



DATE: June 27, 2017

TO: PLANNING COMMISSION

FROM: David Young, Senior Planning Consultant (879-6810, david.young@chicoca.gov)

RE: Modification to Approved Vesting Tentative Subdivision Map 06-02 (Schill)
Located South of Nord Highway and West of Esplanade

SUMMARY

The applicant proposes to modify a condition of approval for the approved Vesting Tentative Subdivision Map S 06-02 to allow for the re-configuration of four lots within the subdivision adjacent to Nord Highway. No significant concerns have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 17-09 (**Attachment A**), approving modification to approved vesting tentative subdivision map S 06-02, subject to the attached revised conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-09, approving the modifications to approved vesting tentative subdivision map S 06-02, subject to the attached conditions.

BACKGROUND

The site is located at the southwest corner of Nord Highway and the Esplanade, bounded by the Montecito Place Subdivision to the south and the Creekside Landing Subdivision to the west (see **Attachment B**, location/notification area map). The proposal would modify the property lines of four single-family residential lots designated Low Density Residential on the General Plan Diagram and located in the R1 (Low Density Residential) zoning district.

The proposal would also modify Condition of Approval #10 requiring Lots 34 and 35 to front Nord Highway (see **Attachment C**: Planning Commission Resolution S 06-44 and **Attachment D**, Approved Subdivision Map S 06-02). The applicant proposes to orient these lots interior to the subdivision through the creation of a short cul-de-sac, "Shaker Court" (see **Attachment E**, Modified Map for S 06-02). The proposed change would not reduce the total number of lots or affect the residential density of the overall project.

DISCUSSION

The applicant has requested the proposed modification to eliminate potential traffic and circulation issues that would result from fronting Lots 34 and 35 on Nord Highway (see **Attachment F**, Applicant Request for Modification). In summary, the applicant highlights the following issues as justification for the request:

- 1) Vehicles traveling east across the Mud Creek Bridge approximately 500 feet to the west have a limited line of site to vehicles and pedestrians.
- 2) Chamberlain Run adjoins Nord Highway adjacent to Lot 35, potentially creating unnecessary traffic impacts.
- 3) As originally approved, Lots 34 and 35 would result in potential safety concerns entering and existing the lots from Nord Highway.

Approval of the proposed request would result in a minor modification to the street network to create "Shaker Court" and adjustments to property lines of Lots 34, 35, 36, and 37 to create more evenly sized, buildable lots.

The proposed modification would also reconfigure and eliminate physical constraints on Lot 35, as currently approved, which includes an existing utility easement located along the Lot's western boundary and a narrow lot shape and frontage along Nord Highway. Additionally, existing Condition of Approval #10 requires that Lots 34 and 35 front Nord Highway. The proposed change would create a more contiguous neighborhood flow, allowing the residents of Lots 34 and 35 to travel through the neighborhood created by the approved subdivision rather than using a highway to enter and leave their property.

As indicated above in 1) vehicles traveling eastbound on Nord Highway have limited views and line of site of the Schill Subdivision due to the direction of travel, topography and existing vegetation on the properties immediately west of the subdivision.

Additionally, the modification would eliminate potential conflicts with vehicles turning right onto Nord Highway from Chamberlain Run and residents backing out from 34 and 35 as currently approved. The proposed modification would eliminate potential traffic hazards and safety conditions as

FINDINGS

Environmental Findings

The project site is located within the Northwest Chico Specific Plan (NWCSP) area and is one of four development projects within the Plan area which received project specific analysis. Both a Program and Project-level Environmental Impact Report (EIR) was prepared for the NWCSP and certified by the City Council on December 6, 2005. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), the proposed modification is within the scope of the Environmental Impact Report (SCH# 2004082087) that was previously certified, and no other environmental review is necessary.

Amendment to an Approved Vesting Tentative Map Finding

As established in CMC 18.22.080, amendments may be made to an approved or conditionally approved vesting tentative map providing an application for such amendment is filed prior to the date such map expires.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision

map, the Planning Commission must find that the subdivision map and its design conform to 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, and this staff report, the proposed subdivision map and its design conform to the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

PUBLIC CONTACT

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

DISTRIBUTION:

PC Distribution
Brendan Vieg
Mike Sawley
David Young
File: S-06-02

External

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

ATTACHMENTS:

- A. Planning Commission Resolution No. 17-09
- B. Location/Notification Map
- C. Planning Commission Resolution No 06-44 - Exhibit I Conditions of Approval
- D. Schill Approved Vesting Tentative Subdivision Map, S 06-02
- E. Schill Modified Vesting Tentative Subdivision Map, Lots 34 and 35, S 06-02
- F. Applicant Modification Request letter

RESOLUTION NO. 17-09
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING MODIFICATION MOD 17-04 FOR THE SCHILL VESTING
TENTATIVE SUBDIVISION MAP 06-02
(Webb Homes)

WHEREAS, an application has been submitted to modify a condition of approval from the previously approved vesting tentative subdivision map (S 06-02) located on the southwest corner of the Esplanade and Nord Highway, and identified as Assessor's Parcel Nos. 006-680-006 and 006-680-009, to divide 60 acres to create 154 single-family residential lots on 41.7 acres, two lots for future multi-family residential uses on 16.5 acres, and one lot of 1.5 acres for future neighborhood commercial uses; and

WHEREAS, the Planning Commission considered the modification request, revised condition of approval, staff report, and comments submitted at a noticed public hearing held on July 6, 2017; and

WHEREAS, an environmental impact report (EIR) was certified for the Northwest Chico Specific Plan (NWCSP) on December 6, 2005, it has been determined that pursuant to sections 15162 (Subsequent EIRs and Negative Declarations), 15168 (Program EIRs) and 15182 (Residential Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA), no further environmental review is required for the Project; and

WHEREAS, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, the modification request is within the scope of the certified EIR in that it has been determined that: a) the modification request 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 subdivision 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.

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

- 1 1. With regard to the requested modification and amended condition of approval, the Planning
2 Commission finds that:
- 3 A. The reconfigured lots and single-family residential uses are permitted within the R1
4 district and future development will meet the applicable provisions of Title 19 of the Chico
5 Municipal Code.
- 6 B. Development of the reconfigured lots will be harmonious and compatible with existing
7 and future development in the area in that the newly configured lots are subject to the
8 typical development standards for the R1 zoning district and would be substantially
9 consistent with the pattern of single-family residential development originally approved
10 for the subdivision;
- 11 C. The modification request and reconfigured lots are consistent with the General Plan in that
12 there would be no change in the overall number of units, therefore project density remains
13 consistent with the original approval;
- 14 D. The site is physically suitable for a single-family residential uses in that it is adjacent to
15 existing single-family residential uses, relatively flat with no sensitive resources, and all
16 necessary utilities and infrastructure are available to serve the project. The reconfigured
17 lot sizes are adequate to accommodate future home development in compliance with all
18 City development regulations; and
- 19 E. The reconfigured lots do not substantively change or omit any project feature that was
20 previously included to assure adequate public and emergency vehicle access, sanitation,
21 water, and public utilities and services. The reconfigured lots would not be detrimental
22 to public health and safety because the City's sanitary sewer system has adequate capacity
23 to serve the project; domestic water will be provided by California Water Service
24 Company; and storm water facilities will be constructed in accordance with adopted City
25 standards;
- 26 F. The design, location, size and operating characteristics of the reconfigured lots would not
27 be detrimental to the public interest, health, safety, convenience, or welfare of the City.
28 The project will comply with all City zoning and building standards. Therefore, the

1 project will not result in detrimental impacts to the public or the welfare of the City.

2 2. Based on all of the above, the Planning Commission hereby approves the modification
3 request, subject to the original conditions and revised condition #10, attached hereto.

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

7 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
8 Commission of the City of Chico held on July 06, 2017, by the following vote:

9 AYES:

10 NOES:

11 ABSENT:

12 ABSTAINED:

13 DISQUALIFIED:

14 ATTEST:

APPROVED AS TO FORM:

15
16
17 _____
18 Brendan Vieg
19 Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney*

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

EXHIBIT “I”
REVISED CONDITIONS OF APPROVAL
Schill Vesting Tentative Subdivision Map (S 06-02)

1. The creation of 154 single-family residential lots on 41.7 acres, two lots for future multi-family residential uses on 16.5 acres, and one lot on 1.5 acres for future neighborhood commercial uses is authorized, as depicted on the vesting tentative subdivision map date stamped October 20, 2006 by the Planning Division, except as revised by any other condition of approval in compliance with the R1 Low Density Residential zoning district and the Northwest Chico Specific Plan.
2. The subdivision shall be developed in compliance with all other State and local Code provisions, including those of the Building and Engineering Divisions and the Fire Department. The applicant is responsible for contacting these offices to verify the need for permits.
3. Prior to recording the final map, any delinquent taxes and/or assessments against the property shall be paid.
4. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of such building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel.

Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City

other than such fees.”

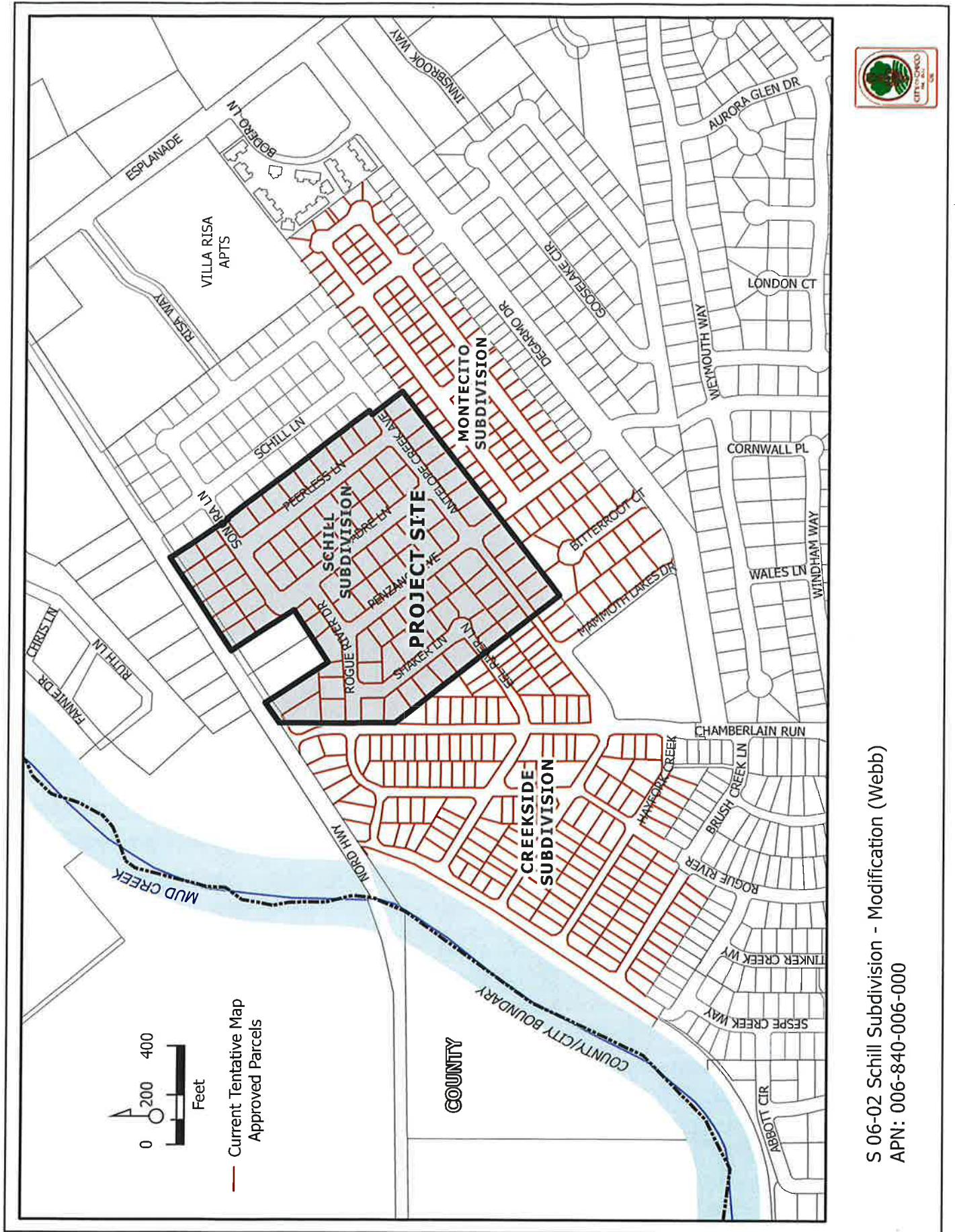
5. As noted on the tentative map, in the event that all fees related to the preparation of the Northwest Chico Specific Plan and Environmental Impact Report have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"A Northwest Chico Specific Plan cost recovery fee will be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new single-family residence is constructed on such lot or parcel. Such Northwest Chico Specific Plan cost recovery fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map, together with any adjustments to such schedule of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map to account for any changes in the cost recovery analysis or the type or extent of facilities which will be required by the Northwest Chico Specific Plan as a result of the development and/or use of real property.”

6. The final map shall include a note stating that all single-family home designs are subject to administrative architectural review by Planning Division staff prior to or concurrent with the building permit plan check process. The following design elements shall be incorporated into the design of the residences as specified on pages 94 through 96 of the NWCSP:
 - a. **Massing.** Housing should be composed of a variety of forms, including porches and wings;
 - b. **Facade Components.** Building facades shall be visually interesting and include amenities such as porches and are designed at a pedestrian-friendly scale;
 - c. Seventy percent of the home designs within the subdivision shall incorporate covered porches with a minimum size of 4 feet by 8 feet. The remaining home designs shall do so if feasible;
 - d. **Garage Placement.** Garages shall be set back from the main facade. Garages should comprise a lesser percentage of the street frontage than the residence in order to reduce the visibility and dominance of the automobile along roadways in the Plan area. If a garage occupies more than 50 percent of the total front elevation it shall not exceed 22 feet in width. For the purposes of administrative (staff level) review, the garages shall be recessed a minimum of four feet.
7. In the event that design issues arise on any home designs which staff is unable to resolve administratively, the site plan and/or home design shall be reviewed and approved by the Planning Commission.

8. Where feasible, buildings and landscaping shall be oriented and designed to maximize the potential for natural cooling and passive solar opportunities. To the extent feasible, residential buildings should provide adequate southerly or southwesterly roof orientation to accommodate active solar energy systems as defined in Section 66473.1 of the Subdivision Map Act.
9. Prior to the filing of the final map, evidence must be submitted in a form acceptable to the City Attorney, that demonstrates payment of proportionate share of development of the neighborhood park.
10. Homes on Lots ~~34, 35~~, 96 through 102, and 151 through 154 shall front on Nord Highway.
11. Future development of Lots 155, 156, and 157 shall be subject to design standards set forth in the NWCSF..
12. Provide a deed notice for the sale of all resulting lots notifying purchasers of the proximity of the airport and the potential for possible noise related impacts in a disclosure notice in a form approved by the Airport Land Use Commission.
13. Prior to the recordation of the Final Map record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
14. Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height in the C2 and D Compatibility Zones as set forth in the Butte County Airport Land Use Compatibility Plan.
15. Residential development on Lots within the C2 Compatibility Zone shall be consistent with the density (at least 4 dwelling units per acre) as stated in Table 2A of the 2000 Butte County Airport Land Use Compatibility Plan.
16. The final map shall illustrate bulbed intersections as set forth in the NWCSF, including bulb-outs located at the intersections of Street 'G'/Powerline Drive and Street 'A'/Nord Highway.
17. The project improvement drawings shall illustrate six-foot wide sidewalks and seven-foot wide parkway strips along the Nord Highway project frontage, without Class II bicycle lane striping.
18. The project improvement drawings shall illustrate a 12-foot wide bicycle/pedestrian path (eight feet of paving with landscaping on each side) extending to the south from the south side of Street "D" and constructed between Lots 53 and 54.
19. Provide a deed notice for the sale of resulting Lots 136 through 147 and Lot 154

notifying purchasers of the location of the R3 Medium-High Residential zoning district adjacent to the east of said lots.



S 06-02 Schill Subdivision - Modification (Webb)
APN: 006-840-006-000

1 RESOLUTION NO. 06-44

2 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHICO
3 CONDITIONALLY APPROVING THE
4 SCHILL VESTING TENTATIVE SUBDIVISION MAP (S 06-02)

5 WHEREAS, a vesting tentative subdivision map has been submitted for 60 acres located on
6 the southwest corner of the Esplanade and Nord Highway, and identified as Assessor's Parcel Nos.
7 006-680-006 and 009, which would divide the 60 acres to create 154 single-family residential lots on
8 41.7 acres, two lots for future multi-family residential uses on 16.5 acres, and one lot on 1.5 acres for
9 future neighborhood commercial uses ("the Project"); and

10 WHEREAS, the Planning Commission considered the vesting tentative subdivision map,
11 staff report, and comments submitted at a noticed public hearing held on November 16, 2006; and

12 WHEREAS, an environmental impact report (EIR) was certified for the Northwest Chico
13 Specific Plan (NWCSP) on December 6, 2005, it has been determined that pursuant to sections
14 15162 (Subsequent EIRs and Negative Declarations), 15168 (Program EIRs) and 15182 (Residential
15 Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA), no
16 further environmental review is required for the Project.

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

19 1. The Planning Commission finds that:

- 20 A. Both a Program and Project-level Environmental Impact Report (EIR) was prepared
21 for the NWCSP and was certified by the City Council on December 6, 2005.
22 Statements of overriding considerations were adopted for some project-related
23 impacts including conversion of agricultural land. The Schill Subdivision was one of
24 four "Phase I" development projects which received project specific analysis with the
25 EIR. Pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations),
26 15168 (Program EIRs), and 15182 (Residential Projects Pursuant to a Specific Plan)
27 of the California Environmental Quality Act (CEQA) Guidelines, the Schill
28 Subdivision project has been examined with respect to the NWCSP and has been

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found to be within the scope of the project covered by the EIR. No new significant effects could occur and no new mitigation measures are warranted as a result of the project that were not previously identified in the Plan EIR. As a result, no further environmental review is required.

B. The Project and its design and improvements conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code and the Chico General Plan as follows:

1. As conditioned, the Project provides parcels with adequate shape and size to accommodate future single-family residential development at a gross density of 3.6 units per gross acre which is consistent with the Low Density Residential General Plan designation.
2. The Project is consistent with General Plan policies CD-G-45, CD-G-46, CD-G-49, and CD-G-50, which are directed at creating neighborhoods with a pedestrian scale and orientation, and providing continuity of streets between neighborhoods, in that the Project provides multiple connection points between neighborhoods and collector streets in order to disperse traffic throughout the area; provides a strong circulation system for bicyclists and pedestrians, including wider sidewalks and dedicated bicycle lanes.

C. The Project is consistent with the General Plan land use designations and zoning, as well as the NWCSP, and is compatible with the objectives, policies, general land uses, and programs specified in the plan. The Project provides parcels with adequate access, shape and size to accommodate future single-family residential, multi-family residential, mixed-use commercial development; and provides street connectivity, pedestrian-friendly streets, and bicycle lanes consistent with the NWCSP. Although the Project does propose some modifications to streets, these changes result in greater connectivity by replacing cul-de-sacs with through roads. Changes in the location of bicycle lanes is found to be consistent with the NWCSP in that the changes still provide connection to other bicycle lanes and paths throughout the NWCSP area and locate the bicycle lanes closer to Shasta Elementary School, future commercial uses

- 1 along the Esplanade, and the future DeGarmo Park.
- 2 D. No substantial evidence has been presented that would require disapproval of the
- 3 Project pursuant to Government Code Section 66474.
- 4 E. In approving the following modifications to the City's subdivision design criteria and
- 5 improvement standards, the Planning Commission finds that the subdivision is
- 6 subject to a specific plan which requires or authorizes the construction and
- 7 installation of improvements in accordance with alternative design criteria and
- 8 improvement standards specifically set forth therein, and that the modification of the
- 9 design criteria and improvement standards is necessary or appropriate in order that the
- 10 improvements to be constructed and installed incident to or as a condition of approval
- 11 of such subdivision will conform to the alternative design criteria and improvement
- 12 standards as set forth in such specific plan, in that the Project is located within the
- 13 NWCSF which sets forth requirements for alternative street improvements and
- 14 subdivision design standards which pertain to the Project.
- 15 2. The Planning Commission hereby grants the following modifications to the subdivision
- 16 design criteria and improvement standards:
- 17 A. Non-radial lot lines;
- 18 B. A non-standard alignment of an intersection at Streets G and H (regarding the angle
- 19 alignment of Street G that is necessary to align with the street pattern of the adjacent
- 20 Creekside Landing Subdivision as illustrated in the NWCSF);
- 21 3. Based on all of the above, the Planning Commission hereby approves the Schill Vesting
- 22 Tentative Subdivision Map (S 06-02), subject to the conditions set forth in Exhibit 'I' and to
- 23 the provisions of the Subdivision Report set forth in Exhibit 'II.'
- 24 4. Pursuant to Government Code § 66454 (Pre-annexation filing of tentative maps), this
- 25 approval is not effective until annexation of the subject property into the City of Chico. If
- 26 annexation of the property is not completed within 18 months from the date of approval, then
- 27 the approval shall be null and void unless granted an extension by the City.
- 28 5. The Planning Commission hereby specifies that the materials and documents which

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constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Planning Division.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on November 16, 2006 by the following vote:

AYES: Alvistur, Brownell, Kelley, Monfort

NOES: Luvaas

ABSENT: O'Bryan, Schiffman

ABSTAIN: None


DISQUALIFIED: None

ATTEST: None

APPROVED AS TO FORM:



STEVE PETERSON
Planning Commission Secretary



LORI J. BARKER
Assistant City Attorney

EXHIBIT "I"
CONDITIONS OF APPROVAL
Schill Vesting Tentative Subdivision Map (S 06-02)

1. The creation of 154 single-family residential lots on 41.7 acres, two lots for future multi-family residential uses on 16.5 acres, and one lot on 1.5 acres for future neighborhood commercial uses is authorized, as depicted on the vesting tentative subdivision map date stamped October 20, 2006 by the Planning Division, except as revised by any other condition of approval in compliance with the R1 Low Density Residential zoning district and the Northwest Chico Specific Plan.
2. The subdivision shall be developed in compliance with all other State and local Code provisions, including those of the Building and Engineering Divisions and the Fire Department. The applicant is responsible for contacting these offices to verify the need for permits.
3. Prior to recording the final map, any delinquent taxes and/or assessments against the property shall be paid.
4. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of such building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel.

Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm

drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”

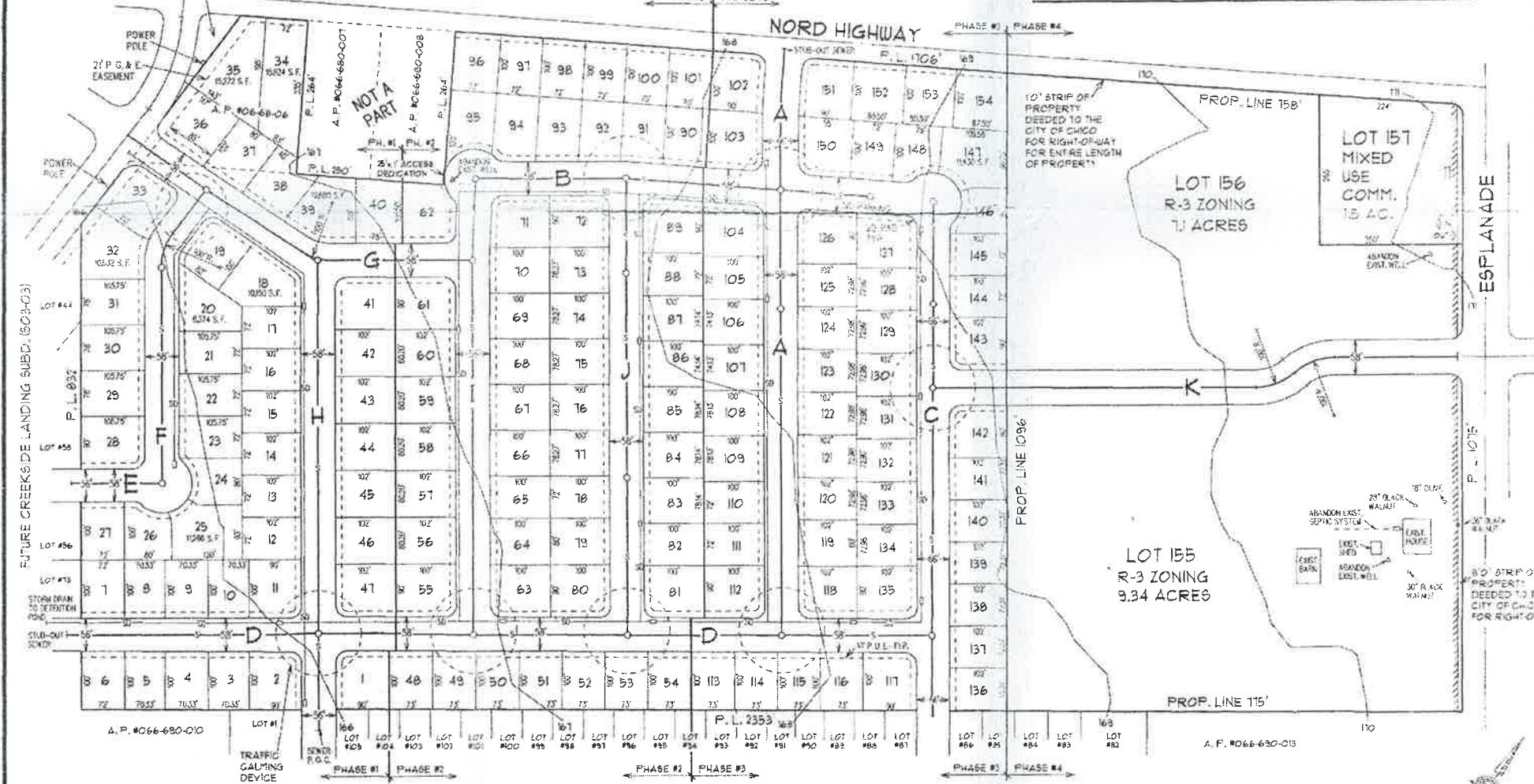
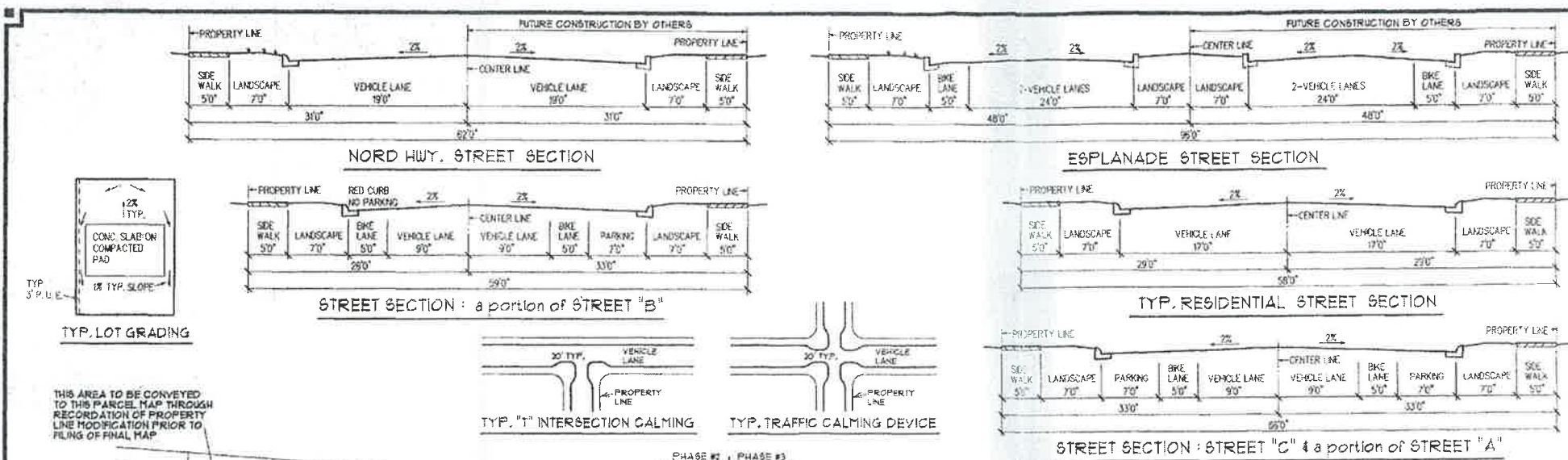
5. As noted on the tentative map, in the event that all fees related to the preparation of the Northwest Chico Specific Plan and Environmental Impact Report have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

“A Northwest Chico Specific Plan cost recovery fee will be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new single-family residence is constructed on such lot or parcel. Such Northwest Chico Specific Plan cost recovery fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map, together with any adjustments to such schedule of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map to account for any changes in the cost recovery analysis or the type or extent of facilities which will be required by the Northwest Chico Specific Plan as a result of the development and/or use of real property.”

6. The final map shall include a note stating that all single-family home designs are subject to administrative architectural review by Planning Division staff prior to or concurrent with the building permit plan check process. The following design elements shall be incorporated into the design of the residences as specified on pages 94 through 96 of the NWCSP:
- a. **Massing.** Housing should be composed of a variety of forms, including porches and wings;
 - b. **Facade Components.** Building facades shall be visually interesting and include amenities such as porches and are designed at a pedestrian-friendly scale;
 - c. Seventy percent of the home designs within the subdivision shall incorporate covered porches with a minimum size of 4 feet by 8 feet. The remaining home designs shall do so if feasible;
 - d. **Garage Placement.** Garages shall be set back from the main facade. Garages should comprise a lesser percentage of the street frontage than the residence in order to reduce the visibility and dominance of the automobile along roadways in the Plan area. If a garage occupies more than 50 percent of the total front elevation it shall not exceed 22 feet in width. For the purposes of administrative (staff level) review, the garages shall be recessed a minimum of four feet.

7. In the event that design issues arise on any home designs which staff is unable to resolve administratively, the site plan and/or home design shall be reviewed and approved by the Planning Commission.
8. Where feasible, buildings and landscaping shall be oriented and designed to maximize the potential for natural cooling and passive solar opportunities. To the extent feasible, residential buildings should provide adequate southerly or southwesterly roof orientation to accommodate active solar energy systems as defined in Section 66473.1 of the Subdivision Map Act.
9. Prior to the filing of the final map, evidence must be submitted in a form acceptable to the City Attorney, that demonstrates payment of proportionate share of development of the neighborhood park.
10. Homes on Lots 34, 35, 96 through 102, and 151 through 154 shall front on Nord Highway.
11. Future development of Lots 155, 156, and 157 shall be subject to design standards set forth in the NWCSF..
12. Provide a deed notice for the sale of all resulting lots notifying purchasers of the proximity of the airport and the potential for possible noise related impacts in a disclosure notice in a form approved by the Airport Land Use Commission.
13. Prior to the recordation of the Final Map record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
14. Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height in the C2 and D Compatibility Zones as set forth in the Butte County Airport Land Use Compatibility Plan.
15. Residential development on Lots within the C2 Compatibility Zone shall be consistent with the density (at least 4 dwelling units per acre) as stated in Table 2A of the 2000 Butte County Airport Land Use Compatibility Plan.
16. The final map shall illustrate bulbed intersections as set forth in the NWCSF, including bulb-outs located at the intersections of Street 'G'/Powerline Drive and Street 'A'/Nord Highway.
17. The project improvement drawings shall illustrate six-foot wide sidewalks and seven-foot wide parkway strips along the Nord Highway project frontage, without Class II bicycle lane striping.

18. The project improvement drawings shall illustrate a 12-foot wide bicycle/pedestrian path (eight feet of paving with landscaping on each side) extending to the south from the south side of Street "D" and constructed between Lots 53 and 54.
19. Provide a deed notice for the sale of resulting Lots 136 through 147 and Lot 154 notifying purchasers of the location of the R3 Medium-High Residential zoning district adjacent to the east of said lots.



- NOTES**
- THREE WELLS TO BE ABANDONED.
 - ONE SEPTIC SYSTEM TO BE ABANDONED.
 - ONE HOUSE & BARN TO BE REMOVED.
 - ALMOND ORCHARD TO BE REMOVED.
 - ALL HEALTHY TREES (EXCEPT ALMOND) TO BE PRUNED (SAVED AS POSSIBLE).
 - QUALITY & QUANTITY MITIGATION FOR DRAINAGE AS APPROVED BY THE DIRECTOR OF ENGINEERING.
 - PHASE 1: LOT #1-#47.
PHASE 2: LOT #48-#101.
PHASE 3: LOT #102-#154.
PHASE 4: LOT #155-#157.
 - THE NORTHWEST CHICO SPECIFIC PLAN COST RECOVERY FEE WILL BE ASSESSED & LEVIED UPON THE OWNER OF ANY LOT OR PARCEL WITHIN THIS SUBDIVISION @ THE TIME A NEW SINGLE FAMILY RESIDENCE IS CONSTRUCTED ON SUCH LOT OR PARCEL.
 - NO PARKING ON A PORTION OF STREET "B" IN FRONT OF LOTS 106 & 107 - SEE STREET SECTION.

PROPERTY INFO.

A.P. #006-680-006 &
A.P. #006-680-008

ZONING - R-1 R-3 MIXED USE COMMERCIAL

SEWER - CHICO SEWER DISPOSAL

WATER - CALIF. WATER CO.

GAS & ELEC. - P.G. & E.

COMMUNICATIONS - AT & T.

CABLE TV - COMCAST CABLE.

STORM DRAIN - UNDER GROUND TO OFF-SITE GRASS LINED DETENTION POND & THEN TO S.U.D. & D. CANAL

EROSION CONTROL - AFTER PROJECT GRADING & PRIOR TO LANDSCAPING, BOLS. TO BE PROTECTED AS NECESSARY. SEDIMENTATION CONTROLS SHALL BE IN PLACE DURING RAINY SEASON.

R-1 ACRES: 41.1 ACRES
R-3 ACRES: 16.5 ACRES
MIXED USE COMMERCIAL: 15 ACRES
LOT "A" BIKE PATH: 0.3 ACRES

TOTAL ACRES: 60 ACRES
AVERAGE R-1 LOT SIZE: 800 S.F.
TOTAL PROPOSED LOTS: 157
R-1 DENSITY: 3.71 UNITS/ACRE

APPROVED

William Schill
PLANNING DIVISION
CITY OF CHICO

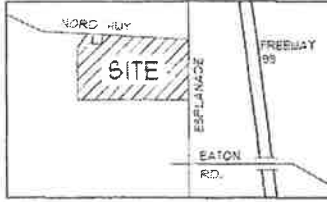
- REQUESTED DESIGN MOD.:**
- NON-RADIAL LOT LINES ON VARIOUS LOTS.
 - NON-STANDARD ALIGNMENT @ THE INTERSECTION OF STREETS "G" & "H".

OWNER / SUBDIVIDER:

WEBB HOMES
21 YELLOWSTONE DR.
CHICO, CA, 95913
(530)-891-3351

ENGINEER:

ROLLS ANDERSON & ROLLS
WILLIAM DINGMORE RCE 29113
115 YELLOWSTONE DR.
CHICO, CA, 95913
(530)-895-1422



SCHILL SUBDIVISION (506-02)
VESTING TENTATIVE MAP
A PUBLIC STREET SUBDIVISION

Design By: **WEBB HOMES**
121 Yellowstone Dr., Chico, Ca. 95913
Ph. # (530) 891-3351

Vesting Tentative Map For: **WEBB HOMES**
City of Chico, Ca.

DATE: _____
JOB NO. 8CHILL
SHEET 1

RECEIVED

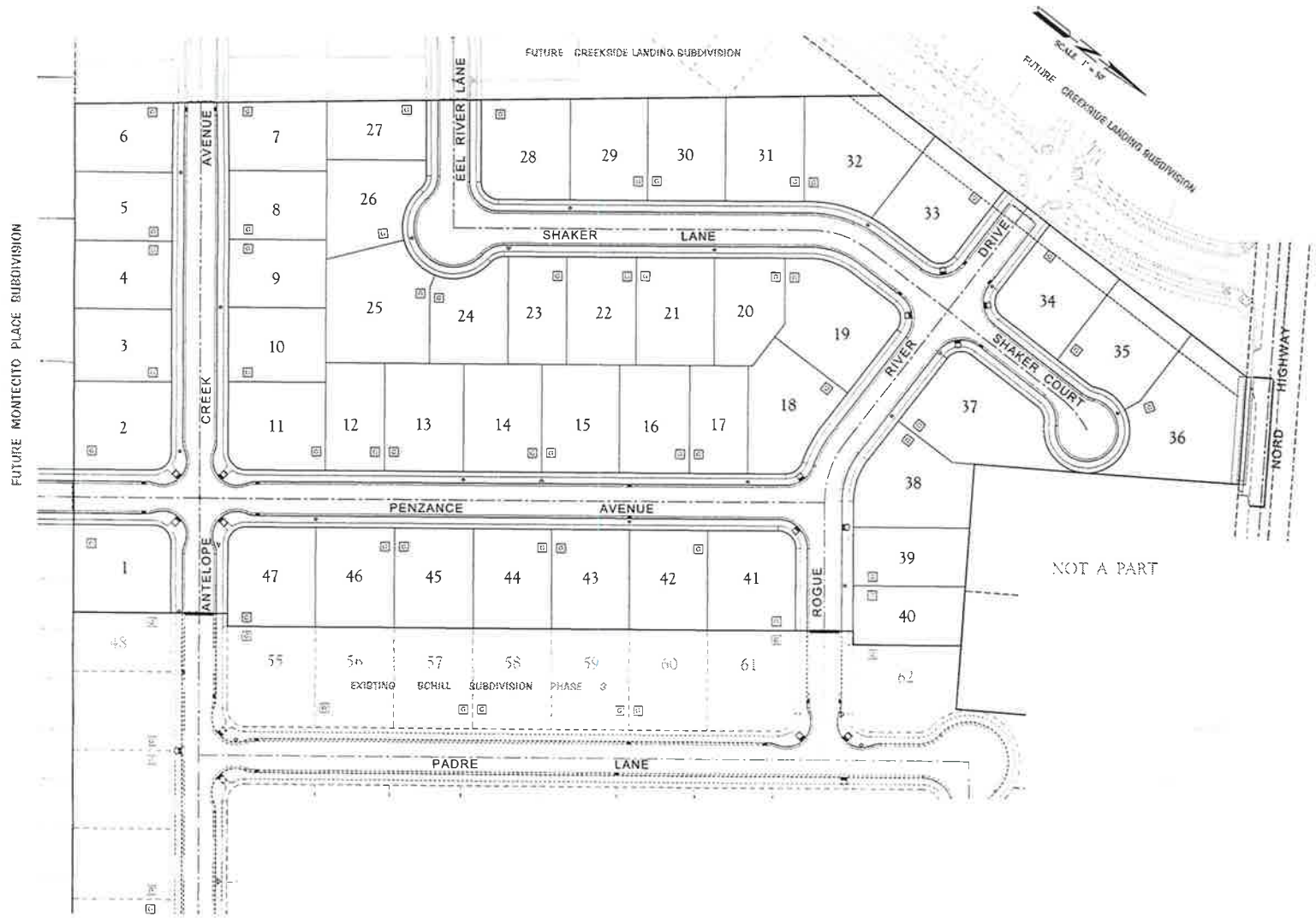
APR 19 2017

CITY OF CHICO
PLANNING SERVICES

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APR 28 2017

CITY OF CHICO
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LEGEND

	EXISTING STORM DRAIN DROP INLET
	PROPOSED GARAGE LOCATION
	PROPOSED CURB, GUTTER AND SIDEWALK
	EXISTING CURB, GUTTER AND SIDEWALK
	PROPOSED FIRE HYDRANT
	PROPOSED CITY OF CHICO STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING CITY OF CHICO STREET LIGHT



APPROVED
DATE: FEBRUARY 2017

PREPARED FOR:
BILL WEBB CONSTRUCTION, INC.

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE, CHICO, CALIFORNIA 95926-5811 TELEPHONE 530-895-1422

SCHILL SUBDIVISION PHASE 4
STREET LIGHT & FIRE HYDRANT LAYOUT

DESIGNED	PWR
DRAWN	CAD
CHECKED	KLD
DRAWING NO.	1 OF 1
DATE	1/16/15



April 9, 2017

City of Chico Planning Department
Mike Sawley
411 Main Street
Chico, CA 95928

RECEIVED

APR 19 2017

CITY OF CHICO
PLANNING SERVICES

Re: Modification to Conditions of Approval #10 (S06-02)

I am requesting that condition #10 of the Schill Vesting Tentative Subdivision Map (TSM), dated November 16, 2006, requiring lots 34 and 35 front on Nord Highway be removed. The approved TSM has both lots fronting on Nord Highway. I am proposing that the lots front on the interior of the subdivision by creation of a short cul-de-sac. This will create a better, safer and more contiguous neighborhood. Several issues with the lots fronting on Nord Highway will be eliminated.

First, allowing for the lots to front on the interior will be consistent with the changes made to Creekside Landing Subdivision. As we know, Nord Highway traffic speeds are in excess of 45-50mph, hence it's called a Highway. Vehicles traveling east across the Mud Creek Bridge approximately 500ft to the west have a limited line of site to vehicles and pedestrians. Secondly, Chamberlain Run 'T's into Nord Highway adjacent to lot 35 potentially creating more traffic conflict. Lastly, lots 34 and 35 are a poor use of land. Lot 35 has an existing PGE easement along the west boundary. This easement has significant impacts on the egress to lot 35. Due to the narrow frontage and shape of the lot it is virtually impossible to develop a single family home. Lot 34 has 72ft of frontage and is over 200 feet in depth.

In considering these issues, I am proposing to front these lots on an interior cul-de-sac. A slight modification to the street network is needed to produce a short cul-de-sac to serve these two lots. The addition of the cul-de-sac street allows for a better use of the property and future parcels. Also, it is consistent with the adjacent subdivision Creek Side Landing's request and approval to modify the condition of homes fronting on Nord Highway.

With the proximity to Creek Side Landing Subdivision and the Nord Highway bridge over Mud Creek, and given the speeds of travel on that roadway, I see this as a reasonable request. I look forward to hearing from you and the opportunity to modify these conditions. Please feel free to call with questions or if anything else is needed.

Respectfully,

Bill Webb
Bill Webb Homes



BILL WEBB HOMES
Building a family tradition

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

Inclusions:

Schill Conditions of Approval § RES. 06-44

Schill Tentative Map

Revised Lot Layout

Creekside Landing Unit 4