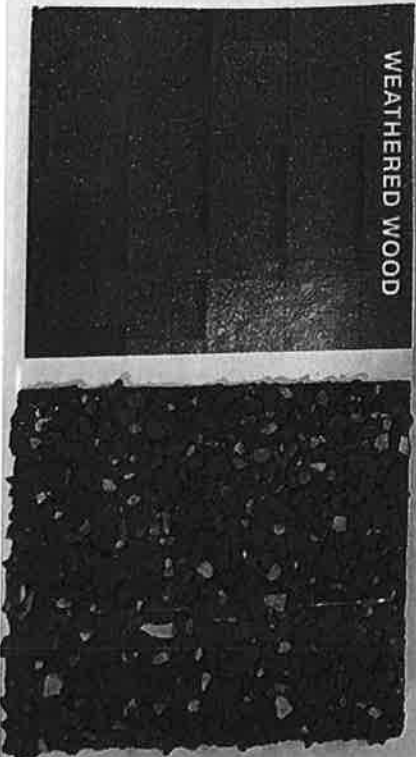
STORM GREY



BLACK OAK



WEATHERED WOOD

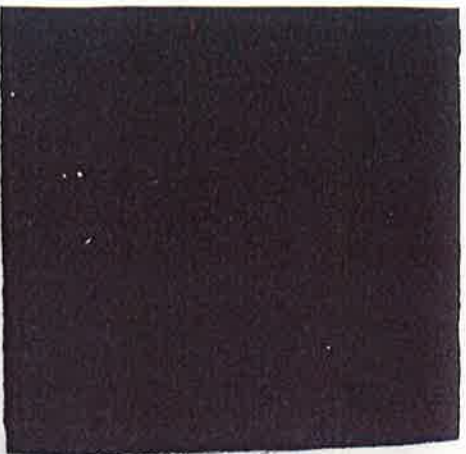


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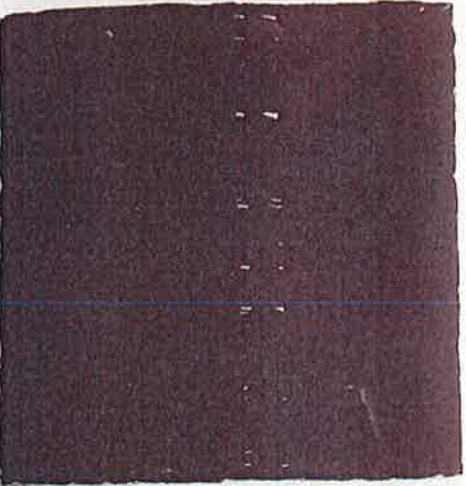
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Trim, Eaves, Fascia, Gutters and Garage Doors



Oxford Brown



Dark Taupe



Charcoal Gray



Cargo



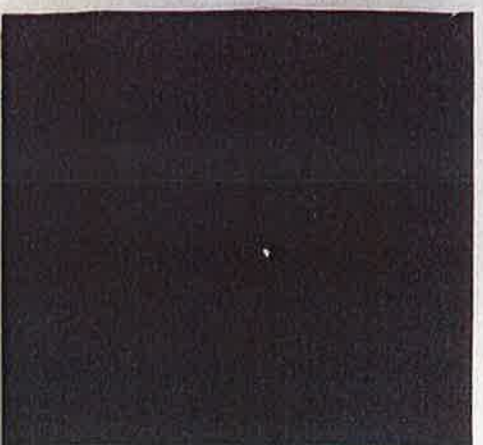
Teton Blue



Soft Moss



Sequoia Redwood



Saddle Brown

**Stucco Colors
By LaHabra**

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Blue Grey

Mesa Verde

Sierra Tan

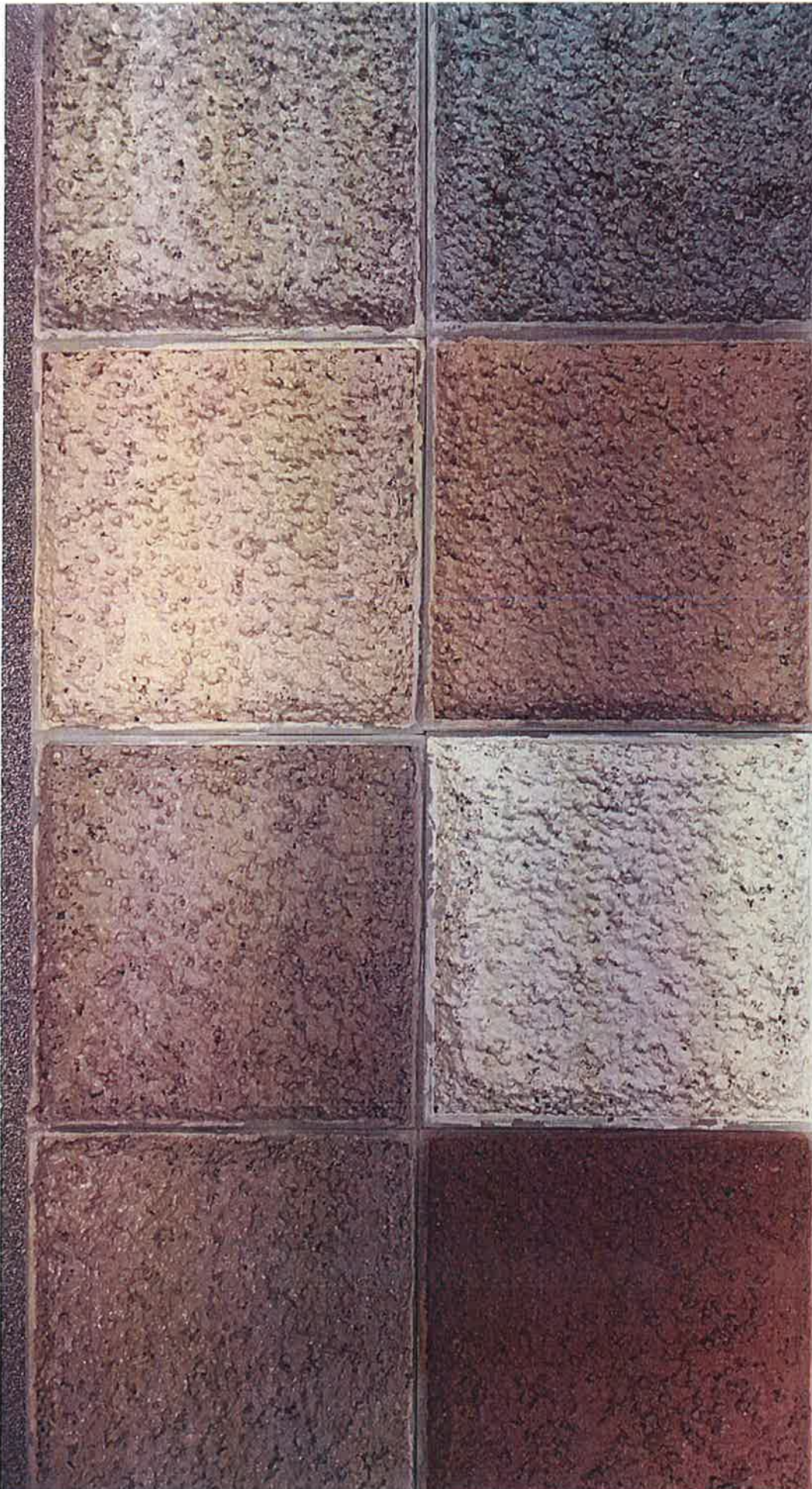
Misty

Oatmeal

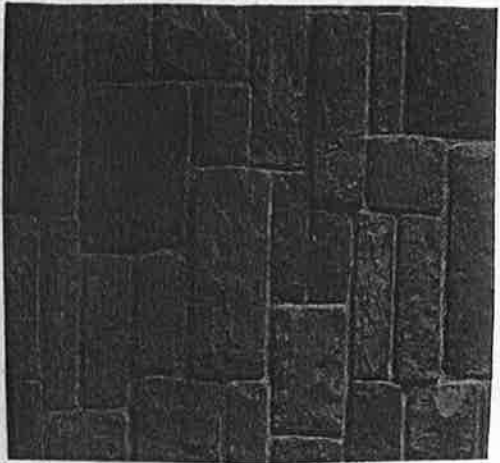
Trabucco

DEC 27 2016

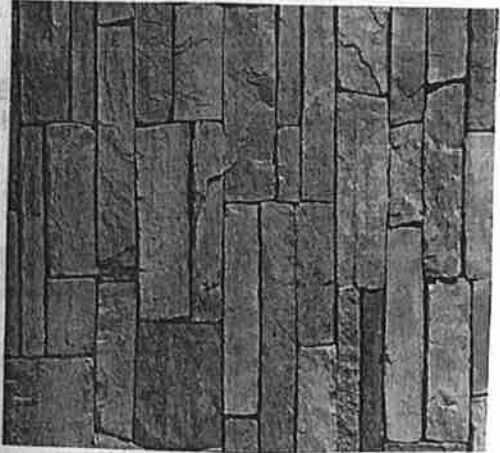
Hatteras
CITY OF CHICO
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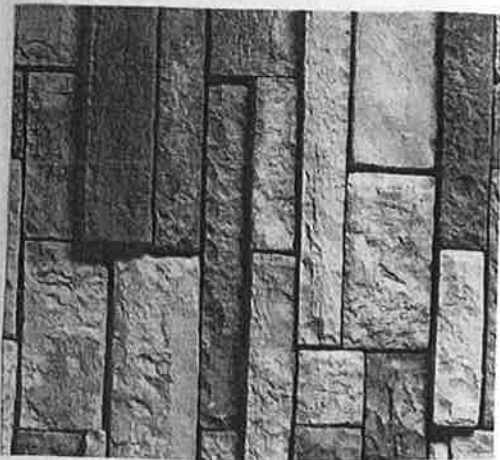
Cultured Stones



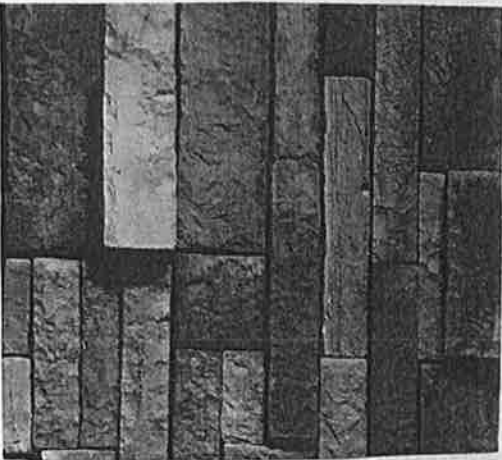
San Francisco Cobblefield



Shale County Ledgerstone



Caramel Drystack Ledgerstone



Chardonnay Drystack Ledgerstone



Black Mountain

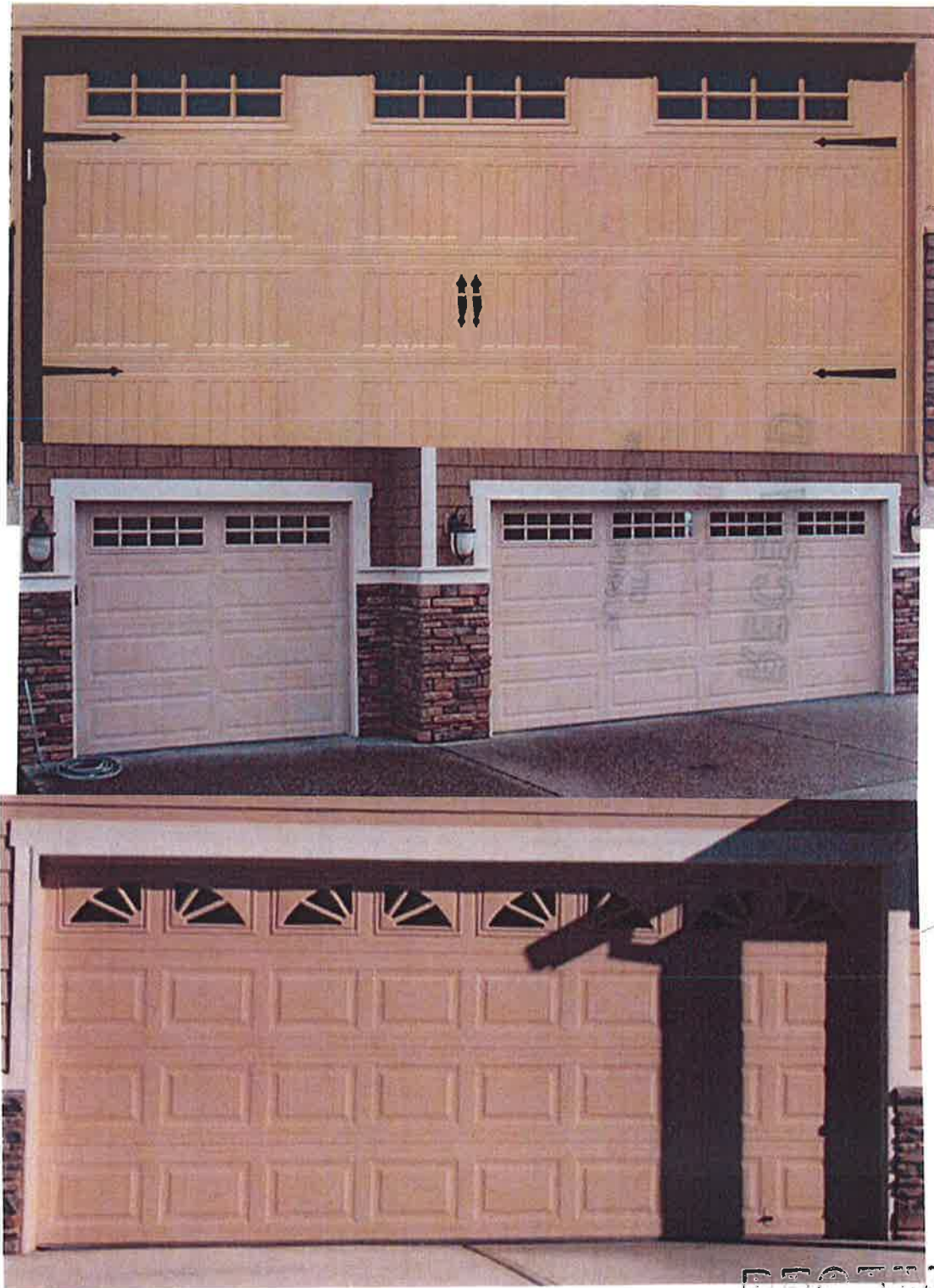
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The Crossroads Subdivision and Planned Development (S/PDP 16-02)

Garage Door Examples



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DEC 27 2018

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The Crossroads Subdivision and Planned Development (S/PDP 16-02)

Structural Lighting Examples



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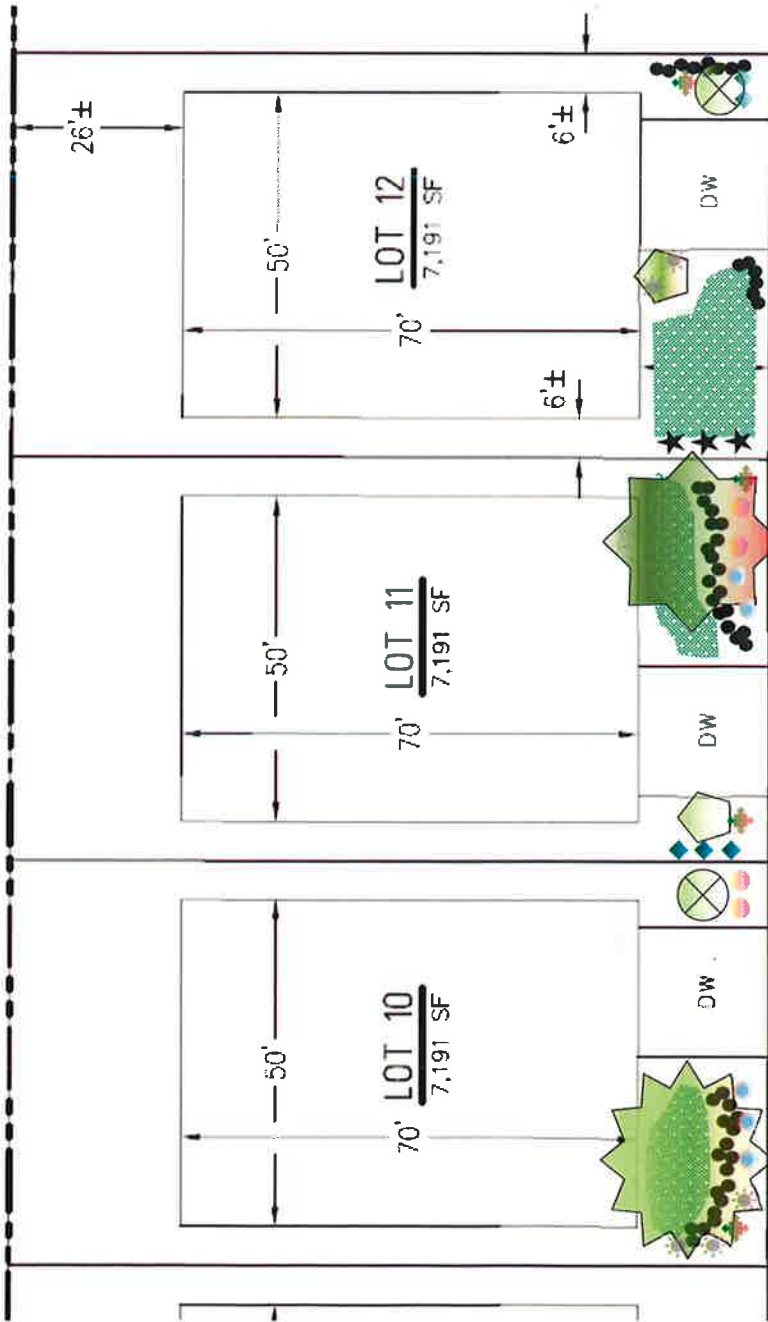
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PLANNING SERVICES

THE CROSSROADS SUBDIVISION (S/PDP 16-02) TYPICAL LANDSCAPE PLAN

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PLANNING SERVICES**



Notes:
Planting and Installation Guidelines. All street trees and landscaping required within a public right-of-way or public service easement or on other city property shall be planted and installed in compliance with Chico Municipal Code section 18R.080.090 – Street trees and landscaping.

Water Efficient Standards. Projects with new landscape areas installed by a developer of 2,500 square feet or larger in size, and/or homeowner-installed landscapes of 5,000 square feet or larger in size, shall demonstrate compliance with state water efficiency standards pursuant to Chico Municipal Code section 19.68.070 – Water efficient landscaping standards.

Hydro-zone. Irrigation system will include in-line valves, quick couplers, and gate valves. Planting will be organized into hydro-zones or similar water needs. New irrigation controllers will be Hunter, Rainbird, Irritrol or equal and will meet City of Chico's Water Efficient Landscape Ordinance (WELO).

Soil Amendment. Contractor shall provide additional soil amendments including application volume and depth of compost amendment, and location, depth and type of surface mulch as appropriate to address adverse soil factors as directed by the City of Chico.

Homeowners. Homes will be landscaped from a palette of appropriate native and near native vegetation, trees and non-vegetative elements such as stacked fieldstone, cobble walls, and dry creek beds. Ground cover, bark and turf will be made available, with all landscaped areas receiving treatment. This landscape plan represents a typical plan, that can be modified by homeowners, subject to existing regulations and best practices.

Planting Legend:

	Trident maple <i>Acer buergerianum</i>		Blue bunchgrass - <i>Festuca idahoensis</i>
	Summershade maple <i>Acer plantanoides</i>		California coffeeberry - <i>Rhamnus californica</i>
	Starlight dogwood <i>Cornus</i>		Fieldstone Boulders
	Japanese Maple <i>Acer palmatum</i>		Lily of the Nile- <i>Agapanthus</i>
	Sod		Monkey Flower - <i>Mimulus aurantiacus</i>
			New Zealand Flax - <i>Phormium 'Yellow Wave'</i>
			California Buckwheat - <i>Eriogonum fasciculatum</i>

PREPARED FOR:
 SCA Development Corp. Attn: Steve Honeycutt
 2550 Lakewest Drive, Suite 50, Chico, CA 95928

PREPARED BY:
 Dugan's Landscape Installation and Maintenance
 6281 Broyles Road, Chico, CA 95973
 (530) 893-4548

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The Crossroads Subdivision and Planned Development (S/PDP 16-02)
Southern Property Fence
Examples and Styles

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Split Rail Examples:



Wall Examples:



Project Description

The Crossroads Subdivision (S/PDP 16-02)

The proposal is to construct 13 single family residential lots on 3.57-acres, creating a net density of 3.64 units per acre. The new single family lots will street that will take access new residential street that will take access from Cactus Avenue and end in a cul-de-sac.

Lot Sizes:

Lots will range in size from 6,194 square feet to 14,692 square feet, with an average lot size of 8,490 square feet. Except for the linear frontage of Lot 4, all lots meet Chico Municipal Code development standards (frontage, depth and square footage requirements). Pursuant to Municipal Code section 18.44.020 design modifications can be requested when justified (See Design Modification Request, discussing in detail the street frontage width reduction).

Structures:

The homes are proposed to be single-story, which are at a mass and scale that does not dominate the surroundings, and are in line nearby residential neighborhoods. Thereby, meeting the design objective of chapter one of the Design Guideline manual and several guidelines (DG 1.2.11, 1.2.12 and 1.2.13).

The proposal creates interest and variety to the streetscape by introducing several dwelling designs, which will be customized by each home owner with the selection of body and trim colors, stone materials, roof color and lighting details. This will create a mix of designs throughout the subdivision (DG 4.2.15, 4.2.16 and 4.2.17). The homes contain front porches in a variety of sizes, which allows occupants to place patio furniture, potted landscaping and other ornamental elements near the entrance thereby making a positive connection to the street and a welcoming neighborhood. To minimize their appearance and have attractive street scape, garage doors will contain windows and painted to match the trim of the home (DG 1.2.31, 4.1.11, 4.1.12, 4.1.11 and 4.1.63).

The pallet incorporates an assortment of color and texture, which can be found in the existing neighborhood to the east, Wildwood Estates Subdivision (DG 1.1.11 and 4.2.22). A mixture of cultured stones brings added interest, and wrap around the end of the structures and terminate.

Lighting:

Structure lighting will be Wall Sconces, typically 11-inches tall, will be placed at the front of the garage and at the porch. Styling will include modern, mission, traditional and craftsman. Metal options will come in a variety of finishes including, black, white, bronze and distressed, with glass being either frosted, clear and seedy. Lights will be of wattages that provide for a safe environment, while creating an attractive night time street scape (DG 1.3.55 and DG 4.2.44). The intent is to allow each home owner to specify the style and design, which in turn bring added interest to the neighborhood without creating a sense of redundancy (DG 4.1.53).

Street lighting along Cactus Avenue will be of a candy-cane design, in compliance with the SD-7 overlay requirements to maintain a rural atmosphere of the area. Street lighting along the new streets will also be of the of the candy-cane design (City of Chico standard SL-1, page 7) to minimize any lighting on abutting properties.

Fencing:

To provide a physical barrier to the active horse ranch to the south, yet to still provide an active environment, fencing will be installed along the southern property line. A split-rail fence will be utilized from Cactus Avenue, and go approximately 345 feet to the west. The intent of this fence design is to not “wall in” the driveway to the south, nor the new street, but to provide design that maintains a rural atmosphere (DG 1.1.11, 1.1.12, DDG 1.2.13). From there, a solid fence will be installed along the remainder of the southern property line. This fence is designed to minimize interactions between the active horse ranch, and the single family residential area. The fence will be pre-cast concrete in design, with a finish and color that is to mimic wood and will be approximately 285 feet long.

Landscaping:

Future home owners will have the ability to customize their front yards, with individual landscapes chosen based upon owner’s taste and desires. Options will include details such as small stone walls, non-turf areas with chip bark and ground covering plants, trees and turf or a combination of. The intent of landscaping is similar to that of final home design, in which future home owners will have the ability to pick and choose the layout and design of the landscaped areas, which in turn will produce a verity along the street scape, with no two lots looking the same. All landscaping will be installed to AB 1881 water usage requirements, and all exposed areas will be installed with landscaping improvements.

Map Design Changes

The Crossroads Subdivision (S/PDP 16-02)

In response to the initial pre-application neighborhood meeting held on May 20, 2016, and planning staff's comments, and subsequently the second pre-application neighborhood meeting held on August 20, 2016 the design of The Crossroads Subdivision (S/PDP 16-02) was examined and reevaluated by SCA Development to take into account opinions expressed by the neighbors and comments from City Staff.

Below are the major changes to the design that came out of both pre-application meetings and are now part of the project:

1. Road flip to southern side of property.
2. Total number of lots went down from 15 to 13, a 13 percent reduction in lots.
3. Net density went down from 4.2 to 3.64 units/per acre.
4. Average lot size went up from 7,900 square feet to 8,490 square feet.
5. Smallest lot went up from 5,451 square feet to 6,194 square feet.
6. Largest lot went up from 10,367 square feet to 14,692 square feet.
7. Lot 13, fronting on Cactus Avenue, has increased from 10,367 square feet to 12,738 square feet.
8. The 25-foot wide cross easement over two lots have been removed, and all lots front onto a street.
9. Removal of 2 flag lots parcels.
10. Self-imposed 20-foot rear yard setback on all lots.
11. Self-imposed 20-foot side yard setback on lots 1, 4 and 7.
12. Hammerhead turn-around design has been removed and cul-de-sac that meets standards is proposed.
13. All homes are designed to be single story.
14. New split-rail fence and wall will be placed along southern property line to minimize disturbance to existing breeding mares and property owners to the south, while maintaining a rural feel.