



Files: S 17-05

DATE: August 17, 2017

TO: PLANNING COMMISSION

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

RE: Tentative Subdivision Map S 17-05 (Hideway Park)  
334 West 12<sup>th</sup> Avenue; Portion of APN 003-580-018

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## SUMMARY

The applicant proposes to subdivide an approximately 0.60-acre site to create four single family residential parcels, at the intersection of Egret Way and Hideway Park, approximately 300 feet north of W. 12<sup>th</sup> Avenue.

### Recommendation:

Planning staff recommends adoption of Resolution No. 17-12 (**Attachment A**), approving tentative subdivision map S 17-05 Hideway Park, subject to the attached conditions.

### Proposed Motion:

I move that the Planning Commission adopt Resolution No. 17-12, approving tentative subdivision map S 17-05, subject to the attached conditions.

## BACKGROUND

The applicant proposes to subdivide an approximately 0.6-acre site into four single family residential parcels, located at the intersection of Egret Way and Hideway Park, approximately 300 feet north of W. 12<sup>th</sup> Avenue (see Location Map, **Attachment B**). The site is designated Low Density Residential (LDR) on the General Plan Land Use Diagram and located in a R1 zoning district. Surrounding land uses are predominantly single family residential.

The property was developed and has historically supported single family residential use. The map would subdivide the property into four parcels with lots ranging from 4,543 square feet to 6,682 square feet. The average lot size would be 5,612 square feet. The project would result in a residential density of 6.25 units per gross acre, which is within the allowable range of 2.1 to 7 dwelling units per gross acre in the R1 zoning district and Low Density Residential General Plan designation. The tentative subdivision map is included as **Attachment C**. There are no existing structures, wells, or septic systems on the site.

Access to the site is provided via W. 12th Avenue and Hideway Park. Hideway Park currently provides access to the adjacent Channel Estates Subdivision and would be extended to provide access the site. Proposed lots on the north side of the site are approximately 49 feet by 90 feet and the lots on the south side of the site are approximately 49 feet by 135 feet. The lot sizes and frontages are consistent with the requirements set forth for R1 residential developments. Three fruit trees, two almond and one pear, would be removed for site

preparation and construction. These trees are not subject to Chico Municipal Code (CMC) tree replacement requirements. There are no subdivision modifications requested. Curb, gutter, and separated sidewalk would be constructed along all new lot frontages and would terminate at the site's eastern boundary line. A barricade per CMC is required at the street terminus. Storm water would be conveyed to the existing storm drain system located in the adjacent Channel Estates Subdivision.

### **Neighborhood Meeting**

On July 20, 2017, a neighborhood meeting was held at the project site. Approximately 10 people attended the meeting. The majority of the meeting attendees were in favor of the project. In addition to comments received at the meeting, written comments were also submitted. The following areas of concern were identified: neighborhood compatibility, construction of two-story homes, safety/line of site concerns at the intersection of W. 12<sup>th</sup> Avenue and Egret Way, and stop signs at the intersection of Egret Way and Hideway Park.

### **GENERAL PLAN**

The General Plan's LDR designation represents traditional single-family neighborhoods with a majority of single-family detached homes and some duplexes. The R1 zoning district is primarily intended to implement the LDR land use designation of the General Plan. The proposal is consistent with General Plan policies that encourage compatible infill development through appropriate compatible density and design.

The following General Plan principles and policies are applicable to the project:

*CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*

*LU-4: Promote compatible infill development.*

*LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.*

*LU-4.2.2 Allow a mix of dwelling types within all residential land use designations consistent with density requirements and applicable design criteria.*

### **DISCUSSION**

As indicated, the project site is designated as LDR on the General Plan Land Use Diagram and within a R1 zoning district. Permitted densities range from a minimum of 2.1 to a maximum of 7 units per acre. The lot sizes range from 4,543 square feet to 6,682 square feet and meet the minimum lot size requirements for the R1 zoning district of 4,500 square feet. The frontages on all four lots are approximately 49 feet, which meets the minimum width at the front setback line of 45 feet. The project would have a density of 6.25 dwelling units which is consistent with the General Plan LDR designation and R1 zoning requirements of 2.1 to 7.0 units per acre. The project represents compatible infill development in that it comprises new single family residences on a site surrounded by single family residential uses. As such, the project is consistent with General Plan Land Use and Community Design policies LU-4, LU-

4.2 and CD-5 which encourage and support infill development compatible with surrounding properties and neighborhoods. The project design is substantially consistent with General Plan policy LU-4.2.2 regarding density requirements and standards imposed by the design criteria and improvement standards set forth in CMC Title 18R.

## **FINDINGS**

### Environmental Findings

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

### 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 the applicable requirements set forth in 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*. The City received one written comment which is included as **Attachment D**. The tentative subdivision map application is included as **Attachment E**.

### **DISTRIBUTION:**

PC Distribution  
Files: S 17-05

### External

Lauren J. McSwain, 236 W. East Avenue, Suite A, Chico CA 95926

**ATTACHMENTS:**

- A. Planning Commission Resolution No.17-12  
Exhibit I Conditions of Approval for S 17-05  
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. TSM S 17-05
- D. Written Comments for S 17-05
- E. Tentative Subdivision Map Application S 17-05

X:\Current Planning\Subdivision\2017\Hideway Park\Surminsky Subdivision (72207)\PC 08-17-17\PC report 08-17-17 meeting.docx

1 **RESOLUTION NO. 17-12**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
3 **APPROVING THE HIDEWAY PARK SUBDIVISION S 17-05**  
4 **(TIM SURMINSKY)**

5 WHEREAS, an application has been submitted to subdivide a 0.6-acre site located at 334  
6 W. 12<sup>th</sup> Avenue, identified as a portion of Assessor's Parcel No. 003-580-018, into four parcels  
7 (the "Project"); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments  
9 submitted at a noticed public hearing held on August 17, 2017; and

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

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

15 1. The Planning Commission finds that:

16 A. The density of the Project is 6.25 dwelling units per gross acre, which is consistent with  
17 the Chico General Plan Diagram designation of Low Density Residential and the  
18 provisions in Title 19 of the Chico Municipal Code;

19 B. No substantial evidence has been presented that would require disapproval of the Project  
20 pursuant to Government Code Section 66474;

21 C. As supported by the Subdivision Report and the agenda report, the Project and its design  
22 conform to all applicable requirements set forth in Title 18 and 19 of the Chico  
23 Municipal Code and the Chico General Plan.

24 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to  
25 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in  
26 Exhibit II, attached hereto.

27 3. The Planning Commission hereby specifies that the materials and documents which  
28 constitute the record of proceedings upon which its decision is based are located at and under the

1 custody of the City of Chico Community Development Department.

2 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning  
3 Commission of the City of Chico held on August 17, 2017, by the following vote:

4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAINED:

8 DISQUALIFIED:

9 ATTEST:

APPROVED AS TO FORM:

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13 \_\_\_\_\_  
BRENDAN VIEG  
14 Planning Commission Secretary

13 \_\_\_\_\_  
ANDREW L. JARED  
14 Assistant City Attorney\*

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

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**EXHIBIT "I"**  
**CONDITIONS OF APPROVAL**  
**HIDEWAY PARK S 17-05**  
**(TIM SURMINSKY)**

1. The creation of four lots is authorized, as depicted on the "S 17-05 Surminsky Tentative Subdivision Map" date stamped July 21, 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.



## Subdivision Report

Meeting Date 8/17/17

DATE: August 9, 2017

File: S 17-05

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 17-05 Hideaway Park**

### Exhibit "II"

This office has reviewed the Vesting Tentative Subdivision Map S 17-05 Hideaway Park 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 no modifications to Titles 18R of the Chico Municipal Code (CMC).

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

#### B. PUBLIC FACILITY CONSTRUCTION

##### 1. Hideaway Park

- a) The Subdivider shall construct City standard street and appurtenant facilities extending Hideaway Park in conformance with the typical section depicted on the Tentative Map.
- b) 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.

##### 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 - An underground storm drain system connecting to existing facilities in Hideaway Park to the west.



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 from the storm water detention facility in the adjacent Channel Estates Subdivision.
- 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.
- Existing storm water detention facility in the adjacent Channel Estates Subdivision.

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 from the storm water detention facility in the adjacent Channel Estates Subdivision.
- 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, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in Hideaway Park.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

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

**4. Well and Septic Abandonment**

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

**5. Street Signs and Striping**

The Subdivider shall install City standard street signs, regulatory signs, 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. Street Trees**

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

**C. CHICO MAINTENANCE DISTRICT CMD 533 CHANNEL ESTATES**

Prior to recordation of the Final Map, the Subdivider shall modify the existing maintenance district CMD 533 Channel Estates. The Subdivider shall prepare the necessary documents and provide the required supporting documents. Modification of the maintenance district requires action by the City Council. The maintenance district shall be modified 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 for Hideaway Park as depicted on the Tentative Map.
- b) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Director.
- c) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- d) 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 all recommendations of the Fire Department, City of Chico.

### **3. United States Postal Service**

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

## 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:

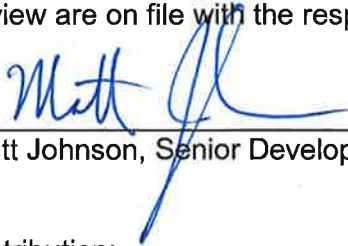
An initial deposit of 1½% of the estimated cost of all public improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

#### b) Inspection Fee

The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

An initial deposit of 2% of estimated cost of all public improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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

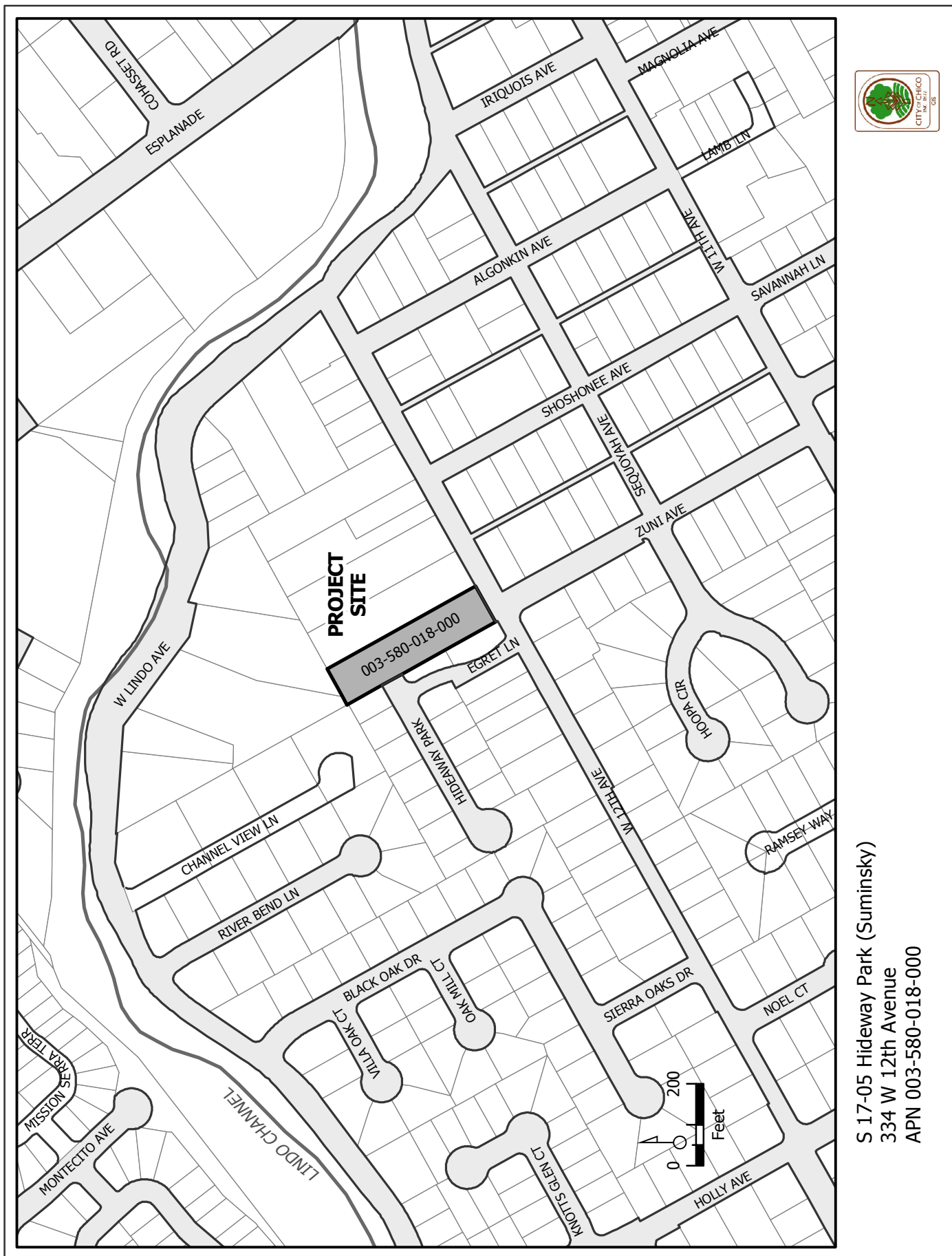


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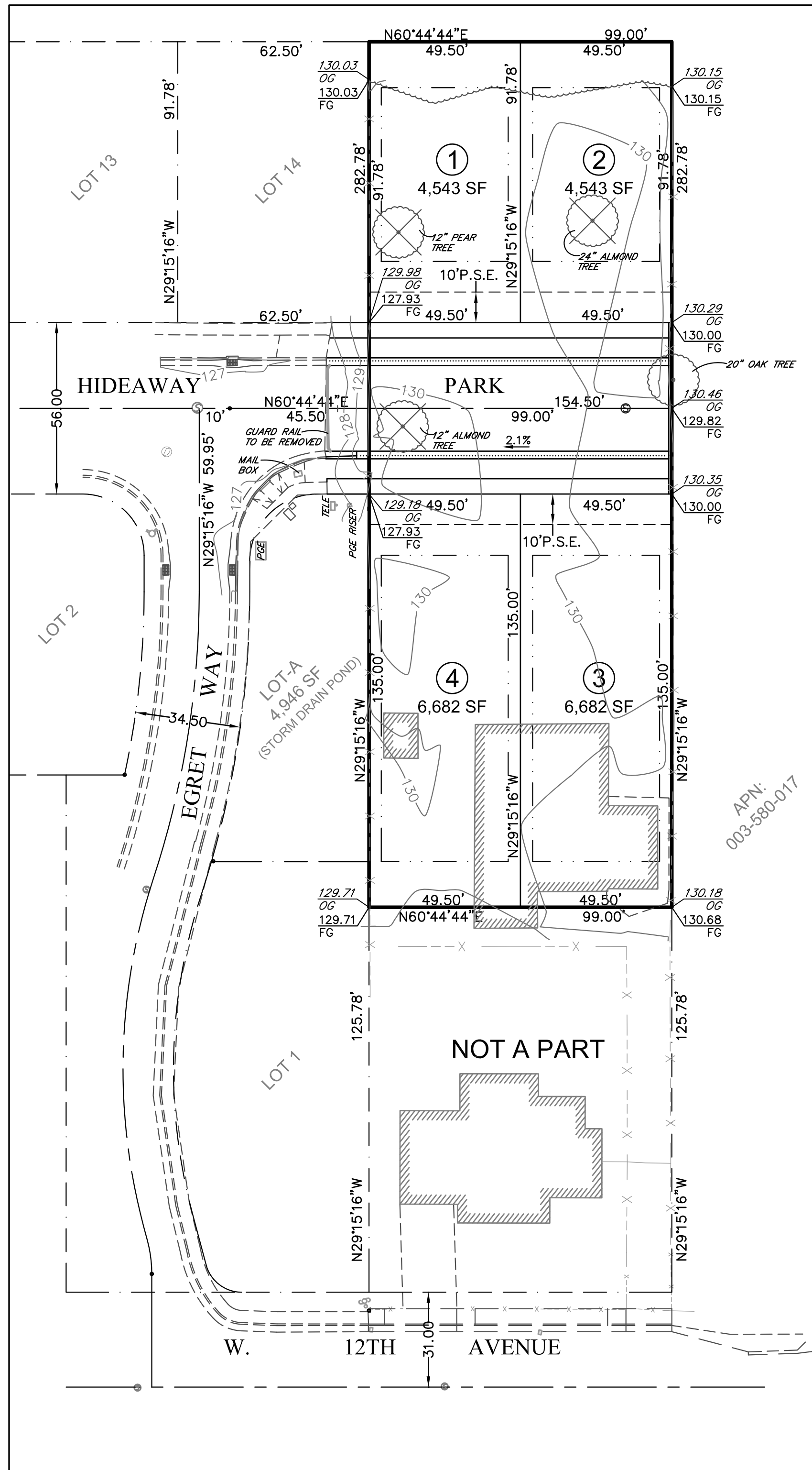
Matt Johnson, Senior Development Engineer

#### Distribution:

Original - Community Development Department S 17-05 File  
Development Engineering Subdivision File



S 17-05 Hiway Park (Suminsky)  
334 W 12th Avenue  
APN 003-580-018-000

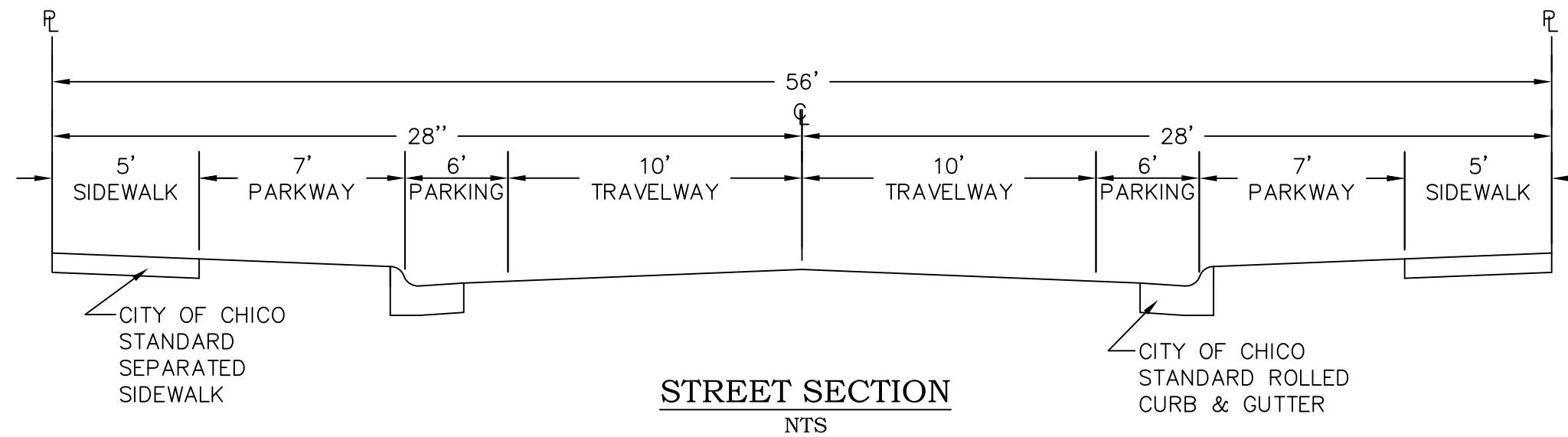


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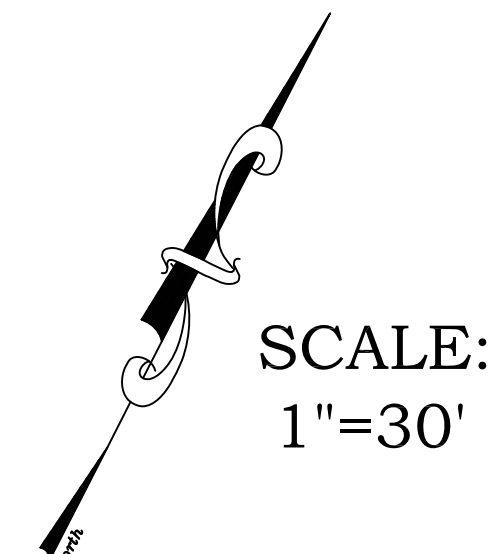
- 1.) EXISTING & PROPOSED ZONING: R1
- 2.) EXISTING & PROPOSED USE: RESIDENTIAL
- 3.) SUBDIVISION AREA = 0.64 AC
- 4.) DATE OF SURVEY: APRIL, 2017
- 5.) NO EXISTING WELLS OR SEPTIC SYSTEMS
- 6.) NO EXISTING STRUCTURES
- 7.) TOTAL LOTS: 4
- 8.) AVERAGE LOT SIZE=5,612 SF, DENSITY=6.25 LOTS/ACRE
- 9.) ENTITY PROVIDERS:
  - A.) SEWER – CITY OF CHICO
  - B.) STORM DRAINAGE – CITY OF CHICO
  - C.) WATER – CALWATER
  - D.) POWER – PG&E
  - E.) TELECOMMUNICATIONS – AT&T
  - F.) CABLE TV – COMCAST
- 10.) STORM WATER IS TO FLOW INTO THE EXISTING STORM DRAIN SYSTEM LOCATED IN CHANNEL ESTATES SUBDIVISION.
- 11.) REMOVE EXISTING ALMOND TREES.
- 12.) PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- 13.) EXISTING BUILDINGS TO BE REMOVED.
- 14.) NO SUBDIVISION MODIFICATIONS ARE PROPOSED.



**VICINITY MAP**  
NTS



**STREET SECTION**  
NTS



**SCALE:**  
1"=30'

**LEGEND:**

- SUBDIVISION BOUNDARY LINE
- ADJACENT BOUNDARY
- CENTERLINE
- BUILDING SETBACK LINE
- EXISTING:
  - BUILDING
  - EDGE OF PAVEMENT
  - FENCE
  - STORM DRAIN INLET
  - STORM DRAIN MANHOLE
  - UTILITY POLE
  - FIRE HYDRANT
  - SEWER MANHOLE
  - TREE
  - TREE TO BE REMOVED
- LOT PER CHANNEL ESTATES SUBDIVISION BK 157 PG 93
- ORIGINAL GRADE FLAG
- FINISHED GRADE FLAG
- PROPOSED SEWER MANHOLE

**S17-05 SURMINSKY TENTATIVE SUBDIVISION MAP**

A PORTION OF LOT 48 OF THE FOURTH SUBDIVISION OF THE JOHN BIDWELL RANCHO PER BK 5 PG 26 SECTION 22, T.22 N., R.1 E., M.D.B. & M. BUTTE COUNTY, CALIFORNIA

APN: 003-580-018

HIDEAWAY PARK  
CHICO, CA 959273  
OWNER & DEVELOPER  
**TIM SURMINSKY**  
1185 HILLVIEW WAY  
CHICO, CA 95926

BY  
**FEENEY ENGINEERING & SURVEYING, INC.**  
LAUREN J. MCSWAIN, RCE 72210  
PMB 301, 236 W. EAST AVE, A CHICO CA 95926  
JULY 18, 2017

SHEET 1 OF 1



**From:** Truva Armijo  
**To:** [David Young; Surminskyconst@aol.com](mailto:David.Young;Surminskyconst@aol.com)  
**Subject:** Hideaway Park Concerns  
**Date:** Wednesday, July 26, 2017 9:31:23 AM

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Mr. Young and Mr. Surminsky,

I appreciate that you had the small meeting on 7/20/17, as me and my husband have some small concerns as to what the plans are for changing our quiet Cul-De\_Sac.

As I tried to state at the meeting, our concern is that although you are saying you have no current plans to keep adding additional parcels at this time. You did point out there are 4 additional parcels that can keep extending our quiet street to eventually include as many as, I'm guessing a total of 20 houses when all is said and done. I realize that for now you are asking for 4 however you are leaving that end of the street as a possibility. This drastically changes our quiet neighborhood.

You did not have any plans to show us exactly what type of houses you are building, will they be drastically different from the current homes on our street or will they fall in line with design, quality and size, I did overhear the builder state the possibility of them being 2 story.

I am also wondering if you will be addressing the end of Egret and Hideaway, as it will basically become a 3 way intersection which will need stop signs. No one mentioned any stop signs being placed to stop any confusion in advance as to right of way. The end of Egret and 12th Avenue already has a huge blind spot the city hasn't addressed due to the lack of a side walk and everyone being allowed to park on the edge. More traffic in and out on Egret could become problematic.

In advance I just want to say I am not trying to be difficult I am simply trying to understand the changing face of our neighborhood, and get some answers in advance. We purchased our home in this area due to the quite, private Cul-de-Sac which If you keep adding 4 houses 1 parcel at a time will be completely different within a couple of years.

Thank you for the chance to voice my concerns, I look forward to hearing from you both.

Truva Armijo, 420 Hideaway Park

**Attachment D**



**PLANNING DIVISION**

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

**RECEIVED**

**JUN 15 2017**

**CITY OF CHICO  
PLANNING SERVICES**

Application No. **51705**

**APPLICATION FOR  
Tentative Map**

Parcel Map

Subdivision Map

Condominium Conversion

**PT 72207**

**Applicant Information**

<b>Applicant Name</b> Tim Surminsky		Daytime Phone (530) 624-3430	
Street Address 1185 Hill View Way		Email SurminskyConst@aol.com	
City Chico	State Ca	Zip 95926	
<b>Property Owner</b> Same as applicant		Daytime Phone	
Property Owner Address		Email	
City	State	Zip	
<b>Engineer/Surveyor</b> Feeny Engineering & Surveying, Lauren McSwain		Daytime Phone (530) 570-7174	
Address PMB 301, 236 W. East Avenue, Suite A		Email ljmcswain79@yahoo.com	
City Chico	State Ca	Zip 95926	

**334 W. 12<sup>TH</sup> AVE**

**Project Information**

Property Address/Location Hideaway Park	Name of Subdivision (if applicable) Surminsky Sub		
Assessor's Parcel No(s) Portion of 003-580-018	Parcel Acreage 0.64 ac		
No. of Proposed Lots 4	Proposed Average Lot Size 5,612	Proposed Density 6.25	
Existing Land Use old barn to be demolished & open space			
Present Zoning R1	Present General Plan Designation LDR		
Related Applications MLD			

**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 **June 15 2017**

**For Office Use Only**

Application Received By <b>Shannon Costa</b>	Butte County Filing Fee \$50 (Check payable to Butte County)	Receipt No. <b>191521</b>
Date Received <b>6/15/17</b>		Application Deposit \$ <b>17165</b>
Assigned Planner	<input checked="" type="checkbox"/> Applies <b>pd</b>	Environ. Fee \$ <b>359</b>
Tentative Hearing date	<input type="checkbox"/> Does Not Apply	Total \$ <b>17524</b> (Check payable to City of Chico)
	Collected	



### **Requirements for a Complete Tentative Map Application**

The following items are **REQUIRED** for a complete Application:

- Completed and Signed Application Form.
- Written Authorization from the Property Owner (If Applicant is not the Owner).
- Current Title Report.
- Complete Environmental Questionnaire Form.
- 8-½" X 11" location map, at a scale of 1":100' to 1":600' (depending on the subdivision size), depicting the subdivision location, adjacent parcels and area streets.
- Five copies of the Tentative Map and one reduced copy (either 8½" x 11" or 11" x 17") to determine map completeness. Large copies must be submitted folded close to 8½" x 11" dimension. The Tentative Map, and attachments, must show the proposed division clearly and legibly with accurate dimensions and include all information outlined in Attachment "A". Once the map is deemed complete, 50 full size and one reduced copy of the map will be required.
- Completed Attachment "B" if a modification of City Design Criteria and Improvement Standards is requested.
- Application and Environmental Review Fees (payable to the City of Chico), and the \$50 filing fee (payable to Butte County).

As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the proposal. Additional fees for filing a Notice of Determination may be required to satisfy State Fish and Wildlife requirements.

### **Information Regarding Planning Services Fees - Deposit Required**

1. All persons filing an application for a General Plan Amendment shall pay the full cost of processing the application. An initial deposit shall be paid concurrently with filing of the application in the amount specified.
2. If the amount of the costs incurred in processing the application exceed the amount of the deposit, the Applicant shall deposit additional funds if requested by the City to ensure continued processing of the application or the Applicant shall pay the difference prior to the City filing the Notice of Determination.
3. If the amount of the costs incurred is less than the amount of the deposit, the difference shall be refunded to the Applicant subsequent to final City action on the project.

Additional information regarding Planning Services Fees is available on the City's web page, [www.chicoca.gov](http://www.chicoca.gov)

### **Time Limits**

Pursuant to California Government Code Sections 65943 and 65950, the City has thirty (30) days from the date of submittal to determine if a tentative map application is complete. Upon resubmittal of the map/application, a new thirty (30) day period begins in which to determine completeness. All mandated timelines set forth in the California Government Code (commencing with Section 66410 and referred to as The Subdivision Map Act) and the Public Resources Code (commencing with Section 21000 and referred to as the California Environmental Quality Act) shall apply.

### **Notice of Pending Amendments**

Pursuant to California Government Code Section 65945 et seq., an Applicant can make a written request to receive notice of any pending amendments to the General Plan, Specific Plans, the land use regulations, ordinance affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the Applicant's project.

**Note:** By signing the front of this application form, the Applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, as amended in January, 1996.



## PLANNING DIVISION

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

# Tentative Map Application

Attachment "A"

RECEIVED

JUN 15 2017

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CITY OF CHICO  
PLANNING SERVICES

## Required Form and Content of a Tentative Map

This checklist is a processing aid to assure compliance with the requirements of the Subdivision Map Act and the Chico Municipal Code. An additional object of this review is to ensure that a Tentative Map contains sufficient information to allow City staff and any reviewing body to readily assimilate salient information and render an accurately informed recommendation or approval.

### Preparation: General Information

- Map title: Vesting Tentative Map; subdivision name and description of property being subdivided
- Names and addresses of the Owner(s) and Subdivider of the land
- The Tentative Map must be prepared by or under the direction of a registered civil engineer or licensed land surveyor. Name and address of the person, firm or organization that prepared the map and the applicable registration or license
- Map preparation date

### Form:

- The full map size shall be 18" x 26" with one inch border drawn completely around the sheet
- Minimum map scale: (1":100'). More than one sheet may be used, but the relationship of the sheets shall be clearly shown on each sheet
- The map is clearly and legibly drawn
- Map Scale
- North arrow
- Vicinity map with appropriate scale, showing sufficient adjoining territory so as to clearly indicate nearby street pattern and property lines

### Applicant's Overall Intent:

- Statements regarding existing and proposed zoning, existing and proposed uses of the property, approximate area of proposed zones and total subdivision area
- Proposed subdivision modifications (Chapter 18.24) clearly labeled and identified as to the nature and purpose (or statement that no modifications are proposed)
- If subdivision modifications are requested, also complete Attachment "B". Boundaries and sequence of phases if separate Final Maps are to be filed on portions of the property shown
- Proposed and remainder parcels clearly shown
- Clear distinction made between proposed public facilities and proposed private facilities





### Existing Property Information:

- Distinctive boundary line with sufficient bearings and distances to locate the property
- Existing lot lines
- Assessor's parcel numbers (TO BE REVISED AFTER MLD RECORDS)
- Adjoining property owners and/or recent subdivisions with sufficient property lines indicated to show their relationship to the proposed subdivision
- Locations, widths and names or designations of all existing streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision
- Boundaries and acreage of existing public areas in and adjacent to the subdivision with the nature of each indicated
- ~~N/A~~ The location of all existing railroad rights-of-way and grade crossings
- Date of survey (if the map is based upon a survey)

### Existing Topography:

- Contour lines shown indicating the following intervals:
  - A. 1' contour interval for ground slope between 0% and 5%.
  - B. 5' contour interval for ground slope between 5% and 15%.
  - C. 10' contour interval for ground slope greater than 15%
- Location, width and direction of flow of all water courses and flood-control areas within and adjacent to the property involved
- Location of all existing wells, abandoned wells and sumps (or statement that none exist)
- Location of all structures which are to be retained within the subdivision with distances between structures to be retained and notations concerning all structures which are to be removed (or statement that none exist)
- Location, description and size of trees with notations as to their retention or destruction (or statement that none exist)
- Physical restrictions or conditions shown which affect the use of the property

### Proposed Property Information:

- Total subdivision acreage
- Statement of the total number of lots and the approximate area of the average lot
- Proposed street and lot lines
- Lines and approximate dimensions of each lot indicated with all lots numbered consecutively
- Total area in square footage or acreage of all lots, not proposed for single or two family housing, to nearest 1/10th acre
- Locations, widths and names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision (including any planned line for street widening or for any other public project in and adjacent to the subdivision) and centerline curve data for each roadway curve
- Location, widths and purposes of all proposed easements for utilities, shown as dashed lines, within and adjacent to the subdivision



- Boundaries and acreage of existing and proposed public areas in and adjacent to the subdivision with the nature of each indicated
- Land to be offered for dedication of park or recreation purposes or for the purpose of providing public access to any public waterway, river or stream shall be so designated
- N/A* Conveyance to City of abutter's rights of access, if any
- N/A* Proposed abandonments of existing public rights-of-way or easements

#### Proposed Improvements:

- Statement included indicating what entity is proposed as a provider of the following services:
  - A. Sewer
  - B. Storm drainage
  - C. Water
  - D. Power
  - E. Telecommunications
  - F. Cable T.V.
- Cross-sections for each street, if Applicant proposes a modification from standard requirements
- Statements and/or methods for providing storm water drainage and erosion control

#### Drawings, Statements and Other Data to Accompany Tentative Map

- A. Preliminary Soil Investigation and Geologic Reconnaissance Report prepared by a registered civil engineer, engineering geologist or geologist specializing and recognized in soil mechanics and foundation engineering; or
  - B. Request for wavier of soils report (Note: If the request for waiver is denied, the soils report will be required and the application will not be considered complete until it is submitted.)
- Preliminary grading plan