



DATE: August 13, 2018

Files: S 17-09

TO: PLANNING COMMISSION

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

RE: West 11th Avenue Tentative Subdivision Map (S 17-09)
443, 521, 525 West 11th Avenue, 043-800-013, -015, and -017

SUMMARY

The applicant proposes to subdivide a 3.0-acre parcel into 21 lots for single-family residential development. The project site is located on the south side of West 11th Avenue, between Holly Avenue and Sun Circle Court. The project consists of a public street taking access from West 11th Avenue, curving to the east and terminating in a cul-de-sac bulb that would allow for future connectivity to the abutting underdeveloped parcel adjacent to the project site. No major issues have been identified.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 18-20 (**Attachment A**) approving the West 11th Avenue Tentative Subdivision Map (S 17-09).

Proposed Motion:

I move that the Planning Commission adopt Resolution 18-20, approving the West 11th Avenue Tentative Subdivision Map (S 17-09), based on the required findings and subject to the conditions contained therein.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 3.0-acre site into 21 lots for single-family residential development, located on the south side of West 11th Avenue, between Holly Avenue and Sun Circle Court (see Location/Notification Map **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1 (Low Density Residential). Surrounding land uses include mostly single-family residential uses to the north, east and west and Vanilla Orchard (agricultural use) to the south.

The project site consists of three rural residential parcel that take access from West 11th Avenue. Three single-family homes and an accessory structure exist throughout the site. Two residences would remain and one residence at the rear of the site would be removed to accommodate the project.

Lot sizes for the project would range from 3,500 square feet to 11,000 square feet and the average lot size would be 4,832 square feet. Typical lots would be 80-feet deep by 45-feet wide. Gross density for the project would be 6.5 units per acre (u/ac), which is within the allowable range of 2.1 to 7 u/ac for the R1 zoning district (see **Attachment C**, West 11th Avenue

Tentative Subdivision Map). 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 arrangement appears to be a suitable way to subdivide the property, given the size and configuration of the project site. Entry to the site is provided by a narrow street-section ("Street A") featuring bulb-out sidewalk corners at West 11th Avenue as an increased traffic calming measure and to enhance pedestrian safety. "Street A" curves to the east, widens to a typical street section and terminates in a standard cul-de-sac bulb. Additional right-of-way at the end of the cul-de-sac would be offered for dedication to the City to allow for a potential future connection to the underdeveloped parcel to the east. This street connection could provide a connection through the Vanella Orchard, which is identified by the Avenues Neighborhood Plan (see **Attachment D**, Avenues Neighborhood Plan Illustration). As a result of the subdivision, improvements to West 11th Avenue will be made within the project boundaries.

A total of 76 trees of varying species (including oak, raywood, palm and crepe myrtle) are proposed to be removed from the project site to accommodate development (see **Attachment E**, Tree Removal Plan). These trees removals require compliance with the City's Tree Preservation Measures (CMC Chapter 16.66) and 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 lot depth greater than the allowed 3:1 ratio;
- 2) All non-standard street section at project entry; and
- 3) All non-right angled or radial lot lines on street frontage.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on April 17, 2018. The meeting was attended by approximately 13 neighbors and the project engineer, applicant and City staff. The sign-in sheet is provided as **Attachment F**. Questions and concerns were raised by the neighbors at the meeting, particularly with regard to additional traffic on West 11th Avenue and safety issues for pedestrians, bicyclists and motorists. To address neighbor concerns, additional traffic calming measures (bulb-out corners) at the intersection of the project site and West 11th Avenue were included in the project design.

DISCUSSION

The project site represents an infill development opportunity in an existing residential area characterized by single-family residences. Designed with a residential density of 6.54-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 adjacent to property utilized for commercial agriculture use (Vanella Orchard), a condition of approval is included that requires a statement of acknowledgement to be recorded with the final map (see **Attachment A, Exhibit I** Resolution 18-20).

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.

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 6.5 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 unique configuration and size. The proposed subdivision, with the identified modifications, would provide for the potential use and extension of the new street by future development on the large property located to the east (Vanella Orchard) of the site, which is identified by the Avenues Neighborhood Plan. The project supports efficient infill development and, subject to the conditions of approval, staff supports the requested modifications.

Subdivision Findings (CMC Section 18.18.070.B)

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

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

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION:

PC Distribution
AP Costa
Files: S 17-09

External

Zach Plottell, 466 Vallombrosa Avenue, Chico, CA 95926

Scardina Family Trust, 521 West 11th Avenue, Chico, CA 95926

NorthStar, Attn.: Nicole Ledford, 111 Mission Ranch Blvd, #100, Chico, CA 95926

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-20
Exhibit I Conditions of Approval for S 17-09
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. West 11th Avenue Tentative Subdivision Map (S 17-09)
- D. Avenues Neighborhood Plan Illustration
- E. Tree Removal Plan
- F. Neighborhood Meeting Sign-In Sheet

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

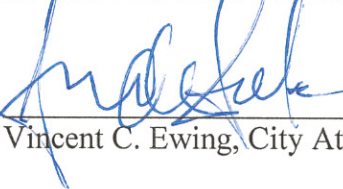
3. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on September 6, 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- DISQUALIFIED:
- ATTEST:

BRUCE AMBO
Planning Commission Secretary

APPROVED AS TO FORM:



Vincent C. Ewing, City Attorney*

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

EXHIBIT "I"
CONDITIONS OF APPROVAL
West 11th Avenue Tentative Subdivision Map S 17-09
(West 11th Avenue)

1. The creation and improvement of 21 lots is authorized, as depicted on the "West 11th Avenue - Tentative Subdivision Map (S 17-09)" and accompanying project materials date stamped July 20, 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. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

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

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. The applicant shall place a note on the final map or on an additional map sheet to be recorded with the final map that states the following:
"The property within this subdivision is located within 1,000 feet of land utilized or zoned for agricultural operations and occupants of the property may be subject to inconvenience or discomfort arising from use of agricultural chemicals, including but not limited to

Exhibit "I"

Attachment A

acaricides, fertilizers, fungicides, herbicides, insecticides, predacides, and rodenticides, and from pursuit of agricultural operations, including but not limited to crop protection, cultivation, harvesting, plowing, processing, pruning, shipping, and spraying, which may generate dust, light, noise, odor, smoke, and traffic. The City has adopted policies to encourage and preserve agricultural lands and operations in the vicinity of the City. Occupants of property within this subdivision should be prepared to accept inconveniences or discomfort as normal and necessary to agricultural operations."

7. 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.
8. 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.
9. 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 9/6/18

DATE: August 13, 2018

File: S 17-09

TO: PLANNING COMMISSION

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

RE: **Tentative Subdivision Map S 17-09 West 11th Avenue Subdivision**

Exhibit "II"

This office has reviewed the Tentative Map S 17-09 West 11th Avenue 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 lot width to depth ratio for lot 20.

Recommendation: Acceptable.

2. **Request:** Allow non-standard street section at entrance.

Recommendation: Acceptable.

3. **Request:** Allow non-right angled or radial lot lines to street frontage.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections as depicted on the Tentative Map:
 - 1) Interior to subdivision - Full urban improvements.
 - 2) West 11th Avenue - Half street urban improvements including corner bulbing at the Street "A"/West 11th Avenue intersection.

- 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 for future connection to the existing City facilities.
- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage for future connection to the existing City facilities.

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.

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) Interim Alternative to Connection to Existing Facilities

One hundred percent on-site disposal of storm drainage may be utilized for this subdivision in compliance with Chico Municipal Code (CMC) Section 18R.08.050 J. Temporary Leach Field Type Storm Drainage System. It shall be designed for a full range of storm water runoff, up to and including a 100-year storm. On-site disposal shall be interim and coordinated with an ultimate storm drainage disposal design. In addition to CMC 18R.08.050 J., the on-site disposal design shall be designed to include:

- 1) Deep hole tests shall be conducted between December and April to determine the ground water table elevation.
- 2) Storm drain design shall maintain a 10-foot separation between the leach trench bottom the ground water table elevation.

- 3) The 100-year storm plus 1-foot must be retained onsite without flooding any residences both within and adjacent to the subdivision.
- 4) The on-site disposal design shall be reviewed and approved by the Regional Water Quality Control Board for compliance with the Nitrate Action Plan.
- 5) A replacement area shall be identified and shall continue to accept all of the design flow.

e) 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:

- 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.

f) **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 to the future 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.

- g) 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" adjacent to Lot 1.

C. MAINTENANCE

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

1. Landscaping and irrigation between the back of curb and property line along the Street "A" adjacent to Lot 1
2. Storm Drain - Interim Alternative 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 additional right-of-way along West 11th Avenue as depicted on the Tentative Map or as required by the Public Works Director.
- b) Dedicate a varying width public right-of-way for Street "A" as depicted on the Tentative Map including at the end of the cul-de-sac adjacent to APN 043-800-013.

- 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.
- e) Cross "Quit Claim" the "60' non-exclusive easement" as recorded in Book 44 at Page 94 encumbering APN's 043-800-015 and 043-800-016.

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. CITY OF CHICO TREE PERMIT

The Subdivider shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" form to the Public Works Department. The Subdivider shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

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 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 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 the Community Development Department.



08/14/2018

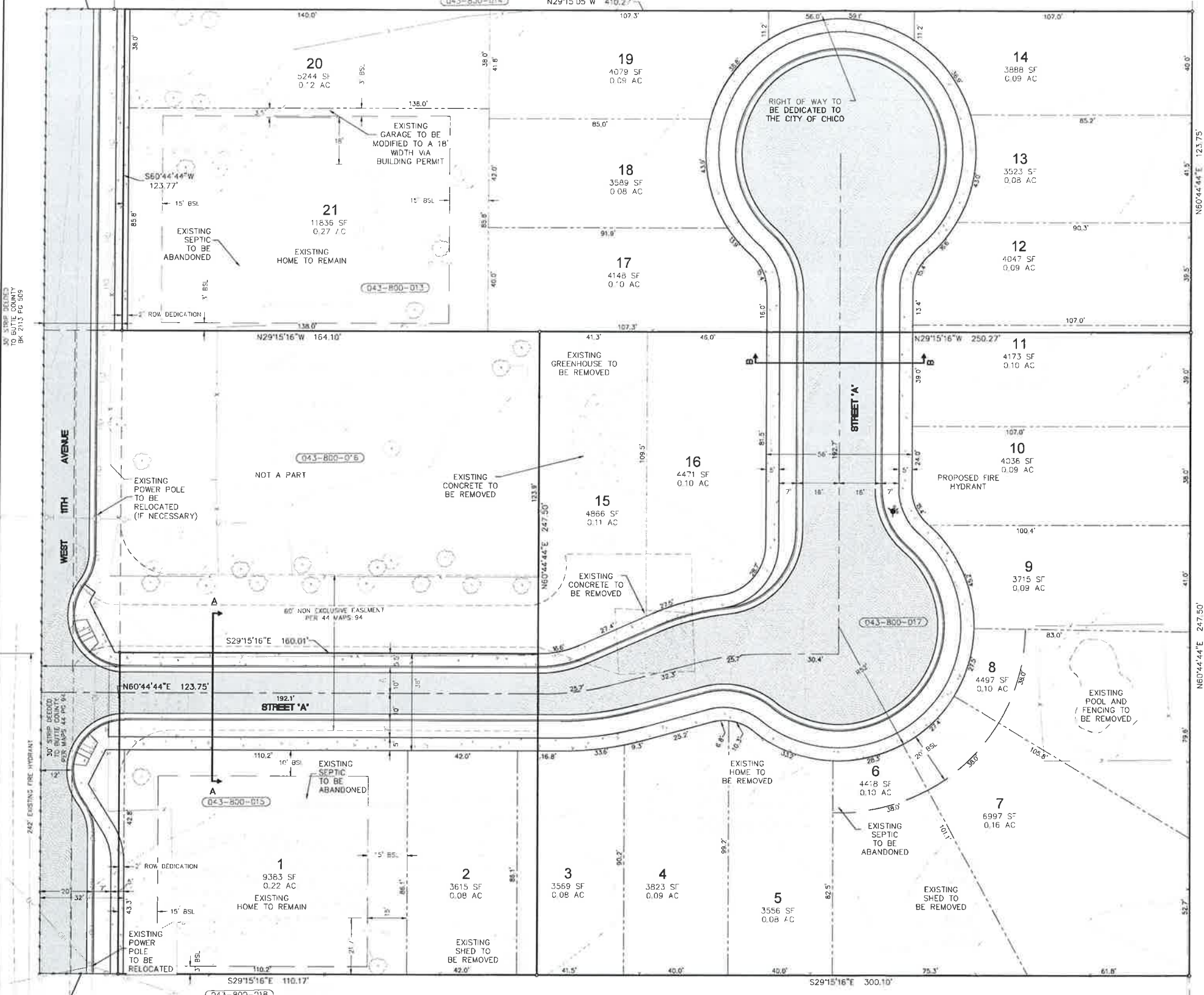
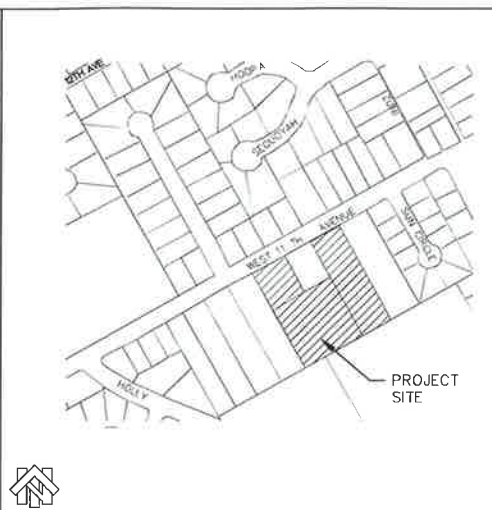
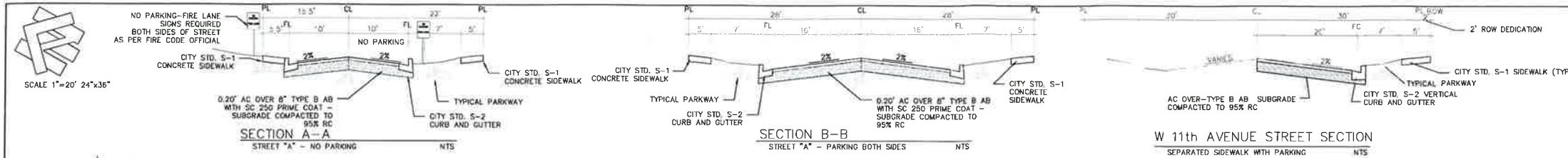
Chris Duffey, Associate Engineer

Distribution:

Original - Community Development Department S 17-09 File
Development Engineering Subdivision File



S 17-09 (West 11th Avenue Subdivision)
443, 521, 525 W 11th Avenue
APNs 043-800-(013, 015, 017)-000



NOTES

1. ZONING: R1, LOW DENSITY RESIDENTIAL
2. GENERAL PLAN: LDR, LOW DENSITY RESIDENTIAL
3. LAND USE: EXISTING - RESIDENTIAL
PROPOSED - RESIDENTIAL
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: DRAINAGE INLETS WILL BE LOCATED THROUGHOUT THE PROPOSED SUBDIVISION TO COLLECT WATER RUNOFF FROM THE LOTS. A TEMPORARY LEACH FIELD TYPE STORM DRAINAGE SYSTEM (AS PER CITY OF CHICO MUNICIPAL CODE SECTION 18R.08.050.J) IS PROPOSED TO MEET THE QUANTITY AND QUALITY REQUIREMENTS OF THE CITY CODE AND THE POST CONSTRUCTION STANDARDS PLAN.
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. OWNER: ROBERT SCARDINA 521 W. 11TH AVE., CHICO, CA 95926
11. DEVELOPER: ROBERT SCARDINA 521 W. 11TH AVE., CHICO, CA 95926
12. PROJECT SURVEYOR: JAMES A. STEVENS, LS 6050
13. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
14. APN: 043-800-013, -015 TO 017
15. FLOOD PLAIN: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
16. SEPTIC SYSTEMS TO BE REMOVED BY PERMIT AT BUTTE COUNTY ENVIRONMENTAL HEALTH.
17. NO EXISTING WELLS TO BE ABANDONED.

AREAS

TOTAL AREA = 3.04 ACRES (3.21 ACRES GROSS)
 NUMBER OF PROPOSED LOTS = 21 RESIDENTIAL
 RANGE OF RESIDENTIAL LOT AREAS = 3,523 SF TO 11,836 SF
 AVERAGE RESIDENTIAL LOT SIZE = 4,832 SF +/-
 PROPOSED DENSITY = 6.54 LOTS/ACRE

**DESIGN CRITERIA
 MODIFICATION REQUEST**

- LOT 20 HAVE MORE DEPTH THEN ALLOWED IN THE 3:1 WIDTH TO DEPTH RATIO (18R.08.010.C.2)
- NON-STANDARD STREET SECTION AT ENTRANCE
- NON-RIGHT ANGLED OR RADIAL LOT LINES TO STREET FRONTAGE

LEGEND

- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- ⊕ EXISTING STORM DRAIN INLET
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MAN-HOLE
- ⊕ EXISTING FENCE LINE
- ⊕ EXISTING FLOW LINE
- ⊕ EXISTING EDGE OF PAVEMENT
- ⊕ EXISTING CASEMENT
- ⊕ EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊕ EXISTING TREE ("x" IN SIZE)
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPERTY BOUNDARY
- ⊕ PROPOSED PROPERTY LINE
- ⊕ PROPOSED EASEMENT
- ⊕ BUILDING SETBACK LINE

RECEIVED

JUL 20 2018

**CITY OF CHICO
 PLANNING SERVICES**

**SMALL LOT SUBDIVISION
 TENTATIVE SUBDIVISION MAP
 WEST 11th AVENUE SUBDIVISION
 S17-09
 A PUBLIC STREET SUBDIVISION
 FOR
 ZACH PLOTTEL
 A PORTION OF LOT 4
 "BIDWELL 4th SUBDIVISION"**

**CITY OF CHICO
 COUNTY OF BUTTE STATE OF CALIFORNIA**

NORTHSTAR
 ... Designing Solutions

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

Mary N. Ledford
 MARY N. LEDFORD, P.E. CE 65939





Figure 36. Chico Nut Opportunity Site.

b. Vanella Orchard Opportunity Site

In the West Avenues, the existing Vanella Orchard site is a beautiful remnant of the historic orchards that once dominated this landscape. The visual beauty and functional use of this property as agricultural land is an amenity for the community. However, the neighborhood should begin to face the question of what will happen to this 32-acre site in the long-term, should the orchard operation someday cease to be feasible. The site rendering shown is intended to illustrate initial concepts for future integration of this site into the community fabric (Figure 37). It preserves an atmosphere of productive agriculture along Eighth Avenue; it stitches together two existing streets; it provides recreational open space; it includes community buildings; and it accommodates a diverse array of housing types.

The extension of Holly Street and Warner Avenue through the site has been considered in previous city plans, but is not currently addressed in the city's General Plan. This extension makes logical sense from an overall transportation perspective, but it also requires local interventions in the form of streets and intersections to manage traffic flows to create a pedestrian and bicycle-friendly environment.

A roundabout is proposed at the intersection of Holly Street, Warner Avenue and Eighth Avenue. A new community garden would emphasize its agricultural character, preserving the orchard feel with a wide swath dedicated to the incremental adaptation of remnant orchard into community gardens. A large open space would provide much needed recreational space for the community. It could be fronted by single family homes, duplexes, town homes, and a community center. To the south of Eighth Avenue, three blocks would provide higher density senior living. All of these previously mentioned land uses would be wrapped by single family homes in order to transition smoothly to the existing single family homes surrounding the site.

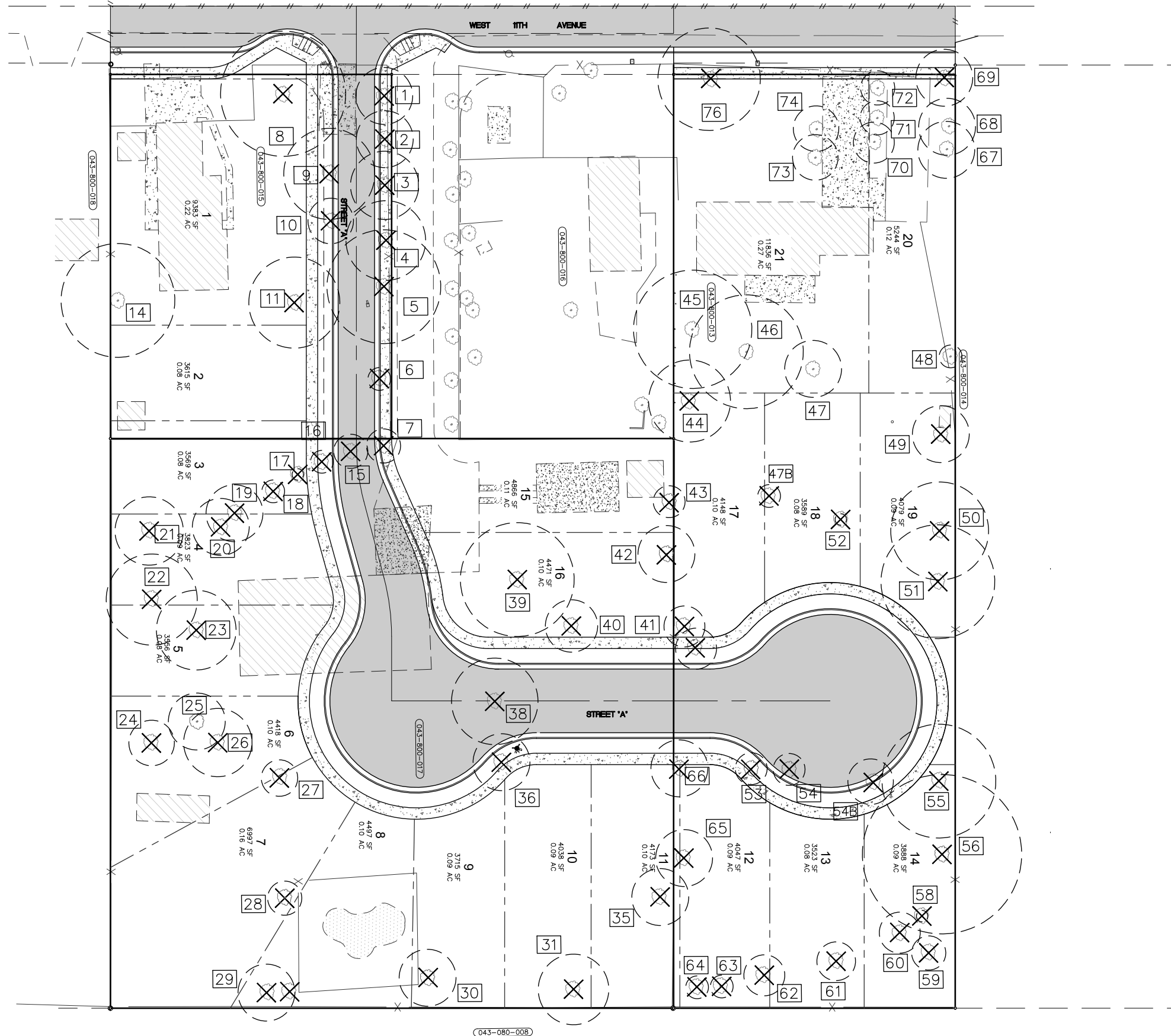


Figure 37. Vanella Orchard Opportunity Site.

c. Matador Motel Opportunity Site

The Matador Motel is a 31-unit aging motel that sits on 1.6 acres at the northern end of the Esplanade adjacent to Chico Nut. The building is listed on the City's Historic Resource Inventory. Its architectural style is Spanish Colonial Revival (Figure 38). It was built between 1944 and 1953.

With new retail development concentrated on the Chico Nut site, the Matador Motel could be leveraged to support the retail development. For instance, the site could be revitalized to continue to serve as a motel, but with a design more consistent with the mixed use development on the Chico Nut site. Given that this site is listed as historic,



TREE TABLE				TREE TABLE			
NO.	SPECIES	DIA	CANOPY	NO.	SPECIES	DIA	CANOPY
1	RAYWOOD	16"	25 FT	43	PINE	11"	14 FT
2	RAYWOOD	17"	25 FT	44	RAYWOOD	28"	36 FT
3	RAYWOOD	15"	30 FT	45	RAYWOOD	21"	52 FT
4	RAYWOOD	18"	35 FT	46	RAYWOOD	31"	50 FT
5	RAYWOOD	18"	50 FT	47	RAYWOOD	18"	34 FT
6	PALM	20"	-	47B	DEAD RAYW	8"	12 FT
7	PERSIMMON	13"	-	48	PINE	7"	10 FT
8	RAYWOOD	17"	55 FT	49	RAYWOOD	7"	14 FT
9	CRAB APPLE	22"	40 FT	50	RAYWOOD	13"	43 FT
10	PLUM	6"	20 FT	51	RAYWOOD	42"	50 FT
11	RAYWOOD	15"	40 FT	53	REDWOOD	40"	14 FT
14	RAYWOOD	21"	50 FT	54	REDWOOD	18"	14 FT
15	PERSIMMON	13"	-	54B	RAYWOOD	18"	20 FT
16	CREPE MYRTAL	9"	-	55	PINE	37"	50 FT
17	CREPE MYRTAL	11"	-	56	PINE	40"	70 FT
18	CREPE MYRTAL	10"	-	57	SMALL PALMS	12"	5 FT
19	REDWOOD CLUSTER	18"	25'x54'	58	DED PINE CLUSTER	24"	10 FT
20	REDWOOD CLUSTER	24"	-	59	PINE	10"	15 FT
21	RAYWOOD	10"	30 FT	60	PINE	15"	18 FT
22	RAYWOOD	22"	40 FT	61	FIR	12"	17 FT
23	RAYWOOD	27"	35 FT	62	FIR	13"	18 FT
24	PECANE	8"	20 FT	63	PALM	15"	-
25	RAYWOOD	19"	25 FT	64	PALM	15"	-
26	RAYWOOD	12"	30 FT	65	REDWOOD (3)	14"	14'x30'
27	FIR	8"	16 FT	66	PINE	12"	-
28	PLUM	8"	15 FT	67	CLUSTER	24"	25'
29	REDWOOD (2)	16",18"	-	68	CLUSTER	24"	25'
30	CYPRESS (2)	10"	-	69	CLUSTER	24"	25'
31	FIR	10"	31 FT	70	MAGNOLIA	7"	15'
35	CEDAR	14"	17 FT	71	MAGNOLIA	9"	18'
36	REDWOOD (3)	-	25'x30'	72	ALOE	24"	15'
38	RAYWOOD	12"	38 FT	73	CREPE MYRTAL	12"	21'
39	RAYWOOD	12"	50 FT	74	CREPE MYRTAL	8"	20'
40	RAYWOOD	20"	23 FT	76	OAK	22"	45'
41	REDWOOD (2)	13"	18 FT				
42	PALMS	19",16",23",16"					

TREE MAP

WEST 11th AVENUE SUBDIVISION
S17-09



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

West 11th Avenue Subdivision

Neighborhood Meeting April 17, 2018 5:15 – 5:45 pm

Sign In

Name	Address	Email – Phone Number
Rosie White	2123 Zuni Ave	zuniqui@comcast.net
Lana Johnson	808 Greenwich Dr	lanab@chicojohnson.com
Trevor Hartman	498 Hoops Circle	vinble.hartman@gmail.com
Noelle Gunn	79 Herlax	wello7@yahoo.com
Pat Willhoit	529 W 11 th Ave	pwillhoit@earthlink.net
Zach Plotel	PO 6382 95927	
Laura Ryan	7 Sun circle ct	laura3182@msn.com
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Shannon COSTA	City of Chico	shannon.costa@chico.ca.gov
JAN RICE	121 Zuni Chico	drice_1@comcast.net
Kathy + Bob Scardina	521 W 11th Ave Chico	sbi.kathy@pacbell.net
Kathy Moran	2151 Ramsey Way	ckia.kathybuckslake@sbeglobal.net
Danyl Vanella	1501 Gilbert Ln	danylvanella@yahoo.com

Meeting Notes

Approximately 20 attendees

On April 17th, 2018 at 5:15 pm a Neighborhood Meeting was held for the proposed Tentative Subdivision Map for APN 043-800-013, -015, and -017. The meeting began with a quick summary of the proposed project by Nicole Ledford of NorthStar followed by introductions of Shannon Costa and Bruce Ambo (City of Chico Planning Department). Representatives for the Applicant included Nicole Ledford (NorthStar) and Zach Plottel (applicant).

Generally the main concerns voiced throughout the meeting were related to existing conditions of the roadway and that the addition of additional homes would make current conditions worse. There was support voiced for the need of additional homes in Chico. The density of lots was noted to be similar to the Herlax Circle Neighborhood.

The questions from the group were directed to NorthStar and Zach Plottel – the following covers the topics of discussion:

- Noise – The meeting was moved toward the existing garage due to the amount of noise from traffic along the street.
- Road Conditions
 - The existing road conditions along 11th Avenue was the most voiced complaint. This included the need for repairs to pot holes and cracking.
 - It also included a concern that The City of Chico has not been responding to the neighborhood complaints.
 - A concern that adding additional trips from the proposed subdivision will degrade the road conditions further.
- Existing Property Owners – Will the existing owners live where they are developing this project? Yes, the land owners Bob and Kathy Scardina will in the future live in one of the proposed homes.
- Home Type - What types of homes will be built? 3 bed room, 2 bath homes at market value. Not pursuing low-income housing. Two story vs single story was a question but this isn't known yet.
- Home Values – A concern was expressed that home values will go down in the area – mainly because of increased traffic and the view that most lots will be used as rental homes.
- Under Represented – The Avenues project benefiting other portions of the Avenues but not 11th Avenue neighborhood.
- Fencing – Will the entire exterior parcel be fenced? Yes, a 6' board fence will be installed around the exterior boundary by the developer.
- Security – The neighborhood has noticed transient activity from the orchard to the South.
- Traffic Concerns
 - West 11th Street is currently used as a traffic shortcut.
 - A review of speed and road improvements would be appreciated.

- Used as a route to many schools – Can the Safe Route to School funding be used to improve bike lanes and safe walking paths?
- General distrust in response from the City of Chico and how they value the neighborhood.
- Sewer – The lateral improvement project has brought many questions for the neighborhood.
 - Why can't all lots be provided with service? (Zuni Ave and Hoopa Circle area)
 - Will the roads be repaved after the project is complete? The many crossings and road patches have made for many areas of concern.
- Timeframe for proposal – Once the City of Chico deems the project complete the project will go through the environmental and staff report process. The neighborhood would receive notices for Planning Commission in the 3-4 month timeframe after the project is complete.
- Existing Home between Development lots
 - The existing driveway paving may remain but access to use this as a driveway by any party will be extinguished.
 - Existing trees (Crape Myrtles) between neighbor fence and existing driveway to rear property will remain.
 - Not required to connect to sewer but a lateral maybe stubbed from new sewer.