



Files: S/PDP 01-12

DATE: April 24, 2017

TO: PLANNING COMMISSION

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

RE: Modification of Planned Development Permit 01-12 (Mountain Vista)
Located on the Northeast Corner of Eaton Road at Floral Avenue
APN 016-200-131

SUMMARY

The applicant proposes to modify approved Planned Development Permit 01-12 (PDP 01-12) for the Mountain Vista Subdivision to allow 13 single-family residences to be constructed in an area previously planned for 13 multi-family residential “townhome” units. The request would not change the project density and would enable development of individual lots with single-family homes consistent with recent development of the subdivision east and north of the subject area. No significant issues have been identified in connection with this request.

Recommendation:

Planning staff recommends adoption of Resolution No. 17-07 (**Attachment A**), approving the planned development permit modification, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-07, approving modification of Planned Development Permit 01-12, subject to the attached conditions.

BACKGROUND

The project site is located at the northeast corner of Eaton Road at Floral Avenue, within the Mountain Vista Subdivision and Planned Development (see **Attachments B and C**). The area affected by the proposed modification is designated Medium Density Residential on the General Plan diagram and zoned R2-PD-AOC (Medium Density Residential with Planned Development and Airport Operations Zone C overlays).

The request would modify conditions of approval for Planned Development Permit 01-12, to allow 13 single-family residences to be constructed in an area previously planned for 13 multi-family residential “townhome” units (see Revised Layout, **Attachment D**). To achieve minimum widths and sizes for the re-configuration eight nearby, single-family lots from the original approval would be slightly reduced in width. All new and reconfigured lots would meet minimum width and size requirements for the R2 zoning district. Also, a sidewalk is now proposed on the residential (easterly) side of future Road P, where the existing tentative map had been approved with sidewalk omitted from the design.

For reference, copies of the approved tentative map and resolution approving the original Mountain Vista applications are provided under **Attachments E and F**, respectively.

DISCUSSION

The proposed PDP modification would allow the pattern of detached single-family homes to continue from portions of the Mountain Vista development located to the east and north which are also zoned R2 (Medium Density Residential). Future development of the affected area would be consistent with standard R2 zoning requirements, which would ensure compatibility with surrounding uses by providing 15-foot rear setbacks adjacent to other residential uses and front entries with sidewalks along Road P that transitions to the commercial lot located at the intersection of Eaton Road and Floral Avenue. Providing the same number of detached units on individual lots instead of multiple townhome units on larger lots would increase potential opportunities for home ownership in the affected area while still providing the anticipated residential density near the commercial corner.

The associated changes to the tentative subdivision map are minor in nature and do not necessitate any special findings, however, modified PDP conditions are necessary to authorize the requested changes. These modified conditions, as well as previous conditions that apply to multi-family and commercial lots within the project are provided under **Exhibit I of Attachment A**. Staff supports the request.

General Plan Consistency

The proposed PDP modification is consistent with the General Plan in that the request would result in the same overall number of units, therefore project density remains consistent with the original approval, and would otherwise comply with the Medium Density Residential Land Use Designation, which is characterized largely by “*duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots.*”

Environmental Findings

An Environmental Impact Report (EIR) for the Mountain Vista/Sycamore Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-12 and S/PDP 00-11) and General Plan Amendment/Rezone 04-08 (Greenline Preservation Associates) approvals (State Clearinghouse No. 2003042068) was certified by the City Council on July 17, 2007. The EIR approval entailed certain findings regarding the environmental effects, a statement of overriding considerations, and a mitigation monitoring plan containing measures that were included as project requirements under the related subdivision approvals.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed PDP amendment is within the scope of the EIR in that: a) it does not represent a substantial change that would require major revisions to the certified EIR; b) there have been no substantial changes in the circumstances under which the project will be undertaken that require major revisions to the EIR; c) the EIR adequately addresses the potential impacts and provides appropriate mitigation measures related to development; and d) no new significant impacts have been identified, therefore, no further environmental review is necessary.

FINDINGS

All necessary findings are provided in Resolution No. 17-07, **Attachment A**.

PUBLIC CONTACT

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

DISTRIBUTION:

PC Distribution

AP Sawley

File: S/PDP 01-12

Chris Giampaoli, 901 Bruce Road, Suite 100, Chico, CA 95928

Rolls, Anderson & Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 17-07
Exhibit I PDP 01-12 Conditions of Approval
- B. Location/Notification Map
- C. Mountain Vista and Sycamore Glen Subdivisions Overview
- D. Revised Lot Layout
- E. Mountain Vista Vesting Tentative Subdivision Map (S01-12)
- F. Resolution No. 101-07 – Original Mountain Vista Approval of S/PDP 01-12

1 **RESOLUTION NO. 17-07**
2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING MODIFICATION OF THE MOUNTAIN VISTA**
4 **PLANNED DEVELOPMENT PERMIT 01-12**
5 **(Greenline Preservation Partnership)**

6 WHEREAS, an application has been submitted to amend a previously approved planned
7 development permit (PDP 01-12) to construct 13 detached single-family residential homes in an
8 area previously authorized for construction of 13 multi-family townhome units, located
9 northeasterly of the intersection of Eaton Road and Floral Avenue, on a portion of a site currently
10 identified as Assessor's Parcel Number 016-200-131 (the "Amended PDP");

11 WHEREAS, the Planning Commission considered the Amended PDP, staff report, and
12 comments submitted at a noticed public hearing held on May 4, 2017;

13 WHEREAS, an Environmental Impact Report (EIR) for the Mountain Vista/Sycamore
14 Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-12 and S/PDP 00-
15 11) and General Plan Amendment/Rezone 04-08 (Greenline Preservation Associates) approvals
16 (State Clearinghouse No. 2003042068) was certified by the City Council on July 17, 2007, that
17 included certain findings regarding the environmental effects, a statement of overriding
18 considerations, and a mitigation and monitoring plan; and

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

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

28 1. With regard to the Amended PDP, the Planning Commission finds that:

- 1 A. Single-family residential uses are permitted within the R2 district and future development
2 under the Amended PDP will meet the applicable provisions of Title 19 of the Chico
3 Municipal Code. No modifications of development standards are proposed as part of the
4 Amended PDP;
- 5 B. Development of single-family homes associated with the Amended PDP will be
6 harmonious and compatible with existing and future development in the area in that the
7 new uses will be adjacent to other single-family residential uses and both are subject to
8 the typical development standards for the R2 zoning district. The new homes will
9 continue the pattern of single-family residential development that is currently under
10 construction east and north of the affected area;
- 11 C. The Amended PDP is consistent with the General Plan in that there would be no change
12 in the overall number of units, therefore project density remains consistent with the
13 original approval, and the proposed single-family detached homes are an allowable unit
14 types under the Medium Density Residential Land Use Designation;
- 15 D. The site is physically suitable for a single-family residential uses in that it is adjacent to
16 existing single-family residential uses, relatively flat with no sensitive resources, and all
17 necessary utilities and infrastructure are available to serve the project. The proposed lot
18 sizes are adequate to accommodate future home development in compliance with all City
19 development regulations; and
- 20 E. The Amended PDP does not substantively change or omit any project feature that was
21 previously included to assure adequate public and emergency vehicle access, sanitation,
22 water, and public utilities and services. The Amended PDP would not be detrimental to
23 public health and safety because the City's sanitary sewer system has adequate capacity to
24 serve the project; domestic water will be provided by California Water Service Company;
25 and storm water facilities will be constructed in accordance with adopted City standards;
- 26 F. The design, location, size and operating characteristics of the Amended PDP would not
27 be detrimental to the public interest, health, safety, convenience, or welfare of the City in
28 that conditions of approval would continue to establish design parameters for future multi-

1 family residential and neighborhood commercial development to ensure that future
2 development within the -PD overlay zoning district is constructed in a manner consistent
3 with the General Plan and zoning regulations, and without detriment to the City. The
4 project will comply with all City zoning and building standards. Therefore, the project
5 will not result in detrimental impacts to the public or the welfare of the City.

6 2. Based on all of the above, the Planning Commission hereby approves the Amended PDP,
7 subject to the revised conditions set forth in Exhibit I, attached hereto.

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

11 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
12 Commission of the City of Chico held on May 4, 2017, by the following vote:

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAINED:

17 DISQUALIFIED:

18 ATTEST:

APPROVED AS TO FORM:

19
20
21 _____
22 MARK WOLFE
23 Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney*

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

**EXHIBIT "I" REVISED CONDITIONS OF APPROVAL
Mountain Vista Planned Development Permit (PDP 01-12)**

(Revisions to the original 2007 conditions are noted in italics/strikeout and were approved by the Planning Commission on 05/04/17)

Planned Development Permit 01-12

1. A minimum of 133 multi-family residential units shall be developed on Lot 215 within the R3-PD zoning district ~~and a minimum of 13 multi-family residential units shall be developed on Lots 212 and 213 within the R2-PD zoning district.~~
2. A Planned Development Permit shall be required for Lots ~~212, 213,~~ 214, and 215 where a - PD Planned Development overlay zoning district is applied.
3. A use permit approval shall be required for all uses within the CN-PD zoning district (Lot 214 of the Mountain Vista Tentative Subdivision Map). A single Master Use Permit may be approved that effectively sets forth parameters of neighborhood commercial uses and the sizes of business suites (such as for anchor tenants).
4. Architectural review and approval shall be required by the Architectural Review Board for all subsequent commercial and multi-family residential uses.
5. ~~Architectural elements that emphasize pedestrian-oriented design between all townhouse development on Lots 212 and 213 and neighborhood commercial development on Lot 214 of the Mountain Vista Tentative Subdivision Map shall be demonstrated through all architectural approvals. Elements should include decorative pedestrian paths and/or pedestrian plazas, decorative gates or arbors between the commercial and residential uses, or similar elements.~~ *This Planned Development Permit authorizes construction of single-family residences on individual lots to be created in the same general locations where Lots 212 and 213 are shown on the approved tentative map, in substantial accord with the "Proposed Revisions to VTSM Lots 212, 213 and 214 and Road P" date-stamped Mar 24, 2017 by Planning Services.*
6. Architectural buffers between ~~townhouse~~ *residential* development and the adjacent neighborhood commercial development that ensure privacy for ~~townhouse~~ residents, including attenuation from noise and glare impacts, shall be ensured through all architectural review approvals.
7. Views from Floral Avenue and Eaton Road to all parking areas associated with the neighborhood commercial development on Lot 214 of the of the Mountain Vista Vesting Tentative Subdivision Map shall be minimized and effectively screened by predominantly placing commercial buildings close to street frontages and the parking areas towards the sides or interior of the commercial parcel. Parking areas may also be effectively screened by a combination of low, architectural walls and landscaping.
8. Reductions in required parking for the neighborhood commercial uses may be approved through the planned development permit process.
9. The final development plan of all planned development permits for the commercial parcel and multi-family residential parcels (Lots ~~212, 213,~~ 214, and 215) shall be approved by the Planning Commission.

10. A master use permit for the commercial parcel (Lot 214) shall be approved by the Planning Commission.
11. Pursuant to a Cooperative Agreement entered into between the City Redevelopment Agency (RDA) and the applicant in May 1999, 1.5 acres of land in the R3-PD Medium-High Density Residential-Planned Development overlay zoning district (Lot 215 of the Mountain Vista Subdivision or Lot 199 of the Sycamore Glen Subdivision) shall be reserved for affordable housing, and the developer shall commit to negotiate with the City RDA for additional land for an affordable housing project, prior to the approval of a planned development permit. The 1.5 acres of land reserved for affordable housing shall be contiguous land to be optioned and purchased subject to negotiations with the City RDA.



- Notified Addresses
- Notified Parcels

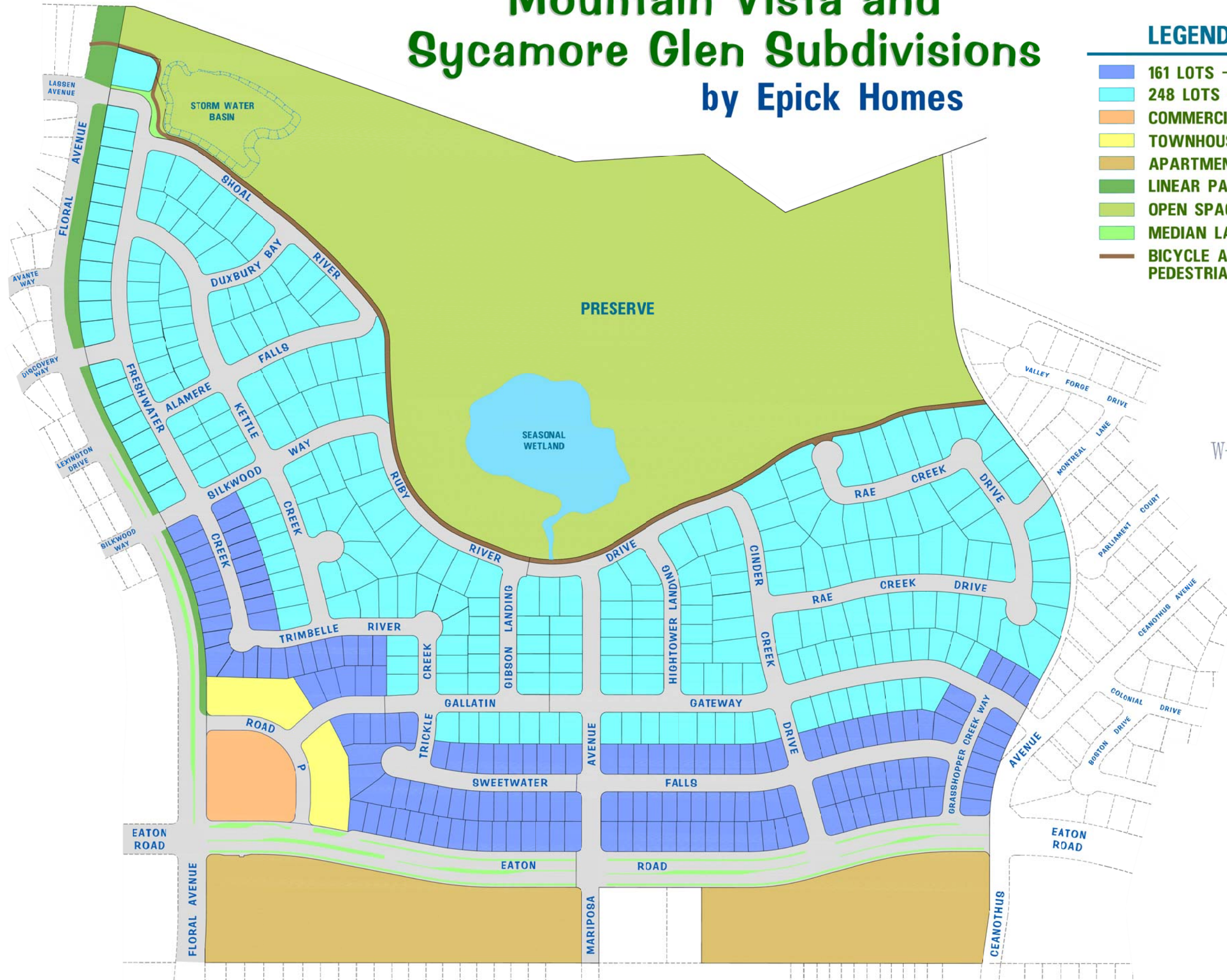
S/PDP 01-12 Modification Mountain Vista (Greenline Preservation Partnership)

APN 016-200-131-000

Mountain Vista and Sycamore Glen Subdivisions by Epick Homes

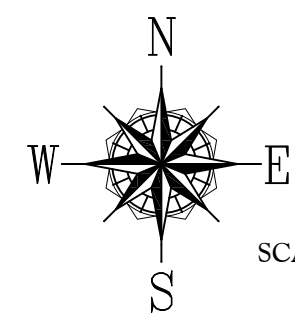
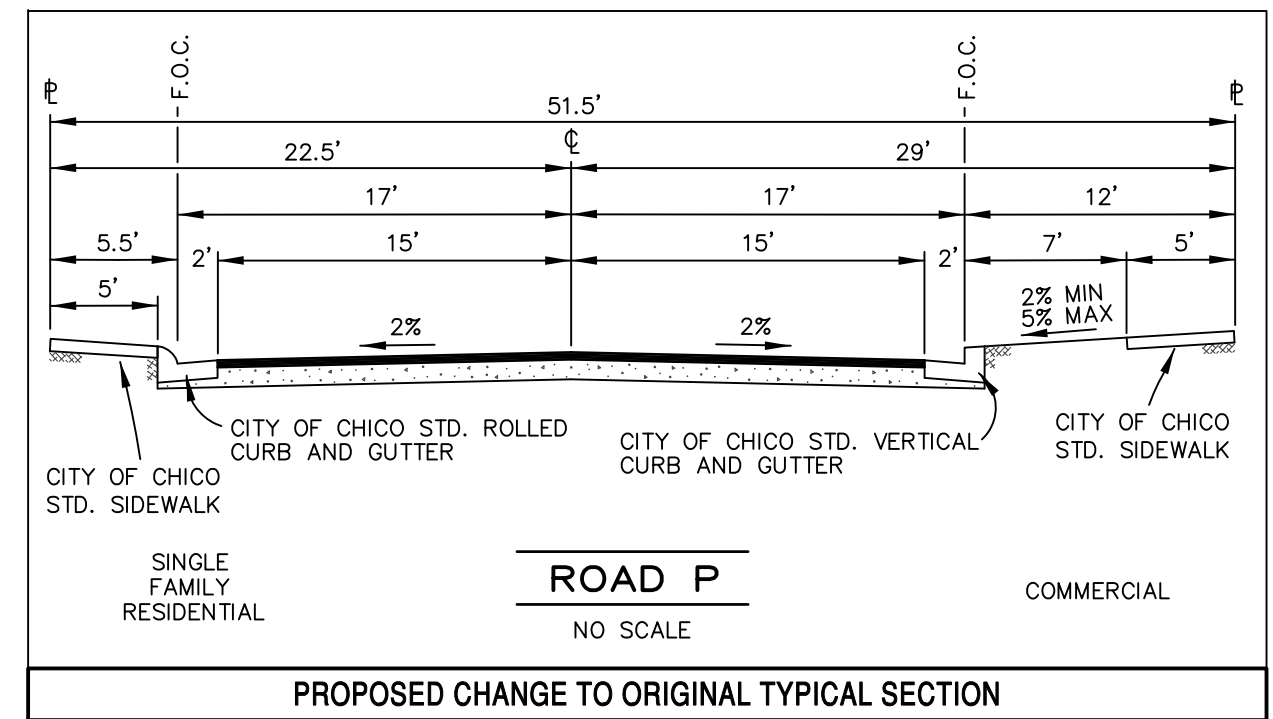
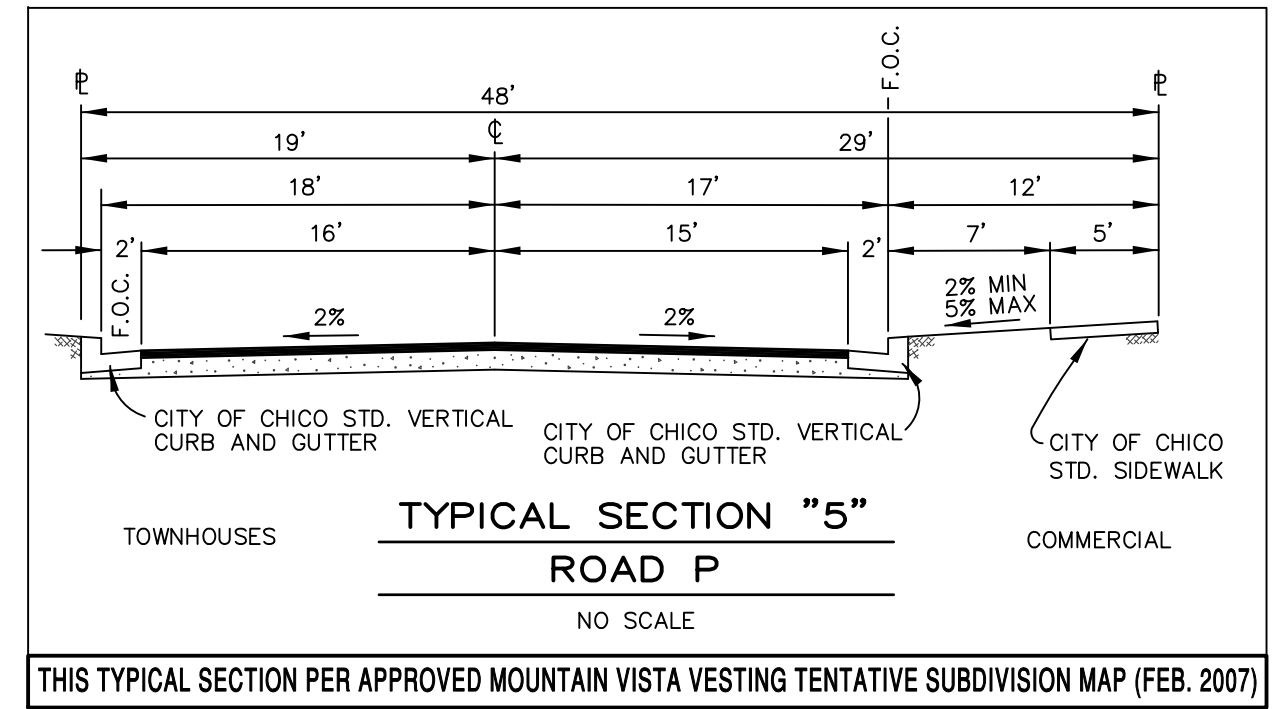
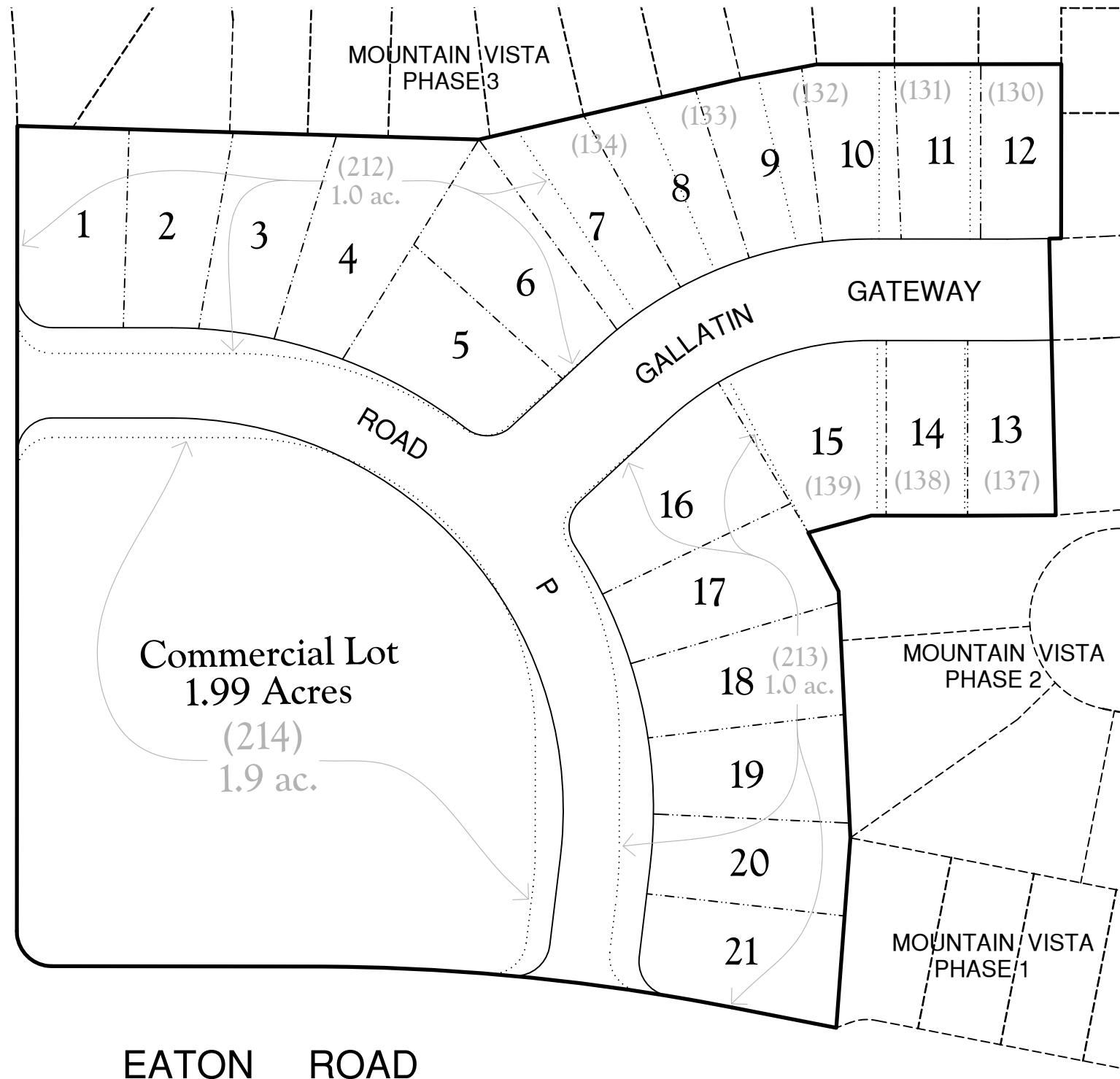
LEGEND

- 161 LOTS – SFR (MDR)
- 248 LOTS – SFR (LDR)
- COMMERCIAL (NC)
- TOWNHOUSES (MDR)
- APARTMENTS (HDR)
- LINEAR PARK
- OPEN SPACE
- MEDIAN LANDSCAPE
- BICYCLE AND PEDESTRIAN PATH



S:\Land Projects 2008\97072 - MASTER FILE\dwg\COMMERCIAL AREA LAYOUT 2017.dwg 03/22/17 4:36:47 PM

FLORAL AVENUE



SCALE 1" = 80'

() = Original Mountain Vista Tentative Subdivision Map Lot Number

MOUNTAIN VISTA SUBDIVISION

S/PDP 01-12

PROPOSED REVISIONS TO VTSM
LOTS 212, 213 AND 214 AND ROAD P

RAR
ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE · CHICO, CALIFORNIA 95973-5811
 TELEPHONE 530-895-1422

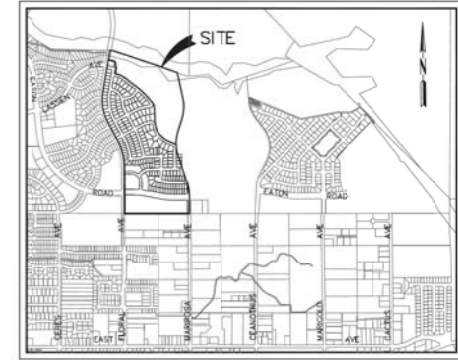
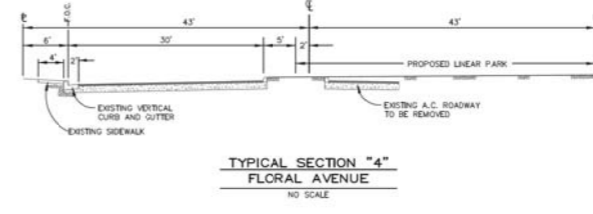
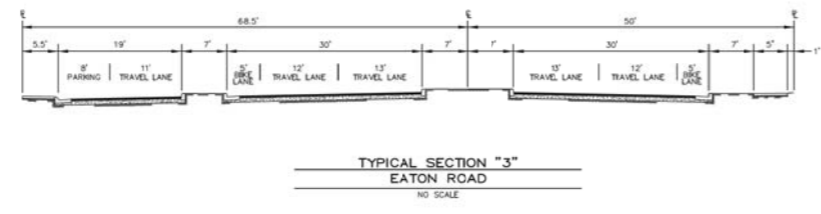
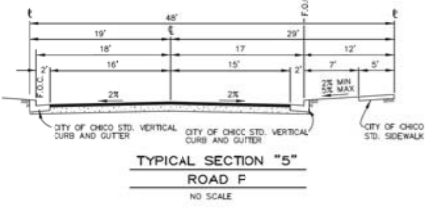
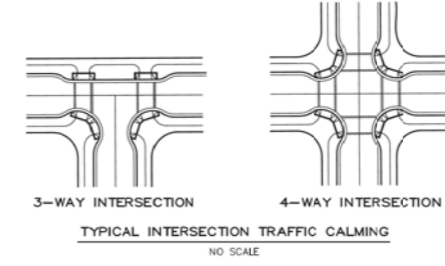
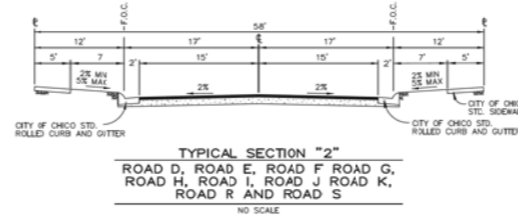
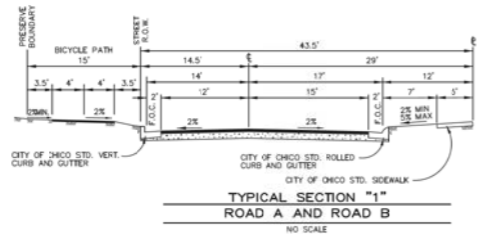
MARCH 22, 2017

16163

SHEET 1 OF 1

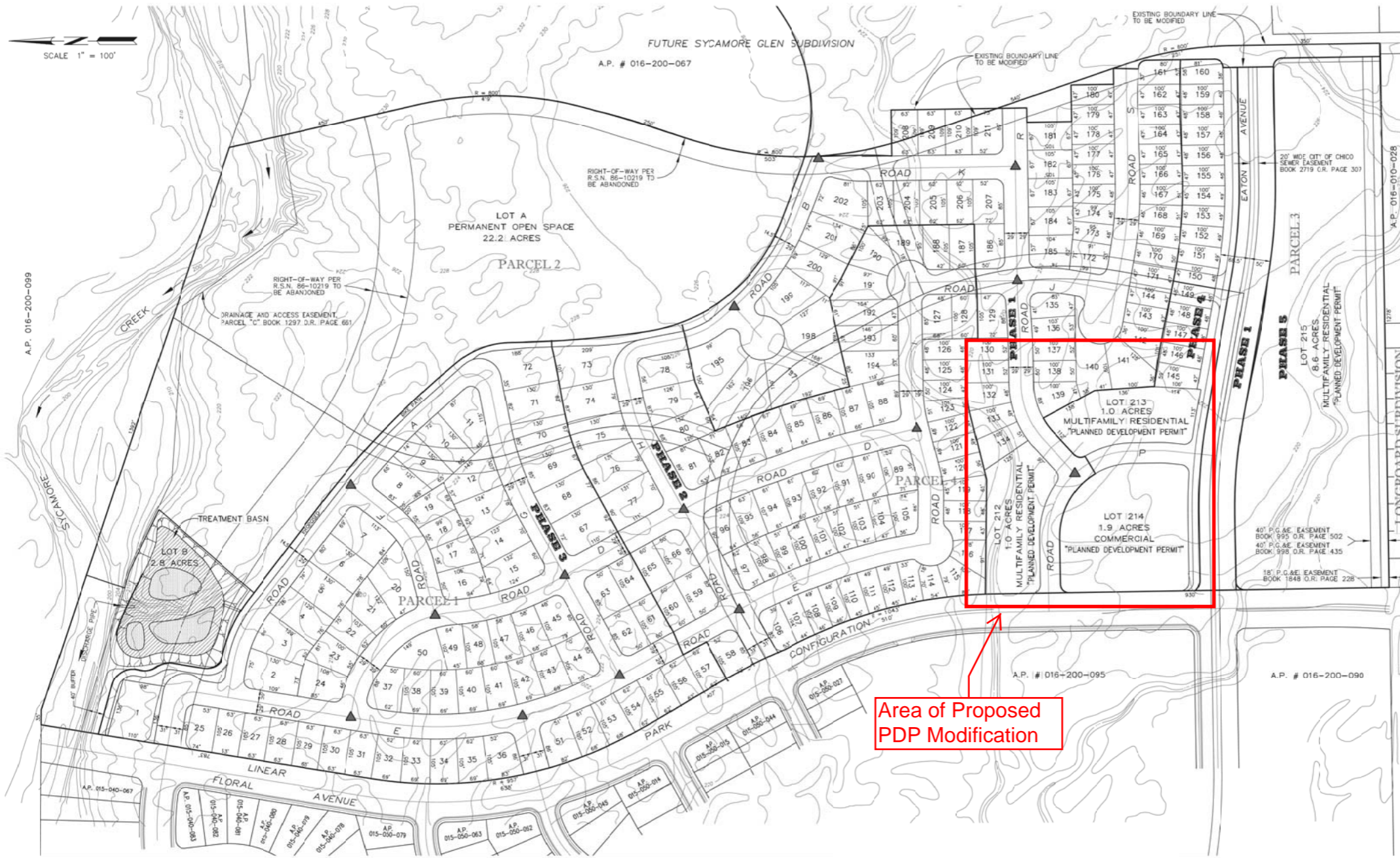
Attachment D

- NOTES**
1. THERE ARE NO EXISTING WELLS, ABANDONED WELLS, OR SUMPS ON THIS SITE.
 2. THERE ARE NO EXISTING LEACH FIELDS OR SEPTIC TANKS ON THIS SITE.
 3. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
 4. THERE ARE NO EXISTING TREES ON THIS SITE.
 5. A 10' WIDE PUBLIC SERVICE EASEMENT IS PROPOSED ALONG ALL PARCEL ROADWAY FRONTAGES. A 3' WIDE PUBLIC UTILITY EASEMENTS IS PROPOSED ALONG SIDE LOT LINES.
 6. THE PORTIONS OF PARCELS 1, 2, 3 AND 4 DESIGNATED AS AREAS A, B, C, AND D ON PARCEL MAP NO. 67 AND OFFERED FOR DEDICATION TO THE CITY OF CHICO FOR STREET AND UTILITY PURPOSES ARE PROPOSED TO BE ABANDONED.
 7. LOT 214 SHALL BE FOR COMMERCIAL DEVELOPMENT.
 8. LOTS 212, 213 AND 215 SHALL BE FOR MULTIFAMILY RESIDENTIAL.
 9. DESIGN MODIFICATIONS REQUESTED FOR TYPICAL STREET SECTIONS "1" AND "2".



- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED SUBDIVISION BOUNDARY
 - RIGHT OF WAY TO BE ABANDONED
 - EXISTING PROPERTY LINES
 - PHASE LINE
 - TYPICAL INTERSECTION TRAFFIC CALMING - SEE DETAILS
- PARCEL 2**
PARCEL NUMBER PER BOOK 103, PAGES 49-50

- OWNER :** PETER G. GIAMPAOLI, AL J. VIAL, JAMES M. PAIVA, AND GARY STREIFATER
901 BRUCE ROAD, SUITE 280
CHICO, CA. 95928
- SUBDIVIDER :** SAME AS OWNER
- ENGINEER :** ROLLS, ANDERSON & ROLLS
WILLIAM J. DINSMORE RCE 29113
115 YELLOWSTONE DRIVE
CHICO, CA 95973
PHONE (530)-895-1422
- LAND USE :** PRESENT - VACANT
PROPOSED - SINGLE FAMILY RESIDENTIAL
COMMERCIAL
MULTI-FAMILY RESIDENTIAL
OPEN SPACE
- ZONING :** PMJ, RM OVERLAY
- A.P. NO. :** 016-200-069, 070, 071 & 072
- SANITARY SEWAGE :** CITY OF CHICO
- WATER :** CALIFORNIA WATER SERVICE COMPANY
- ELECTRICAL & GAS :** PACIFIC GAS & ELECTRIC COMPANY
- STORM DRAINAGE :** STORM WATER TO BE CONVEYED TO SYCAMORE CREEK. FIRST FLOWS TO BE TREATED THROUGH STORMWATER TREATMENT AREA, LOT B.
- TELECOMMUNICATIONS :** A T & T
- CABLE T.V. :** COMCAST
- EROSION PROTECTION :** DISTURBED AREAS SHALL BE RESEDED AS SOON AS POSSIBLE. SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED AS NECESSARY.
- SINGLE FAMILY LOT ACREAGE :** 34.1 ACRES
MULTIFAMILY RESIDENTIAL ACREAGE : 10.6 ACRES
LOTS A & B ACREAGE : 25.0 ACRES
COMMERCIAL ACREAGE : 1.9 ACRES
STREET ACREAGE : 18.5 ACRES
TOTAL SUBDIVISION ACREAGE : 90.1 ACRES
- AVERAGE SINGLE FAMILY LOT SIZE :** 6,978 SQUARE FEET
- TOTAL PROPOSED LOTS :** 215



**PUBLIC STREET SUBDIVISION
VESTING TENTATIVE
SUBDIVISION MAP
MOUNTAIN VISTA (S01-12)**

FOR
GREENLINE PRESERVATION ASSOCIATES
A RESUBDIVISION OF PARCELS 1, 2, 3 & 4 OF
PARCEL MAP NO. 67 RECORDED ON JULY 11, 1986
IN BOOK 103 OF MAPS AT PAGES 49 & 50
CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE, CHICO, CALIFORNIA 95973
TELEPHONE (530)-895-1422 97072 SHEET 1 OF 1

NOVEMBER, 2000
REV. JULY, 2006
REV. OCTOBER, 2006
REV. FEBRUARY, 2007

RESOLUTION NO. 101-07

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CHICO APPROVING THE
MOUNTAIN VISTA VESTING TENTATIVE SUBDIVISION MAP AND
PLANNED DEVELOPMENT PERMIT S/PDP 01-12 (GREENLINE PRESERVATION
ASSOCIATES)

WHEREAS, a vesting tentative subdivision map and planned development permit application have been submitted for a vacant 90.1 acre site comprised of four adjacent parcels generally bounded by Floral Avenue on the west, vacant land on the east proposed for the Sycamore Glen Subdivision, Sycamore Creek on the north, and on the south by an existing Pacific Gas and Electric (PG&E) easement with electrical lines, APNs 016-200-069, -070, -071, and -072, which would subdivide the 90.1 acre site into 211 single-family residential lots, one 8.6 acre parcel for the development of multi-family residential uses within the medium-high density residential range (14.01 to 22 units per acre), two 1 acre parcels for the development of townhomes within the medium density range (5.5 to 14.01 units per acre), one 1.9 acre parcel for the development of neighborhood commercial uses, one 22.2 acre parcel for dedication to the City of Chico for permanent open space, and one 2.8 acre parcel for stormwater treatment and permanent open space (“the Project”); and

WHEREAS, the City Council considered the vesting tentative subdivision map and planned development permit, staff report, and comments submitted at a noticed public hearing held on July 17, 2007; and

WHEREAS, the City Council has certified an environmental impact report (EIR) for the Project which concluded that the proposed project would not result in a significant impact on the environment, with the exception of air quality impacts, which has been identified as significant and unavoidable, for which statements of overriding consideration have been recommended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICO AS FOLLOWS:

- A. The City Council approves The Mountain Vista Vesting Tentative Subdivision/Planned Development Permit S/PDP 01-12 (Greenline Preservation Associates) subject to the conditions set forth in Exhibit I and Exhibit II.

DATE AGENDA 7/17/07 COUNCIL
ADD. INFO CM ACM CA
GSD CSD ISD CLK PLD
ENG HR/IRM FIN.D COOP FC
FILE OTHER SP Summerville

- 1 B. The City Council finds that:
- 2 1. The subdivision map design and improvements are consistent with the Chico General
- 3 Plan land use designations of Low Density Residential, Medium Density Residential,
- 4 Medium-High Density Residential, Mixed Use Neighborhood Core, Open Space for
- 5 Environmental Conservation and Safety, and Park. The Project design and
- 6 improvements are consistent with the Chico General Plan, specifically goals and policies
- 7 directed at creating a mix of housing types, implementing the concept of a Mixed Use
- 8 Neighborhood Core by delineating a neighborhood commercial area surrounded by low,
- 9 medium, and medium-high density housing, and providing a significant area of
- 10 permanent open space that will ultimately augment the existing Foothill Park Preserve
- 11 on the north side of the Sycamore Creek. The project creates a net density of 5.9 units
- 12 per acre on the site portion designated Low Density Residential, a density of 6.7 units per
- 13 acre on the site portion designated Medium Density Residential, and a density of 15.5
- 14 units per acre on the site portion designated Medium-High Density Residential. At an
- 15 overall density of 8 units per acre, the project is consistent with the Chico General Plan
- 16 average density range of 4.7 to 9.16 units per acre.
- 17 2. The Project is allowed within the R1 Low Density Residential, R2 Medium Density
- 18 Residential zoning districts, the R2-PD Medium Density Residential-Planned
- 19 Development, the R3-PD Medium-High Density Residential-Planned Development,
- 20 CN-PD Neighborhood Commercial-Planned Development overlay zoning districts and
- 21 the OS1 Primary Open Space and OS2 Secondary Open Space zoning districts. A
- 22 Planned Development (-PD) overlay zoning district is applied to parcels proposed for
- 23 future neighborhood commercial and multi-family residential uses where the primary
- 24 zoning district allows these uses.
- 25 3. No substantial evidence has been presented that would require disapproval of the
- 26 subdivision map pursuant to Government Code Section 66474.
- 27 4. As supported by the staff report and the subdivision report prepared for the Project, the
- 28 Project and its design conform with both the requirements of Title 18 and 19 of the Chico

1 Municipal Code and the Chico General Plan.

- 2 5. The City Council finds that certain modifications to the Design Criteria and Improvement
3 Standards of Title 18R of the Chico Municipal Code are necessary for the subdivision
4 and its design and improvements to be found consistent with the General Plan to
5 facilitate single-loaded residential streets along the permanent open space preserve,
6 median-entry features, and a frontage road which are consistent design elements of the
7 General Plan including policies regarding integration and protection of open space areas,
8 creeks, and foothill viewsheds for amenity value. The modifications hereby
9 recommended to be approved are: to allow non-standard typical street cross sections and
10 non-standard street horizontal alignment, all as depicted on the tentative map.

11 B. The City Council further finds as follows:

- 12 1. A planned development permit is proposed for all parcels where a -PD Planned
13 Development overlay zoning district is applied for future neighborhood commercial and
14 multi-family residential uses where the primary zoning district allows these uses. All
15 development within the -PD overlay zoning district will be required to be approved
16 through the planned development permit process. The intended purpose of the planned
17 development permit is to ensure that a minimum number of multi-family residential
18 housing units are constructed to meet required densities of the General Plan and to
19 implement the General Plan concept of a Mixed Use Neighborhood Core, including
20 pedestrian-oriented design. No modifications of development standards are proposed as
21 part of the planned development permit.
- 22 2. The development proposed pursuant to the planned development permit would be
23 harmonious and compatible with existing and future developments within the zoning
24 district and general area in that conditions of the planned development permit set design
25 parameters to ensure that future multi-family residential and neighborhood commercial
26 development provide internal design consistency, observe pedestrian-orientation, and
27 create a mixed use neighborhood center that functions effectively with existing multi-
28 family residential uses in the neighborhood.

- 1 3. The proposed conditions of the planned development permit are consistent with the
2 General Plan in that the conditions set design parameters to ensure that future multi-
3 family residential and neighborhood commercial development implement the General
4 Plan concept of a Mixed Use Neighborhood Core, including policies that encourage
5 pedestrian-oriented design.
- 6 4. The site is physically suitable for the type and density and/or intensity of use in that all
7 proposed uses are permitted in the in the R3 Medium High Density Residential and CN
8 Neighborhood Commercial primary zoning districts where a -PD overlay zoning district
9 is applied subject to the issuance of a planned development permit and subject to the
10 issuance of a use permit in the CN-PD Neighborhood Commercial-Planned Development
11 overlay zoning district.
- 12 5. There are adequate provisions for public and emergency vehicle access, sanitation, water,
13 and public utilities and services to ensure that the proposed development would not be
14 detrimental to public health and safety in that the City's sanitary sewer system has
15 adequate capacity to serve the project; domestic water will be provided by California
16 Water Service Company; electric and natural gas service will be provided Pacific, Gas,
17 and Electric Company (PG&E); storm water facilities will be constructed in accordance
18 with adopted City standards and the City's Best Management Practices; adequate access
19 will be provided to accommodate emergency vehicles.
- 20 6. The design, location, size and operating characteristics of the proposed development
21 would not be detrimental to the public interest, health, safety, convenience, or welfare
22 of the City in that conditions of the planned development permit establish design
23 parameters for future multi-family residential and neighborhood commercial
24 development that ensure future development within the -PD overlay zoning district is
25 constructed in a manner that is consistent with the concept of a mixed use neighborhood
26 center including consideration for existing residents of the neighborhood and without
27 detriment to the City. The project design integrates and preserves sensitive
28 environmental resources consistent with the site's designation as a Resource Management

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Area. The project will comply with all City zoning and building standards. Therefore, the project will not result in detrimental impacts to the public or the welfare of the City.

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

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of the City of Chico held on the 17th day of July 2007, by the following vote:

- AYES: Bertagna, Flynn, Gruendl, Nickell, Schwab, Wahl, Holcombe
- NOES: None
- ABSENT: None
- ABSTAIN: None
- DISQUALIFIED: None

ATTEST:



 DEBORAH R. PRESSON
 City Clerk

APPROVED AS TO FORM:



 DAVID R. FRANK
 City Attorney

EXHIBIT "I" CONDITIONS OF APPROVAL
Mountain Vista Vesting Tentative Subdivision Map and
Planned Development Permit (S/PDP 01-12)

(with changes approved by the City Council at its meeting of 7/17/07 as noted in italics)

Mountain Vista Vesting Tentative Subdivision Map

1. The Mountain Vista Vesting Tentative Subdivision Map authorizes the creation of 129 single-family residential lots on approximately 21.84 acres designated Low Density Residential; 82 single-family residential lots on approximately 12.26 acres designated Medium Density Residential; an 8.6 acre parcel for multi-family residential uses; two 1-acre parcels for multi-family residential uses; a 1.9-acre parcel for neighborhood commercial uses; a 22.2-acre parcel for permanent open space; and a 2.8-acre parcel for stormwater treatment and permanent open space in substantial accord with the Mountain Vista Vesting Tentative Subdivision Map (date stamped March 20, 2007) except as modified by any other condition of approval.
2. The segregation of assessments against the map shall be prepared prior to recording of the final map; and the engineer of record shall upon the recording of the final map complete recording of the segregation of assessments against the property.
3. Any delinquent taxes and/or assessments against the property shall be paid prior to recording the final map.
4. In the event that all fees have not been paid prior to recondition 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."

5. Prior to recordation of the final map, the applicant shall construct a fence between Lot A and the Class I bicycle/pedestrian path that limits public access. Design of the fence shall be approved by Planning Services Department staff.
6. The final map shall illustrate a City standard Class I pedestrian/bicycle path between Lots 116 and 117 and extending from Road I to Lot 214. The shoulders along the paved surfaces of the bicycle path shall be landscaped, with such landscaping being subject to the approval of the City's Urban Forester.
7. The final map shall illustrate a City standard Class I pedestrian/bicycle path between Lots 140 and 141 and extending from Road S to Lot 214. The shoulders along the paved surfaces of the bicycle path shall be landscaped, with such landscaping being subject to the approval of the City's Urban Forester.
8. Prior to recordation of the final map, the applicant shall construct a transit stop along the Floral Avenue project frontage with the location to be determined by City Planning and Development Engineering staff and Butte County Association of Governments (BCAG).
9. Implementation of the Mountain Vista Vesting Tentative Subdivision Map and Planned Development Permit (S/PDP 01-12) is subject to compliance with all applicable mitigation measures set forth in the Mitigation Monitoring and Reporting Program, Exhibit I of Planning Commission Resolution No. 07-25.
10. In regard to Lot A, prior to both the recordation of the final map and prior to any grading or other disturbance of the site, the project developer shall prepare the Habitat Mitigation and Monitoring Plan Proposal (HMMP) and have it approved as set forth in Mitigation Measure BIO-1 of the EIR for the Project. Additionally, prior to the recording of the final map the developer shall prepare a management plan for Lot A for submission to the Army Corps for review and comment and approval by the City. That management plan shall include, not be limited to, the following components:
 - The provision for annual on-site monitoring of wetland resources by a qualified wetland biologist approved by the City of the watershed and vernal pool flora.
 - The provision of access for the City's management of the storm water treatment basin on Lot B.
 - Development of a grazing plan (or prescribed burns) to check the growth of invasive exotic annual species and to benefit the native plant community.
 - Identification of capital improvements to be installed by the project developer prior to the recordation of the final map. These capital improvements would include, but not be limited to, appropriate fences, gates, locks, and signs.
 - Compliance with any conditions of approval imposed by the U.S. Army Corps of Engineers or U.S. Fish and Wildlife Service as part of their permitting process.
 - Conducting outreach to neighboring developments to promote the preserve as an asset to the community and deter vandalism or abuse of the preserve.

Concurrently with recordation of the final map, an irrevocable offer of dedication shall be recorded offering Lot A to the City of Chico as a permanent open space preserve for public purposes. The City may accept the irrevocable offer of dedication at any time upon completion of the project developer of all vernal pool and swale creation and restoration the installation of all capital improvements to be provided as set forth in the HMMP and the management plan. The costs to maintain Lot A shall be included within the maintenance district for the project prior to the City's acceptance of the dedication.

Lot B shall be dedicated to the City of Chico as a stormwater detention basin and permanent open space and maintenance costs for Lot B shall be included within the maintenance district for the project.

- 11. Require view-permeable fencing (such as powder-coated wrought iron) along all rear yards of the Mountain Vista subdivision that face the new linear park (amenity).**
- 12. Provide only low-level light fixtures (possibly bollard-style) within the new linear park (amenity) of the Mountain Vista subdivision.**
- 13. Provide only low-level light fixtures (possibly bollard-style) along the bike/pedestrian path along the open space preserve.**
- 14. Lot 1 shall be eliminated or relocated from the open space preserve.**
- 15. A traffic circle shall be constructed at the Floral Avenue/Eaton Road intersection subject to review and approval of the Building and Development Services Director.**
- 16. The applicant shall provide written verification to Planning Services Department staff and Building and Development Services staff that all federal and state permits have been obtained prior to issuance of a grading permit.**

Planned Development Permit 01-12

1. A minimum of 133 multi-family residential units shall be developed on Lot 215 within the R3-PD zoning district and a minimum of 13 multi-family residential units shall be developed on Lots 212 and 213 within the R2-PD zoning district.
2. A Planned Development Permit shall be required for Lots 212, 213, 214, and 215 where a -PD Planned Development overlay zoning district is applied.
3. A use permit approval shall be required for all uses within the CN-PD zoning district (Lot 214 of the Mountain Vista Tentative Subdivision Map). A single Master Use Permit may be approved that effectively sets forth parameters of neighborhood commercial uses and the sizes of business suites (such as for anchor tenants).
4. Architectural review and approval shall be required by the Architectural Review Board for all subsequent commercial and multi-family residential uses.
5. Architectural elements that emphasize pedestrian-oriented design between all townhouse development on Lots 212 and 213 and neighborhood commercial development on Lot 214 of the Mountain Vista Tentative Subdivision Map shall be demonstrated through all architectural

- approvals. Elements should include decorative pedestrian paths and/or pedestrian plazas, decorative gates or arbors between the commercial and residential uses, or similar elements.
6. Architectural buffers between townhouse development and the adjacent neighborhood commercial development that ensure privacy for townhouse residents, including attenuation from noise and glare impacts, shall be ensured through all architectural review approvals.
 7. Views from Floral Avenue and Eaton Road to all parking areas associated with the neighborhood commercial development on Lot 214 of the of the Mountain Vista Vesting Tentative Subdivision Map shall be minimized and effectively screened by predominantly placing commercial buildings close to street frontages and the parking areas towards the sides or interior of the commercial parcel. Parking areas may also be effectively screened by a combination of low, architectural walls and landscaping.
 8. Reductions in required parking for the neighborhood commercial uses may be approved through the planned development permit process.
 9. ***The final development plan of all planned development permits for the commercial parcel and multi-family residential parcels (Lots 212, 213, 214, and 215) shall be approved by the Planning Commission.***
 10. ***A master use permit for the commercial parcel (Lot 214) shall be approved by the Planning Commission.***
 11. ***Pursuant to a Cooperative Agreement entered into between the City Redevelopment Agency (RDA) and the applicant in May 1999, 1.5 acres of land in the R3-PD Medium-High Density Residential-Planned Development overlay zoning district (Lot 215 of the Mountain Vista Subdivision or Lot 199 of the Sycamore Glen Subdivision) shall be reserved for affordable housing, and the developer shall commit to negotiate with the City RDA for additional land for an affordable housing project, prior to the approval of a planned development permit. The 1.5 acres of land reserved for affordable housing shall be contiguous land to be optioned and purchased subject to negotiations with the City RDA.***



DATE: May 2, 2007

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Building & Development Services Department

RE: **Mountain Vista Vesting Tentative Subdivision Map (S 01-12)**

File : S 01-12

Exhibit "II"

This office has reviewed the Mountain Vista Vesting Tentative Subdivision Map (S 01-12) 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 street typical sections.
Recommendation: Acceptable.
2. **Request:** Non-standard street horizontal alignment.
Recommendation: Acceptable.

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

B. TIMING AND NATURE OF PUBLIC IMPROVEMENTS

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

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 attached hereto as Exhibit A:

- 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Full urban improvements.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Building & Development Services 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. Traffic Calming Devices

The Subdivider shall design and install traffic calming devices in a manner acceptable to the Building & Development Services Director.

3. Storm Drainage

a) Facility Construction

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

- 1) Interior to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances.
- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

b) NPDES Requirements

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

c) Storm Water Quality Mitigation

The Subdivider shall design and construct storm water quality mitigation facilities to treat storm water runoff in a manner acceptable to the Building & Development Services Director.

d) Lot B - Wetland Treatment Basin

The Subdivider shall design and construct a wetland treatment basin for cleansing of stormwater through vegetative treatment. The basins must be able to pass large flows as the system will be designed to carry the 100-yr storm. The wetland treatment basin will have at least 60 percent cover with hydrophytic vegetation. The majority of the basin floor and the basin perimeters and islands

will not be maintained and will be allowed to vegetate with wetland and riparian vegetation. However, the City may periodically remove some vegetation so the basins' capacities will allow 100 year flows to move through the system. The periodic maintenance activities will not result in vegetative cover of less than 60 percent.

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 Building & Development Services 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 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.
- Open, natural swales.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

f) Statement of Effective Storm Water Disposal

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

- 1) Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

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

- g) The subdivider shall pay a storm drain fee in accordance with the requirements of the Chico Municipal Code, prior to filing the final map.

4. **Sanitary Sewer**

a) Facility Construction

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

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

b) Sanitary Sewer Fees

The Subdivider shall complete an Application For Sewer Connection.

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

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

5. Street Signs and Striping

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

6. Street Lights

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

7. Bicycle Facilities

The Subdivider shall construct the following bicycle facilities:

- a) A Class I bicycle path in conformance with City standards from Floral Avenue easterly to the Sycamore Glen Subdivision.
- b) Signing and striping for Class II bicycle lanes on the following streets: Eaton Road and Floral Avenue.

8. Street Trees

Street trees shall be planted in accordance with the recommendation of the General Services Department as outlined in a memorandum dated 4/30/07 and attached hereto as Exhibit B.

9. Landscaping

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

- a) Within the raised medians along Eaton Road and Floral Avenue.
- b) Within the raised median separating the frontage road along Eaton Road and Eaton Road.
- c) Within the raised medians shown on the entry streets off Floral Avenue.
- d) Between the back of curb and property line along Floral Avenue.
- e) Lot B, in compliance with the Wetland Preserve Management Plan.

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:

1. The raised medians along Eaton Road and Floral Avenue.
2. The raised median separating the frontage road along Eaton Road and Eaton Road.
3. The raised medians shown on the entry streets off Floral Avenue.
4. Between the back of curb and property line along Floral Avenue.
5. Lot A and Lot B, in compliance with the Wetland Preserve Management Plan. The wetland treatment basins are for cleansing of stormwater through vegetative treatment. The goal is to comply with NPDES requirements while providing wetland

habitat for wildlife. The basins must also be able to pass large flows as the system will be designed to carry the 100-yr storm. Therefore, the City will provide some maintenance to clean out washed-in trash to keep the inlets and outlets clear. Based on performance standards, the treatment basins will have at least 60 percent cover with hydrophytic vegetation. The majority of the basin floor and the basin perimeters and islands will not be maintained and will be allowed to vegetate with wetland and riparian vegetation. However, the City may periodically remove some vegetation so the basins' capacities will allow 100 year flows to move through the system. The periodic maintenance activities will not result in vegetative cover of less than 60 percent. The manager for the wetland preserve will be available to assist City staff comply with the maintenance standards described above, and to report to the resource agencies that the work was completed in compliance with preserve management plan.

The Subdivider shall prepare the necessary documents and provide the required supporting documents. Formation of a "Lighting and Landscape 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. 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 Building & Development Services 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 a 110-foot wide and a 118.5-foot wide right-of-way to the City along Eaton Road as depicted on the Tentative Map.
- b) Dedicate 58-foot wide rights-of-way to the City for Roads D, E, F, G, H, I, J, K, R, and S.
- c) Dedicate a 48-foot wide right-of-way to the City for Road P.
- d) Dedicate 43.5-foot wide rights-of-way to the City for Roads A and B.
- e) Dedicate a 15-foot bike path easement to the City from Floral Avenue easterly to the Sycamore Glen Subdivision as depicted on the Tentative Map.
- f) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Building & Development Services Director.
- g) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- h) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

2. Abandonment

The right-of-way (R.S.N. 86-10219) abandonment depicted on the Tentative Map is approved. Said abandonment, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation.

G. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

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

b) Easement Obstructions

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

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, in its letter dated 4/2/07, has made certain comments relative to this subdivision, which is attached hereto as Exhibit C. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.
- 3) California Water Service Company, in its letter dated 4/3/07, has made certain comments relative to this subdivision, which is attached hereto as Exhibit D. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.

2. Fire Protection

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

3. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery in locations as shown on a copy of the Tentative Map on file in the Building & Development Services Department. 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 Planning Services Department.

H. PERMITS FROM OUTSIDE AGENCIES

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

I. 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 Building & Development Services 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.

J. 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:

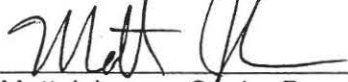
An initial deposit of 1½% of the estimated cost of all public improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

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 Planning Services Department.



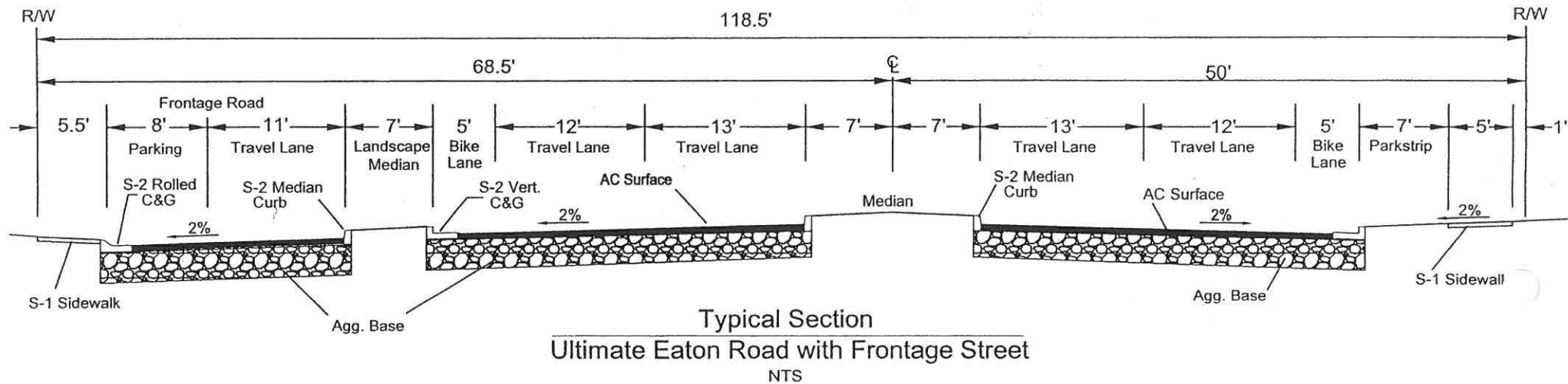
Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning S 01-12 File
Development Engineering Subdivision File

Attachments:

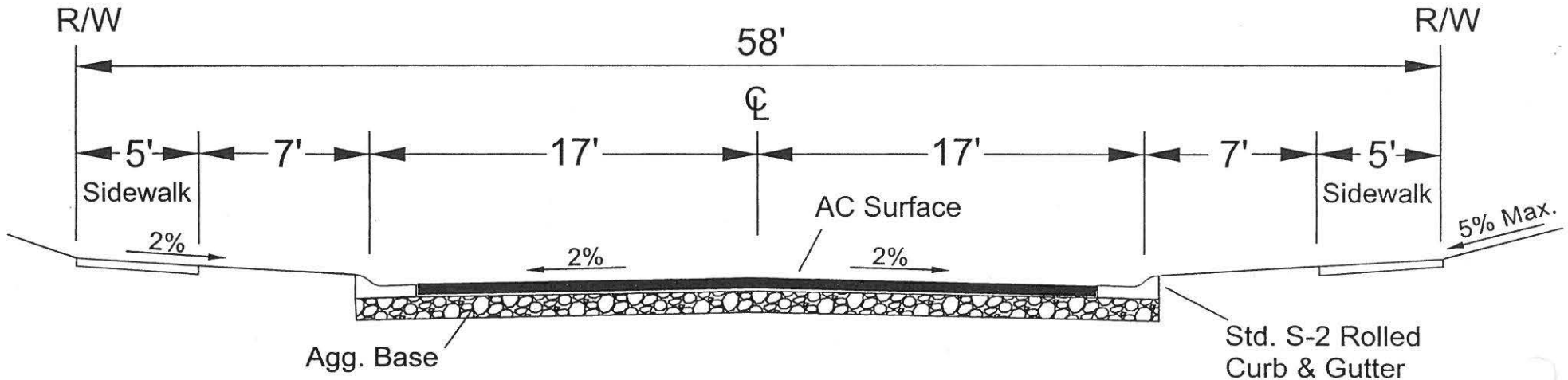
Exhibit A - Street Typical Sections
Exhibit B - General Services Department - Urban Forester
Exhibit C - Pacific Gas and Electric Company
Exhibit D - California Water Service Company



Street Name		Structural Section			
		A.C.	A.B.	T.I.	Notes
Eaton Road	Adjacent	4"	13"	7.5	Constructed

NOTES:

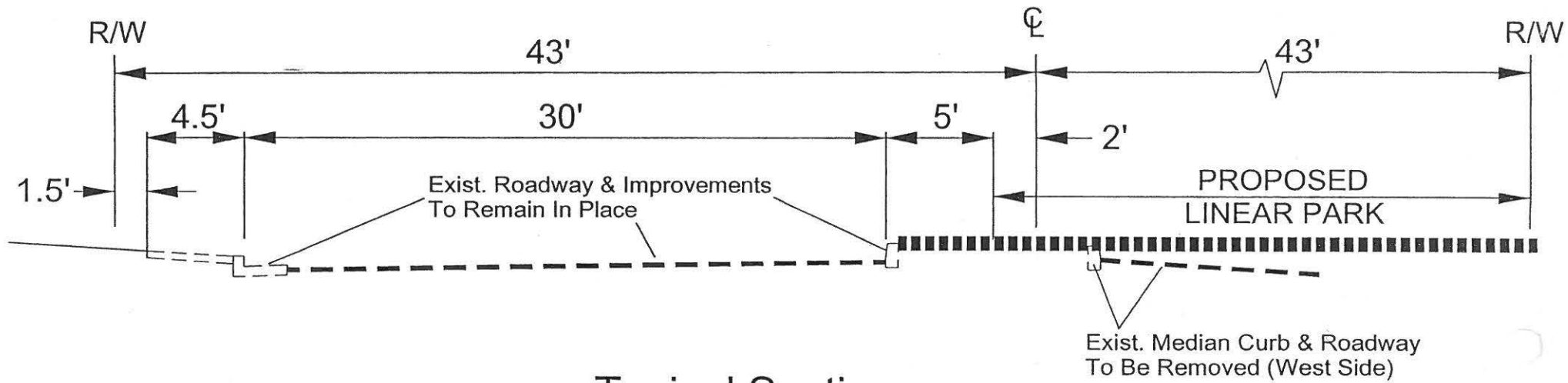
1. The street typical section shall be designed and constructed in conformance with the details shown hereon, Chico Municipal Code Title 18R (Design Criteria and Improvement Standards) and the approved construction plans.
2. The structural section shall be established by utilizing in place "R" values as determined by the subdividers engineer and the indicated Traffic Index (T.I.). The final structural section is subject to approval by the Director of Public Works, but in no case shall the structural material thickness be less than the indicated minimum.
3. The structural section has been previously established. Construct to the indicated structural material thickness.



Typical Section
 Roads D, E, F, G, H, I, J, K, R, and S
 NTS

Street Name		Structural Section			
		A.C.	A.B.	T.I.	Notes
Roads D, E, F, G, H, I, J, K, R, & S	Interior	TBD	TBD	TBD	Constructed

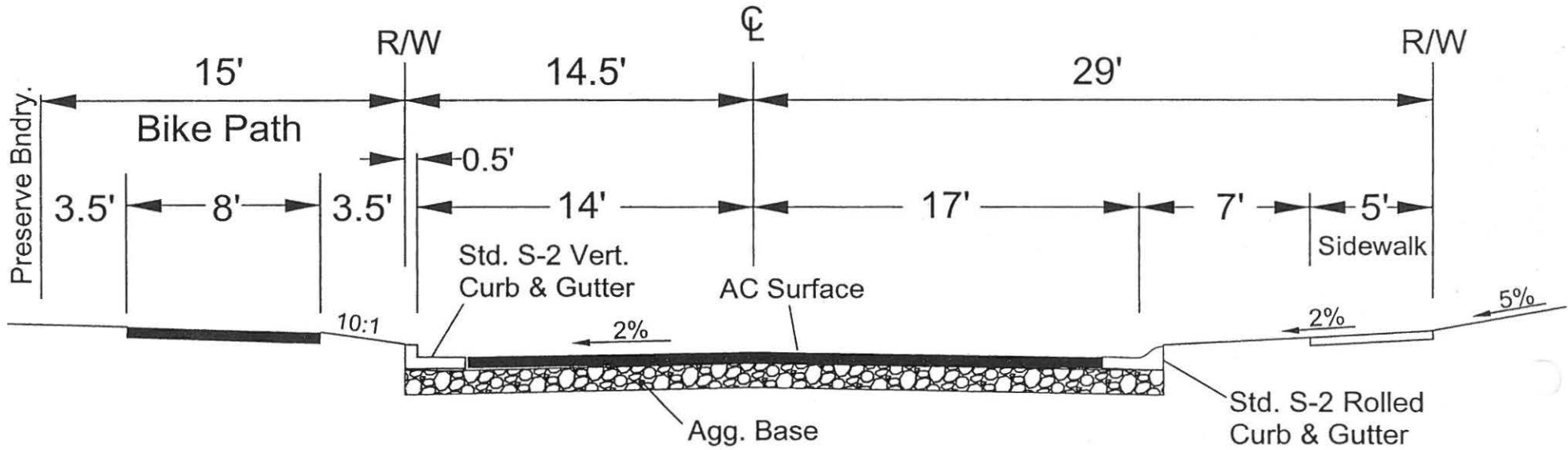
NOTES: See Sheet 1 of 5, EXHIBIT "A", for Notes.



Typical Section
Floral Avenue
 NTS

Street Name		Structural Section			
		A.C.	A.B.	T.I.	Notes
Floral Avenue	Adjacent	TBD	TBD	TBD	

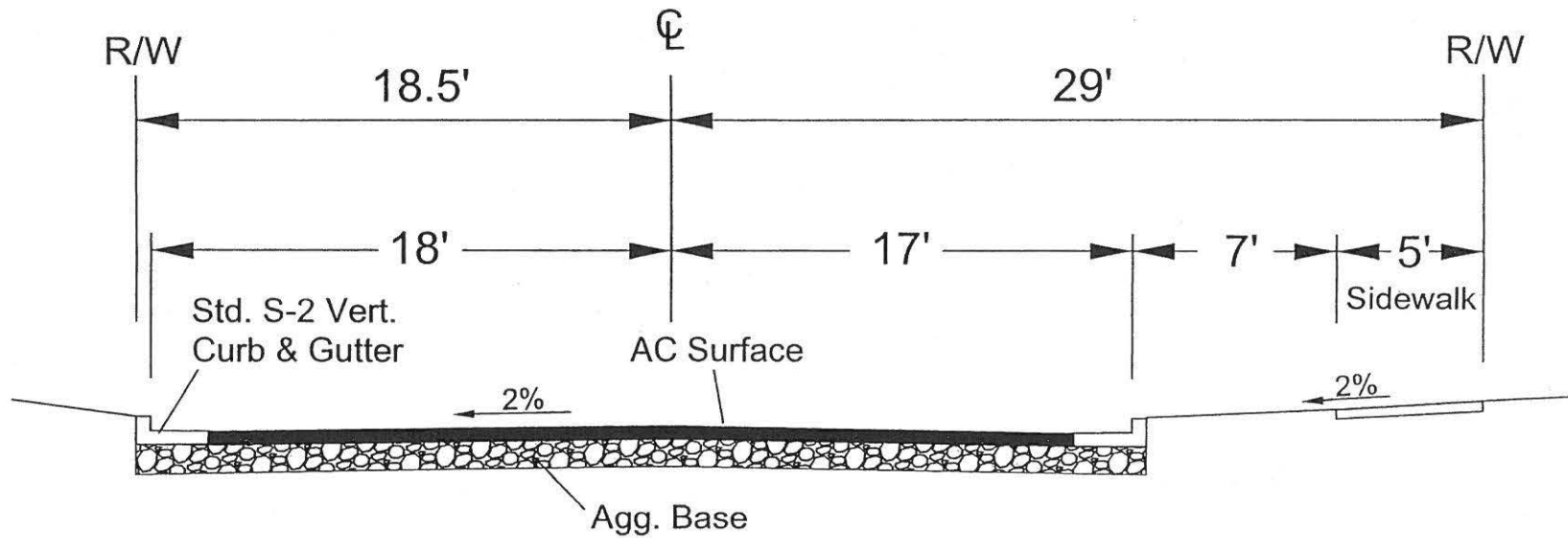
NOTES: See Sheet 1 of 5 EXHIBIT "A", for Notes.



Typical Section
Road A & Road B
 NTS

Street		Structural Section			
Name	Loc. Rel. to Subdiv.	A.C.	A.B.	T.I.	Notes
Road A & Road B	Interior	TBD	TBD	TBD	

NOTES: See Sheet 1 of 5, EXHIBIT "A", for Notes.



Typical Section

Road P

NTS

Street		Structural Section			
Name	Loc. Rel. to Subdiv.	A.C.	A.B.	T.I.	Notes
Road P	Interior	TBD	TBD	TBD	

NOTES: See Sheet 1 of 5, EXHIBIT "A", for Notes.

EXHIBIT "A"
Sheet 5 of 5
Attachment F



CITY OF CHICO MEMORANDUM

TO: Bob Summerville DATE: April 30, 2007
FROM: URBAN FORESTER FILE: TREE DESIGNATION
RE: STREET TREE DESIGNATION, MOUNTAIN VISTA ESTATES

After reviewing the Mountain Vista Tentative Subdivision Map, I have made the following street tree designations and have the following comments.

Eaton Road and Floral Avenue

Primary Species: Zelkova (*Zelkova serrata*) Spacing at 35 feet O.C.

Secondary Species: Drake Evergreen elm (*Ulmus parvifolia* 'Drake') Spacing at 35 feet O.C.

Secondary Streets - Roads A through S

Primary Species: Tupelo (*Nyssa sylvatica*) 30 feet O.C.
Saratoga ginkgo (*Ginkgo biloba* 'Saratoga') 30 O.C.

Secondary Species: October Glory Maple (*Acer rubrum* 'October Glory') 35' O.C.
Autumn Splendor Maple (*Acer saccharum* 'Autumn Splendor') 35' O.C.

Where power lines are growing overhead and on smaller streets:

Crepe Myrtle (*Lagerstroemia indica* X *farurei*) - Tribes hybrids

Forest Pansy Redbud (*Cercis* 'Forest Pansy')

All trees are to be planted in accordance with Standard Detail LS-1. Trees must meet ANSI Z60.1-1996 standards for containerized trees. Headed trees are not to be used.

Soil conditions in this portion of Chico are poor. Appropriate soil preparation, such as ripping and/or soil replacement will be required prior to planting the street trees.

Please see me if you have any questions with the information above.

Denice Britton
Urban Forester, 896-7802

cc: PkD, BPPC
ADPW-Eng.
PrPI, BldgO

cc: MATT JOHNSON, SDE 5-1-07

EXHIBIT B
Attachment F



Pacific Gas and Electric Company®

350 Salem Street
Chico, CA 95928
530/896-4257
FAX 530/896-4254

Don Chambers
Technical and Land Services
Chico Office

April 2, 2007

City of Chico
Community Services Department
P.O. Box 3420
Chico, CA 95927-3420

APR - 4 2007

Attention: Bob Summerville

RE: Vesting Tentative Subdivision Map, -(Mountain Vista)
FILE: S 01-12, APN: 016-200-069 thru 072

Dear Mr. Summerville:

PG&E has reviewed the subject map, and has the following comments.

Please dedicate a 10-foot wide Public Utilities Easement along all street front lot footages behind sidewalks.

PG&E has both a High Voltage Electric Transmission pole line, and an underground electric system crossing Phase 5. Once detailed plans are available for this Phase, we would like the opportunity to review those plans, as we will have definite concerns with access, and both horizontal and vertical clearances from those facilities to any proposed improvements within the easement area including but not limited to grading, structures, and landscaping/trees.

SUBDIVISION OF PREMISES: When PG&E's Electric or Gas Service Facilities are located on private property and such private property is subsequently subdivided into separate Premises with ownership divested to other than Applicant or customer, the subdivider is required to provide PG&E with adequate rights-of-way satisfactory to PG&E for its existing facilities and to notify property owners of the subdivided Premises of the existence of the rights-of-way.

When adequate rights-of-way are not granted as a result of the property subdivision, PG&E shall have the right, upon written notice to Applicant, to discontinue service without obligation or liability. The existing owner, Applicant, or customer shall pay to PG&E the total estimated cost of any required relocation or removal of PG&E's facilities. A new service will be re-established in accordance with the provisions for new service and the provisions of any other applicable PG&E rules.

Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures, or the storage of any materials allowed over or under any existing PG&E facilities, or inside any easements that exist which infringe on PG&E's easement rights.

Thank you for the opportunity to review this matter. If you have any questions, please call me in Chico at 896-4257.

EXHIBIT C

1 OF 2

Attachment F

cc: MATT JOHNSON, SOE 4/4/07

Sincerely,



Donald W. Chambers
Land Agent
(file: S01-12.doc)

EXHIBIT C

2 OF 2

Attachment F



CALIFORNIA WATER SERVICE COMPANY
2222 DR. MARTIN LUTHER KING, JR. PARKWAY • CHICO, CA 95928-4416
(530) 893-6300 • FAX (530) 895-8492

CHICO DISTRICT

APR - 9 2007

April 3, 2007

City of Chico
Planning Division
Bob Summerville, Senior Planner
PO Box 3420
Chico, CA 95927

RE: Mountain Vista S01-12 and Sycamore Glen S 00-11 Vesting Tentative Subdivision Map

Dear Mr. Summerville:

California Water Service Company can serve the proposed project by a main extension from our existing facilities in the area. Further comments can be applied when complete plans are received and forwarded to our Engineering Department.

Sincerely,

Pete Bonacich
Construction Superintendent

PB/ms
Ctychico.ltr

CC: MATT JAWSON, SOE 4/11/07

EXHIBIT D