



DATE: July 17, 2018

TO: PLANNING COMMISSION

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

RE: Morseman Estates Vesting Tentative Subdivision, APN 007-200-115

SUMMARY

The applicant proposes to subdivide an approximately 2.7-acre site into 18 lots for residential development. The site is located on the west side of Morseman Avenue, between E. Lassen Avenue and Sandi Drive. Currently unincorporated, City approval of the subject subdivision is contingent upon annexation of the site to the City. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 18-16 (**Attachment A**), approving the subdivision, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-16, approving the subdivision, subject to the attached conditions.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 2.7-acre site into 18 lots for residential development. The site is located on the west side of Morseman Avenue, between Lassen Avenue and Sandi Drive (see Location/Notification Map, **Attachment B**). The project site is currently in an unincorporated portion of Butte County and designated for medium high density residential on the Butte County General Plan. The site is pre-designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and pre-zoned R2 (Medium Density Residential). The project is also located within the -AOC (Airport Overflight Zone C) overlay district. Surrounding land uses include single-family and duplex homes. A mobile home park is located southerly of the project site.

Currently undeveloped, the project site has been chronically disturbed by off-road vehicle use, and agricultural activities. The topography of the project site is relatively flat, and there are several trees throughout the site including three valley oaks. Most of the ground is either exposed soil or annual grassland.

The proposed project is an infill site and small-lot subdivision that would divide the site and create 18 new residential lots; 16 lots for development of single-family homes and two lots (lot 10 and lot 17) for development of duplexes. Density for the project would be 7.26 dwelling units per acre with an average lot size of 4,146 square feet (see **Attachment C**, Tentative Subdivision Map).

The site is a portion of an approximately 265-acre island of unincorporated land surrounded by incorporated area within the City Limits. Annexation of the project site prior to recordation of the final map will be required. No application for annexation has been received by the applicant, however, City staff has initiated annexation with the Butte County Local Area Formation Commission (LAFCo) and annexation is expected to occur in 2018. Any proposed annexation will be considered by the City Council at a future public hearing.

Subdivision Design

The proposed lot configuration provides a suitable way to subdivide the property, given the excessive depth and limited access. The site is accessed by an existing approximately 43-foot wide access easement, leading back to the bulk of the site. The proposed development calls for the construction of a new non-standard public street extending westerly from Morseman Avenue (Street "A"), and two new non-standard public streets extending from Street "A" (Street "B" and Street "C"). Street "B" and "C" would terminate into the adjacent underdeveloped parcel to the north with a stub that would allow for the future extension of both streets. The apex of Street "A" would include an off-set cul-de-sac bulb to provide for a public safety turnaround. As a result of the subdivision, curbs, gutters and sidewalk improvements would be installed within the subdivision boundaries.

The City's small lot subdivision regulations, Chico Municipal Code (CMC) 19.76.150, allow for reduced lot sizes and lot widths. In accordance with CMC requirements, the minimum lot area for small-lot subdivisions are 3,500 square feet for interior lots and 4,000 square feet for corner lots. Lot sizes may range from 3,500 square feet to a maximum of 4,499 square feet to encourage a variety of lot sizes and configurations. Lots larger than 4,499 square feet may be allowed but the total number of lots shall not exceed 30 percent of the total number of lots. The project includes three lots over 4,499 square feet or approximately 16-percent. To satisfy density requirements, two lots (lot 10 and lot 17) are designated for duplex development. A condition of approval is included that would require the final map to identify these lots for the development of duplexes.

Three valley oak trees are proposed to be removed from the site. Such tree removal requires compliance with the City's Tree Preservation Measures (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) Residential lot depths less than 80 feet;
- 2) Allow non-standard street sections;
- 3) Allow contiguous sidewalk across frontages of lots 14 through 19;
- 4) Allow non-standard horizontal street alignment;
- 5) Cul-de-sac/dead end street longer than 500 feet; and
- 6) Allow contiguous sidewalk along northwest side of street "A", section A-A

Neighborhood Meeting

On April 18, 2018, a neighborhood meeting was held at the project site. The meeting was attended by City staff, the project applicant and engineer and approximately 13 neighbors. The project engineer, Wesley Gilbert, introduced the project and answered various questions from the neighbors regarding if the homes would be single or two-story and if any traffic calming measures could be included like a stop sign at Morseman Avenue and E. Lassen Avenue (see Neighborhood Meeting Notes, **Attachment D**).

DISCUSSION

The project site represents an infill development opportunity in an existing residential area characterized predominantly by single-family residences and duplexes. Designed with a residential density of 7.26 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning. The proposed subdivision achieves efficient residential infill and would result in a residential density slightly higher than other subdivisions in the project vicinity, which were developed under County development standards and include on-site septic systems.

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 C (-AOC) for the Chico Municipal Airport, standard conditions are included in the conditions of approval (**Attachment A, Exhibit I** Resolution 18-16) requiring certain airspace easements and notifications to be recorded on the project parcels.

GENERAL PLAN

The site is pre-designated as MDR (Medium Density Residential) on the General Plan Land Use Diagram and pre-zoned R2 (Medium Density Residential). The General Plan's Medium Density Residential designation is generally characterized by "duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums and single family detached homes on small lots." With a residential density of 7.26 units per acre, the project is within the allowable range of 6 to 14 units per acre for the R2 zoning district.

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

In June 2018 a search of archaeological records maintained by the Northeast Information Center (NEIC) was conducted for the project site by Sean Michael Jensen of the Genesis Society (see **Attachment E**, Records Search Report). Results of the search indicate no stream courses have been (historically) located within or in close proximity to the subject site, and no cultural resources have been documented within the project site search radius. It was concluded that these factors contribute to low archeological sensitivity for the site and that the likelihood of encountering significant cultural resources within the project site appear to be low.

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, size and existing access. Given the sites existing deep, narrow accessway, staff is recommending that the proposed modification to allow non-standard street sections extend to

the entry portion of Street "A" and that the northerly portion of sidewalk extending from Morseman Avenue to proposed Lot 18 be removed from the final map and a vegetative screening strip be provided. The addition of the vegetation strip would prevent the appearance of a long, narrow fenced corridor upon completion of the subdivision. The proposed subdivision, with the identified modifications, would provide for the potential use and extension of the new streets by future development on the large underdeveloped property located immediately northerly 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
PP Ambo
Files: S 18-01

External

George Boeger, Jr., PO Box 3465, Chico, CA 95927 (geojr93@gmail.com)
W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973
(wes@wesgilbertengineering.com)

Interested Parties

Chris Persson (cpersson18@gmail.com)

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-16
Exhibit I Conditions of Approval for S 18-01
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Morseman Estates (S 18-01) Vesting Tentative Subdivision Map (2 sheets)

- D. Neighborhood Meeting Sign-In Sheet
- E. Records Search Report

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1 **RESOLUTION NO. 18-16**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING VESTING TENTATIVE SUBDIVISION MAP S 18-01**
4 **(Morseman Estates)**

5 WHEREAS, an application has been submitted to subdivide a 2.7-acre site into 18 lots on
6 the west side of Morseman Avenue, between E. Lassen Avenue and Sandi Drive identified as
7 Accessor's Parcel No. 007-200-115 (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 2, 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 subdivision map the Planning Commission finds that:
 - 16 A. The overall density of the Project is 7.26 dwelling units per gross acre, which is consistent
17 with the Chico General Plan Diagram pre-designation of Medium Density Residential and
18 the 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, shape and existing access of the subdivision render
23 it undesirable to strictly conform to the design criteria and improvement standards set
24 forth in Title 18R; and
 - 25 D. The northerly portion of sidewalk extending from Morseman Avenue to proposed Lot 18
26 shall be removed from the final map and a vegetative screening strip shall be provided;
27 and
 - 28 E. As a result of the site's location within Airport Overflight Zone C (-AOC) for the Chico
Municipal Airport, standard conditions are included in the conditions of approval

1 requiring certain airspace easements and notifications to be recorded on the project
2 parcels; and

3 F. As supported by the subdivision report prepared for the Project, and the agenda report,
4 the Project and its design conform with both the requirements of Title 18 and 19 of the
5 Chico Municipal Code and the Chico General Plan.

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

9 3. Pursuant to Government Code § 66454 (Pre-annexation filing of tentative maps), this approval
10 is not effective until annexation of the subject property into the City of Chico. If annexation
11 of the property is not completed within 18 months from the date of approval, then the
12 approval shall be null and void unless granted an extension by the City's Map Advisory
13 Committee.

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

17 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
18 Commission of the City of Chico held on August 2, 2018, by the following vote:

19 AYES:

20 NOES:

21 ABSENT:

22 ABSTAIN:

23 DISQUALIFIED:

24 ATTEST:

APPROVED AS TO FORM:

25

26

27 _____
28 BRUCE AMBO
29 Planning Commission Secretary

Vincent C. Ewing, City Attorney*

29

30

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

EXHIBIT “I”
CONDITIONS OF APPROVAL
Morseman Estates Vesting Tentative Subdivision Map S 18-01
(Morseman Estates)

1. The creation and improvement of 18 lots is authorized, as depicted on the “Morseman Estates - Vesting Tentative Subdivision Map (S 18-01)” and accompanying project materials date stamped May 2, 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.
3. Pursuant to Government Code § 66454 (Pre-annexation filing of tentative maps), this approval is not effective until annexation of the subject property into the City of Chico. If annexation of the property is not completed within 18 months from the date of approval, then the approval shall be null and void unless granted an extension by the City’s Map Advisory Committee.
4. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

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

revenue sources available to the City other than such fees.”

5. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
6. Two lots (lot 10 and lot 17) on the final map shall be identified for the development of duplexes only.
7. 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.
8. 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.
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: “An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.”
10. 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.”
11. 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.”
12. 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.
13. 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.
14. 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 8/2/18

DATE: July 20, 2018

File: S 18-01

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 18-01 Morsemen Estates**

Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 18-01 Morseman Estates 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 residential lot depths less than 80 feet.

Recommendation: Acceptable.

2. **Request:** Allow non-standard street sections.

Recommendation: Acceptable.

3. **Request:** Allow contiguous sidewalk across frontages of Lots 14, 15, 16, 17, 18, and 19.

Recommendation: Acceptable.

4. **Request:** Allow non-standard horizontal alignment.

Recommendation: Acceptable.

5. **Request:** Allow cul-de-sac/dead end street longer than 500 feet.

Recommendation: Acceptable.

6. **Request:** Allow contiguous sidewalk along the northwest side of Street "A."

Recommendation: Acceptable.

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

B. SUBDIVISION PHASING

The Subdivider intends to phase the subdivision into two separate phases; namely Phase 1 (Lots 1-9, 12-15, and 18) and Phase 2 (Lots 10-11 and 16-17). Phase 2 (Lots 10-11 and 16-17) is not eligible for recordation until such time that Streets "B" and "C" have connectivity to Morseman Avenue in a manner acceptable to the City of Chico.

C. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities in conformance with the typical sections as depicted on the Tentative Map or as modified by the Public Works Director. Street structural sections to be determined based upon findings from the Soils Report.
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Morseman 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) 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.
- d) 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.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built within this subdivision. Said improvements shall be constructed by the Subdivider.

- 2) Morseman Avenue - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

- 3) Exterior to Subdivision - Connect to existing City infrastructure as required by the City of Chico.

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 in 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.
- 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 peak flow in 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 recordation of 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.

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. Maintenance Accessway

The Subdivider shall construct a City standard maintenance accessway over Lot 8 in conformance with the typical section as depicted on the Tentative Map.

5. 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.

6. 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.

7. 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.

8. Street Trees

Street trees shall be planted in accordance with City standards and/or as instructed by the Parks Division.

9. Landscaping

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

- a) Between the back of curb and the property line along the northerly side of Street "A" between Morsemen Avenue and the Street "B" return.
- b) Between the back of curb and the front of sidewalk along the southerly side of Street "A" between Morsemen Avenue and Lot 1.

10. Entry Fencing

The Subdivider shall install entry fencing along both sides of Street "A" from Morsemen Avenue to Lot 18 on the northerly side and Lot 1 on the southerly side.

D. MAINTENANCE

Prior to recordation 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 quantity mitigation.
2. Maintenance accessway over Lot 8 as depicted on the Tentative Map.
3. Landscape and irrigation between the back of curb and the property line along the northerly side of Street "A" between Morsemen Avenue and the Street "B" return.
4. Landscape and irrigation between the back of curb and the front of sidewalk along the southerly side of Street "A" between Morsemen Avenue and Lot 1.
5. Entry fencing along both sides of Street "A."

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.

E. 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.

F. **PROPERTY CONVEYANCES**

1. **Dedications**

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

- a) Dedicate additional public right-of-way along the Morseman Avenue frontage to achieve a total of 32 feet.
- b) Dedicate public rights-of-way for Streets "A", "B", and "C" as depicted on the Tentative Map.
- c) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Department - Engineering.
- d) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- e) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

2. **Abandonment**

The 43' easement per Book 2647. O.R., Page 104 and RSN 2013-0010320 abandonment depicted on the Tentative Map is approved. Said abandonment, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation.

G. 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.

H. 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.

I. 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 private 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.

J. 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 and/or joint use private 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.

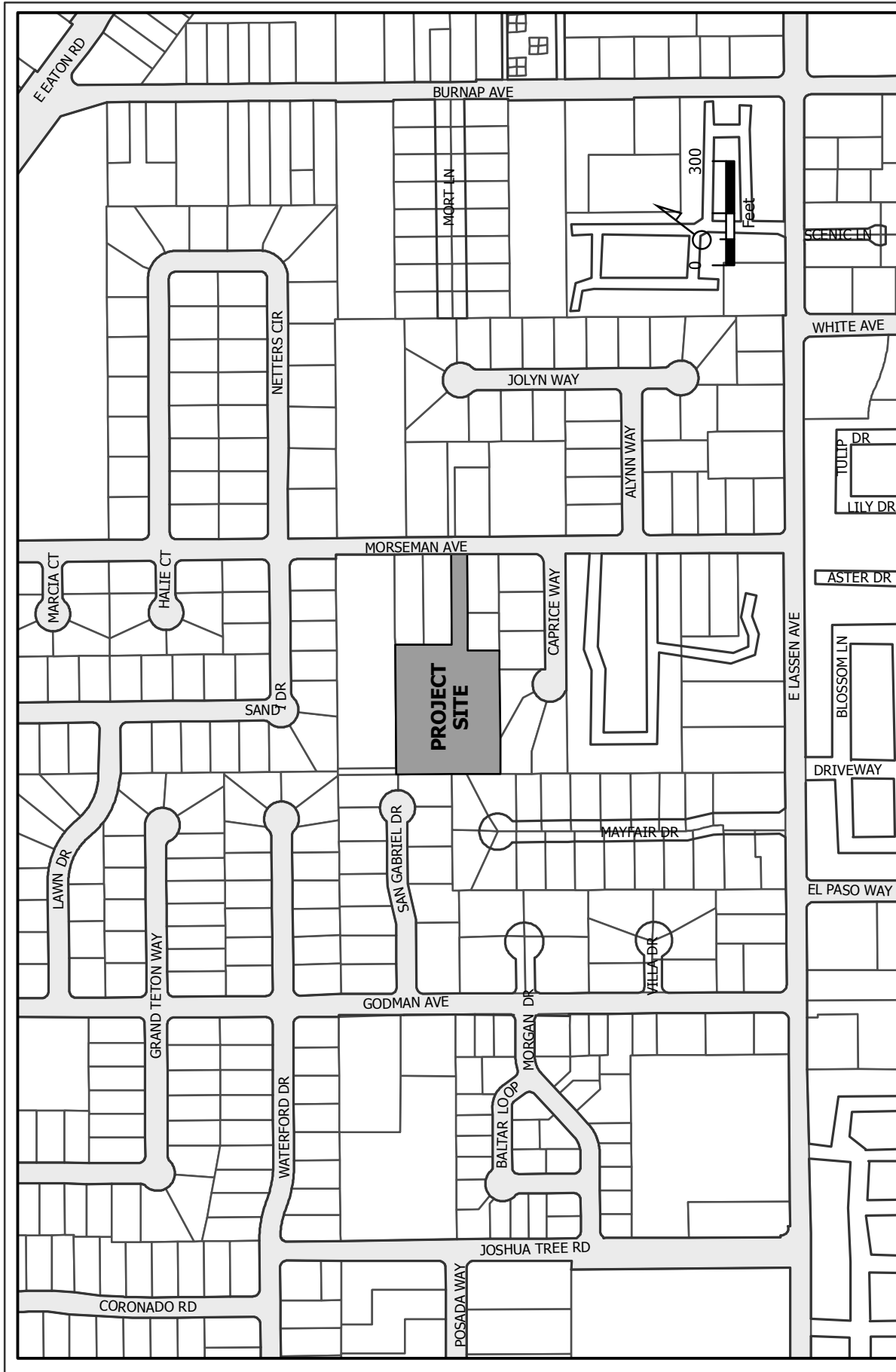
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning Services Department S 18-01 File
Development Engineering Subdivision File



S 18-01 (Morseman Estates)
APN 007-200-115-000

OWNER AND SUBDIVIDER:
 W. GILBERT ENGINEERING 31689 SUITE 110
 140 YELLOWSTONE DRIVE, CHICO, CA 95926
 (530) 809-1315

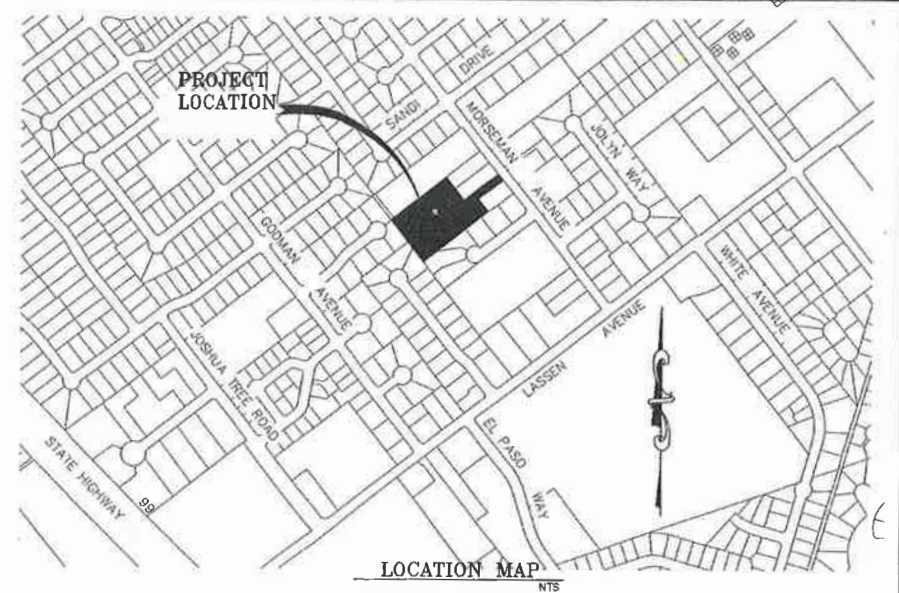
ZONING: PRE-ZONED R2
 FUTURE: R2
LAND USE: VACANT
 FUTURE: SINGLE FAMILY RESIDENTIAL

ASSESSOR'S PARCEL NUMBER:

NOTES:
SUBDIVISION MAP INFORMATION:
 TOTAL ACREAGE (10 CL): 2.768
 NET ACREAGE: 2.743
 TOTAL NUMBER OF LOTS: 18
 TOTAL NUMBER OF UNITS: 20
 UNITS PER GROSS ACRE: 7.2
 AVERAGE LOT SIZE: 4,146 SF

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

- LEGEND:**
- 164- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
 - SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CURB, GUTTER AND SIDEWALK
 - PROPOSED RETAINING WALL
 - PUE PUBLIC UTILITY EASEMENT
 - PSE PUBLIC SERVICE EASEMENT
 - SDE STORM DRAIN EASEMENT
 - EXISTING TREE (SEE SHEET 2)
 - TREE TO BE REMOVED (SEE SHEET 2)
 - PROPOSED CURB, GUTTER AND SIDEWALK
 - (D) DUPLEX LOT
 - EASEMENT PER (R6) TO BE ABANDONED WITH THE RECORDING OF THE PHASE 1 FINAL MAP
 - PHASE LINE



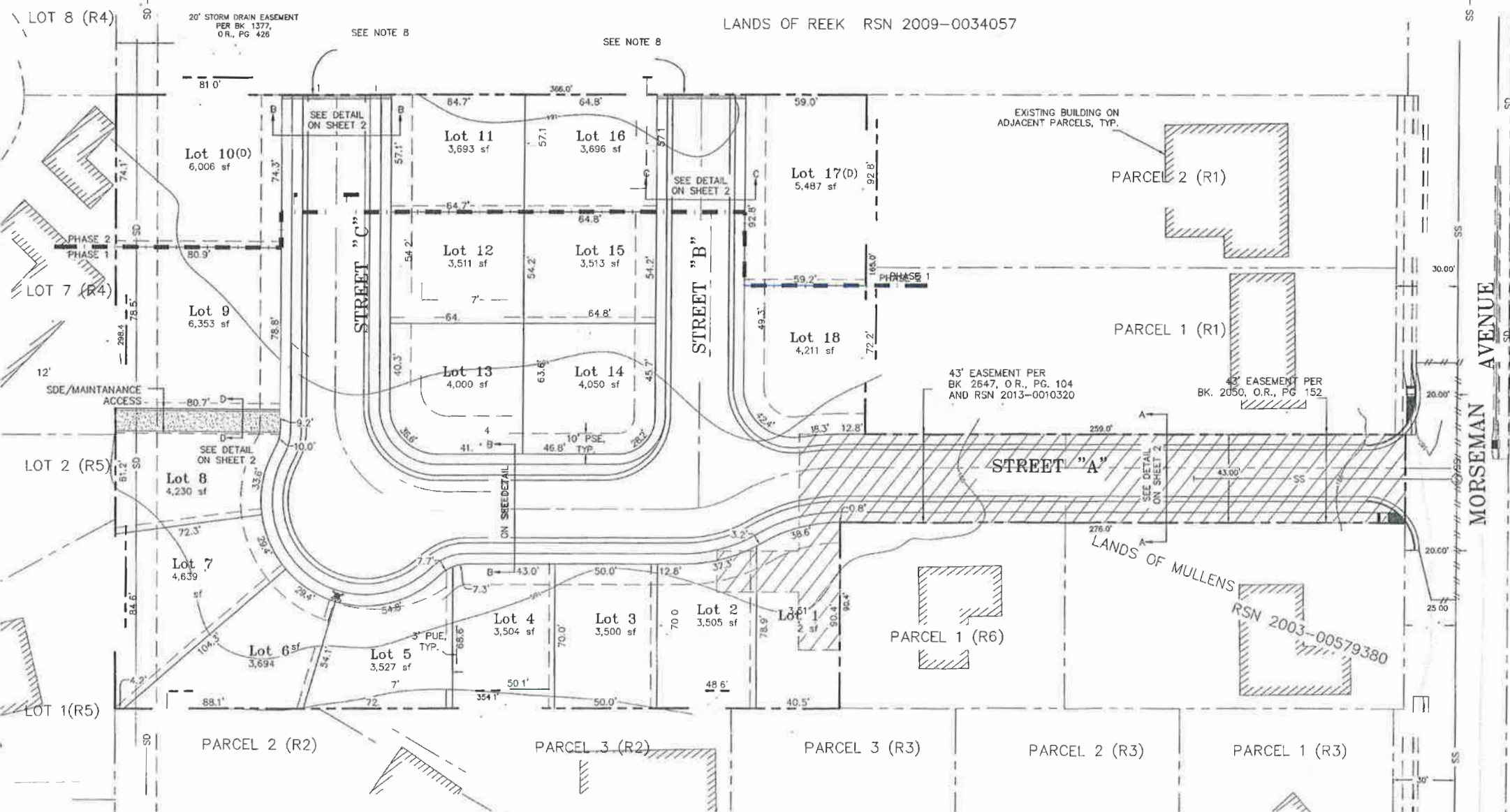
- BY **E S** ATTED TO THE **ICD** ON **S-21** STREET **5-21** STREET **CITY OF CH** **"C"**.
 1) STORM WATER QUALITY AND QUANTITY MITIGATION WILL BE PROVIDED BY STORM DRAIN LEACH TRENCHES UNDER THE SUBDIVISION INTERIOR STREETS. THE FLOWS FROM THE SITE WILL BE METERED BY AN APPROPRIATE PUMP FROM A STORM DRAIN INLET ON STREET TO THE EXISTING STORM DRAIN PIPE RUNNING ALONG THE SOUTHWEST CORNER OF THE PARCEL.
 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 MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # _____.
 5) THE TENTATIVE SUBDIVISION MAP LIES IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0340E DATED JANUARY 6, 2011.
 6) NO WELLS OR SEPTIC TANKS ARE KNOWN TO EXIST ON THE PROPERTY.
 7) A 12' WIDE MAINTENANCE STRIP TO BE DEDICATED TO THE CITY OF CHICO AND A CITY STANDARD BARRICADE SHALL BE DEVELOPED IN TWO (2) PHASES. PHASE 1 WILL CONSIST OF LOTS 1 - 9, 12-15 AND 18. PHASE 2 WILL CONSIST OF LOTS 10, 11, 16 AND 17.

DESIGN REQUIREMENTS: LESS THAN 80 FEET (18R.08.010.C.2)

- 2) ALLOW NON-STANDARD STREET SECTIONS. (18R.08.020.F.1)
- 3) ALLOW CONTIGUOUS K ACROSS FRONTAGES OF LOT 14, 15, 16, 17, 18 AND 19. (18R.08.020.F.4)
- 4) ALLOW NON-STANDARD HORIZONTAL STREET ALIGNMENT (18R.08.020.D.1)
- 5) CUL-DE-SAC/DEAD END STREET LONGER THAN 500'. (18R.08.020.H)
- 6) ALLOW CONTIGUOUS LK ALONG NORTHWEST SIDE OF STREET "A", SECTION A-A. (020.F.4)

RECORD DATA: MAP BOOK 98, AT PAGE 33

- R2 - RECORD DATA PER MAP BOOK 113, AT PAGES 49-51
- R3 - RECORD DATA PER MAP BOOK 113, AT PAGES 52-54
- R4 - RECORD DATA PER MAP BOOK 38, AT PAGES 20 AND 21
- R5 - RECORD DATA PER MAP BOOK 41, AT PAGE 96
- R6 - RECORD DATA PER MAP BOOK 185, AT PAGES 72-74



RECEIVED

MAY 02 2013

CITY OF CHICO
PLANNING SERVICES

GRAPHIC SCALE

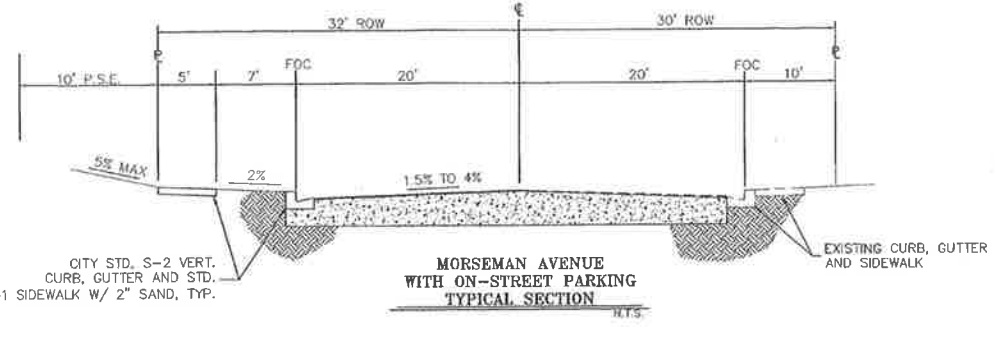
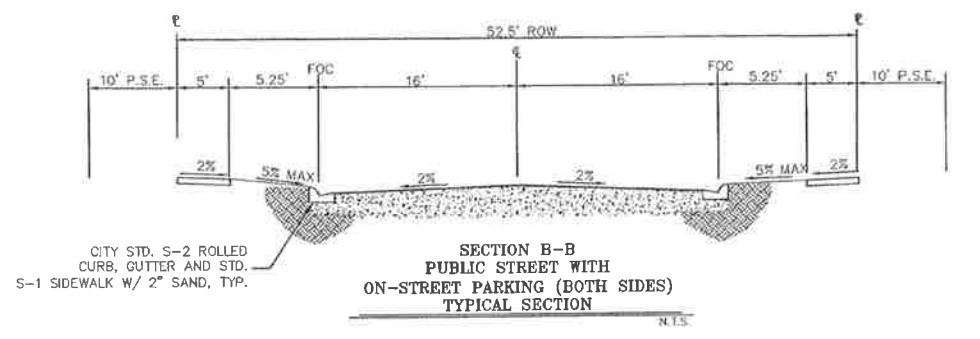
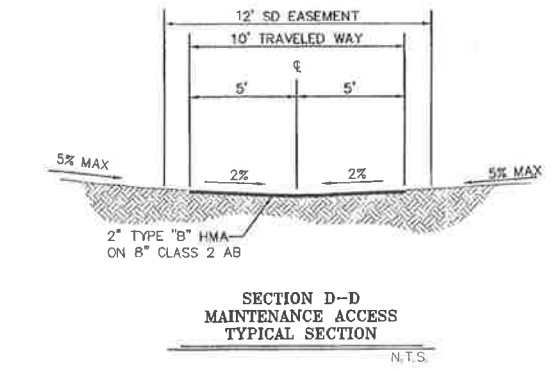
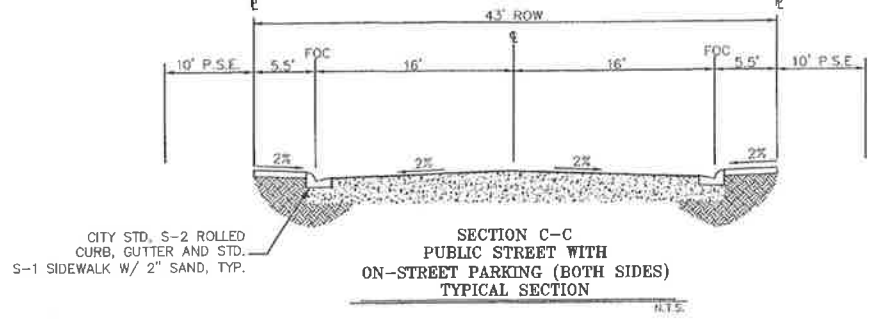
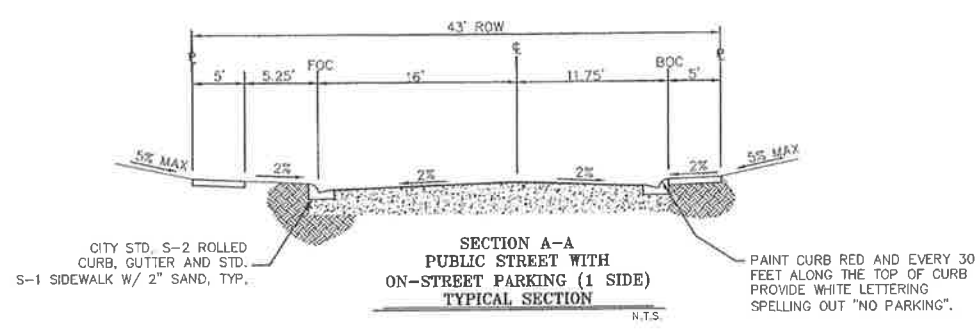
THIS TENTATIVE SUBDIVISION MAP BY ME OR UNDER MY DIRECTION, BY: *[Signature]* DATE: 5/1/10
 WEG: 02701718
 R.C.E.P. 31089



**MORSEMAN ESTATES (S 18-01)
 VESTING TENTATIVE SUBDIVISION MAP
 (A SMALL LOT/PUBLIC STREET SUBDIVISION)**

BEING ALL OF THE REMAINDER PARCEL SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 13-0004" RECORDED IN BOOK 172 OF MAPS, AT PAGES 72 THRU 74, BUTTE COUNTY OFFICIAL RECORDS, COUNTY OF BUTTE, STATE OF CALIFORNIA

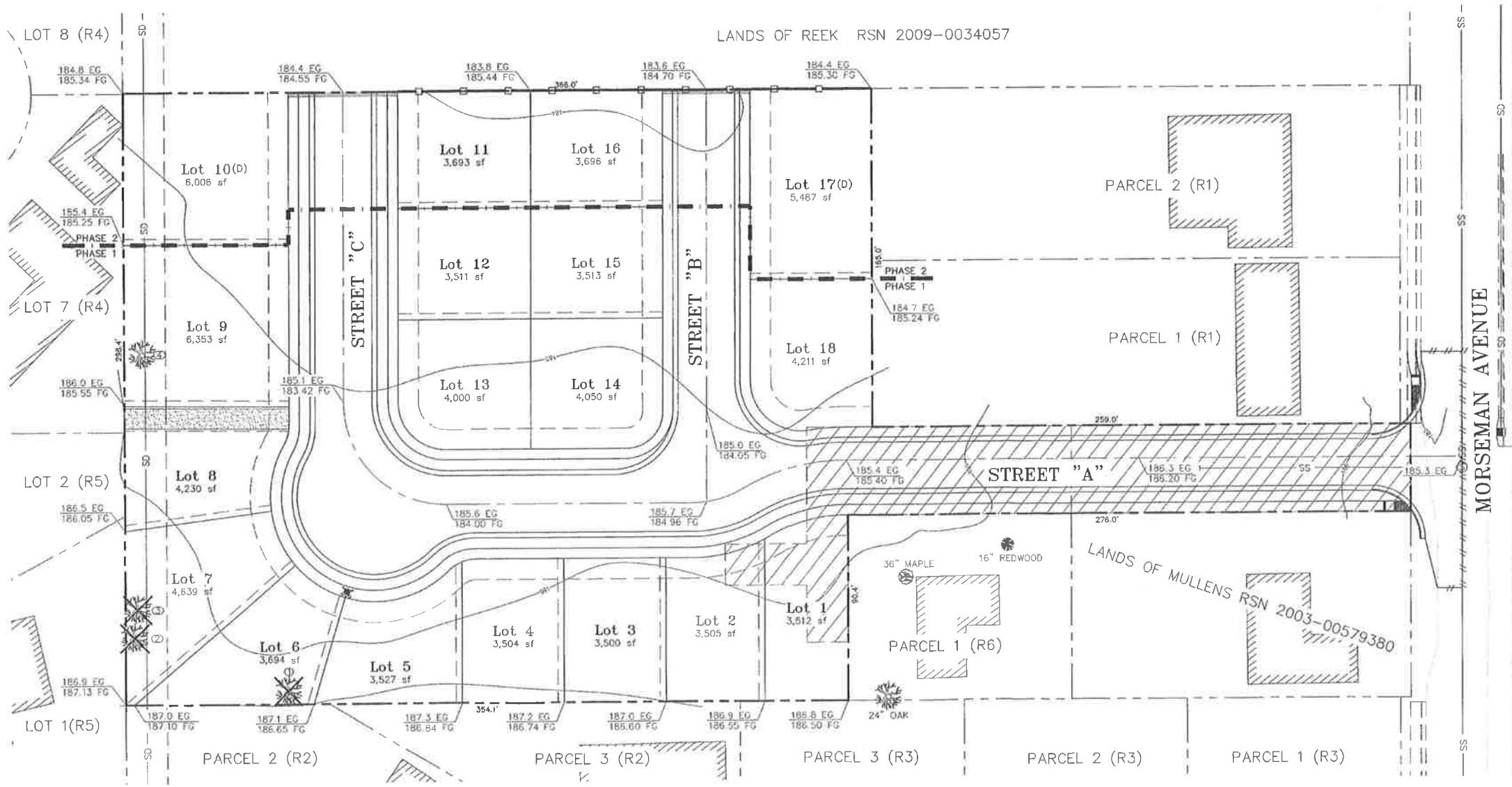
FOR
 GEORGE BOEGER JR
 W GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95926
 (530) 809-1315



TREE TABLE

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	QUERCUS LOBATE/VALLEY OAK	10"	21'	REMOVE	10"
2	QUERCUS LOBATE/VALLEY OAK	10"	20'	REMOVE	10"
3	QUERCUS LOBATE/VALLEY OAK	20"	28'	REMOVE	20"
4	QUERCUS LOBATE/VALLEY OAK	10"	19'	PROTECT	---

TOTAL INCHES REQUIRING MITIGATION = 40" DIVIDED BY 6 = 7 REPLACEMENT TREES REQUIRED.



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MAY 02 2018

CITY OF CHICO
PLANNING SERVICES

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

**MORSEMAN ESTATES (S 18-01)
VESTING TENTATIVE SUBDIVISION MAP
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

BEING ALL OF THE REMAINDER PARCEL SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 13-0004" RECORDED IN BOOK 172 OF MAPS, AT PAGES 72 THRU 74, BUTTE COUNTY OFFICIAL RECORDS, COUNTY OF BUTTE, STATE OF CALIFORNIA

FOR
GEORGE BOEGER JR

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95926
(530) 809-1315

NEIGHBORHOOD MEETING SIGN-IN SHEET

April 18, 2018

NAME: ADDRESS: PHONE NUMBER:

Laura Springer	20 MAYFAIR	916-422-1456
Chic Persson	3013 Sandi Dr.	510-3823
Tom Sharp	"	521-6204
Bruce Harbert	2984 SANDI	552-5736
Carole Cornwall	785 Caprice Way	530-591-2418
LORAINE MOUSER	2922 MORSEMAN AVE	530-347-8277
Michael Schutz	2925 / 2931 / 2933 MORSEMAN	552-994-1815
Amy Hansen	19 Mayfair Dr.	925 642-8586
Buzi Maloney	2967 Sandi Dr.	530-514-8031
Karin Willhoft	3017 Sandi Dr.	530 521-1506
Janice Fiori	2963 Sandi Dr.	530-891-4423
Glenn May	818 Letters CIR	530 895 9346
Henry Blair	3033 Bell Rd	530-899-8806

GENESIS SOCIETY

a Corporation Sole

127 ESTATES DRIVE
CHICO, CALIFORNIA 95928
(530) 680-6170
seanjensen@comcast.net

June 6, 2018

W. Gilbert Engineering

Attn.: Wes Gilbert

140 Yellowstone Drive, Suite 110
Chico, CA 95973

Subject: Archaeological Records Search/Sensitivity Analysis, Morseman Estates Development Project, City of Chico, Butte County, California.

Dear Wes:

Per your direction, I have conducted a search of archaeological records maintained by the Northeast Information Center (NEIC) for the Morseman Estates Development project, located immediately adjacent to the southwest side of Morseman Avenue, approximately 0.2 miles northwest of Lassen Avenue, and approximately 0.5 miles east of State Route 99, within the City of Chico, Butte County, California. Lands affected are located within a portion of Section 10 of Township 22 North, Range 1 East, as shown on the USGS Richardson Springs, California, 7.5' series quadrangle.

The NEIC records search (W18-102, dated June 5, 2018) included the APE, as well as a 1/4-mile search radius, and involved multiple sources and databases, including:

- The National Register of Historic Places (1986, Supplements).
- The California Register of Historical Resources.
- The California Inventory of Historic Resources (State of California 1976).
- The California Historical Landmarks (State of California 1996).
- The California Points of Historical Interest (May 1992 and updates).
- The Historic Property Data File (OHP 4-5-2012).
- The Archaeological Determination of Eligibility (OHP 4-5-2012).
- USGS Richardson Springs, CA quadrangle (1912, 1922, 1944, 1953, 1959, 1962, 1966, 1970, 1985, 2012).
- Records of sites and previous archaeological surveys maintained by and available at the NEIC.

Specific results of the NEIC Records Search may be summarized as follows:

- ***Previous Survey:*** According to the NEIC none of the present APE has been subjected to intensive pedestrian survey by a qualified professional archaeologist. Two investigations have been documented within the APE. Kowta (1988) prepared an interpretive archaeological and prehistoric model for Butte County (NEIC # 839) that did not involve

any field work within the subject APE. Westwood and Bevill (2000) prepared an archaeological survey report for the City of Chico's urban area nitrate compliance (NEIC # 7491). The investigation did involve limited pedestrian survey, but the report maps do not depict any survey within the present APE.

- **Recorded Sites:** According to the Information Center, no sites have been formally recorded within the APE, and no sites have been documented within the ¼-mile search radius.

Examination of historic aerials and quadrangle/topographic maps confirm that no stream courses have been (historically) located within or in close proximity to the subject APE. Furthermore, no cultural resources have been documented within the APE search radius. These factors contribute to *low* archaeological sensitivity for the present APE. While the APE has not been subjected to intensive pedestrian survey by a qualified professional archeologist, the likelihood of encountering significant cultural resources within the APE appears to be *low*. Consequently, no additional archaeological investigation is recommended, at this time. Standard inadvertent discovery provisions for cultural resources should be implemented by the City, in the event such resources are identified during any future ground disturbing activities.

Please contact me, at your earliest convenience, with any questions regarding these findings.

Regards,

Sean Michael Jensen

Sean Michael Jensen, Administrator

Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfoctr@csuchico.edu

ACCESS AGREEMENT

I.C. File #: W18-102

I, the undersigned, have been granted access to historical resources information on file at the Northeast Information Center of the California Historical Resources Information System.

(SJ) I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III (A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

(SJ) I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

(SJ) I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

(SJ) I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Sean Jensen Date: 6/5/18 Signature: [Signature]

Affiliation: GENESIS SOCIETY

Address: 127 ESTATES DRIVE City/State/Zip: CHICO, CA 95928

Billing Address (if different): _____

Office#: _____ Cell#: 530-680-6170 Email: seanjensen@comcast.net

Project Name: CR66B / MORSEMAN ESTATES

Purpose of Access: PROJECT PLANNING

County: BUTTE/GLENN Township/Range/Section: T18N, R2W / T22N, R1E

USGS 7.5' Quad: PRINLETON / CHICO RICHARDSON SPRINGS

STAFF USE ONLY

Time:	In-House Fees:	<u>1</u> hours @ \$100.00/hour	\$ <u>100.00</u>
IN: <u>10:00</u>	Staff Charges:	_____ hours @ \$40.00/hour	\$ _____
OUT: <u>10:34</u>	Photocopy Charges:	<u>28</u> copies @ \$0.15/page	\$ <u>4.20</u>
<u>[Signature]</u> Information Center Staff	Other:	_____	\$ _____
Backlog () _____	TOTAL:		\$ <u>104.20</u>

*** THIS IS NOT AN INVOICE ***

OWNER AND SUBDIVIDER:

GEORGE BOEGER JR.
PO BOX 3465
CHICO, CA 95927-3465

ENGINEER:

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

ZONING:

PRESENT: PRE-ZONED R2
FUTURE: R2

LAND USE:

PRESENT: VACANT
FUTURE: SINGLE FAMILY RESIDENTIAL

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

ASSESSOR'S PARCEL NUMBER:

007-200-115

SUBDIVISION NOTES:

- 1) SUBDIVISION MAP INFORMATION:
TOTAL ACREAGE (TO CL): 2.768
NET ACREAGE: 2.743
TOTAL NUMBER OF LOTS: 18
TOTAL NUMBER OF UNITS: 20
UNITS PER GROSS ACRE: 7.2
AVERAGE LOT SIZE: 4,146 SF
- 2) STORM WATER QUALITY AND QUANTITY MITIGATION WILL BE PROVIDED BY STORM DRAIN LEACH TRENCHES UNDER THE SUBDIVISION INTERIOR STREETS. THE FLOWS FROM THE SITE WILL BE METERED BY AN APPROPRIATELY SIZED PIPE FROM A STORM DRAIN INLET ON STREET "A" TO THE EXISTING STORM DRAIN PIPE RUNNING ALONG THE SOUTHWEST EDGE OF THE PARCEL.
- 3) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
- 4) THE FINAL MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
- 5) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # _____
- 6) THE TENTATIVE SUBDIVISION MAP LIES IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0340E DATED JANUARY 6, 2011.
- 7) NO WELLS OR SEPTIC TANKS ARE KNOWN TO EXIST ON THE PROPERTY.
- 8) 1' WIDE FEE SIMPLE STRIP TO BE DEDICATED TO THE CITY OF CHICO ON THE FINAL MAP AND A CITY STANDARD S-21 STREET BARRICADE INSTALLED AT THE NORTHWEST END OF STREET "B" AND STREET "C".
- 9) THE SUBDIVISION WILL BE DEVELOPED IN TWO (2) PHASES. PHASE 1 WILL CONSIST OF LOTS 1 - 9, 12-15 AND 18. PHASE 2 WILL CONSIST OF LOTS 10, 11, 16 AND 17.

DESIGN MODIFICATIONS:

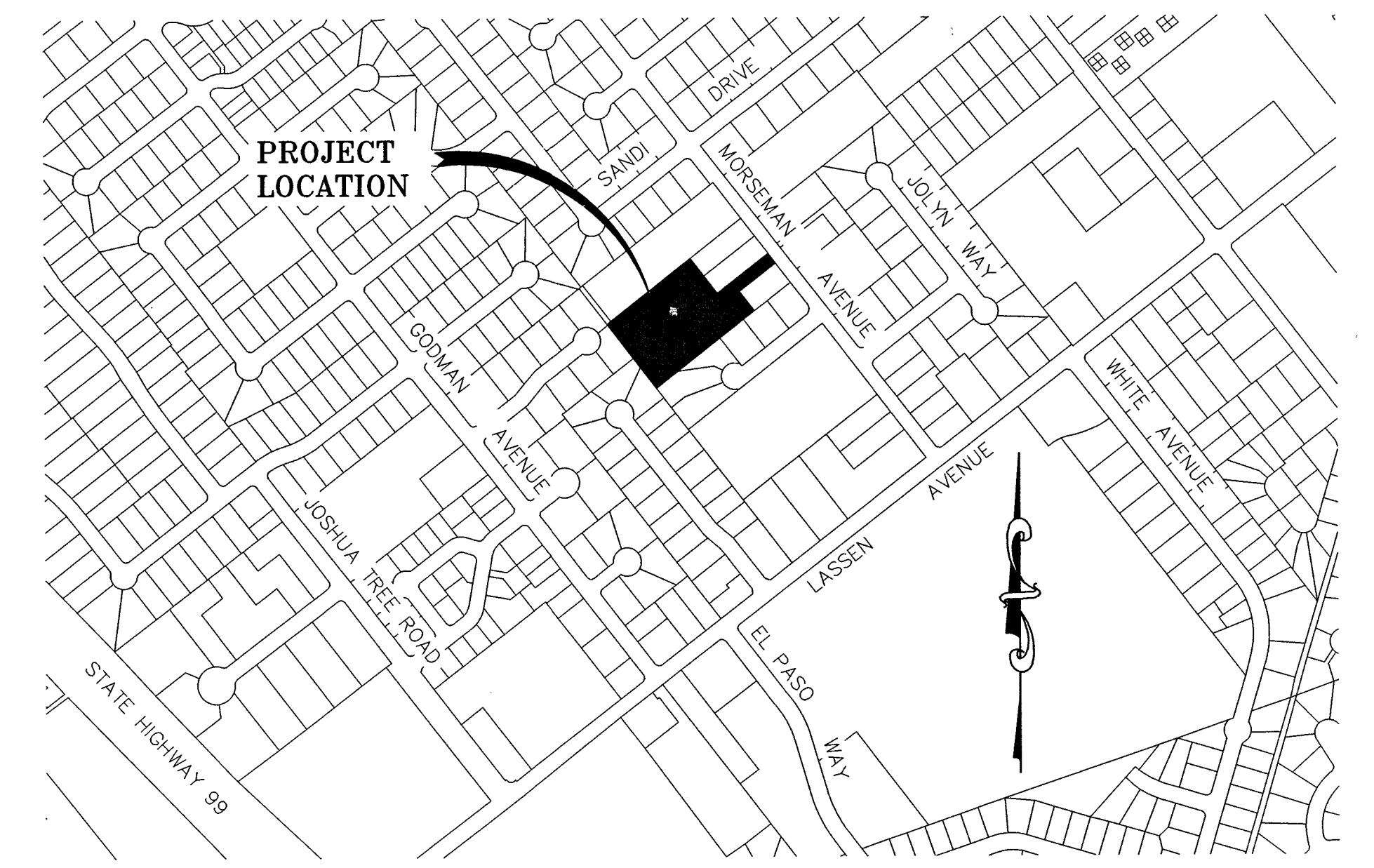
- 1) RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET. (18R.08.010.C.2)
- 2) ALLOW NON-STANDARD STREET SECTIONS. (18R.08.020.F.1)
- 3) ALLOW CONTIGUOUS SIDEWALK ACROSS FRONTAGES OF LOT 14, 15, 16, 17, 18 AND 19. (18R.08.020.F.4)
- 4) ALLOW NON-STANDARD HORIZONTAL STREET ALIGNMENT. (18R.08.020.D.1)
- 5) CUL-DE-SAC/DEAD END STREET LONGER THAN 500'. (18R.08.020.H)
- 6) ALLOW CONTIGUOUS SIDEWALK ALONG NORTHWEST SIDE OF STREET "A", SECTION A-A (18R.08.020.F.4)

RECORD REFERENCES:

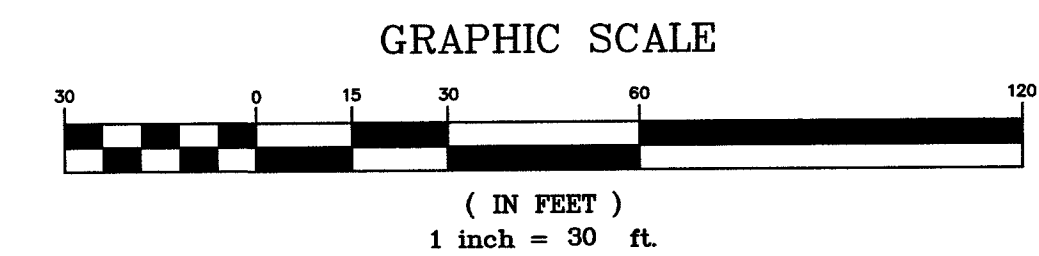
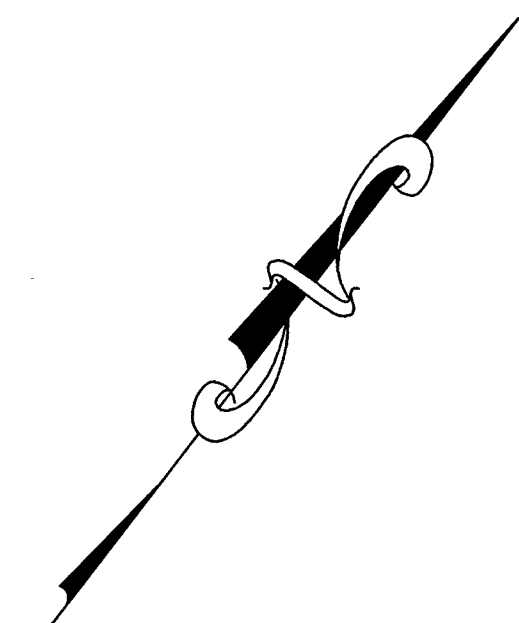
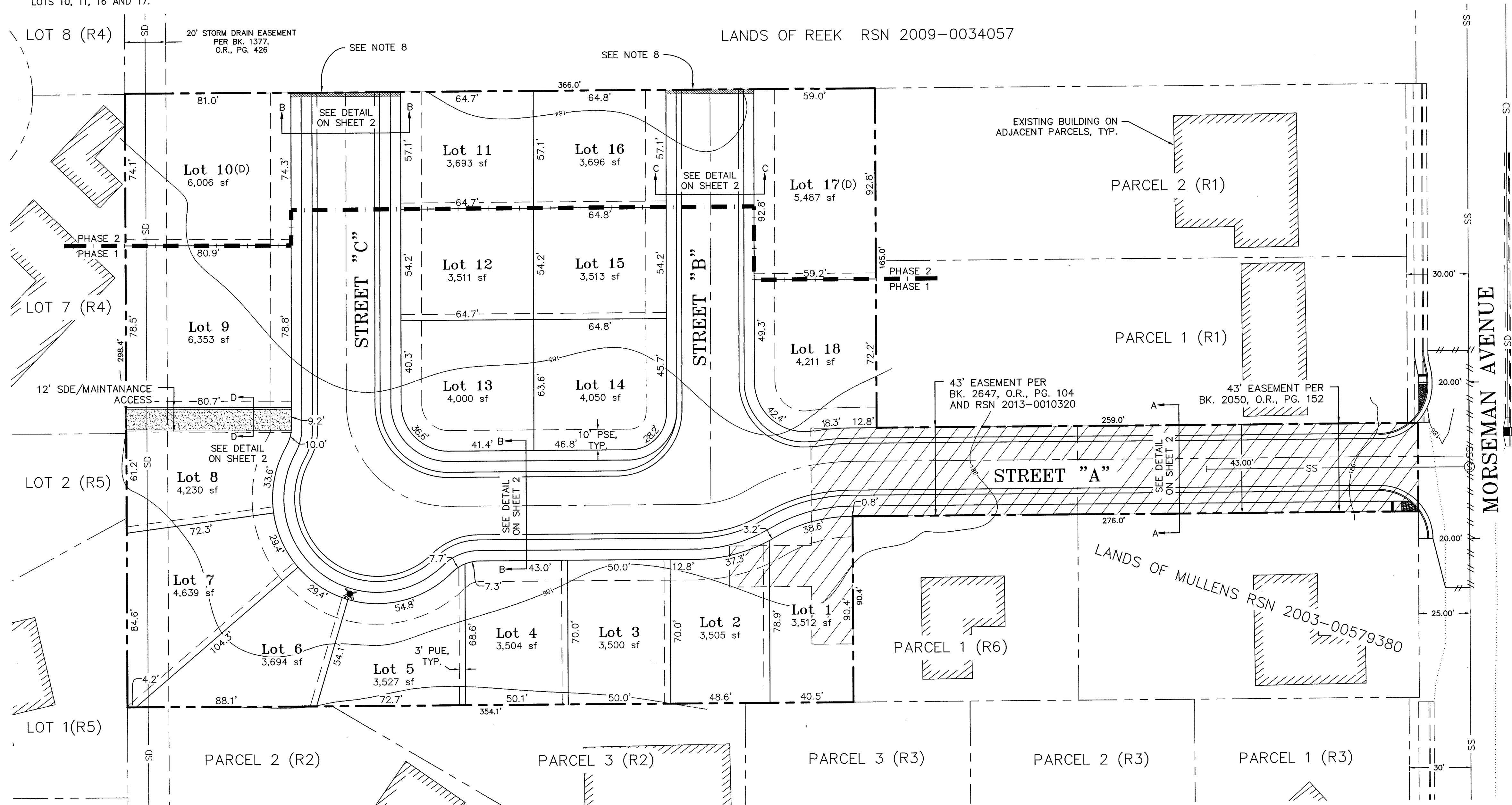
- R1 - RECORD DATA PER MAP BOOK 98, AT PAGE 33
- R2 - RECORD DATA PER MAP BOOK 113, AT PAGES 49-51
- R3 - RECORD DATA PER MAP BOOK 113, AT PAGES 52-54
- R4 - RECORD DATA PER MAP BOOK 38, AT PAGES 20 AND 21
- R5 - RECORD DATA PER MAP BOOK 41, AT PAGE 96
- R6 - RECORD DATA PER MAP BOOK 185, AT PAGES 72-74

LEGEND:

- 184- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING EDGE OF PAVEMENT
- === EXISTING CURB, GUTTER AND SIDEWALK
- PROPOSED RETAINING WALL
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SERVICE EASEMENT
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- ☀ EXISTING TREE (SEE SHEET 2)
- ☀ TREE TO BE REMOVED (SEE SHEET 2)
- PROPOSED CURB, GUTTER AND SIDEWALK
- (D) DUPLEX LOT
- EASEMENT PER (R6) TO BE ABANDONED WITH THE RECORDING OF THE PHASE 1 FINAL MAP
- PHASE LINE



LOCATION MAP
N15



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

BY: *Wesley E. Gilbert* DATE: 5/1/18

WESLEY E. GILBERT
R.C.E.# 31689
EXPIRES: 12/31/18

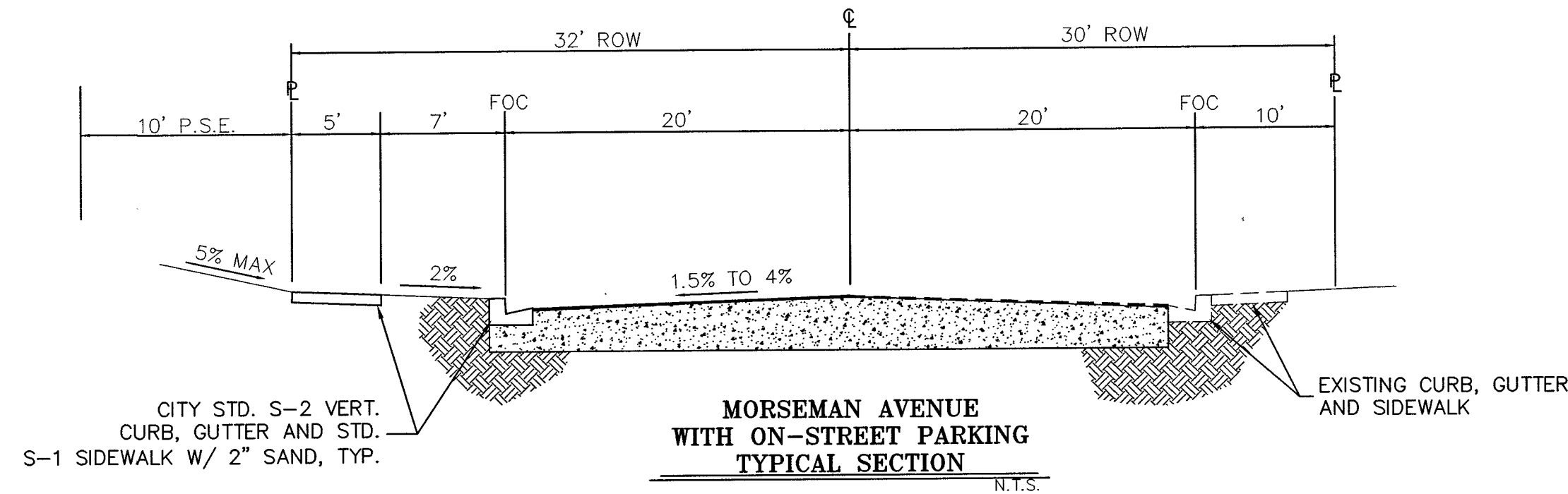
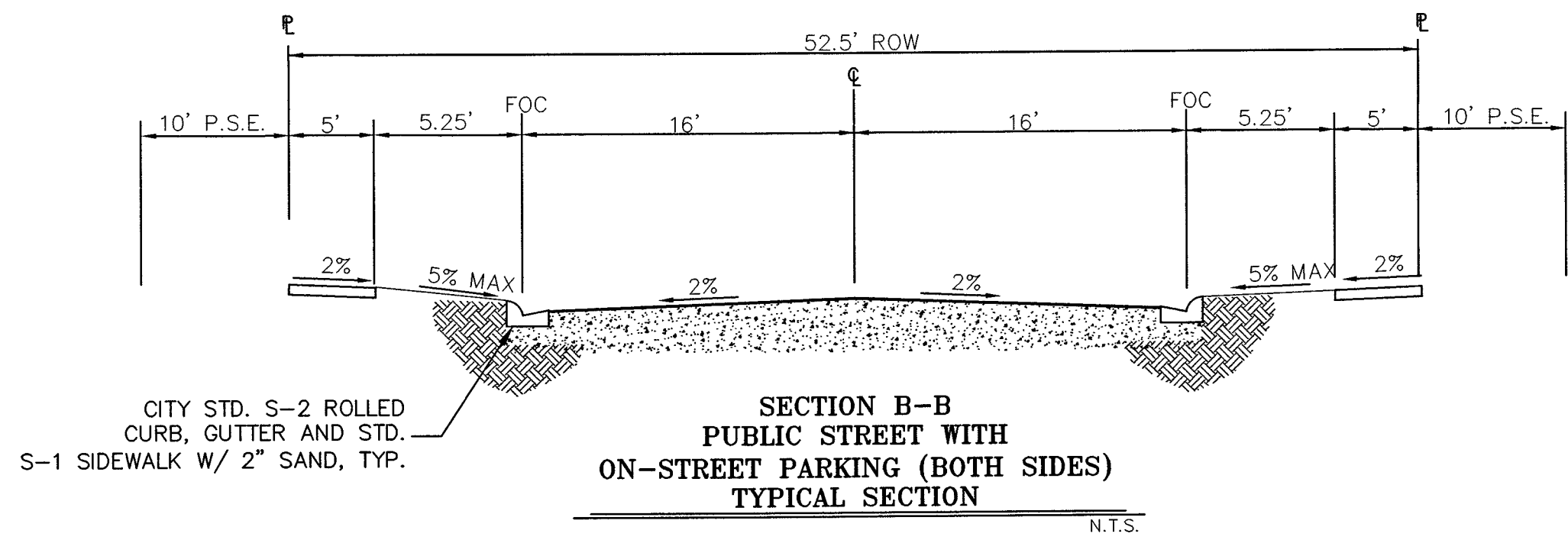
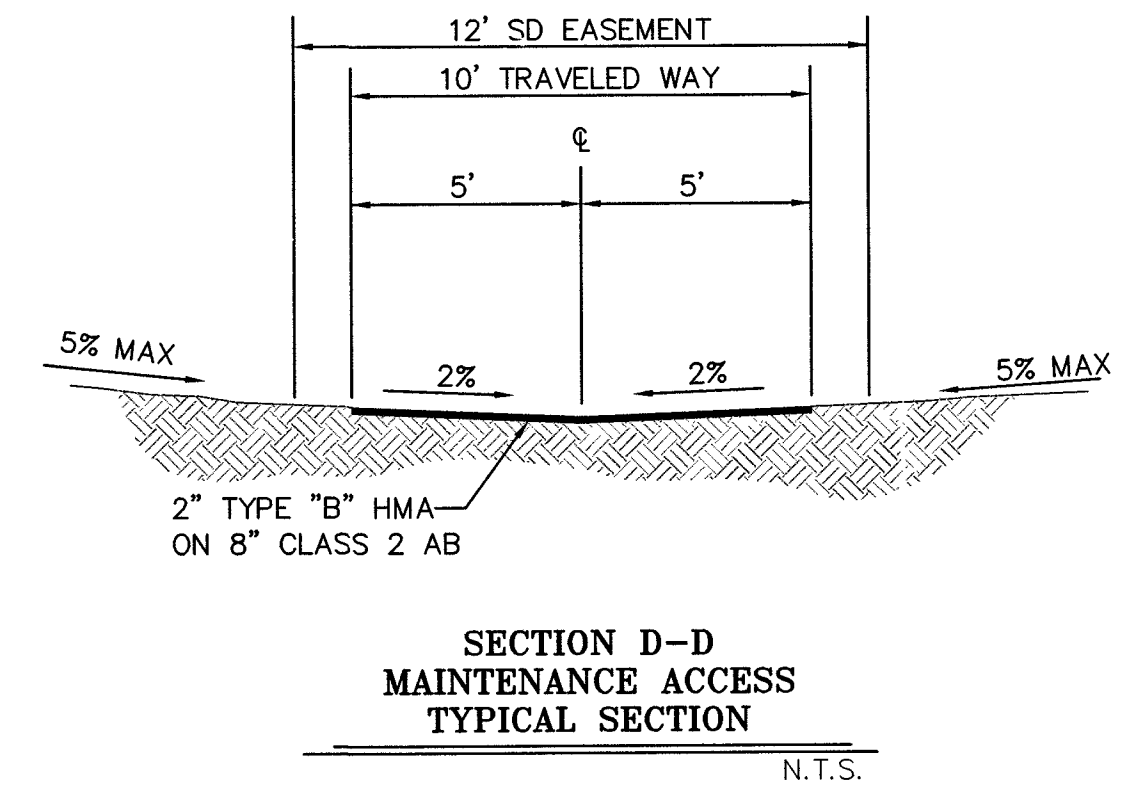
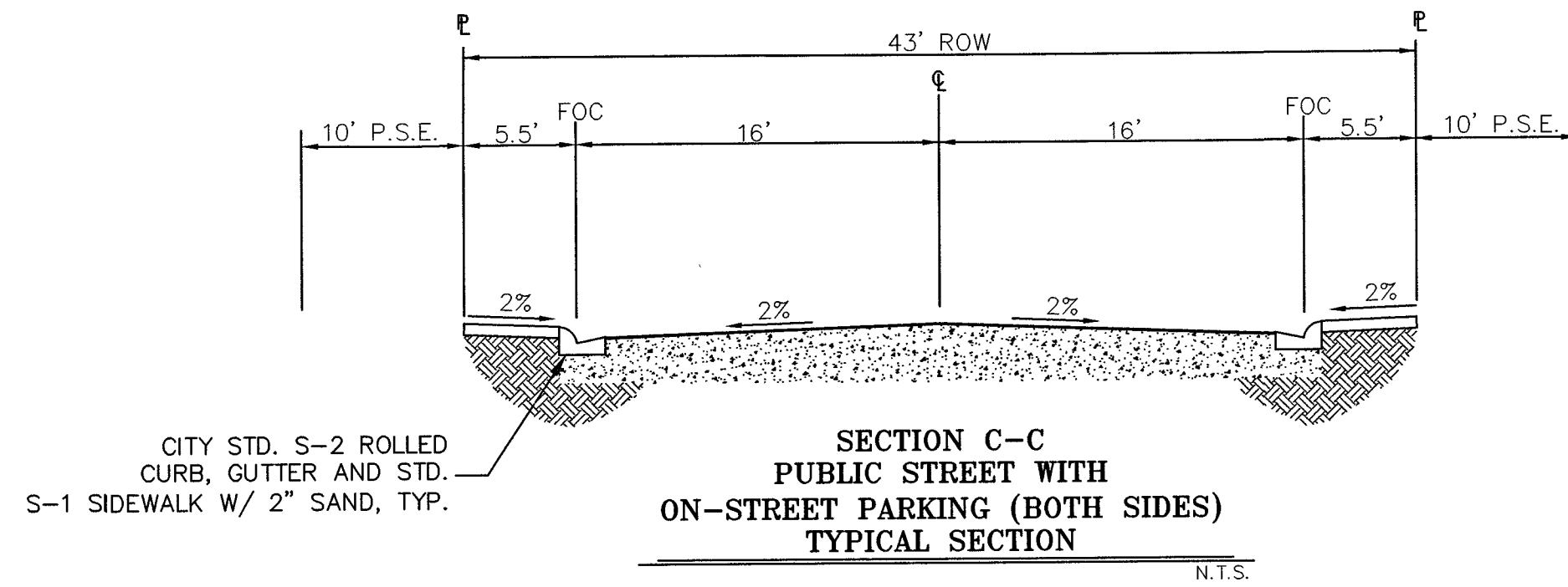
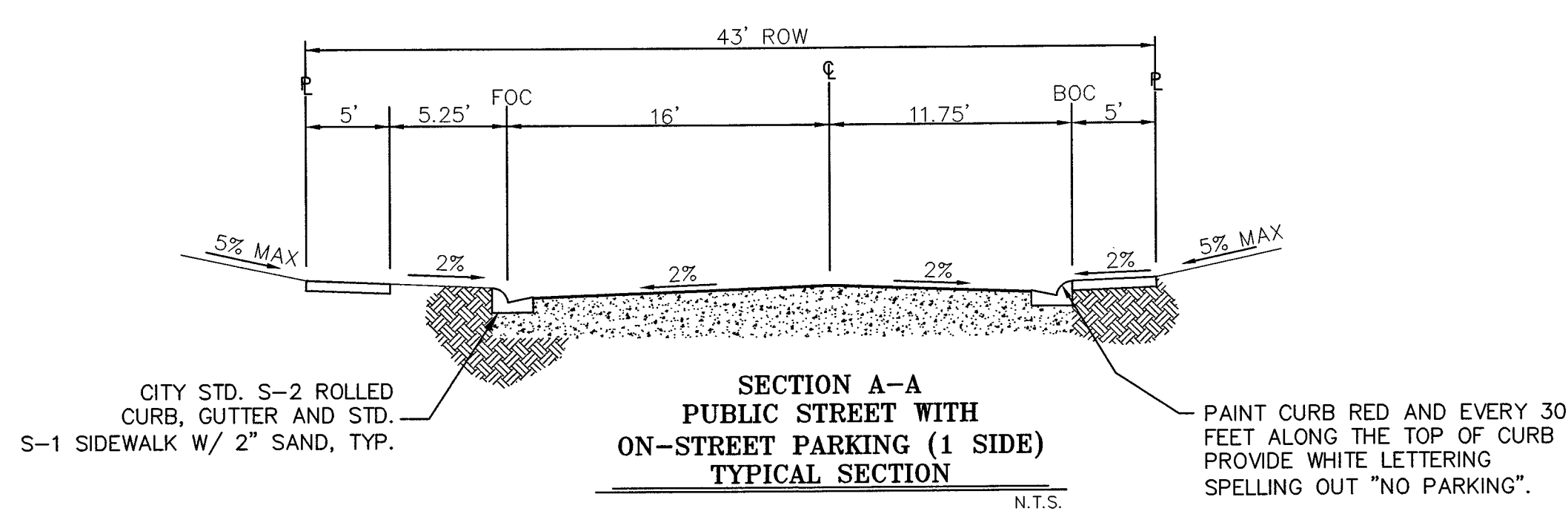


**MORSEMAN ESTATES (S 18-01)
VESTING TENTATIVE SUBDIVISION MAP
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

BEING ALL OF THE REMAINDER PARCEL SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 13-0004" RECORDED IN BOOK 172 OF MAPS, AT PAGES 72 THRU 74, BUTTE COUNTY OFFICIAL RECORDS, COUNTY OF BUTTE, STATE OF CALIFORNIA

FOR
GEORGE BOEGER JR

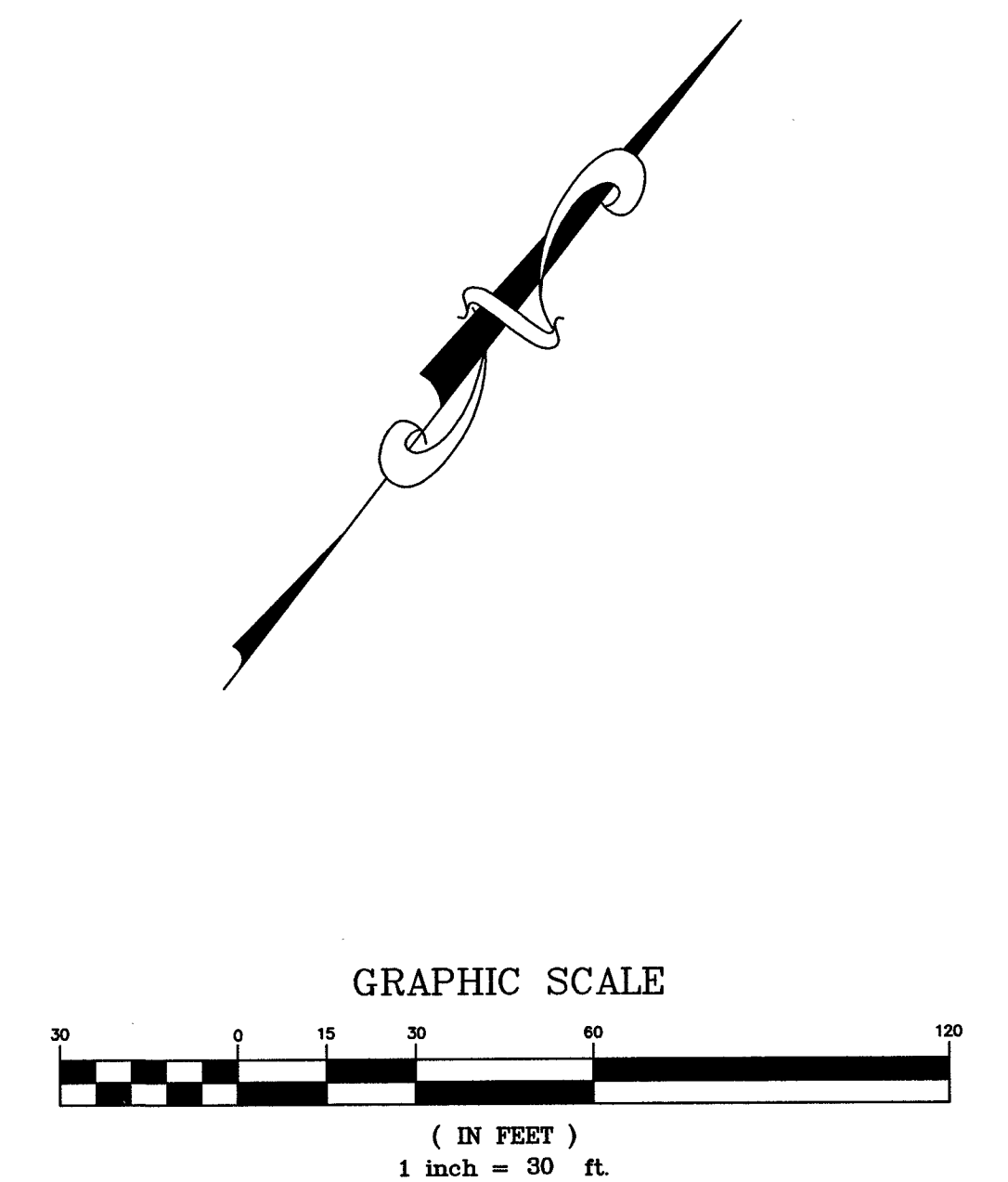
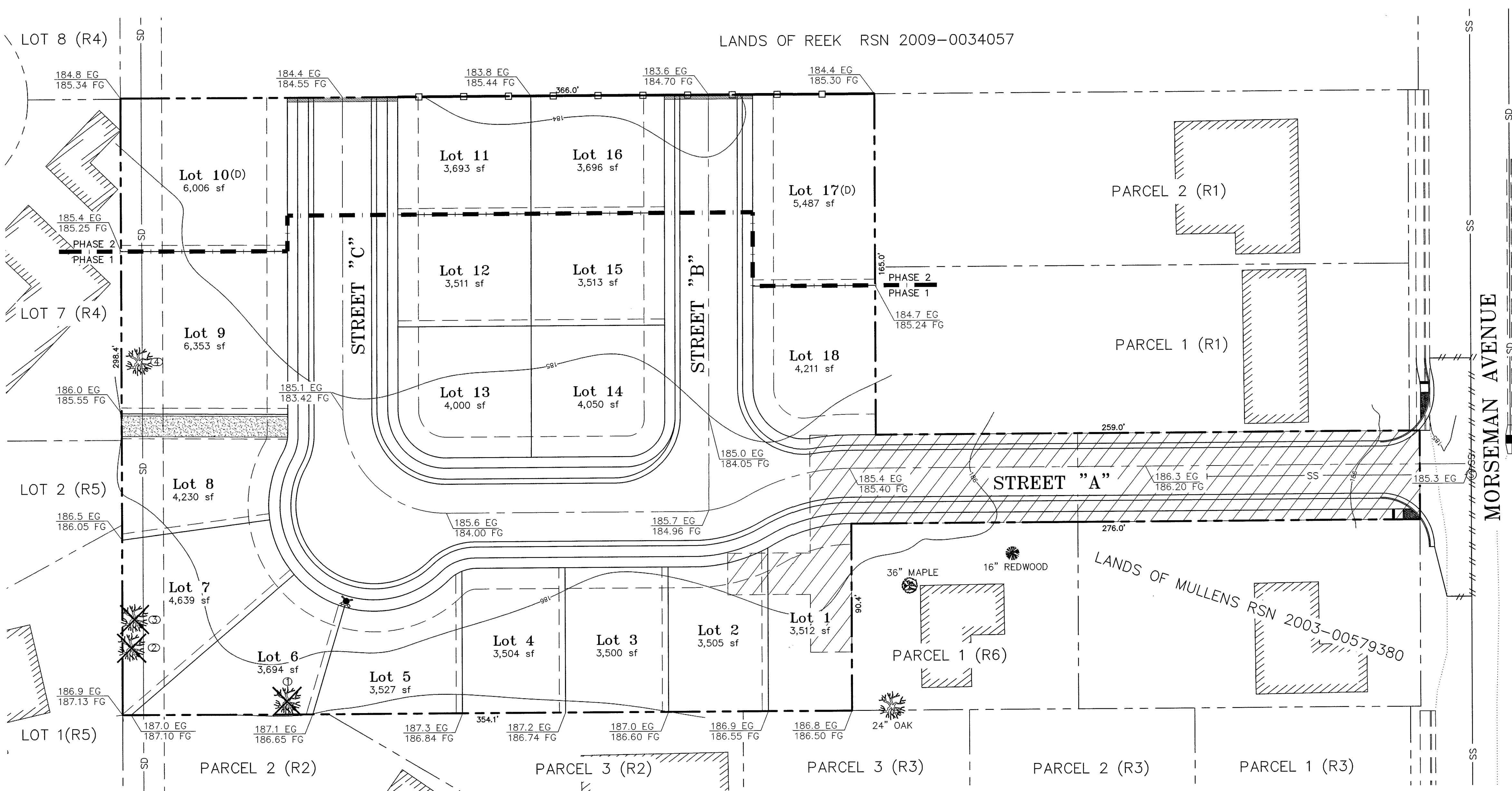
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TREE TABLE

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIFLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	QUERCUS LOBATE/VALLEY OAK	10"	21'	REMOVE	10"
2	QUERCUS LOBATE/VALLEY OAK	10"	20'	REMOVE	10"
3	QUERCUS LOBATE/VALLEY OAK	20"	29'	REMOVE	20"
4	QUERCUS LOBATE/VALLEY OAK	10"	19'	PKTECT	

TOTAL INCHES REQUIRING MITIGATION = 40" DIVIDED BY 6 = 7 REPLACEMENT TREES REQUIRED.



MORSEMAN ESTATES (S 18-01)
VESTING TENTATIVE SUBDIVISION MAP
(A SMALL LOT/PUBLIC STREET SUBDIVISION)

BEING ALL OF THE REMAINDER PARCEL SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 13-0004" RECORDED IN BOOK 172 OF MAPS, AT PAGES 72 THRU 74, BUTTE COUNTY OFFICIAL RECORDS, COUNTY OF BUTTE, STATE OF CALIFORNIA

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