



DATE: July 12, 2017

File: S 17-03

TO: PLANNING COMMISSION

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

RE: Hopeful Heights Vesting Tentative Subdivision Map
2265 Floral Avenue, 15 and 16 Redding Drive (APNs 015-370-003, -067 and -077)

SUMMARY

A request to subdivide 2.98 acres to create a small-lot subdivision with 20 single-family residential lots ranging in size from 3,722 square feet to 7,988 square feet. The average lot size would be 4,843 square feet and the project would result in a gross density of 6.7 units per acre.

Recommendation:

Planning staff recommends adoption of Resolution No. 17-10 (**Attachment A**), approving the Vesting Tentative Subdivision Map for the Hopeful Heights Subdivision (S 17-03), subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-10, approving the Hopeful Heights Vesting Tentative Subdivision Map (S 17-03) subject to the attached conditions.

BACKGROUND

The proposed project is located at 2265 Floral Avenue, on the west side of Manzanita Avenue (see **Attachment B**, Location/Notification Map). The site is designated Low Density Residential on the General Plan Land Use Diagram and located in the R1-AOC (Low Density Residential with an Airport Overflight Compatibility Zone C Overlay) zoning district. The proposal includes a new public street (Street A), approximately 600 feet in length, extending from Floral Avenue and terminating in a cul-de-sac bulb. The Revised Tentative Subdivision Map is included as **Attachment C**.

The project is bounded by single-family residences to the east, Floral Avenue and single-family residences to the west, single- and multi-family residential development to the north, and single-family residences to the south. The site has been disturbed from past residential activities and development. The topography of the site is gently sloping from east to west. There are a total of five structures currently on-site, three residences and two out buildings. The existing residence on Lot 1 would be remodeled and retained. All other residences and structures would be removed. There is a looped entrance road serving the existing residences which will be removed to facilitate construction of the proposed Street A.

Project Design

The project site represents an infill development opportunity in an existing residential area predominantly comprised of single-family residences. The proposed subdivision design achieves residential infill by utilizing small-lot subdivision standards. The project site is designated Low Density Residential (LDR) by the General Plan which represents the typical single-family neighborhood. This is the predominant residential land use category in Chico's existing neighborhoods. Designed with a residential density of 6.7 units per acre, the proposed development is consistent with the LDR land use designation and R1 zoning.

Small-lot, detached single-family subdivisions are allowed in the R1 zoning district when they are compatible with surrounding development and comply with Chico Municipal Code (CMC) standards. The purpose of the small-lot subdivision is to allow *"small-lot single-family housing development in new and existing neighborhoods to provide compact development and efficient infill."* The city's small lot subdivision regulations (CMC 19.76.150) allow for reduced lot areas requiring a minimum lot area per dwelling unit of 3,500 square feet for interior lots and 4,000 square feet for corner lots. Lot sizes may range from 3,500 square feet to a maximum of 4,499 square feet, with an average lot size of 4,000 square feet to encourage a variety of lot sizes and configurations. Lots larger than 4,499 square feet may be allowed but the total number of lots larger than 4,499 square feet shall not exceed 30% percent of the total number of lots to be created by a small lot subdivision. The project includes 5 lots over 4,499 square feet or 25% of the total number of proposed lots.

Small-lot subdivisions also allow for reduced minimum setbacks from standard subdivisions. The reduced lot depth on lots 1 through 9 is consistent with General Plan Policy LU-2.4 (Land Use Compatibility) which seeks to promote land use compatibility through development standards and special design considerations. Additionally, the project is consistent with General Plan policy LU-4.2 (Infill Compatibility) which promotes infill development that is compatible with surrounding properties. Policy LU-4.2 (Mix of Dwelling Types) encourages a mix of dwelling types within all residential land use designations which are consistent with density requirements and applicable design criteria. All proposed lots meet minimum size and width criteria and any future development on the site must meet all setback and design requirements set forth in the small-lot subdivision regulations.

The proposed development includes the construction of a new public street extending west from Floral Avenue approximately 600 feet and terminating at a bulbed cul-de-sac. Cul-de-sacs exceeding 500 feet require modification of the City's design criteria and improvements standards. To address the requested modification, future homes on Lots 7 through 12 require automatic sprinkler systems for livable space and the attics because they exceed the 500 feet standard. The automatic sprinkler system must be engineered and approved by the City of Chico Fire Marshal.

An existing 8 inch sanitary sewer would be abandoned and the existing laterals connected to a proposed new line within Street A. The new sewer line would convey effluent to a lift station between Lots 9 and 10. The lift station is proposed for dedication to the City of Chico. There are no wells on the project site. All existing septic systems would be abandoned in accordance with Butte County Environmental Health Department procedures and regulations. Storm water would be handled via a storm water interceptor, consisting of appropriately sized pipes and leach trenches, constructed within the right-of-way beneath Street A. The project proposes to

remove approximately 163" of trees subject to Municipal Code requirements regarding tree preservation and replacement in accordance with CMC Sections 16.66 and 19.68.060. Based on CMC requirements, the project would be required to provide 27 trees for replacement or pay in-lieu fees to mitigate the removal of on-site trees.

The applicant has requested modifications to the Subdivision Design Criteria and Improvement Standards Title 18R. The reduced lot depths, non-right angle/non-radial lot lines, contiguous/no sidewalk(s), and non-standard, horizontal street alignment modification requests are subject to approval as part of the subdivision.

Requested Subdivision Design Modifications

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

- 1) Residential lot depths less than 80 feet on Lots 1 through 9;
- 2) Non-right angle and non-radial lot lines on Lots 8 through 11;
- 3) Contiguous sidewalk across the frontages of Lots 1 and 2;
- 4) No sidewalk on the south side of Street "A" adjacent to APN 015-370-004;
- 5) Non-standard horizontal street alignment; and
- 6) Cul-de-sac length greater than 500'

Neighborhood Meeting

A neighborhood meeting was held at the project site on March 29, 2017 with approximately 15 people in attendance. The following considerations were brought up at the neighborhood meeting: neighbors did not want two story homes in the subdivision; site distance and traffic concerns at the intersection of Street "A" and Floral Avenue; rear yard setbacks on the new parcels; potential impacts on adjacent parcels from the new buildings; the creation of multiple new lots adjacent to an existing lot; tree removal; residential density of the project; particulars on the extension of sanitary sewer and sewer lift station; dust created during construction; construction hours during the week and on weekends; and lighting impacts to existing homes in the area.

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, the project is categorically exempt as it is an infill development project under five acres and no further environmental review is necessary.

FINDINGS

Modification to Subdivision Design Criteria Finding

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

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

18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions.

The applicant proposes lots with less than 80 feet in depth on Lots 1 through 9 to offer a variety of lots sizes and options within the subdivision. This is consistent with General Plan Policy CD-5.1 that directs new development to reinforce the desirable elements of its neighborhood including setback patterns and Policy CD-5.2 (Context Sensitive Transitions) which encourages context sensitive transitions in scale and character between new and existing residential development. Although the lots along the northern boundary have reduced depths, they are wider than typical and would allow for more outdoor livable space and more separation from the nearby two-story, multi-family unit apartments.

Non-standard horizontal street alignment and curvature of Street "A" would serve to reduce internal vehicle speeds which would improve safety for residents and pedestrians. Additionally, the increased cul-de-sac length is proposed as it would allow safe ingress and egress from the subdivision and there are not good connection opportunities to the existing street network through surrounding properties. Future development on Lots 7 through 12 will require enhanced automatic sprinkler systems, in accordance with City of Chico Fire Department standards, as they are in excess of 500 feet from Floral Avenue

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

As supported by the Conditions of Approval and the Subdivision Report (Exhibits I and II to **Attachment A**), and this staff report, the proposed subdivision map and its design conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

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*. There were no comments received during the comment period and as of the date of this report. The tentative subdivision application is included as **Attachment D**.

DISTRIBUTION:

PC Distribution
David Young
File: S 17-03

External

Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Suite 110, Chico, CA 95973
LDI Land and Home Inc./The Kite Group, 1850 June Way, Paradise CA 95969

ATTACHMENTS:

- A. Planning Commission Resolution No. 17-10
Exhibit I Conditions of Approval for S 17-03
Exhibit II Subdivision Report for S 17-03
- B. Location/Notification Map
- C. Tentative Subdivision Map S 17-03
- D. Tentative Subdivision Map Application

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RESOLUTION NO. 17-10
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVAL OF VESTING TENTATIVE SUBDIVISION MAP 17-03
(LDI LAND AND HOME INC./THE KITE GROUP INC.)

WHEREAS, an application was received for a vesting tentative subdivision map to subdivide a 2.98 acre site into 20 residential lots at 2265 Floral Avenue, west of Manzanita Avenue, identified as Assessor's Parcel Nos. 015-370-003, 015-370-067 and 015-370-077 (the "Project"); and

WHEREAS, the Planning Commission considered the Project, staff report, recommendation, and comments submitted at a noticed public hearing held on July 20, 2017; and

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

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

1. The Planning Commission finds that:

- A. The Low Density Residential, small-lot subdivision would facilitate development of a single-family residential subdivision consistent with General Plan policies that encourage efficient in fill development, including LU-2.4 (Land Use Compatibility), LU-4.2 (Infill Compatibility), and Policy LU-4.2 (Mix of Dwelling Types).
- B. There are no physical or environmental constraints on the project site. The Project is a small-lot subdivision with an average lot size of 4,843. The Project would have a density of 6.7 dwelling units per gross acre, which is consistent with the Chico General Plan Diagram designation of Low Density Residential and the provisions in Title 19 of the Chico Municipal Code;
- C. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474;
- D. The requested modification to allow reduced lot depths is consistent with General Plan policies that encourage context sensitive transitions in scale and character between new and existing residential development. The Project is an infill development where existing

1 improvements in the immediate vicinity do not conform to current City design standards
2 for sidewalk width and sidewalk separation along Floral Avenue and nearby cross streets.
3 This is consistent with General Plan Community Design policies that encourages new infill
4 developments to incorporate context sensitive design elements that maintain compatibility
5 and raise the quality of the area's character. The modification request for no sidewalk and
6 contiguous sidewalk along proposed Street A is appropriate given the narrow access from
7 Floral Avenue. Permitting the non-horizontal street alignment will serve to reduce internal
8 vehicle speeds which would improve safety for residents and pedestrians. The long cul-de-
9 sac is necessary to make efficient use of the site, given there are no opportunities for second
10 connection to the existing street network through surrounding properties. The requested
11 modifications are consistent with General Plan policies regarding infill development and
12 balancing neighborhood compatibility and residential density and are substantially
13 consistent with General Plan policies for development of the site;

14 E. As supported by the staff report, and subject to the Conditions set forth in Exhibit 1 and
15 the provisions set forth in the Subdivision Report Exhibit II, attached hereto, the Project
16 conforms to applicable requirements of Title 18 and 19 of the Chico Municipal Code and
17 the Chico General Plan.

18 F. The Planning Commission hereby specifies that the materials and documents which
19 constitute the record of proceedings upon which its decision is based are located at and
20 under the custody of the City of Chico Community Development Department.

21 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
22 Commission of the City of Chico held on July 20, 2017, by the following vote:

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

9 APPROVED AS TO FORM:

12 _____
13 Brendan Vieg
14 Planning Commission Secretary

12 _____
13 ANDREW L. JARED
14 Assistant City Attorney*

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

EXHIBIT "I"
CONDITIONS OF APPROVAL
HOPEFUL HEIGHTS S 17-03
(LDI LAND AND HOME INC./THE KITE GROUP, INC.)

1. The creation and improvement of 20 lots is authorized, as depicted on "Hopeful Heights Vesting Tentative Subdivision Map (A Small Lot/Public Street Subdivision) date stamped June 30, 2017, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

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

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

Exhibit "I"

Attachment A

6. The sidewalk terminating at the fence line at APN 015-370-004 shall be redesigned to terminate perpendicular to Street A at the northwest corner of adjacent APN 015-370-004.
7. The developer shall modify Street A to provide a parkway strip at the cul-de-sac bulb between Lots 8 through 11.
8. The developer shall preserve trees #15 and #34, if feasible, and those included in the Tree Table and depicted on Sheet 2 of 2 of the "Hopeful Heights Vesting Tentative Subdivision Map (A Small Lot/Public Street Subdivision) date stamped June 30, 2017. All tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and adopted City fee schedule. In-lieu fees shall be paid prior to issuance of any certificates of occupancy within the project.



Subdivision Report

Meeting Date 7/20/17

DATE: July 5, 2017

File: S 17-03

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 17-03 Hopeful Heights**

Exhibit "II"

This office has reviewed the vesting Tentative Map S 17-03 Hopeful Heights 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:** Residential lot depths less than 80 feet.

Recommendation: Acceptable.

2. **Request:** Non-right angle and non-radial lot lines.

Recommendation: Acceptable.

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

Recommendation: Acceptable.

4. **Request:** Non-standard horizontal street alignment.

Recommendation: Acceptable.

5. **Request:** Cul-de-sac length longer than 500 feet.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections as depicted on the Tentative Map:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Adjacent to subdivision - Half street urban improvements.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director - Engineering. Appropriate easements shall be dedicated as needed on the Final Map.
- c) Street name shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

2. Storm Drainage

a) Facility Construction

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

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

b) Post Construction Standard Plans

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

c) NPDES Requirements

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

d) Storm Drainage Master Plan

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

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

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

- No net increase in peak flow into existing City infrastructure.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Storm water runoff management facilities.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

e) Statement of Effective Storm Water Disposal

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

- No net increase in the peak flow into existing City infrastructure.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

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

- f) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to filing the Final Map.

3. Sanitary Sewer

- a) Facility Construction

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

- 1) Interior to Subdivision - An underground sanitary sewer system including a sanitary sewer lift station, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.

- b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

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

4. Well and Septic Abandonment

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

5. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs (High Intensity Prismatic, no less than Grade V), pavement striping and pavement markings on all streets that they are required herein to construct.

6. Street Lights

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

7. Street Trees

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

C. MAINTENANCE

Prior to filing the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:

Storm water quality and quantity mitigation.

The Subdivider shall prepare the necessary documents and provide the required supporting documents. Formation of a maintenance district requires action by the City Council. The district or alternate funding mechanism shall be complete and formed prior to recordation of the Final Map.

D. SUBDIVISION GRADING

1. Soils Report

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

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

2. Grading Standards

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

3. Grading Plan

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

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

4. Final Grading Report

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

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

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

E. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate public right-of-way along the Floral Avenue frontage as depicted on the Tentative Map.
- b) Dedicate public right-of-way for Street "A" as depicted on the Tentative Map.
- c) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Department - Engineering.
- d) Dedicate a 12-foot-wide public storm drain easement over Lots 8 and 9 as depicted on the Tentative Map.
- e) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- f) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

F. OTHER PUBLIC SERVICES

1. Public Utilities

- a) **Underground Requirements**

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

- b) **Easement Obstructions**

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing

and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) **Utility Company Comments**

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

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

3. United States Postal Service

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

G. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Director - Engineering 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.

H. 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 (\$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. A final fee equal to actual City costs.

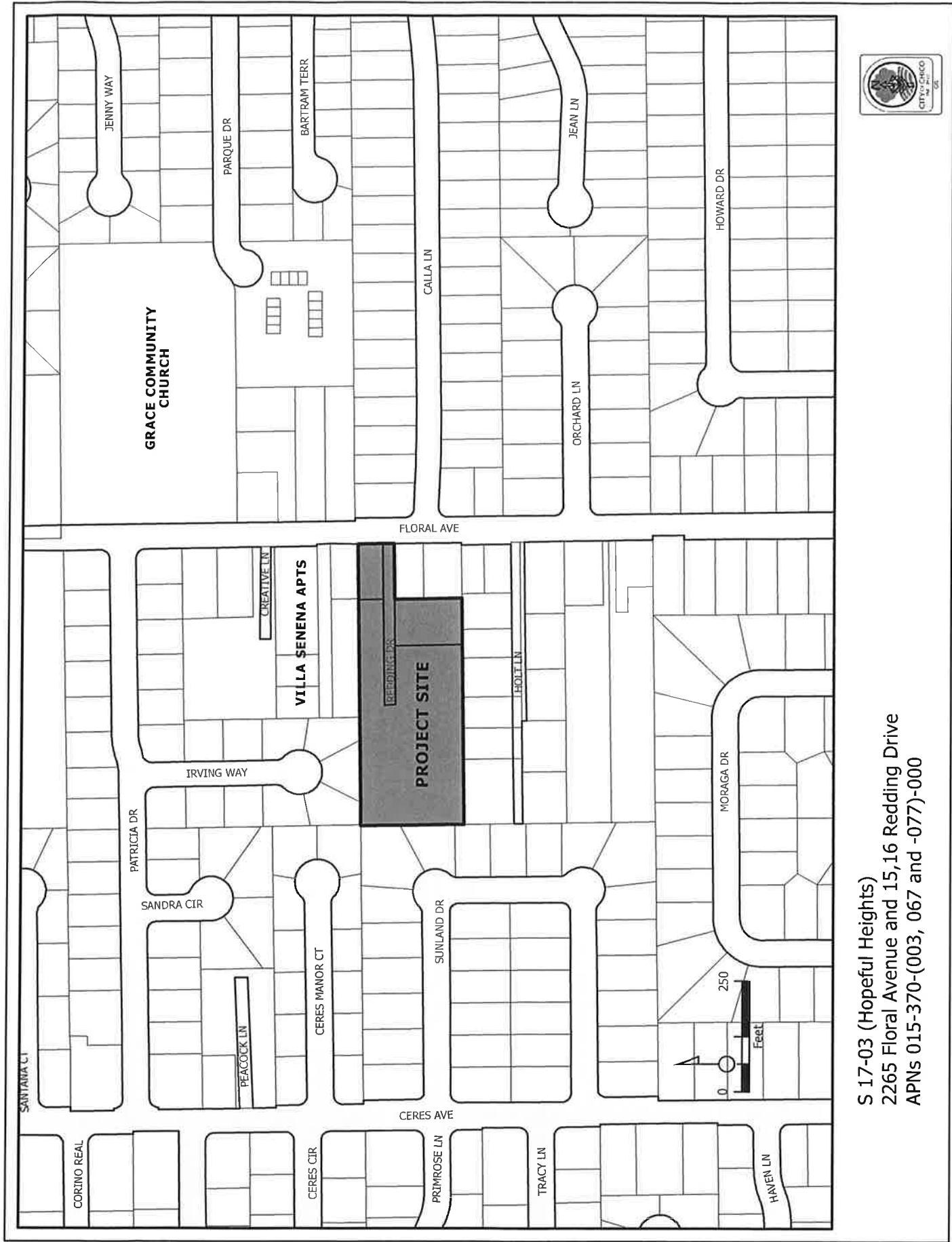
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Development Department.



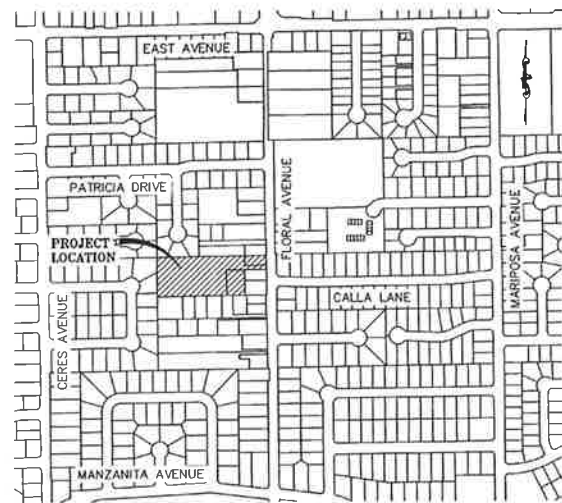
Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department S 17-03 File
Development Engineering Subdivision File



S 17-03 (Hopeful Heights)
 2265 Floral Avenue and 15,16 Redding Drive
 APNs 015-370-(003, 067 and -077)-000



LOCATION MAP
NTS

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 2.981
NET ACREAGE: 2.935
TOTAL NUMBER OF UNITS: 21
UNITS PER GROSS ACRE: 7.0
AVERAGE LOT SIZE: 4,843 SF
- 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES ARE SHOWN ON THE TENTATIVE MAP AND TYPICAL SECTIONS FOR THE SUBDIVISION STREETS ARE SHOWN ON SHEET 2.
- 3) THE FINAL MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
- 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION #
- 5) THE SUBDIVISION MAP LIES IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0339E DATED JANUARY 6, 2011.
- 6) ALL EXISTING BUILDINGS, EXCEPT THE HOUSE ON LOT 1, WILL BE REMOVED.
- 7) THE EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH BUTTE COUNTY ENVIRONMENTAL HEALTH DIVISION DURING DEMOLITION OF THE EXISTING BUILDINGS.
- 8) FINAL SUBDIVISION IMPROVEMENTS WILL INCLUDE THE INSTALLATION OF A PUBLIC SANITARY SEWER LIFT STATION AT THE WEST END OF STREET "A" THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF CHICO.
- 9) STORM WATER QUALITY MITIGATION WILL BE PROVIDED THROUGH THE USE OF A STORM WATER INTERCEPTOR. STORM WATER QUANTITY MITIGATION WILL BE PROVIDED BY OVERSIZED STORM DRAIN PIPES AND STORM DRAIN LEACH TRENCHES BENEATH STREET "A".
- 10) NO WELLS ARE KNOWN TO EXIST ON THE PROJECT SITE.
- 11) THE HOMES CONSTRUCTED ON LOTS 7 THRU 12 (I.E. THOSE LOCATED OVER 500 FEET FROM FLORAL AVENUE) SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES SPRINKLER COVERAGE IN THE ATTIC SPACE. THE SPRINKLER SYSTEM SHALL BE AN ENGINEERED DESIGN APPROVED BY THE FIRE MARSHAL.
- 12) EXISTING TREES MAY BE REMOVED IN COMPLIANCE WITH CHICO MUNICIPAL CODE CHAPTER 16.66 (TREE PRESERVATION REGULATIONS), AND THE EXISTING TREES TO REMAIN WILL BE PRESERVED IN COMPLIANCE WITH CMC 19.68.060.
- 13) EXISTING 8" SEWER PIPE LINE IN STREET "A" TO BE ABANDONED AND THE EXISTING LATERALS CONNECTED TO THE PROPOSED SUBDIVISION SEWER LINE IN STREET "A".
- 14) THE FINISH GRADE ELEVATION FOR THE LID OF THE PROPOSED SANITARY SEWER LIFT STATION TO BE INSTALLED AT OR ABOVE THE 100 YEAR STORM ELEVATION.
- 15) POTENTIAL SECOND UNIT ON LOT 2.

ASSESSOR'S PARCEL NUMBER:

015-370-003, 067 AND 077

LAND USE:

PRESENT: SINGLE FAMILY RESIDENTIAL
FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:

PRESENT: R1
FUTURE: R1

UTILITIES:

SANITARY SEWER: CITY OF CHICO
WATER: CALIFORNIA WATER SERVICE COMPANY
POWER: PACIFIC GAS & ELECTRIC
COMMUNICATIONS: AT&T
CABLE TV: COMCAST
STORM DRAIN: CITY OF CHICO

OWNER AND SUBDIVIDER:

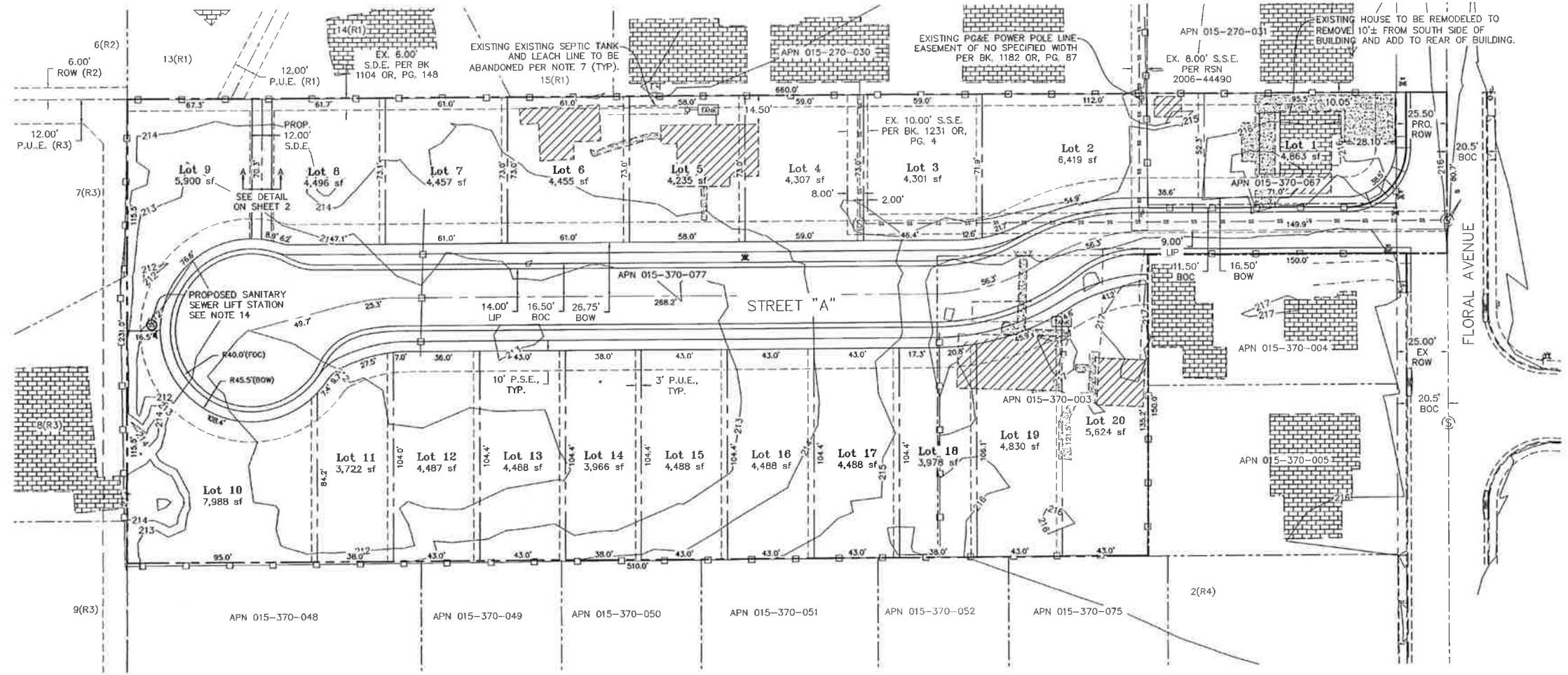
LDI LAND AND HOME, INC. THE KITE GROUP, INC.
1850 JUNE WAY P.O. BOX 6822
PARADISE, CA 95969 CHICO, CA 95927

ENGINEER:

W. GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315

LEGEND:

- 216- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- CENTER LINE
- EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB, GUTTER AND SIDEWALK
- EXISTING BUILDING TO BE REMOVED
- EXISTING BUILDING TO REMAIN
- EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE AREA
- 125.02 CG
124.75 FG EXISTING AND FINISH GRADE
- EG EXISTING GROUND ELEVATION
- FG FINISH GRADE ELEVATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- EXISTING TREE TO REMAIN (SEE SHEET 2)
- EXISTING TREE TO BE REMOVED (SEE SHEET 2)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



REQUESTED SUBDIVISION DESIGN CRITERIA MODIFICATIONS:

- 1) RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 1 THRU 9 (18R.08.010.C.2).
- 2) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 8 THRU 11 (18R.08.010.C.4).
- 3) CONTIGUOUS SIDEWALK ACROSS THE FRONTAGES OF LOTS 1, 2, 8, 9, 10 AND 11 (18R.08.020.F.4).
- 4) NO SIDEWALK ON THE SOUTH SIDE OF STREET "A" ADJACENT TO APN 015-370-004 (18R.08.020.F.4).
- 5) NON-STANDARD HORIZONTAL STREET ALIGNMENT (18R.08.020.D.1).
- 6) CUL-DE-SAC LENGTH LONGER THAN 500' (18R.08.020.H).

RECORD REFERENCES:

- R1 - DEXTER PARK SUBDIVISION ADDITION NO. ONE, BOOK 35 OF MAPS, PAGES 60-61
- R2 - CERES MANOR HOME SUBDIVISION, BOOK 118 OF MAPS, PAGES 53-54
- R3 - FLORAL SUBDIVISION UNIT NO. THREE, BOOK 23 OF MAPS, PAGES 15-16
- R4 - RECORD OF SURVEY, BOOK 120 OF MAPS, PAGE 77

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: *Wesley E. Gilbert* DATE: 6/30/17
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/18



**HOPEFUL HEIGHTS VESTING TENTATIVE
SUBDIVISION MAP S 17-03
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

A PORTION OF LOT 15 PER MAP ENTITLED "MAP OF THE FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO" RECORDED IN BOOK 6 OF MAPS, AT PAGE 48. CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

for
LDI LAND AND HOME, INC./THE KITE GROUP, INC.

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315



PLANNING DIVISION

411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927-3420
www.chicoca.gov

Application No. 17.03

APPLICATION FOR

RECEIVED Tentative Map

MAR 07 2017

- Parcel Map []
Subdivision Map [x]
Condominium Conversion []

CITY OF CHICO

PLANNING SERVICES

Applicant Information

Applicant Name LDI Land & Home, Inc./The Kite Group, Inc.
Street Address 1850 June Way/P.O. Box 6822
City Paradise/Chico
State CA Zip 95969/95927
Property Owner Same as applicant
Property Owner Address
City
State Zip
Engineer/Surveyor W. Gilbert Engineering, Wesley E. Gilbert
Address 140 Yellowstone Drive, Suite 110
City Chico
State CA Zip 95973

Project Information

Property Address/Location 2265 Floral Avenue/15 and 26 Redding Dr.
Name of Subdivision (if applicable) Hopeful Heights
Assessor's Parcel No(s) 015-370-003, 067 and 077
Parcel Acreage 2.981 acres+/-
No. of Proposed Lots 20
Proposed Average Lot Size 4,843 sf
Proposed Density 7.0
Existing Land Use Single-family residential
Present Zoning R1
Present General Plan Designation LDR
Related Applications None

Required Signatures

I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application.

Applicant's Signature [Signature] Date 3-7-17

For Office Use Only

Application Received By Shannon Costa
Date Received 3/07/17
Assigned Planner
Tentative Hearing date
Butte County Filing Fee \$50 (Check payable to Butte County)
[x] Applies not collected
Does Not Apply
Collected
Receipt No. 191352
Application Deposit \$ 1765
Environ. Fee \$ 359
Total \$ 17524 (Check payable to City of Chico)