



Files: S 17-07

DATE: February 21, 2018

TO: PLANNING COMMISSION

FROM: Shannon Costa, Assistant Planner (879-6807, (shannon.costa@chico.ca.gov)

RE: Carlene Place Vesting Tentative Subdivision Map  
2890 Carlene Place, APN 006-340-017

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### SUMMARY

The applicant proposes to subdivide a 3.0-acre parcel into 17 lots for single-family residential development. The project site is located on the north side of W. Lassen Avenue, between Esplanade and Cussick Avenue. The project consists of a public street, taking access from W. Lassen Avenue. The project is designed to allow for future connectivity to the abutting underdeveloped parcel adjacent to the project site. No major issues have been identified.

#### Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 18-03 (**Attachment A**) approving the Carlene Place Vesting Tentative Subdivision Map (S 17-07).

#### Proposed Motion:

I move that the Planning Commission adopt Resolution 18-03, approving the Carlene Place Vesting Tentative Subdivision Map (S 17-07), based on the required findings and subject to the conditions contained therein.

### BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 3.0-acre site into 17 lots for single-family residential development, located on the north side of W. Lassen Avenue, between Esplanade and Cussick Avenue (see Location/Notification Map **Attachment B**). The site is zoned R1-AOD (Low Density Residential with Aircraft Overflight Zone D overlay) and is designated Low Density Residential on the General Plan Land Use Diagram. Surrounding land uses include mostly single-family residential uses to the north, east and west and multi-family uses to the south.

The project site consists of a rural residential parcel that fronts W. Lassen Avenue. A residence and outbuilding exist along the northerly property line with surrounding residential landscaping. The site appears to be chronically disturbed by plowing and various other residential activities. The developable area of the site is relatively flat and no significant trees exist on the site.

Average lot size for the project would be 4,403 square feet, and typical lots would be 80-feet deep and 45-feet wide. Gross density for the project would be 5.8 units per acre (u/ac), within the allowable range of 2.1 to 7 u/ac. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

### Subdivision Design

The proposed lot configuration appears to be a suitable way to subdivide the property, given the depth constraints and limited access. The site is accessed by an existing approximately 415-foot deep by 50-foot wide accessway, leading back to an approximately 213-foot wide by 495-foot deep developable area. The proposed development calls for the construction of a new non-standard public street extending north from W. Lassen Avenue, curving to the east and terminating with a stub that would allow for the future extension of the street and development on the adjacent under-developed parcel to the south. An off-set cul-de-sac bulb is proposed at the street apex to allow for public safety turnaround. As a result of the subdivision, rolled curbs and sidewalk improvements would be installed to accommodate the four existing single-family homes that take primary access from the 50-foot wide access easement (Carlene Place). Sidewalk is omitted from the easterly Carlene Place street section.

Five trees of varying species are proposed to be removed from the site, none of which qualify for mitigation pursuant to the City's Tree Removal regulations.

### Requested Subdivision Design Modifications

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

- 1) Allow non-standard street sections,
- 2) No sidewalk on east side of Carlene Place,
- 3) Non-standard horizontal street alignment.

### Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on December 16, 2017. The meeting was attended by approximately 17 neighbors and the project engineer; no City staff was in attendance. The sign-in sheet and meeting summary is provided as **Attachment D**. Questions and concerns were raised by the neighbors at the meeting, particularly with regard to additional traffic, street-parking in the area, sewer installation and connections, the possibility of two-story home construction and the location of sidewalks along Carlene Place.

## **DISCUSSION**

The project site represents an infill development opportunity in an existing residential area characterized by single-family residences. Designed with a residential density of 5.8 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning.

The city's small lot subdivision regulations (CMC 19.76.150) allow for a minimum lot size of 3,500 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Minimum small-lot widths are 38 feet for interior lots and 46 feet for corner lots. All proposed lots meet minimum size and width criteria.

As a result of the site's location within Airport Overflight Zone D (-AOD) for the Chico Municipal Airport, standard conditions are included in the conditions of approval (**Attachment A, Exhibit I Resolution 18-03**) requiring certain airspace easements and notifications to be recorded on the project parcels.

## **GENERAL PLAN**

The General Plan's Low Density Residential designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 5.8 units per acre the project is within the allowable range of 2.01 to 7 units per acre.

In addition, the following General Plan principles and policies are applicable to the project:

- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.*
- 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-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.*

The proposal is consistent with General Plan policies that encourage compatible infill development (CD-5, LU-4 and LU-4.2), holding a pre-application neighborhood meeting (LU-4.2.3), and providing a variety of property sizes while maintaining neighborhood character (H-1, H-3, and LU-4.3). The proposal is consistent with the General Plan.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This exemption applies to infill projects which are consistent with the General Plan and zoning designation; 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.

### 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.E can be made:

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

Allowing the requested modifications is acceptable in this case due to the sites unique shape and size. The proposed subdivision with the identified modifications would provide for the potential use and extension of the new street by future development on the large property located to the southeast of the site, and would support efficient infill development of the project site. Subject to the conditions of approval, staff supports the requested modifications.

### 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*. As of the date of this report no comments have been received in response to the public notice.

### **DISTRIBUTION:**

PC Distribution  
AP Costa  
Files: S 17-07

### External

Domicile Capital, LLC, Attn.: John Michaels or Patrick Corrigan, 1010 Cass Street, Suite B4, Monterey, CA 93940 (email: [john@ridgecapinv.com](mailto:john@ridgecapinv.com))  
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973 (email: [wes@wgilbertengineering.com](mailto:wes@wgilbertengineering.com))

**ATTACHMENTS:**

- A. Planning Commission Resolution No. 18-03  
Exhibit I Conditions of Approval for S17-07  
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Carlene Place (S 17-07) Vesting Tentative Subdivision Map (2 sheets)
- D. Neighborhood Meeting Sign-In Sheet

X:\Current Planning\Subdivision\2017\07 Carlene Place (72213)\For 3-15 PC\PC report 3-15 meeting.docx

1 **RESOLUTION NO. 18-03**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
3 **APPROVING VESTING TENTATIVE SUBDIVISION MAP S 17-01**  
4 **(Carlene Place)**

5 WHEREAS, an application has been submitted to subdivide a 3.0-acre site into 17 lots on  
6 the north side of W. Lassen Avenue, identified as Accessor’s Parcel No. 006-340-017 (the  
7 “Project”); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments  
9 submitted at a noticed public hearing held on March 15, 2018; 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  
14 THE CITY OF CHICO AS FOLLOWS:

- 15 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
- 16 A. The overall density of the Project is 5.8 dwelling units per gross acre, which is consistent  
17 with 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. The requested modifications to the City’s subdivision design criteria and improvement  
22 standards are acceptable, as the size and shape of the subdivision render it undesirable to  
23 strictly conform to the design criteria and improvement standards set forth in Title 18R;  
24 and
- 25 D. As supported by the subdivision report prepared for the Project, and the agenda report,  
26 the Project and its design conform with both the requirements of Title 18 and 19 of the  
27 Chico Municipal Code and the Chico General Plan.
- 28 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to

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the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.

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

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on March 15, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
BRUCE AMBO  
Planning Commission Secretary

\_\_\_\_\_  
Vincent C. Ewing, City Attorney\*

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

**EXHIBIT “I”**  
**CONDITIONS OF APPROVAL**  
**Carlene Place Vesting Tentative Subdivision Map S 17-07**  
**(Domicile Capital)**

1. The creation and improvement of 17 lots is authorized, as depicted on the “Carlene Place – Vesting Tentative Subdivision Map (S 17-07)” and accompanying project materials date stamped January 18, 2018, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.

**Tentative Map Conditions:**

3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

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

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.

**Exhibit “I”**

**Attachment A**



5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. Prior to recordation of the final map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
7. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts."
8. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."
10. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
11. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
12. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient

**Exhibit "I"**

**Attachment A**

research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

**Exhibit "I"**

**Attachment A**



## Subdivision Report

Meeting Date 3/15/18

DATE: March 7, 2018

File: S 17-07

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 17-07 Carlene Place**

### Exhibit "II"

This office has reviewed the Vesting Tentative Subdivision Map S 17-07 Carlene Place 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:** Allow non-standard street sections.

**Recommendation:** Acceptable.

2. **Request:** Non-standard horizontal alignment.

**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. Structural section to be determined in conjunction with the Soils Report.

- 1) Interior to subdivision - Full urban improvements.
- 2) Adjacent to subdivision - Half street urban improvements.

- 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.
- c) Street names 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 current CASQA BMP Manual.

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 Water Pollution Prevention Plan (SWPPP) which shall incorporate CASQA BMPs. 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 connecting to existing facilities in compliance with the Application for Sewer Connection.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

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

**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.

**8. Landscaping**

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

- a) Between the back of curb and property line along the Carlene Place entryway between Lassen Avenue and Lot 17.
- b) Between the back of curb and sidewalk along the Carlene Place entryway between Lassen Avenue and Lot 1.

### **C. MAINTENANCE**

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

1. Storm water quality and mitigation.
2. Landscaping.

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 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 Lassen Avenue frontage 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.

#### **2. Other Conveyances**

The Subdivider shall create a private non-exclusive easement for ingress, egress, utility, and landscape purposes over Lot 1 for the benefit of APN 006-340-008 and -009.

### **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 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:

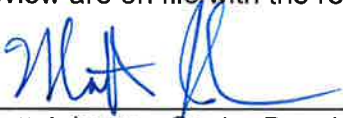
An initial deposit of 1½% of the estimated cost of all public improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

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

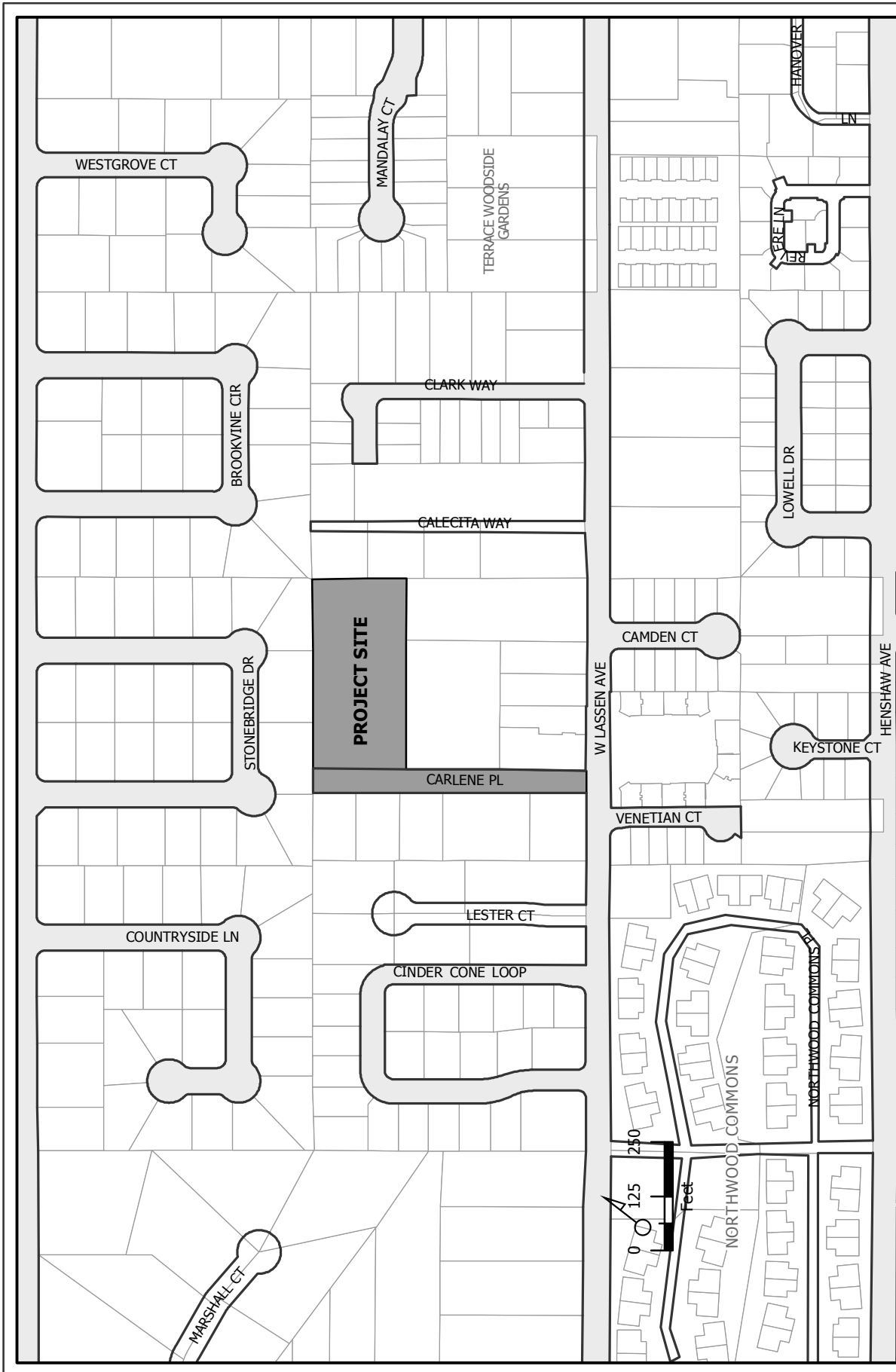
An initial deposit of 2% of estimated cost of all public improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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.

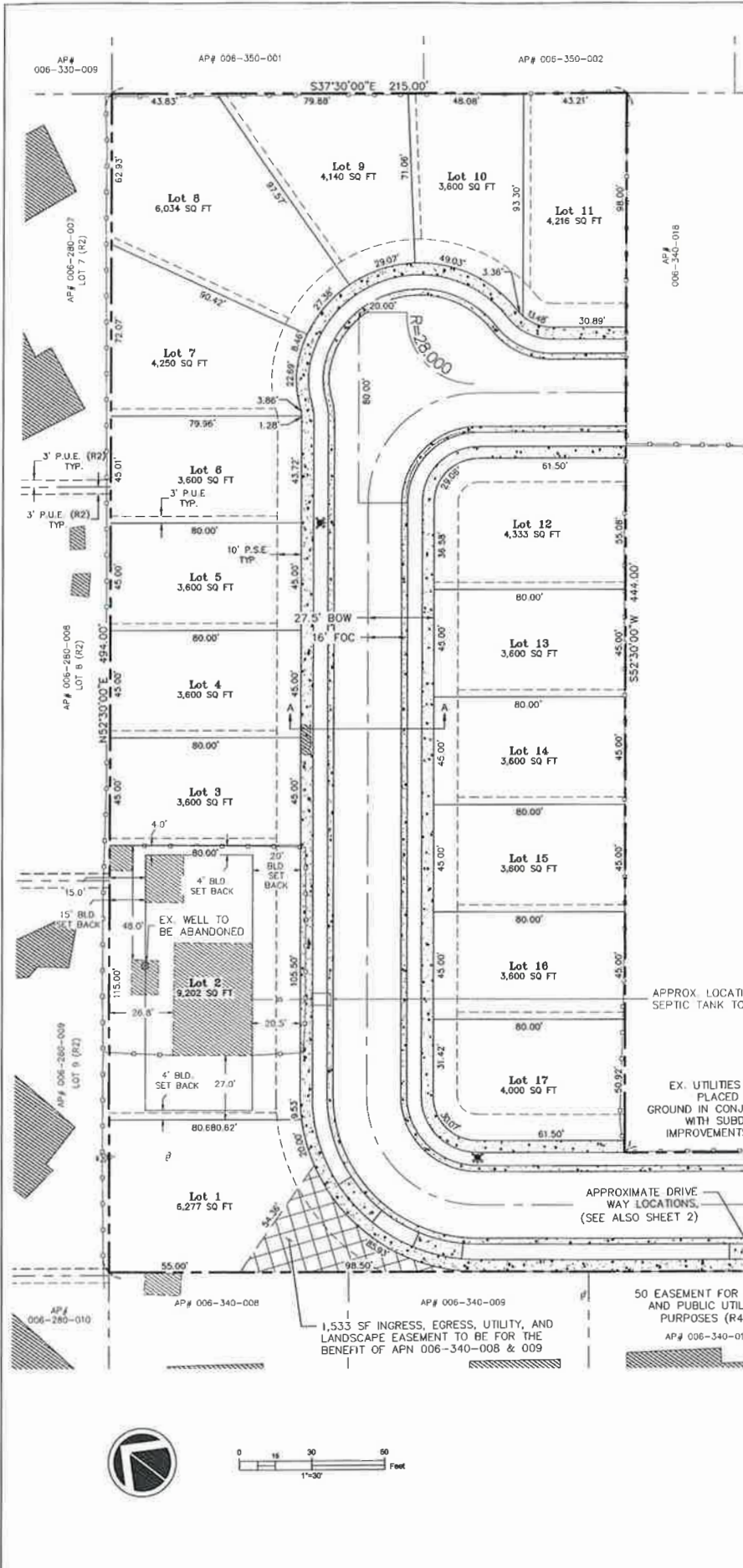
  
\_\_\_\_\_  
Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department S 17-07 File  
Development Engineering Subdivision File S 17-07



S 17-07 (Carlene Place Subdivision)  
 2890 Carlene Place  
 APNs 006-340-017-000



**LEGEND:**

	EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED FINISH GRADE
	EXISTING GROUND ELEVATION
	PROPOSED FLOWLINE ELEVATION
	EXISTING CURB, GUTTER AND SIDEWALK
	PUBLIC UTILITY EASEMENT
	PUBLIC SERVICE EASEMENT
	EXISTING TREE TO REMAIN (SEE SHEET 2)
	EXISTING TREE TO BE REMOVED (SEE SHEET 2)
	VERTICAL CURB AND GUTTER
	ROLLED CURB & GUTTER AND/OR SIDEWALK
	NEAT SAW CUT LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREETLIGHT
	EXISTING SANITARY SEWER LINE
	EXISTING FENCE LINE
	EXISTING BUILDING TO REMAIN
	EXISTING GRAVEL, UNIMPROVED ACCESS WAY (SHEET 2)
	PROPOSED FIRE HYDRANT (2 TOTAL)
	PROPOSED EASEMENT, AS NOTED

**OWNER AND SUBDIVIDER:**  
 DOMICILE CAPITAL LLC  
 1010 CASS STREET, B-4  
 MONTEREY, CA 93940  
 (831) 373-2768

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

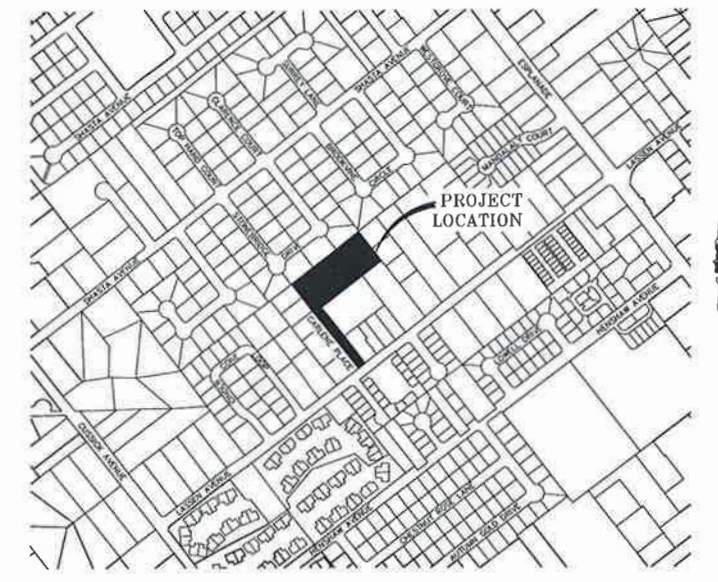
**ASSESSOR'S PARCEL NUMBER:**  
 006-340-017

**LAND USE:**  
 PRESENT: SINGLE FAMILY RESIDENTIAL AND VACANT  
 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

- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:  
 TOTAL ACREAGE (TO CL): 2.949  
 NET ACREAGE: 2.917  
 TOTAL NUMBER OF LOTS: 17  
 UNITS PER GROSS ACRE: 5.84  
 AVERAGE LOT SIZE: 4,403 SF
  - 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
  - 3) THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND 3' WIDE P.U.E. ALONG LOT LINES AS SHOWN HEREON.
  - 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION #7590.
  - 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER O6007C0340E DATED JANUARY 6, 2011.
  - 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY STORM WATER LEACH TRENCHES AND UNDERGROUND STORM DRAIN COLLECTION SYSTEM CONNECTED TO THE EXISTING STORM DRAIN SYSTEM IN LASSEN AVENUE.
  - 7) EXISTING SEPTIC SYSTEM AND WELL WILL BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. STANDARDS.
  - 8) THAT PORTION OF THE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES ACROSS LOT 1 OF THIS SUBDIVISION SHALL BE QUITCLAIMED PRIOR TO FILING THE FINAL SUBDIVISION MAP.



LOCATION MAP  
 NTS

- DESIGN MODIFICATIONS:**
- 1) ALLOW NON-STANDARD STREET SECTIONS. (18R.08.010.C.2)
  - 2) NO SIDEWALK ON EAST SIDE OF CARLENE PLACE. (18R.08.020.F.4)
  - 3) NON-STANDARD HORIZONTAL STREET ALIGNMENT. (18R.08.020.D.1)

- RECORD REFERENCES:**
- (R1) - "OFFICIAL MAP OF THE EVANS TRACT" BOOK 3 OF MAPS, PAGE 67
  - (R2) - "BRENTWOOD SUBDIVISION" BOOK 58 OF MAPS, PAGES 71 AND 72
  - (R3) - PARCEL MAP, BOOK 113 OF MAPS, AT PAGES 57 AND 58
  - (R4) - GRANT DEED, BOOK 1188, PAGE 624
  - (R5) - GRANT DEED, BOOK 1188, PAGE 625

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 JAN 18 2018  
 CITY OF CHICO  
 PLANNING SERVICES

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 WESLEY E. GILBERT  
 R.C.E. 31689  
 EXPIRES: 12/31/18



**CARLENE PLACE  
 VESTING TENTATIVE SUBDIVISION MAP  
 S 17-07  
 (A SMALL LOT/PUBLIC STREET  
 SUBDIVISION)**  
 for  
 DOMICILE CAPITAL LLC

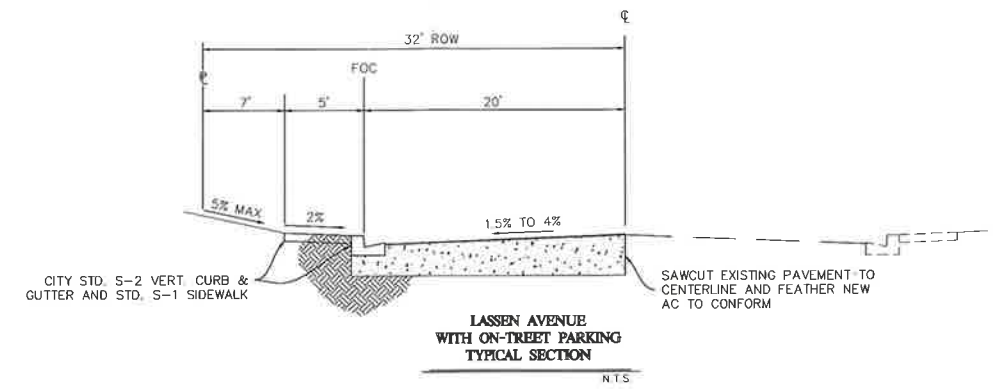
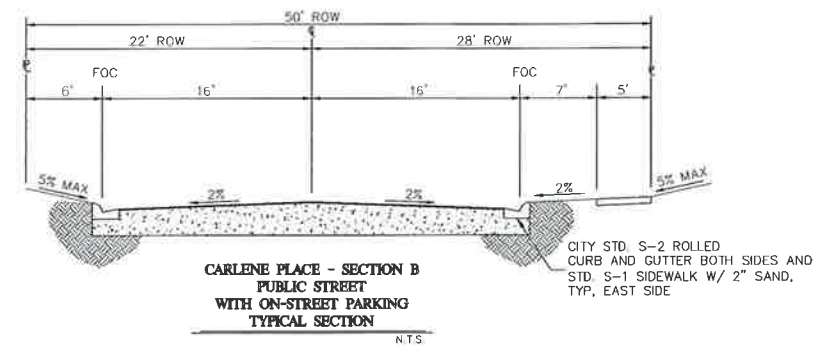
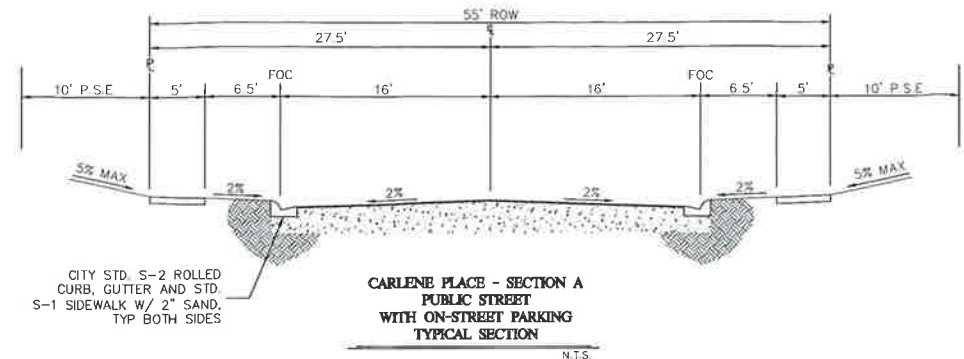
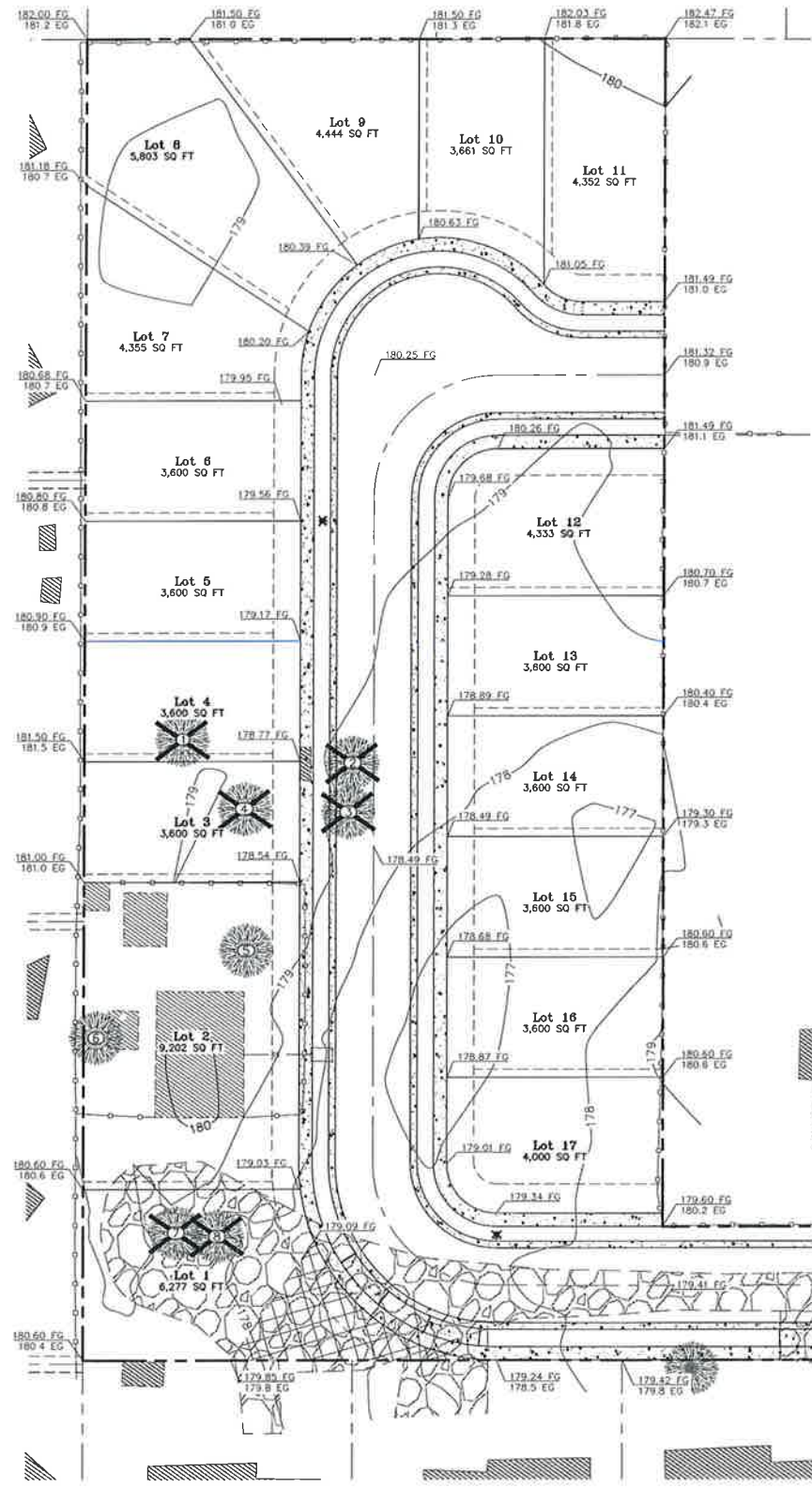
BEING A PORTION OF LOT 11 SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE EVANS TRACT", RECORDED IN BOOK 3 OF MAPS, AT PAGE 67, CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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

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**TREE TABLE\***

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIFLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	PEACH	6"	6'	REMOVE	0" - DOES NOT QUALIFY
2	ENGLISH WALNUT	12"	15'	REMOVE	0" - DOES NOT QUALIFY
3	APRICOT	6"	8'	REMOVE	0" - DOES NOT QUALIFY
4	APRICOT	12"	9'	REMOVE	0" - DOES NOT QUALIFY
5	JAPANESE MAPLE	12"	7'	PROTECT	0" - DOES NOT QUALIFY
6	DOGWOOD	6"	6'	PROTECT	0" - DOES NOT QUALIFY
7	GRAPE MYRTLE	6"	3'	REMOVE	0" - DOES NOT QUALIFY
8	GRAPE MYRTLE	6"	3'	REMOVE	0" - DOES NOT QUALIFY

\*TABLE PROVIDE PURSUANT TO DAN GIBSON ARBORIST REPORT DATED 11/28/2017.

TOTAL INCHES REQUIRING MITIGATION = 0" DIVIDED BY 6 = 0 REPLACEMENT TREES REQUIRED.

VESTING TENTATIVE PARCEL MAP  
S 17-07  
for  
DOMICILE CAPITAL LLC  
BEING A PORTION OF LOT 11 SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE EVANS TRACT", RECORDED IN BOOK 3 OF MAPS, AT PAGE 67, CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA  
W. GILBERT ENGINEERING  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315



December 19, 2017

City of Chico  
Planning Services Department  
P. O. Box 3420  
Chico, California 95927

Attn: Shannon Costa, Assistant Planner

Subject: Carlene Place Vesting Tentative Subdivision Map S 17-07  
Neighborhood Meeting Summary

Dear Shannon:

A neighborhood meeting was conducted at the project site on December 16, 2017. The project applicant and I introduced ourselves, the project, and turned the meeting over to the neighbors to ask questions. A list of the neighbors in attendance is included with this letter. The main concerns included the following items:

- The existing condition of Lassen Avenue and adding additional impact.
- Provide parking on one side of Carlene Place, along the existing homes.
- Place the sidewalk along the northerly side of Carlene Place.
- Being forced to connect to the new sewer. We explained that water and sewer service stubs would be installed to each of the lots adjacent to Carlene Place but unless their existing septic tank failed, connection would probably not be required.
- Concern over 2-story homes. Project applicant assured 1-story homes would be developed.
- Impact of lighting. The new layout would improve the lighting impact to the lots along the northeasterly boundary.
- Impact of the new layout with the dead-end stub out.
- The existing home at APN 006-340-008 and how Lot 1 would effect their front yard. A couple of things to lessen the impact would be to place the new home on Lot 1 as close as possible along the north and east lot line and driveway approach as shown on Map.

Please contact me if you have any questions or need clarification.

Sincerely,

**W. Gilbert Engineering**

Amie M. McAllister, P.E.  
Engineering Manager

Cc: Domicile Capital, LLC

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DEC 19 2017

CITY OF CHICO  
PLANNING SERVICES

NEIGHBORHOOD MEETING SIGN-IN SHEET

December 16, 2017

\*\*\*\*\*

NAME:	ADDRESS:	PHONE NUMBER:
RON LANDINI	375W LASSEN AVE #6 CHICO, 95973	530-965- <del>822</del> 1827
Dean Hamilton	19 Vermont Ave Ct	
Dana Miller	2829 Carlene Pl.	
LARRY MCKEE	2829 CARLENE PL	
Roberto Rosal	2889 Carlene Pl.	781-3839
Joe SILBERNAGEL	2877 CARLENE PL	895 0202
Tim W. Thompson	2859 Carlene Pl.	519-0321
TOM FORSTER	384 W. LASSEN	514-2165
Ken / SHARLE LANGE	407 STONEBRIDGE DRIVE	
Don & JO CAMPBELL	343 STONEBRIDGE DR	343-2428
Joyce Watson	375 W. Lassen Ave #2	891-8540
Bill & Binny Croston	326 Stonebridge Dr	
Betty Minken	35 N. Wood Common	
Carrie Welch	461 E 7th	95928
Judi Maxfield	2871 Calocita way rental - 2859 Carlene	345-3295
Rachele Thompson	us-4 Wellington. CT 95973	517-0320
Kevin & Wendy Doran	402 W. Lassen	73 342-5114

\* PARKING (ON STREET)  
\* S/W LOCATION