



Files: S 18-03

DATE: June 11, 2018

TO: PLANNING COMMISSION

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

RE: Ruthie Subdivision Vesting Tentative Subdivision Map
1564 East Avenue, APN 016-140-020

SUMMARY

The applicant proposes to subdivide a 1.5-acre parcel into 6 lots for single-family residential development. The project site is located on the north side of East Avenue, approximately 315-foot east of Marigold Avenue. The project consists of a public street, taking access from East Avenue and terminating in a cul-de-sac bulb. No major issues have been identified.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 18-14 (**Attachment A**) approving the Ruthie Subdivision Vesting Tentative Subdivision Map (S 18-03).

Proposed Motion:

I move that the Planning Commission adopt Resolution 18-14, approving the Ruthie Subdivision Vesting Tentative Subdivision Map (S 18-03), based on the required findings and subject to the conditions contained therein.

BACKGROUND

The applicant proposes to subdivide an approximately 1.5-acre site into 6 lots for single-family residential development. The site is located on the north side of East Avenue, approximately 315-foot east of Marigold Avenue (see **Attachment B**, Location Map and **Attachment C** Ruthie Subdivision Vesting Tentative Subdivision Map (S 18-03)). 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 Marigold Elementary School to the south.

The project site consists of a residential parcel that fronts East Avenue. A residence and outbuilding exist on site with surrounding residential landscaping and trees. The residence at the rear of the site would remain and all other buildings would be removed as part of the project.

Average lot size for the project would be 7,083 square feet, and typical lots would be 113-foot deep and range from 50-foot to 87-foot wide. Gross density for the project would be 3.95 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. The proposed project calls for the construction of a new public street (Street "A"), extending approximately 165-feet northerly from East Avenue, then terminating in a standard cul-de-sac bulb.

The development would necessitate removal of 35 of the 75 existing trees on the site. Tree species proposed for removal includes various fruit and nut trees (fig, pistachio, pecan) and several small pine trees. These tree species, pursuant to the City's Tree Preservation Regulations, (Chapter 16.66), do not qualify for mitigation. A live oak tree, measuring 10-inches at breast-height diameter, would be removed and requires compliance with CMC Chapter 16.66 regarding payment of in-lieu fees for tree replacement.

Requested Subdivision Design Modifications

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

- 1) Allow non-standard street sections, including no sidewalk on west side of "Street A";
- 2) Non-standard horizontal street alignment;
- 3) Lot depth less than 80-feet for Lot 5; and
- 4) Non-right angle and non-radial lot lines on Lot 4 and Lot 5.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on May 16, 2018. The meeting was attended by approximately six neighbors, the project engineer and applicant, and City staff. 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, the possibility of two-story home construction and if the homes would be designated for low-income housing. The project applicant was available to answer questions and address concerns.

DISCUSSION

The project site represents an infill development opportunity in an existing residential area that is compatible with other subdivisions located north of the project site, which tend to be at the higher end of the allowable density range (7 units per acre). Designed with a residential density of 3.95 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning.

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 18-14) 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 3.95 units per acre the project is within the allowable range of 2.1

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 further 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 constrained width and development potential to the west. Furthermore, excluding sidewalk on the westerly street section could potentially provide for the future street connection to Marigold Avenue through the undeveloped parcel to the west without adding additional street intersections along East Avenue. The proposed subdivision with the identified modifications and subject to the conditions of approval, is supported by staff.

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 18-03

External

Chuck Tatreau, PO Box 7463, Chico, Ca 95927 (email: chuck.tatreau@yahoo.com)
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973
(email: wes@wgilbertengineering.com)

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-14
Exhibit I Conditions of Approval for S18-03
Exhibit II Subdivision Report
- B. Location Map
- C. Ruthie Subdivision (S 18-03) Vesting Tentative Subdivision Map (2 sheets)
- D. Neighborhood Meeting Sign-In Sheet

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RESOLUTION NO. 18-14

**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING VESTING TENTATIVE SUBDIVISION MAP S 18-03
(Ruthie Subdivision)**

WHEREAS, an application has been submitted to subdivide a 1.5-acre site into 6 lots on the north side of East Avenue, identified as Accessor’s Parcel No. 016-140-020 (the “Project”); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on July 19, 2018; and

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

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

- 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
 - A. The overall density of the Project is 3.95 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;
 - B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474;
 - C. The requested modifications to the City’s subdivision design criteria and improvement standards are acceptable, as the size and shape of the subdivision render it undesirable to strictly conform to the design criteria and improvement standards set forth in Title 18R; and
 - D. 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 requiring certain airspace easements and notifications to be recorded on the project parcels; and

- 1 E. As supported by the subdivision report prepared for the Project, and the agenda report,
2 the Project and its design conform with both the requirements of Title 18 and 19 of the
3 Chico Municipal Code and the Chico General Plan.
- 4 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to
5 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth
6 in Exhibit II, attached hereto.
- 7 3. The Planning Commission hereby specifies that the materials and documents which constitute
8 the record of proceedings upon which its decision is based are located at and under the custody
9 of the City of Chico Community Development Department.

10 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
11 Commission of the City of Chico held on July 19, 2018, by the following vote:

12 AYES:

13 NOES:

14 ABSENT:

15 ABSTAIN:

16 DISQUALIFIED:

17 ATTEST:

APPROVED AS TO FORM:

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20 _____
21 BRUCE AMBO
22 Planning Commission Secretary

Vincent C. Ewing, City Attorney*

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

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EXHIBIT “I”
CONDITIONS OF APPROVAL
Ruthie Vesting Tentative Subdivision Map S 18-03
(Ruthie Subdivision)

1. The creation and improvement of 6 lots is authorized, as depicted on the “Ruthie Subdivision - Vesting Tentative Subdivision Map (S 18-03)” and accompanying project materials date stamped May 22, 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”

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

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.



Subdivision Report

Meeting Date 07/19/2018

DATE: July 6, 2018

File: S 18-03

TO: PLANNING COMMISSION

FROM: Chris Duffey Associate Engineer, 879-6913
Public Works Department

RE: **Vesting Tentative Subdivision Map S 18-03 Ruthie Subdivision**

Exhibit "II"

This office has reviewed the vesting Tentative Map S 18-03 Ruthie Subdivision 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 cross sections.

Recommendation: Acceptable.

2. **Request:** Allow no sidewalk on west side of street "A."

Recommendation: Acceptable.

3. **Request:** Allow non-standard horizontal street alignment.

Recommendation: Acceptable.

4. **Request:** Allow residential lot depths less than 80 feet.

Recommendation: Acceptable.

5. **Request:** Allow non-right angle or non-radial lot lines.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Street "A"

- 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) East Avenue - Half street urban improvements.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. 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 - An underground storm drain system discharging to existing City facilities.

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 facilities
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP Hand Book

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 public 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 facilities.
- 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 recordation 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 system, with all appurtenances, along the subdivision frontage.
- 3) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system as required by 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 and regulatory signs (High Intensity Prismatic, no less than Grade V), 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.

8. Landscaping

The Subdivider shall install landscaping and an irrigation system between the back of curb and property line along the westerly side of Street "A."

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. Landscaping and irrigation between the back of curb and property line along the westerly side of Street "A."
2. Fencing along the westerly property line adjacent to Street "A."
3. Storm Drain Facilities.

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 a varying width public right-of-way for Street "A" as depicted on the Tentative Map.
- b) Dedicate an Avigation Easement to the City over the subdivision boundary as required by the Public Works Department.
- 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 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 Planning Services Department.

G. PERMITS FROM OUTSIDE AGENCIES

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

H. 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.

I. 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:

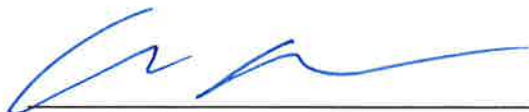
An initial deposit of 1½% of the estimated cost of all public improvements (\$750 minimum). A final fee equal to actual City costs.

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.

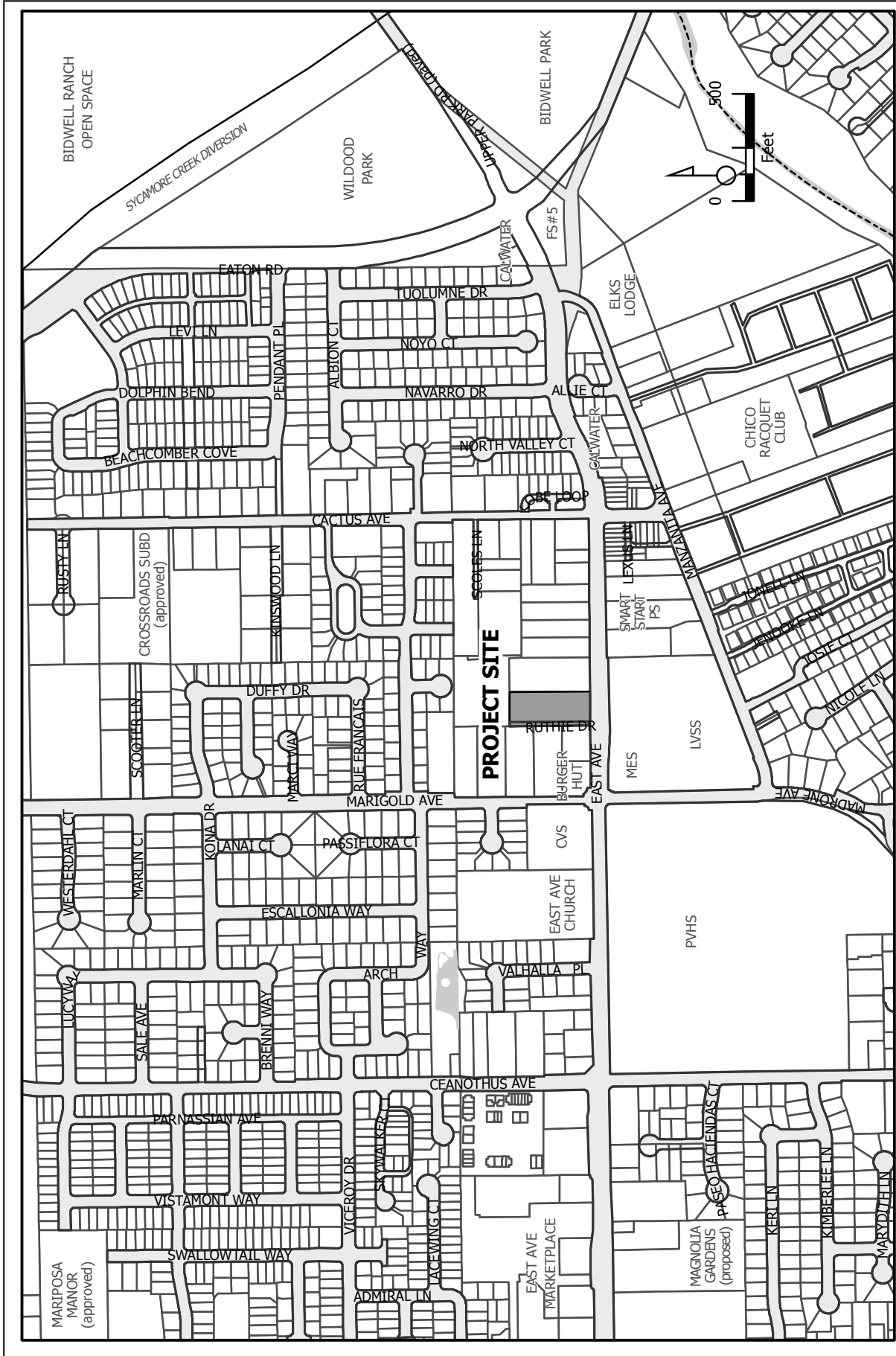
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.



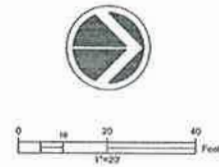
Chris Duffey, Associate Engineer

Distribution:

Original - Community Development Department S 18-03 File
Development Engineering Subdivision File

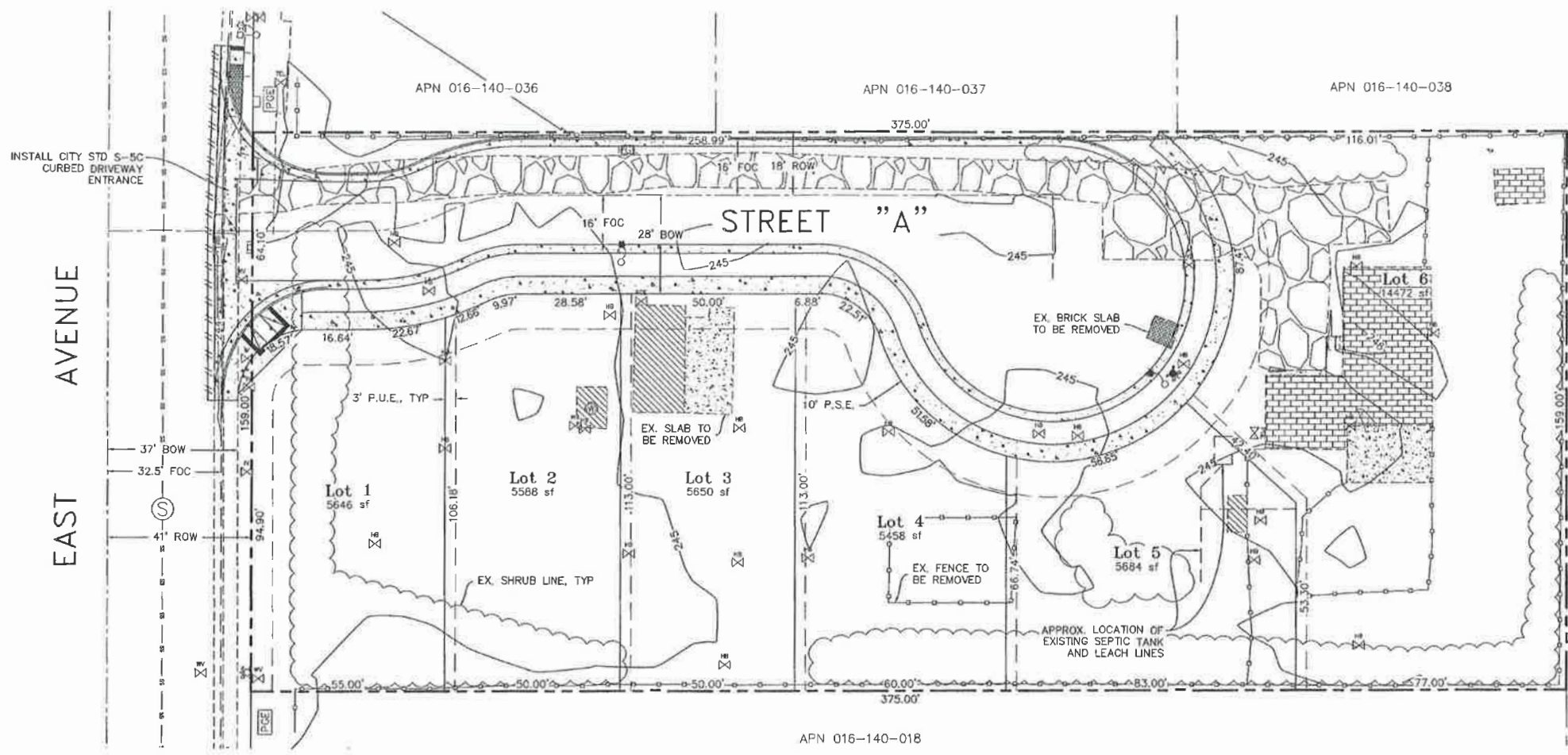
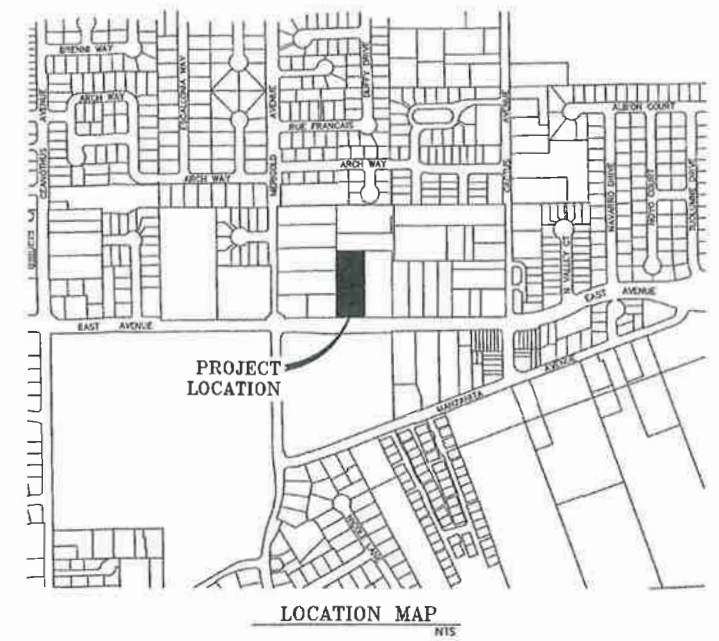


S 18-03 (Ruthie Subdivision)
 1564 East Avenue
 APN 016-140-020-000



LEGEND:

—245—	EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)	EG	EXISTING GROUND ELEVATION	—○—	EXISTING FENCE
---	SUBDIVISION BOUNDARY	FG	FINISH GRADE ELEVATION	—//—	NEAT SAW CUT LINE
- - -	PROPOSED LOT LINE	PUE	PUBLIC UTILITY EASEMENT	⊗	EXISTING FIRE HYDRANT
- - -	CENTER LINE	PSE	PUBLIC SERVICE EASEMENT	⊗	PROPOSED FIRE HYDRANT
- - -	EASEMENT	ROW	RIGHT OF WAY	⊗	EXISTING WATER VALVE
- - -	EXISTING CURB, GUTTER AND SIDEWALK	BOC	BACK OF CURB	⊗	EXISTING HOSE BIB
⊗	EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE	BOW	BACK OF WALK	⊗	EXISTING BUILDING TO REMAIN
- - -	PROPOSED CURB AND GUTTER	⊗	EXISTING TREE TO REMAIN (SEE SHEET 2)	⊗	EXISTING BUILDING TO BE REMOVED
- - -	PROPOSED CONCRETE AREA	⊗	EXISTING TREE TO BE REMOVED (SEE SHEET 2)	⊗	EXISTING GRAVEL DRIVEWAY
- - -	EXISTING AND FINISH GRADE	⊗		⊗	EXISTING STREET LIGHT
⊗	EXISTING STORM DRAIN DROP INLET			⊗	PROPOSED STREET LIGHT
				⊗	EXISTING WELL



- DESIGN MODIFICATIONS:**
- 1) NON-STANDARD STREET SECTIONS. (18R.08.010.C.2)
 - 2) NO SIDEWALK ON WEST SIDE OF STREET "A". (18R.08.020.F.4)
 - 3) NON-STANDARD HORIZONTAL STREET ALIGNMENT. (18R.08.020.D.1)
 - 4) RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 4 THRU 5. (18R.08.010.C.2)
 - 5) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 4 THRU 5 (18R.08.010.C.4).

- RECORD REFERENCES:**
- (R1) - "MAP OF THE EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO" BOOK 7 OF MAPS, PAGE 26
 - (R2) - "SCOUT COURT SUBDIVISION" BOOK 150 OF MAPS, PAGE 5
 - (R3) - "MANZANITA POINTE SUBDIVISION" BOOK 173 OF MAPS, PAGES 29-31

RECEIVED
MAY 22 2018
CITY OF CHICO
PLANNING SERVICES

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION
BY: *Wesley E. Gilbert* DATE: 5/3/18
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/18



OWNER AND SUBDIVIDER:
CHUCK TATREAU
PO BOX 7463
CHICO, CA 95927
(530) 228-7243

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:
016-140-020

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

- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 1.519
NET ACREAGE: 1.300
TOTAL NUMBER OF LOTS: 6
UNITS PER GROSS ACRE: 3.95
AVERAGE LOT SIZE: 7,083 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 # _____.
 - 5) THE PARCEL MAP LIES IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0339E 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 EAST AVENUE.
 - 7) EXISTING SEPTIC SYSTEM AND WELL WILL BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. STANDARDS.

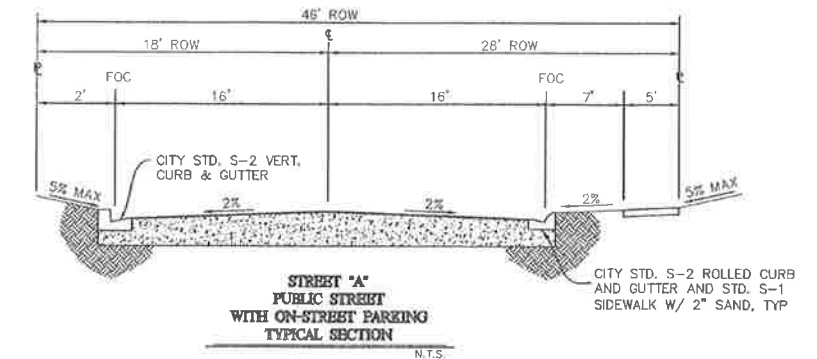
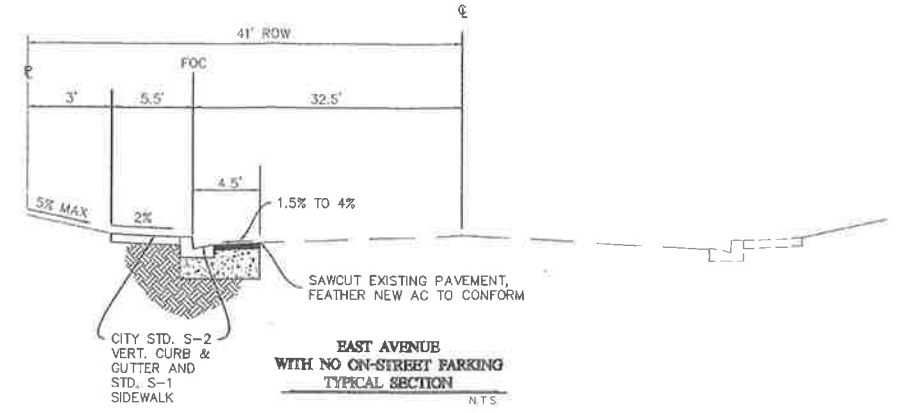
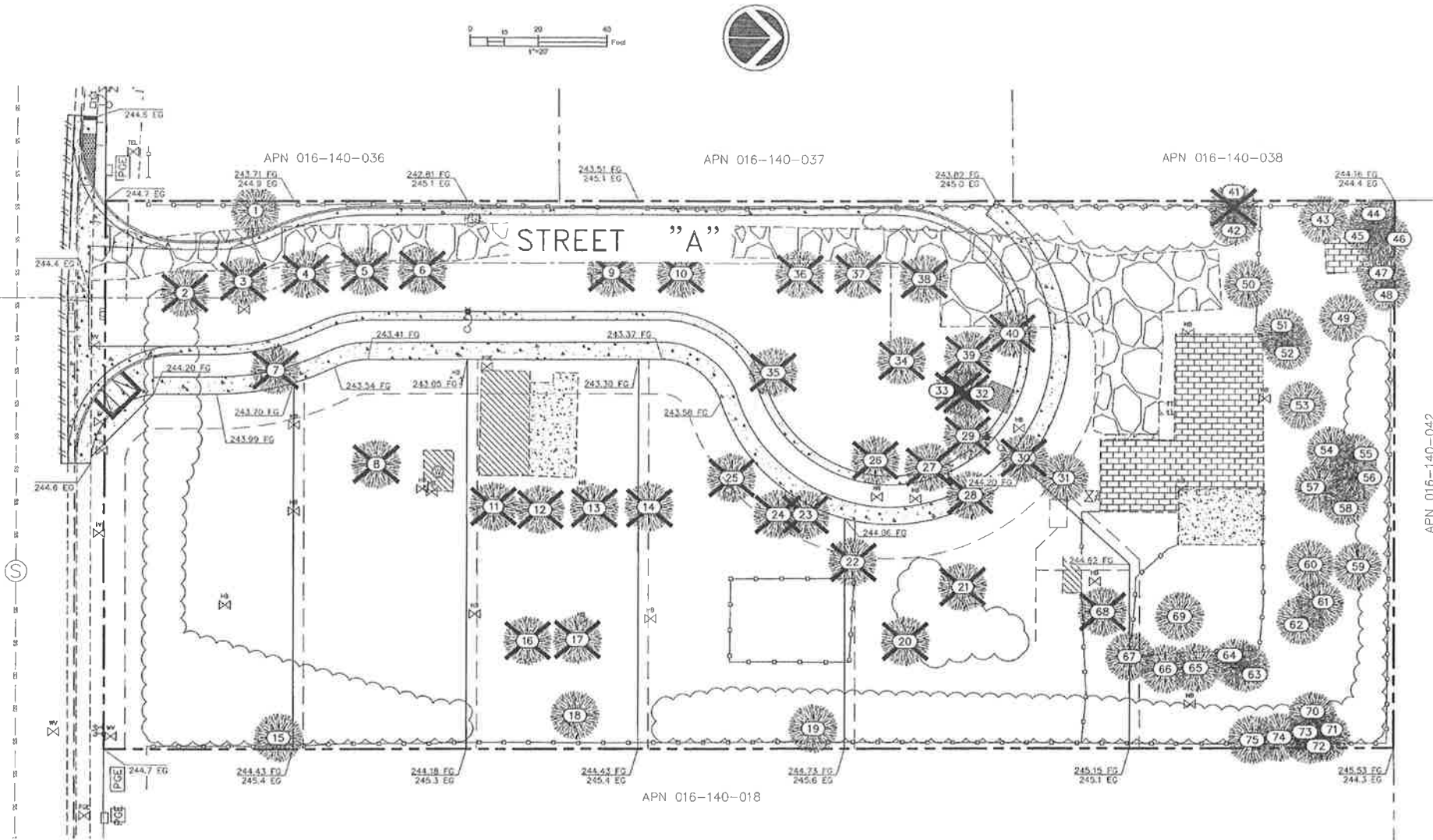
**RUTHIE SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
S 18-03
(A PUBLIC STREET SUBDIVISION)**

for
CHUCK TATREAU

BEING A PORTION OF THE EAST HALF OF LOT 25, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO", RECORDED IN BOOK 7 OF MAPS, AT PAGE 26.
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

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

EAST AVENUE



TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	QUERCUS AGRIFOLIA / LIVE OAK	6"	20'	PROTECT	-
2	CARYA ILLINOINENSIS / PECAN	8"	20'	REMOVE	0" - DOES NOT QUALIFY
3	CARYA ILLINOINENSIS / PECAN	7"	20'	REMOVE	0" - DOES NOT QUALIFY
4	CARYA ILLINOINENSIS / PECAN	10"	20'	REMOVE	0" - DOES NOT QUALIFY
5	CARYA ILLINOINENSIS / PECAN	10"	20'	REMOVE	0" - DOES NOT QUALIFY
6	CARYA ILLINOINENSIS / PECAN	10"	20'	REMOVE	0" - DOES NOT QUALIFY
7	JUNIPERUS CALIFORNICA / JUNIPER	10"	24'	REMOVE	0" - DOES NOT QUALIFY
8	JUGLANS REGIA / ENGLISH WALNUT	14"	20'	REMOVE	0" - DOES NOT QUALIFY
9	CARYA ILLINOINENSIS / PECAN	7"	30'	REMOVE	0" - DOES NOT QUALIFY
10	CARYA ILLINOINENSIS / PECAN	10"	22'	REMOVE	0" - DOES NOT QUALIFY
11	PINUS PONDEROSA / PINE	20"	15'	REMOVE	0" - DOES NOT QUALIFY
12	PINUS PONDEROSA / PINE	18"	15'	REMOVE	0" - DOES NOT QUALIFY
13	PINUS PONDEROSA / PINE	20"	20'	REMOVE	0" - DOES NOT QUALIFY
14	PINUS PONDEROSA / PINE	18"	20'	REMOVE	0" - DOES NOT QUALIFY
15	QUERCUS LOBATA / VALLEY OAK	12"	30'	PROTECT	-
16	PRUNUS DULCIS / ALMOND	14"	30'	REMOVE	0" - DOES NOT QUALIFY
17	PRUNUS DULCIS / ALMOND	14"	25'	REMOVE	0" - DOES NOT QUALIFY
18	FICUS CARICA / FIG	8"	30'	PROTECT	-
19	ACER NEGUNDO / BOX ELDER	12"	25'	PROTECT	-
20	PISTACHIA CHINESIS / CHINESE PISTACHIO	6"	20'	REMOVE	0" - DOES NOT QUALIFY
21	PRUNUS DULCIS / ALMOND	12"	40'	REMOVE	0" - DOES NOT QUALIFY
22	PISTACHIA CHINESIS / CHINESE PISTACHIO	10"	20'	REMOVE	0" - DOES NOT QUALIFY
23	PISTACHIA CHINESIS / CHINESE PISTACHIO	6"	30'	REMOVE	0" - DOES NOT QUALIFY
24	FICUS CARICA / FIG	6"	20'	REMOVE	0" - DOES NOT QUALIFY
25	FICUS CARICA / FIG	8"	20'	REMOVE	0" - DOES NOT QUALIFY
26	PISTACHIA CHINESIS / CHINESE PISTACHIO	6"	20'	REMOVE	0" - DOES NOT QUALIFY
27	FICUS CARICA / FIG	8"	40'	REMOVE	0" - DOES NOT QUALIFY
28	LAGUSTRUM JAPONICA / PRIVET	10"	30'	REMOVE	0" - DOES NOT QUALIFY
29	PISTACHIA CHINESIS / CHINESE PISTACHIO	14"	20'	REMOVE	0" - DOES NOT QUALIFY
30	PISTACHIA CHINESIS / CHINESE PISTACHIO	8"	30'	REMOVE	0" - DOES NOT QUALIFY
31	CALOCEDRUS DECURRENS / INCENSE CEDAR	14"	18'	PROTECT	-
32	JUNIPERUS SPECIES / JUNIPER	12"	20'	REMOVE	0" - DOES NOT QUALIFY
33	JUNIPERUS SPECIES / JUNIPER	10"	20'	REMOVE	0" - DOES NOT QUALIFY
34	CARYA ILLINOINENSIS / PECAN	14"	40'	REMOVE	0" - DOES NOT QUALIFY
35	CARYA ILLINOINENSIS / PECAN	6"	25'	REMOVE	0" - DOES NOT QUALIFY
36	CARYA ILLINOINENSIS / PECAN	6"	20'	REMOVE	0" - DOES NOT QUALIFY
37	CARYA ILLINOINENSIS / PECAN	14"	30'	REMOVE	0" - DOES NOT QUALIFY
38	PISTACHIA CHINESIS / CHINESE PISTACHIO	14"	30'	PROTECT	-

TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
39	FICUS CARICA / FIG	12"	20'	REMOVE	0" - DOES NOT QUALIFY
40	OLETISIA TRACANTHOS / HONEY LOCUST	12"	35'	REMOVE	0" - DOES NOT QUALIFY
41	QUERCUS AGRIFOLIA / LIVE OAK	10"	15'	REMOVE	10"
42	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
43	LAGUSTRUM JAPONICA / PRIVET	6"	15'	PROTECT	-
44	POPULUS FREMONTII / COTTONWOOD	6"	20'	PROTECT	-
45	POPULUS FREMONTII / COTTONWOOD	14"	20'	PROTECT	-
46	POPULUS FREMONTII / COTTONWOOD	10"	20'	PROTECT	-
47	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
48	QUERCUS AGRIFOLIA / LIVE OAK	6"	12'	PROTECT	-
49	LAGUSTRUM JAPONICA / PRIVET	6"	12'	PROTECT	-
50	LAGUSTRUM JAPONICA / PRIVET	12"	18'	PROTECT	-
51	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
52	LAGUSTRUM JAPONICA / PRIVET	8"	20'	PROTECT	-
53	POPULUS FREMONTII / COTTONWOOD	32"	30'	PROTECT	-
54	POPULUS FREMONTII / COTTONWOOD	14"	30'	PROTECT	-
55	POPULUS FREMONTII / COTTONWOOD	12"	30'	PROTECT	-
56	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
57	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
58	LAGUSTRUM JAPONICA / PRIVET	10"	20'	PROTECT	-
59	QUERCUS LOBATA / VALLEY OAK	20"	20'	PROTECT	-
60	LAGUSTRUM JAPONICA / PRIVET	6"	30'	PROTECT	-
61	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
62	LAGUSTRUM JAPONICA / PRIVET	10"	20'	PROTECT	-
63	POPULUS FREMONTII / COTTONWOOD	28"	40'	PROTECT	-
64	QUERCUS AGRIFOLIA / LIVE OAK	6"	20'	PROTECT	-
65	LAGUSTRUM JAPONICA / PRIVET	6"	20'	PROTECT	-
66	LAGUSTRUM JAPONICA / PRIVET	8"	20'	PROTECT	-
67	QUERCUS LOBATA / VALLEY OAK	8"	20'	PROTECT	-
68	PINUS PONDEROSA / PINE	20"	20'	REMOVE	0" - DOES NOT QUALIFY
69	PLATANUS OCCIDENTALIS / SCYAMORE	32"	35'	PROTECT	-
70	JUGLANS REGIA / ENGLISH WALNUT	8"	20'	PROTECT	-
71	PLATANUS OCCIDENTALIS / SCYAMORE	20"	30'	PROTECT	-
72	JUGLANS REGIA / ENGLISH WALNUT	6"	20'	PROTECT	-
73	PLATANUS OCCIDENTALIS / SCYAMORE	10"	20'	PROTECT	-
74	PLATANUS OCCIDENTALIS / SCYAMORE	20"	20'	PROTECT	-
75	PLATANUS OCCIDENTALIS / SCYAMORE	24"	20'	PROTECT	-

*TABLE PROVIDE PURSUANT TO SCOTT VASQUEZ ARBORIST REPORT DATED 03/28/2018.

TOTAL INCHES REQUIRING MITIGATION = 10" DIVIDED BY 6 = 2 REPLACEMENT TREES REQUIRED.

RUTHIE SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
S 18-03
(A PUBLIC STREET SUBDIVISION)

for
CHUCK TATREAU

BEING A PORTION OF THE EAST HALF OF LOT 25, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO", RECORDED IN BOOK 7 OF MAPS, AT PAGE 26. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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NEIGHBORHOOD MEETING SIGN-IN SHEET

May 16, 2018

NAME:

ADDRESS:

PHONE NUMBER:

Chuck Tatreau	9 Blackstone Ct	530-228-7243
Mike & Patty Kester	2550 Marigold Ave	530-894-2404
Clinton Caywood	1582 East Ave	342-4757
Annie Reimer	1578 East Ave	345-8738
Carnie Welch	461 E 7 th St	570-5107
JERRY OLIO	2595 CACTUS AVE	243-2360
MARK HOOK	2540 CACTUS AVE	530 894-2751