



DATE: October 23, 2018

Files: S 18-04

TO: Planning Commission

FROM: Kimber Gutierrez, Associate Planner (879-6810, kimber.gutierrez@chicoca.gov)

RE: Magnolia Gardens Vesting Tentative Subdivision Map (S 18-04)

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## SUMMARY

The applicant proposes to subdivide an approximately 3.1-gross acre parcel into 13 lots for single-family residential development. The project is located at 1367 East Avenue, on the south side of the street approximately 300 feet east of its intersection with Mariposa Avenue (APN 015-440-015). The site is currently developed with a greenhouse and outdoor plant nursery stall used by the north-adjacent retail plant nursery. No major issues have been identified.

### Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 18-22 (**Attachment A**) finding that the project is categorically exempt from further environmental review and approving the Magnolia Gardens Vesting Tentative Subdivision Map (S 18-04), based on the required findings and subject to the attached conditions (see **Exhibit I** of Attachment A).

### Proposed Motion:

I move that the Planning Commission adopt Resolution 18-22, finding that the project is categorically exempt from further environmental review and approving the proposed Magnolia Gardens Vesting Tentative Subdivision Map (S 18-04), based on the required findings and subject to the conditions contained therein.

## BACKGROUND AND SETTING

The site is located at 1367 East Avenue, on the south side of the street approximately 300 feet east of its intersection with Mariposa Avenue (Location Map, **Attachment B**). The site has undergone previous land division approvals including a tentative subdivision map which has expired and a minor land division that was approved in July 2018, both described in further detail below. Prior to any approvals, the site totaled 3.81 acres with split General Plan designations and zoning districts. The northern 0.91 acre along East Avenue is designated Office Mixed Use on the General Plan Land Use Diagram and zoned OR-AOC (Office Residential with an Airport Overflight Zone C overlay) with the remaining 2.9 acres on the southern portion of the parcel designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOC (Low Density Residential with an Airport Overflight Zone C overlay).

On March 16, 2006, the Planning Commission approved Zamora Subdivision (05-09), which proposed subdivision of the 3.81-acre parcel to create one lot to accommodate the existing retail plant nursery and 14 lots for development of single-family residential uses. For a variety of reasons, a final map was not filed prior to the tentative maps expiration date of March 16,

2016.

On July 12, 2018, the Map Advisory Committee approved Minor Land Division (MLD) 17-07 dividing the 3.81-acre parcel into two separate lots (**Attachment C**, Minor Land Division 17-07). The division separates the existing retail plant nursery and OR zoned portion of land (0.7 net acre) from the R1 zoned portion (3.03 net acres). Additionally, the proposed division included realignment of a 0.07-acre portion of the R1 zoned portion to be included with the proposed OR parcel resulting in a new parcel with two zoning districts (**Attachment D**, Zoning Map). Pursuant to Chico Municipal Code (CMC) Section 19.40.020(D) (*Consolidated Lots in Two Zoning Districts*), no rezone application is required for lot line adjustments where the transfer area is less than ten percent of the receiving parcel. The MLD accommodates the existing retail use, as well as, future development of the R1 zoned property through the currently proposed low density residential subdivision. As a result of the approval of the MLD, the 0.78-acre parcel is not a part of the proposed project and will not be considered as part of the subdivision approval.

#### Site Conditions and Context

The proposed site is mainly developed with a greenhouse and outdoor nursery stalls for plant storage for the north-adjacent retail plant nursery. Besides the accessory amenities for the plant nursery, the site contains a eucalyptus grove concentrated in southeastern portion of the site (Lots 9-13) (Tree Exhibit, **Attachment E**). These trees have little to no redeeming value as shade or landscape trees due to their small size and relatively poor condition, and all are proposed for removal. There is also a row of trees along the south boundary of the property (Lots 7-9) which are in poor condition and are proposed to be removed. Additionally, there is an existing 10-inch oak tree located in the southeast corner of Lot 8 proposed for removal. The topography of the site is relatively flat with a slight down slope towards the southern end of the site, which according to the south-adjacent neighbors has previously resulted in heavy flooding during the wet season.

An existing concrete block wall exists along the entire west property line of the project site, separating the parcel from the adjacent church property. Six-foot wood fencing exists along the other boundaries.

Surrounding uses include single-family residential (Paseo Haciendas Subdivision) and an existing single-family residence to the east, single-family residential to the south, the East Avenue Marketplace (Safeway) shopping center to the north, and an institutional/assembly use (a church) to the west.

The project site is located in Compatibility Zone C of the Butte County Airport Land Use Compatibility Plan (ALUCP) which requires review by the Butte County Airport Land Use Commission (ALUC) prior to any major discretionary land use action. Compatibility Zone C generally allows development at densities over four units per acre, subject to certain height restrictions. On October 10, 2018, the ALUC reviewed the proposed project and found it to be consistent with the ALUCP, subject to conditions requiring recordation of an Avigation Easement and Recorded Overflight Notification, as well as, requiring notes to be recorded concurrently with the final map providing notification of the avigation easement, proximity to the Chico Municipal Airport and airspace review for objects over 100 feet in height. All conditions are incorporated into **Exhibit I** of Attachment A - Resolution No. 18-22.

### Neighborhood Meeting

A neighborhood meeting was conducted on August 28, 2018. Approximately five neighbors of the project area attended the meeting, including three members of the applicant team and planning staff from the City of Chico. Issues of concern voiced by the neighbors included existing conditions of the on-site drainage along the southern boundary, height of proposed homes, fencing along southern boundary, and tree preservation. The applicant noted that current ponding of storm water should be alleviated by the drainage improvements associated with the development, the height of the proposed homes is unknown at this time, but it was made clear single-story or two-story is allowed, all fencing along the southern boundary would remain the same, and all trees are proposed for removal.

### **PROPOSED SUBDIVISION DESIGN**

The tentative map illustrates 13 lots arranged around a single cul-de-sac street (see Vesting Tentative Subdivision Map, **Attachment F**). The average lot size would be 7,889 square feet, and typical lots would be approximately 50 feet wide and 140 feet deep. Gross density for the project would be 4.19 units per acre (u/ac), within the allowable range of 2.1 u/ac to 7 u/ac. As part of the improvements the developer would construct adjacent portions of East Avenue as well as the internal street and cul-de-sac. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

A new six-foot high solid masonry wall is proposed to separate the existing nursery from the new residential use of Lot 1. Staff recommends that the design of the new block wall include architectural relief features on both sides and include a continuous masonry cap. Design elevations of the wall should be illustrated on the subdivision improvement plans as reviewed and approved by Planning staff.

Access into the project is from East Avenue via a single street which terminates in a cul-de-sac. Due to existing site constraints created by the location of existing buildings associated with the retail commercial operation (plant nursery to remain), Street "A" begins as a 37.5-foot "bottleneck," before widening out to a 56-foot ultimate right-of-way. The constrained section consists of a 5.5-foot landscaped parkway on the west side of the street, two 10-foot travel lanes, and a 7-foot parkway and 5-foot sidewalk on the west side of the street. No on-street parking would be provided along this initial entry stretch of street. Just north of Lot 13, the street begins to widen to a 56-foot right-of-way which consists of 5-foot sidewalks, 7-foot parkway strips, 6-foot parking lanes and 10-foot travel lanes on both sides of the street. To prevent the cul-de-sac from becoming one continuous driveway cut, the map proposes to create 20-foot wide shared driveways for three pairs of lots (Lots 5-6, 7-8, and 9-10). This arrangement will also facilitate additional on-street parking.

Through a separate boundary line modification, a small remnant piece located just east of the entrance will be conveyed to the adjacent single-family residential parcel located to the east (APN 015-440-014). This will relieve the City from the burden of having to maintain this small area, while allowing a greater buffer for that residence and facilitating preservation of a row of Bradford pear trees (**Attachment E**). Staff recommends that the boundary line modification be recorded prior to recordation of the final map. Installation of the curb-return at East Avenue for Street "A" will also result in the elimination of the existing driveway cut for the same parcel to the east. However, a new driveway entrance from the bottleneck segment of Street "A" will be

provided for that parcel, as well as, a new six-foot high decorative wrought iron fence and masonry wall to replace an existing chain-link fence along the east side of the site (see Fence Detail, **Attachment G**). Staff recommends that the new decorative fence and wall be illustrated on the subdivision improvement drawings.

#### Requests for Modifications of Subdivision Design Criteria and Improvement Standards

Due to the configuration of the existing development, modifications of Title 18R *Subdivision Design Criteria and Improvement Standards* are requested as part of the approval, including:

1. Non-standard horizontal alignment;
2. Non-standard street section; and
3. Lot depth greater than three times lot width on Lot 1.

Staff believes the requested modifications to design criteria are justified due to the parcel depth, surrounding development, and street pattern (See Resolution No. 18-22, **Attachment A**, for findings of Modification Requests).

#### **DISCUSSION**

The proposed subdivision design provides compatible residential infill development with lot sizes, density, and cul-de-sac design that are consistent with surrounding development. At 4.19 units per acre, the project density is in the middle of the range for the Low Density Residential designation. Existing subdivisions in the vicinity have been developed with slightly higher density, although in single-family residential development format.

As a result of the site's location within Airport Overflight Zone C for the Chico Municipal Airport, standard conditions are included on **Exhibit I** of the resolution requiring certain airspace easements and notifications to be recorded on the project parcels.

Although the site contains numerous eucalyptus trees and a 10-inch oak tree in the vacant area, these have little to no redeeming value as shade or landscape trees due to their small size and relatively poor condition. In addition, the trees proposed for removal are not considered qualifying trees pursuant to Chico Municipal Code Section 16.66.050(K) and (L), and most of the trees are located within the expected driveway locations and building envelopes of the new homes. Therefore, staff has not identified significant reasoning to preserve the identified on-site trees proposed for removal.

Although the entrance to Street "A" is off-set from the main driveway entrance to the East Avenue Marketplace shopping center across the street, the proposed location is needed to facilitate preservation of the existing plant nursery, and staff is not overly concerned with the alignment due to the low volume of traffic likely to be associated with the project. Overall, staff is in support of the project and believes the requested modifications to the subdivision design criteria are acceptable and reasonable given the infill nature of the parcel.

## **FINDINGS**

### General Plan

The General Plan's Low Density Residential designation is characterized by "the traditional single-family neighborhoods with a majority of single-family detached homes and some duplexes." With a residential density of 4.19 units per acre, the project is within the allowable range of 2.1 to 7 units per acre. Furthermore, this allowable base density was included in the 2030 General Plan and its Environmental Impact Report as the intended build-out of the site.

The following General Plan policies are applicable to the project:

- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- CD-5.1: Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including architectural scale, style, and setback patterns.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a wide range of housing types.*
- 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.*
- LU-4.3: For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals. It may be necessary to limit project density, within the allowable density range, to ensure compatibility.*

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). In summary, the proposal is consistent with the General Plan in several aspects as noted above.

### Environmental Review

This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This

exemption applies to infill projects which are consistent with the General Plan and zoning designation; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project meets all these criteria.

#### Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the city's subdivision design criteria or improvement standards may only be approved if one of the six findings listed in that chapter can be made. For this project, the finding in 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.*

In the case of the proposed map, allowing non-standard horizontal alignment, non-standard street sections, and greater lot depths would allow for an efficient lot layout and overall subdivision design that fits within the parcel and is compatible with Title 18R and 19. The existing lot is a large flag shape through accommodation of the existing retail plant nursery and only one street abutting the north side of the parcel. Therefore, pursuant to Finding E, the parcel shape renders it impractical to have standard subdivision layout and lot sizes. The modifications requested are necessary to meet other standards within Title 18R and 19. The requested modifications are relatively minor in scope and balances neighborhood compatibility with detached single-family residential development and General Plan consistency.

#### Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070, the Planning Commission is to consider the evidence presented in the application materials, staff report, and public hearing, and then 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 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 Resolution No. 18-22, **Attachment A**) and this staff report, the proposed map and its design conform with the applicable 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*.

**DISTRIBUTION:**

PC Distribution

Kimber Gutierrez, Associate Planner

Files: S 18-04

**External**

Donn Marshall, 1367 East Avenue, Chico, CA 95926

NorthStar, Attn: Nicole Ledford, Email: [nledford@northstareng.com](mailto:nledford@northstareng.com)

**ATTACHMENTS:**

- A. Planning Commission Resolution No. 18-22
  - Exhibit I Conditions of Approval
  - Exhibit II Subdivision Report
- B. Location Map
- C. Minor Land Division 17-07
- D. Zoning Map
- E. Tree Exhibit
- F. Vesting Tentative Subdivision Map 18-04
- G. Fence Detail

1 **RESOLUTION NO. 18-22**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
3 **APPROVING THE MAGNOLIA GARDENS SUBDIVISION S 18-04**  
4 **(Donn Marshall)**

5 WHEREAS, an application has been submitted to subdivide a 3.1 gross acre site into 13  
6 lots at 1367 East Avenue located on the south side of East Avenue, identified as Assessor's Parcel  
7 No. 015-440-015 (the "Project"); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments  
9 submitted at a noticed public hearing held on November 15, 2018; and

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

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

- 15 1. With regard to the vesting tentative subdivision map the Planning Commission finds that:
- 16 A. The overall density of the Project is 4.19 dwelling units per gross acre, which is consistent  
17 with the Chico General Plan Diagram designation of Low Density Residential and the  
18 provisions in Title 19 of the Chico Municipal Code;
- 19 B. No substantial evidence has been presented that would require disapproval of the Project  
20 pursuant to Government Code Section 66474; and
- 21 C. The requested modifications to the City's subdivision design criteria and improvement  
22 standards are acceptable, as the size and shape of the subdivision render it undesirable to  
23 strictly conform to the design criteria and improvement standards set forth in Title 18R;  
24 and
- 25 D. As supported by the subdivision report prepared for the Project, and the agenda report,  
26 the Project and its design conform with both the requirements of Title 18 and 19 of the  
27 Chico Municipal Code and the Chico General Plan.
- 28 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to



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

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

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

8 AYES:

9 NOES:

10 ABSENT:

11 ABSTAIN:

12 DISQUALIFIED:

13

14 ATTEST:

APPROVED AS TO FORM AND  
CONTENT:

15

16

17 \_\_\_\_\_  
BRUCE AMBO  
18 Planning Commission Secretary

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

20

21

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

22

23

**EXHIBIT “I”**  
**CONDITIONS OF APPROVAL**  
**Magnolia Gardens Subdivision S 18-04**  
**(Donn Marshall)**

1. The creation and improvement of 13 lots is authorized, as depicted on the “Magnolia Gardens (S 18-04) Vesting Tentative Subdivision Map” date stamped October 1, 2018, except as revised by any other condition of approval. The expiration date of this Vesting Tentative Subdivision Map shall be 36 months from the approval date of Resolution No. 18-22. A final map shall be recorded prior to the expiration of the Vesting Tentative Subdivision Map.
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. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code 16.66 and fee schedule adopted by the City Council. Provide documentation to staff showing payment of in-lieu fees prior to ground disturbance.
7. 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.
8. Prior to recordation of the final map, record as a separate instrument an Avigation Easement dedication with Acknowledgment of Airport Proximity.
9. Prior to recordation of the final map, record as a separate instrument a Recorded Overflight Notification.
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: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts."
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: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
12. 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."
13. 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.

14. A new six-foot high masonry wall shall be constructed along the common property line of Lot 1 and adjacent retail property. The new wall shall include architectural relief features on both sides and include a continuous masonry cap. Design elevations of the wall shall be illustrated on the subdivision improvement plans and be reviewed and approved by Planning staff prior to the issuance of grading permits.
15. The boundary line modification illustrated on the tentative map along the common property line with the adjacent parcel to the east (APN 015-440-014) shall be recorded prior to recordation of the final map.
16. A new six-foot high decorative fence and masonry wall shall be installed along the common property line with the adjacent parcel to the east (APN 015-440-014) and shall replace the existing chainlink fence in this location. Design elevations and the location of the new fence and wall shall be illustrated on the subdivision improvement plans and shall be reviewed and approved by Planning staff prior to the issuance of grading permits. Landscaping between the new fence and the curb of Street 'A' shall be hearty, low-maintenance ground-cover along the wrought iron fence and shall be hearty, low-maintenance shrubs maintained at a minimum height of four feet along the masonry wall. All landscaping shall be irrigated as described on a complete landscape plan submitted with the subdivision improvement plans. All irrigation shall be installed and landscaping planted prior to the recordation of the final map.



## Subdivision Report

Meeting Date 11/15/2018

DATE: November 7, 2018

File: S 18-04

TO: PLANNING COMMISSION

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

RE: **Tentative Subdivision Map S 18-04 Magnolia Gardens**

### Exhibit "II"

This office has reviewed the vesting Tentative Map S 18-04 Magnolia Gardens and herewith submits the following findings and recommendations for same.

#### A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). These requests have been listed on the Tentative Map application, described by the Subdivider and/or their engineer, or appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Allow non-standard street cross sections.

**Recommendation:** Acceptable.

2. **Request:** 3:1 lot width ratio exceeded on Lot 1.

**Recommendation:** Acceptable.

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

**Recommendation:** Acceptable.

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

#### B. PUBLIC FACILITY CONSTRUCTION

##### 1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections as depicted on the Tentative Map or as determined by the Director of Public Works - Engineering:

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

- b) Street name shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

**2. Storm Drainage**

- a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Interior to Subdivision - Curb, gutter, and an underground storm drain system with all appurtenances.
- 2) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

- 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 Department of Public Works - Engineering for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

- 1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow into existing City facilities.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP Hand Book

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon public facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Storm water runoff management facilities.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

e) Statement of Effective Storm Water Disposal

The storm drainage system for this project shall meet the following standards:

- No net increase in the peak flow into existing City facilities.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site-specific Storm Water Pollution Prevention Plan (SWPPP) which shall incorporate CASQA BMPs. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- f) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recordation the final map.

3. Sanitary Sewer

a) Facility Construction

The Subdivider shall design and install the following City standard sanitary sewer facilities:

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.
- 3) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system as required by the Application for Sewer Connection.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

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

4. **Well and Septic Abandonment**

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

5. **Street Signs and Striping**

The Subdivider shall install City standard street and regulatory signs (High Intensity Prismatic, no less than Grade V), pavement striping and pavement markings on all streets, and bicycle facilities that they are required herein to construct.

6. **Street Lights**

The Subdivider shall install City standard street lights with shielding 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 Department of Public Works - Tree Division.

8. **Landscaping**

The Subdivider shall install landscaping and an irrigation system in the parkway along the westerly side of Street "A" between East Avenue and Lot 1 and between the back of curb and property line along the easterly side of Street "A" between East Avenue and Lot 13.

**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 in the parkway along the westerly side of Street "A" between East Avenue and Lot 1 and between the back of curb and property line along the easterly side of Street "A" between East Avenue and Lot 13.
2. Storm Drain Facilities.



The Subdivider shall prepare the necessary documents and provide the required supporting documents. Formation of a maintenance district requires action by the City Council. The district shall be complete and formed prior to recordation of the Final Map.

#### **D. SUBDIVISION GRADING**

##### **1. Soils Report**

The Subdivider shall submit a Geological and/or Soils Report, prepared by a registered engineer, that includes, but is not limited to, the following:

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.
- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

##### **2. Grading Standards**

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

##### **3. Grading Plan**

The Subdivider's engineer shall submit a subdivision grading plan that includes, but is not limited to, the following:

- a) The subdivision limits, contours and details of existing terrain and drainage.
- b) Existing structures or other topographic features that are to remain undisturbed.
- c) The proposed subdivision lots and streets, together with a schematic layout of the proposed storm drain system.
- d) Existing ground elevations at all corners of proposed lots.
- e) Proposed finished lot corner grades and finished pad grades.
- f) Proposed lot grades indicating lot drainage.
- g) Pertinent recommendations from the above required Geological and/or Soils Report.
- h) Pertinent construction details to assure compliance with City of Chico Grading Standards.

##### **4. Final Grading Report**

Upon completion of the subdivision grading and prior to final inspection by the City, the Subdivider's engineer shall submit a Final Grading Report that certifies the following:

- a) That final grading complies with the approved grading plan or any approved revisions.
- b) That the subdivision grading complies with the recommendations included in the Geological and/or Soils Report. Any changes made during grading that affected these recommendations shall be assessed.

- c) That the subdivision soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.

The subdivision grading plan shall be submitted to the Director of Public Works - Engineering for review and approval prior to the start of any work and shall be considered as part of the construction plans.

## **E. PROPERTY CONVEYANCES**

### **1. Dedications**

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

- a) Dedicate a varying width public right-of-way for Street "A" as depicted on the Tentative Map.
- b) Dedicate an Avigation Easement to the City over the subdivision boundary as required by the Public Works Department.
- c) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- d) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

## **F. OTHER PUBLIC SERVICES**

### **1. Public Utilities**

- a) **Underground Requirements**

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

- b) **Easement Obstructions**

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

- c) **Utility Company Comments**

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, in its letter dated 10/2/18, has made certain comments relative to this subdivision. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.
- 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.

**4. Butte County Department of Development Services**

The Butte County Department of Development Services, in its letter dated 10/2/18 has made certain comments relative to this subdivision. Said letter is attached hereto as Exhibit A. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.

**5. California Regional Water Quality Control Board**

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 10/12/18 has made certain comments relative to this subdivision. Said letter is attached hereto as Exhibit B. These comments shall be incorporated into the Final Map and/or improvement plans for this subdivision.

**G. PERMITS FROM OUTSIDE AGENCIES**

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

**H. OTHER PERMITS**

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

**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 Department of Public Works - Engineering 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 Community Development Department.

  
Chris Duffey, Associate Engineer

#### Distribution:

Original - Community Development Department  
Development Engineering Subdivision File

#### Attachments

Exhibit A - Butte County Department of Development Services  
Exhibit B - Central Valley Regional Water Quality Control Board Letter

**Butte County Department of Development Services**  
TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR

7 County Center Drive  
Oroville, CA 95965  
(530) 538-7601 Office  
(530) 538-7785 Fax  
[www.buttecounty.net/dds](http://www.buttecounty.net/dds)



**MEMORANDUM**

**TO:** Kimber Gutierrez, Associate Planner

**FROM:** Mark Michelena, Senior Planner

**DATE:** October 10, 2018

**SUBJECT:** Butte County Airport Land Use Commission staff review determination – Proposed Tentative Subdivision Map (S 18-04 – Magnolia Garden Subidvision) to divide 3.1 acres in to 13 lots. APN 015-440-015

This memorandum is to notify you that the project referenced above is located within the “C” Compatibility Zone of the Chico Municipal Airport. The project, a proposed tentative parcel map dividing a 3.1 acre lot into 13 lots is considered a Major Land Use Action, Section 1.4.4, by the Butte County Airport Land Use Compatibility Plan (BCALUCP). The “C” Compatibility Zone does regulate density to either four or more dwellings per acre (average lot size of 0.25 acres or smaller) or one dwelling per five acres. The proposed project density of 4.19 dwelling units per acre has no apparent conflicts with the BCALUCP and a consistency determination is not required. If the applicant would like a consistency determination, an official application for consistency is required, which will be presented to the Butte County Airport Land Use Commission. The BCALUCP does include requirements associated with discretionary projects:

1. Prior to recordation of the parcel map, record as a separate instrument an Avigation Easement dedication with Acknowledgment of Airport Proximity.
2. Prior to recordation of the parcel map, record as a separate instrument a Recorded Overflight Notification.
3. 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.”
4. 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.”
5. 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.”

If you have any questions, please do contact me at 552-3683, or by email at [mmichelena@buttecounty.net](mailto:mmichelena@buttecounty.net).

Sincerely,

A handwritten signature in blue ink that reads "Mark Michelena".

Mark Michelena  
ALUC Staff

EXHIBIT A

1 of 1  
Exhibit II  
Attachment A

## Central Valley Regional Water Quality Control Board

12 October 2018

Kimber Gutierrez, Associate Planner  
City of Chico Community Development Department  
P.O. Box 3420  
Chico, CA 95927-3420

### COMMENTS ON THE MAGNOLIA GARDENS SUBDIVISION MAP (S 18-04), EAST AVENUE, APN 015440-015, SUBDIVISION ACCOUNT NO. 863-000/72224, CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 10 October 2018, we received your request for comments on the Magnolia Gardens Subdivision Map (S 18-04).

The Project consists of a vesting tentative subdivision map to create 13 single-family residential lots on approximately 3.1 acres. Parcels would range in size from 6,708 square feet to 10,302 square feet and the map would yield a gross density of 4.19 units per acre. The site is located on the south side of East Avenue, approximately 300 feet east of the East Avenue and Mariposa Avenue intersection.

Based on our review of the information submitted for the proposed project, we have the following comments:

#### General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Magnolia Gardens Subdivision (S 18-04) Project must be conditioned to implement storm water pollution controls during construction and postconstruction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

#### Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill

RECYCLED PAPER

Magnolia Gardens Subdivision Map (S 18-04)- 2 -  
City of Chico

12 October 2018

material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Non-Jurisdictional General Waste Discharge Requirement (WDR) may be met using the same application form, found at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wq020\\_04-0004.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wq020_04-0004.pdf)

#### Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the City of Chico must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at [Scott.Zaitz@waterboards.ca.gov](mailto:Scott.Zaitz@waterboards.ca.gov).

*Scott A. Zaitz for*

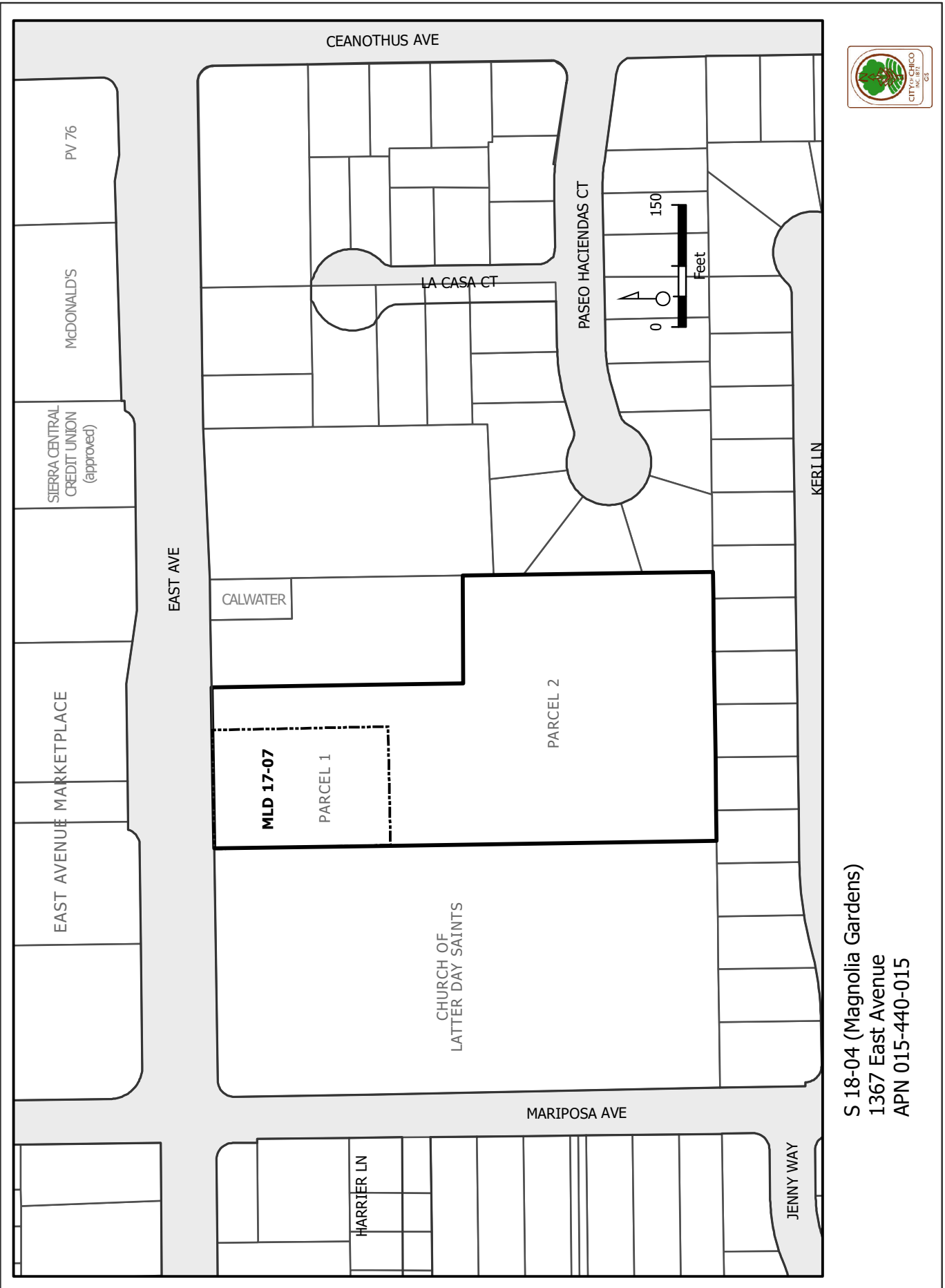
**Scott A. zaitz, R.E.H.S.**  
Environmental Scientist  
Storm Water & Water Quality Certification Unit

SAZ: ab

cc w/o enclosures: Department of Fish and Wildlife, Region 2, Rancho Cordova

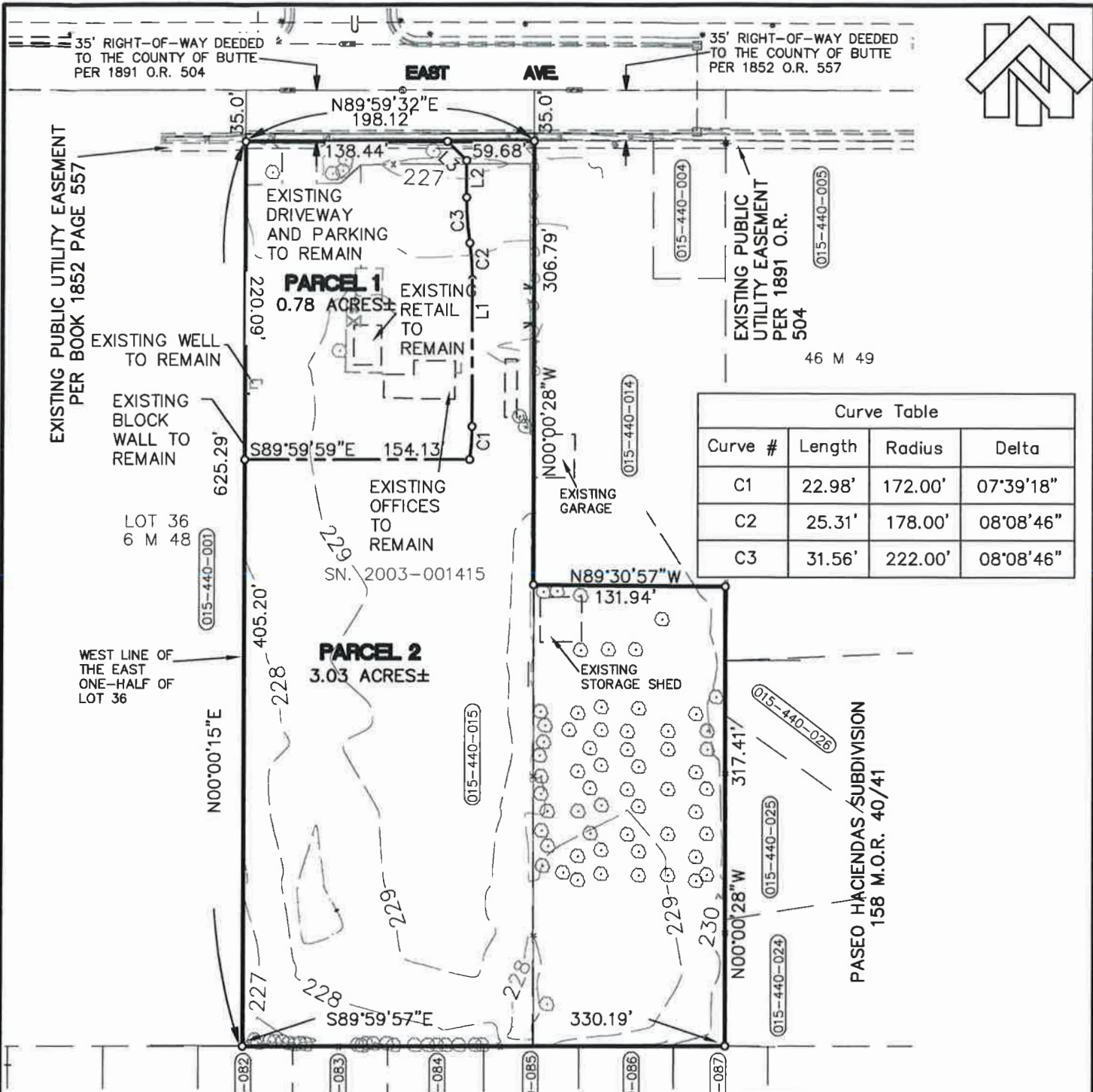
NorthStar Designing Solutions, Chico, CA

**EXHIBIT B**  
**EXHIBIT II**  
**Attachment A**



S 18-04 (Magnolia Gardens)  
 1367 East Avenue  
 APN 015-440-015





Curve Table			
Curve #	Length	Radius	Delta
C1	22.98'	172.00'	07°39'18"
C2	25.31'	178.00'	08°08'46"
C3	31.56'	222.00'	08°08'46"

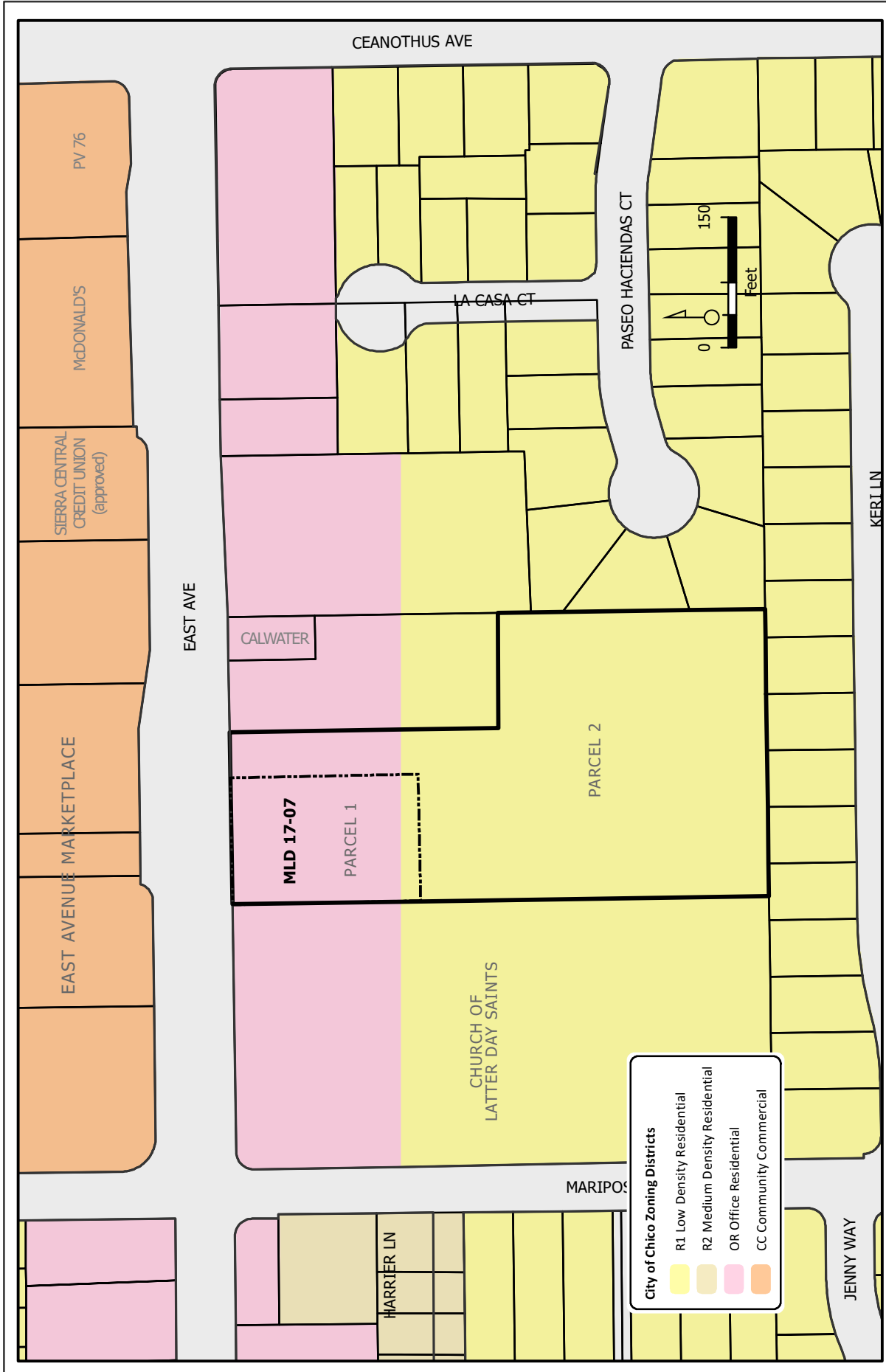
Line Table		
Line #	Direction	Length
L1	S00°00'28"E	101.79'
L2	N00°00'28"W	25.52'
L3	N44°52'14"W	18.63'



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

JOB NO. 17-180

CITY OF CHICO	PLANNING SERVICES	
DRAWN BY <u>FRW</u> DATE <u>JUNE 2018</u> CHECKED <u>MJ</u> SCALE <u>1"=100'</u> APPROVED <u>[Signature]</u> PUBLIC WORKS DIRECTOR	MINOR LAND DIVISION NO. 17-07 MARSHALL-LEEDS	EXHIBIT "B" SHEET 2 OF 3

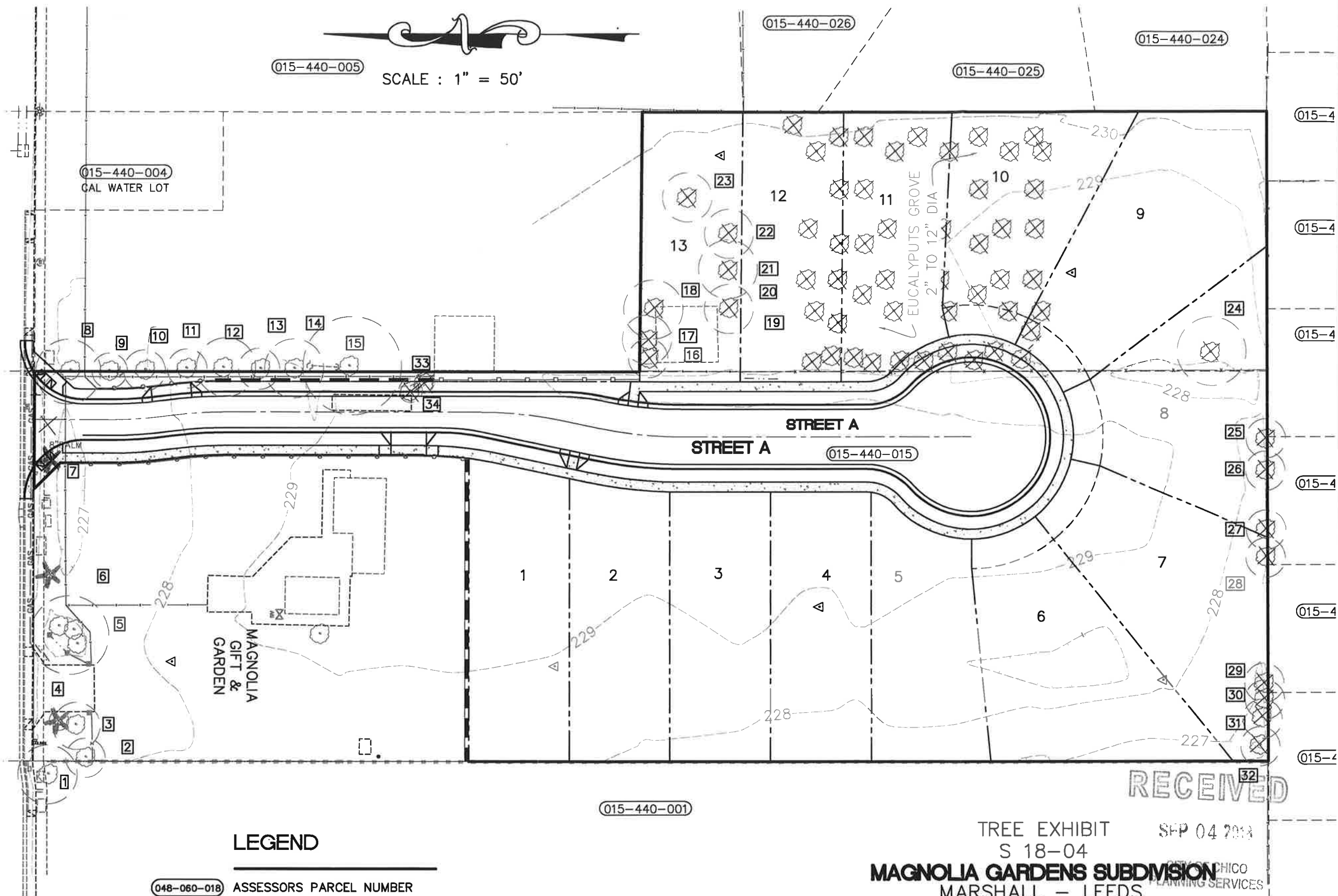


**City of Chico Zoning Districts**

- R1 Low Density Residential
- R2 Medium Density Residential
- OR Office Residential
- CC Community Commercial

S 18-04 (Magnolia Gardens)  
 1367 East Avenue  
 APN 015-440-015

TREE INDEX			
	SPECIES	DIA	CANOPY
1	PINE	18"	30'
2	PINE	14"	20'
3	CM	8"	24'
4	PALM	3"	10'
5	RW CLUSTER	25"	40'
6	PALM	11"	5'
7	PALM	10"	5'
8	BP	20"	33'
9	BP	15"	18'
10	BP	18"	21'
11	BP	18"	20'
12	BP	21"	30'
13	BP	16"	21'
14	BP	20"	30'
15	BP	24"	50'
16	T	15"	20"
17	T	15"	25"
18	T	12"	30'
19	T	15"	25'
20	T	18"	50'
21	T	18"	30'
22	T	15"	25'
23	T	15"	25'
24	OAK	10"	35'
25	T	8"	Ø
26	T	12"	Ø
27	T	10"	Ø
28	T	8"	Ø
29	T	8"	Ø
30	T	10"	Ø
31	T	12"	Ø
32	T	8"	Ø
33	RW	14"	10'
34	PINE	22"	12'



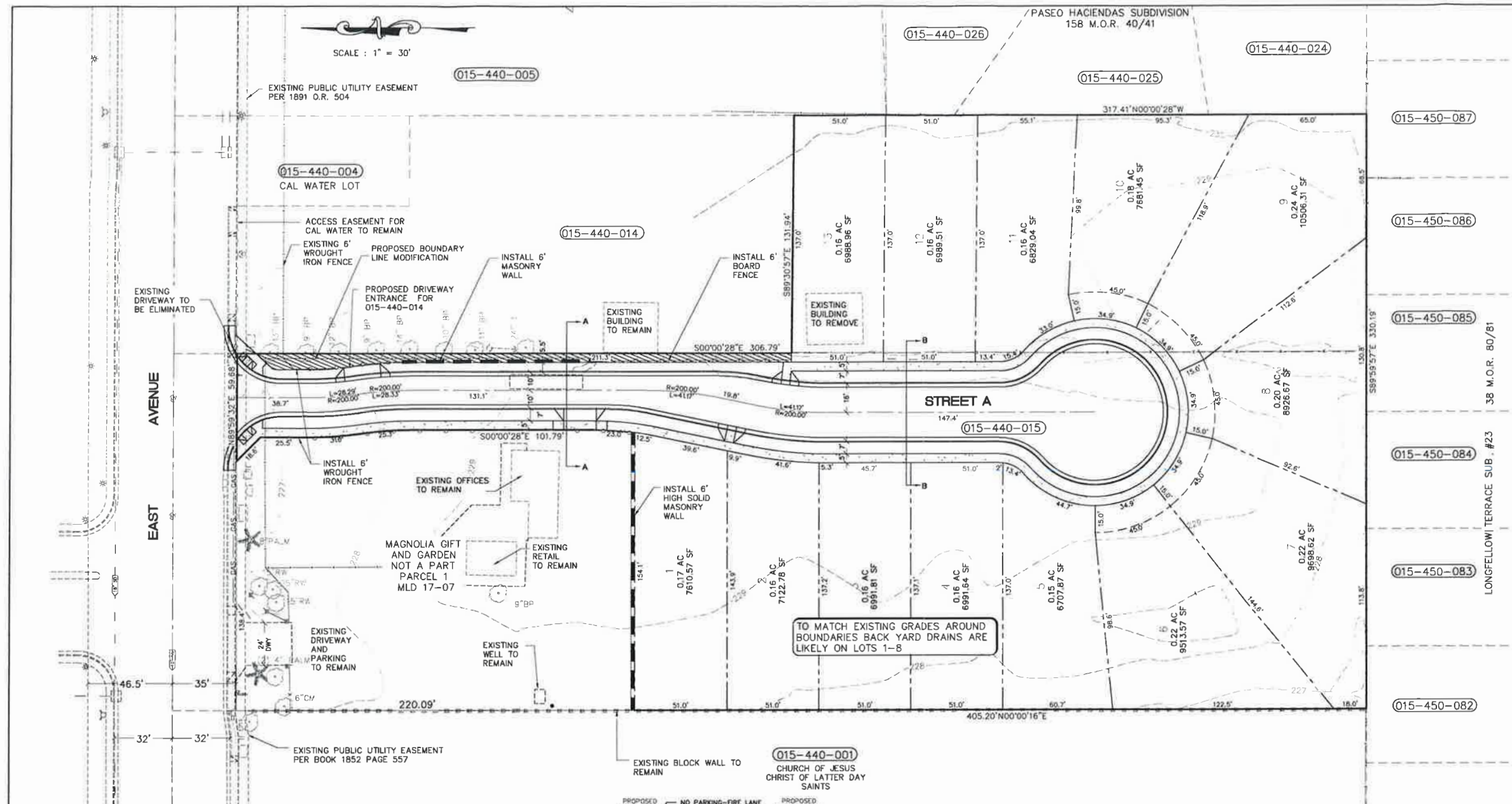
**LEGEND**

- 048-060-018 ASSESSORS PARCEL NUMBER
- EXISTING TREE AND SIZE (P-PINE, RW-REDWOOD, CM-CRAPE MYRTLE, BP-BRADFORD PEAR & T-TREE)
- EXISTING TREE TO BE REMOVED
- PALM TREE

TREE EXHIBIT SEP 04 2018  
 S 18-04  
**MAGNOLIA GARDENS SUBDIVISION**  
 MARSHALL - LEEDS  
CHICO PLANNING SERVICES

**NORTHSTAR**  
 ... Designing Solutions  
 A.P.N. 015-440-015  
 FEB. 2018  
 JOB NO. 17-180  
 SHEET 1 OF 1

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95928  
 PHONE: (530) 893-1600 www.northstareng.com



- LEGEND**
- 015-440-016 ASSESSORS PARCEL NUMBER
  - 15' EXISTING TREE AND SIZE (P-PINE, RW-REDWOOD, CM-CRAPE MYRTLE, BP-BRADFORD PEAR & T-TREE)
  - ★ PALM TREE
  - WATER METER
  - EXISTING SURVEY MONUMENT
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING FIRE HYDRANT OR STAND PIPE AS NOTED
  - EXISTING SDDI
  - EXISTING EDGE PAVEMENT
  - EXISTING FLOWLINE
  - EXISTING FENCE
  - EXISTING POWER POLE
  - CENTER LINE
  - EXISTING PROPERTY BOUNDARY
  - EXISTING BUILDINGS
  - PROPOSED PROPERTY LINES
  - CL OF ROAD DATA, LENGTH ABOVE RADIUS BELOW
  - ⊕ EXISTING WELL
  - ⊕ EXISTING SS MANHOLE
  - ⊕ EXISTING SD MANHOLE
  - ⊕ EXISTING STREET LIGHT
  - ▨ PROPOSED BLM (DEED TO NEIGHBOR)
  - ▨ EXISTING MASONRY BLOCK WALL
  - ▨ PROPOSED MASONRY BLOCK WALL

RECEIVED

SEP 04 2018

CITY OF CHICO  
PLANNING SERVICES

TENTATIVE SUBDIVISION MAP  
S 18-04

**MAGNOLIA GARDENS SUBDMISION**  
BEING A PORTION OF LOT 36  
OF THE "FIFTEENTH SUBDIVISION OF THE  
JOHN BIDWELL RANCHO"  
SHOWN IN BOOK 6 OF MAPS, AT PAGE 48

CITY OF CHICO, BUTTE COUNTY  
CALIFORNIA  
FOR



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com  
A.P.N. 015-440-015 APRIL 2018 JOB NO. 17-180

**NOTES**

1. ZONING: R1 (OR FOR THE MLD PARCEL)
2. GENERAL PLAN: LOW DENSITY RESIDENTIAL
3. LAND USE: EXISTING - NURSERY  
PROPOSED - RESIDENTIAL LOTS (1-13)
4. PROJECT SURVEYOR: MARK HERRICK LS 5616
5. SEWAGE: CITY OF CHICO (SS APPLICATION #5484)
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: P.G.&E.
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST CABLE
10. STORM DRAINAGE:  
ON-SITE QUALITY & QUANTITY MITIGATION TO MEET MUNICIPAL CODE, THE POST CONSTRUCTION STANDARDS PLAN, AND STATE OF CALIFORNIA REQUIREMENTS, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE ON-SITE STORM DRAINAGE WILL DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM ALONG EAST AVE IN A MANNER AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
11. OWNER: MARSHALL AND LEEDS, 1367 EAST AVENUE, CHICO, CA 95926
12. DEVELOPER: MARSHALL AND LEEDS, 1367 EAST AVENUE CHICO, CA 95926
13. EXISTING WELL TO REMAIN ON COMMERCIAL PROPERTY.
14. NO EXISTING SEPTIC SYSTEMS TO BE ABANDONED.
15. APN 015-440-015
16. GRADING: LOTS 1-13 WILL BE GRADED TO DRAIN TOWARDS THE INTERIOR STREET.
17. STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
18. SURVEY DATE: JANUARY, 2005 AND JANUARY 2018
19. THE DRIVEWAYS WITHIN THE CUL DE SAC WILL HAVE 20' JOINT USE ACCESS EASEMENTS. (LOTS 6/7, 8/9, 10/11)
20. FEMA: ZONE X

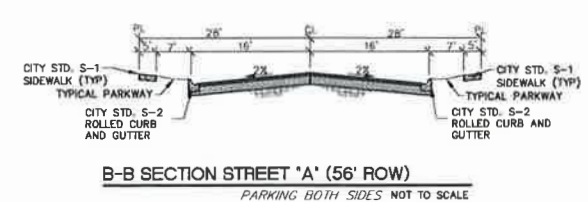
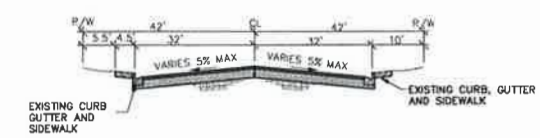
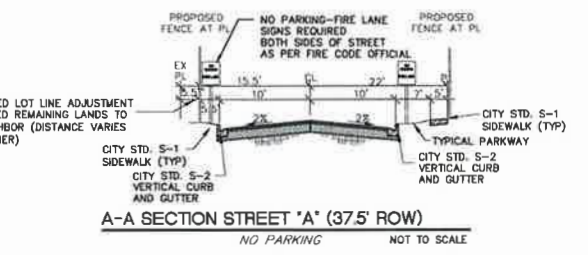
**AREAS**

TOTAL AREA = 3.1 AC  
NUMBER OF PROPOSED LOTS = 13 RESIDENTIAL LOTS  
RANGE OF LOT AREAS = 6,708 SF to 10,506 SF  
AVERAGE RESIDENTIAL LOT SIZE = 7889 SF +/-  
PROPOSED RESIDENTIAL DENSITY = 4.19 LOTS/ACRE

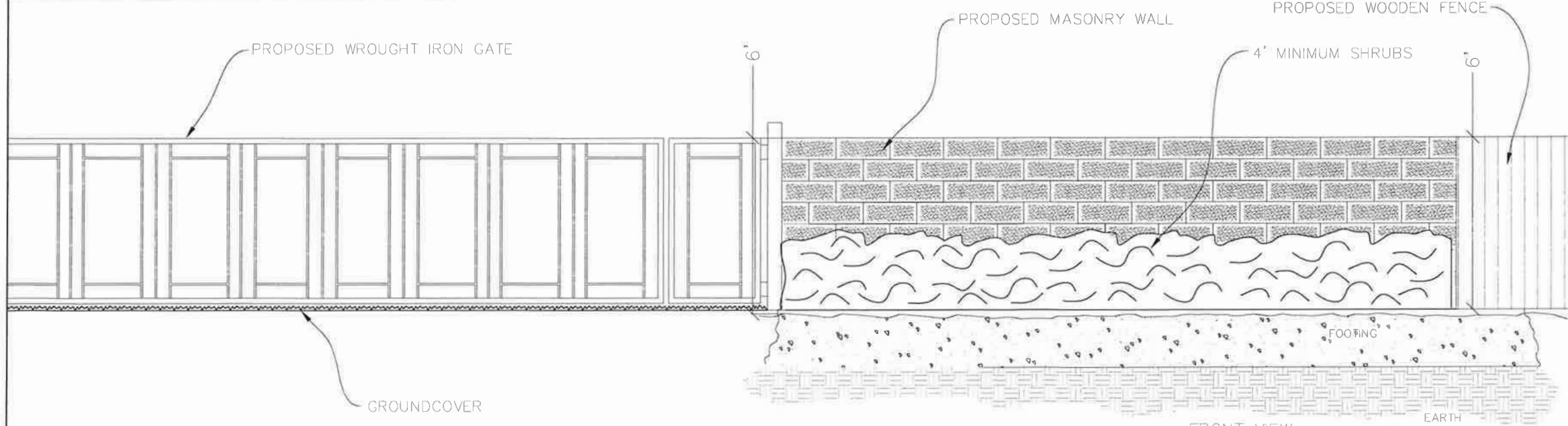
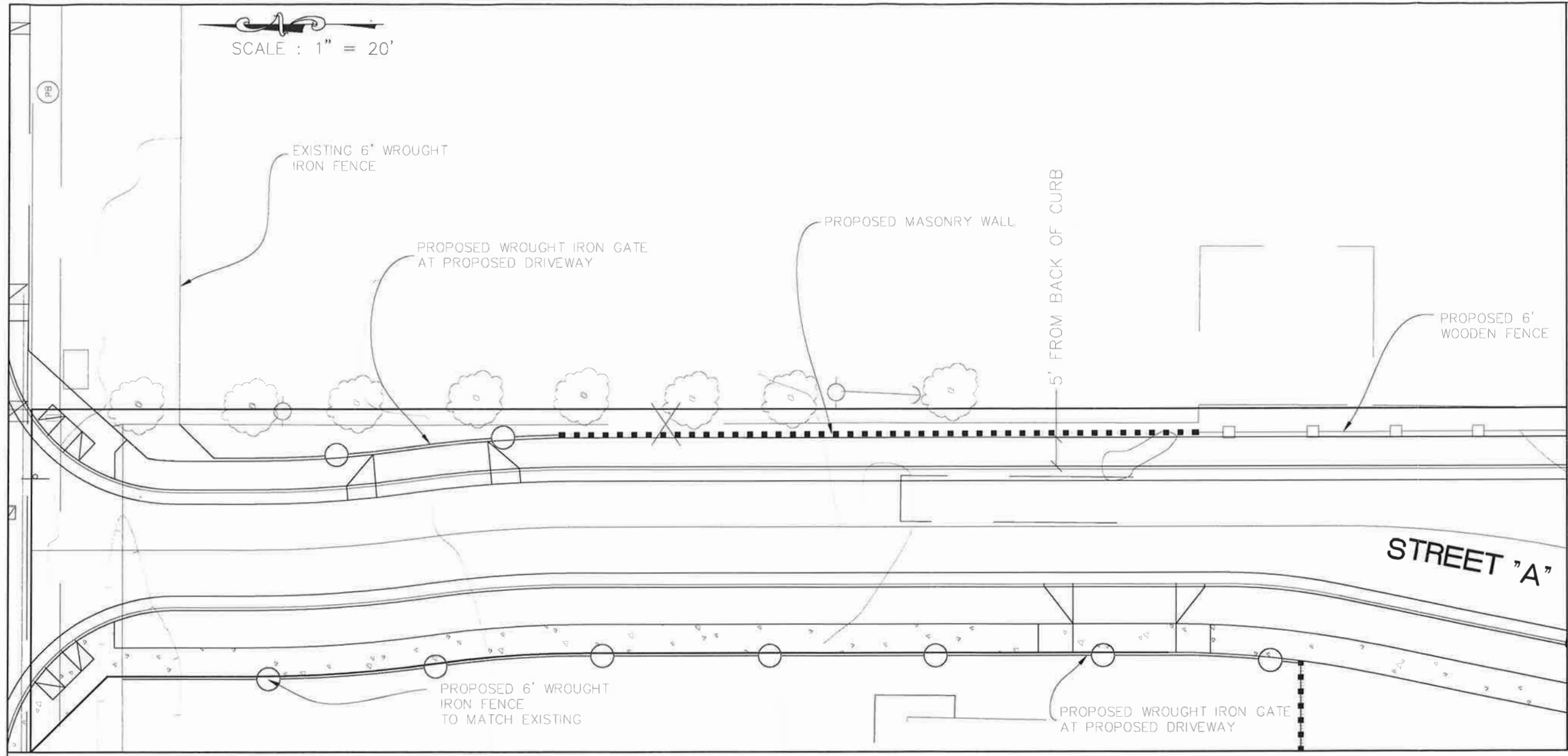
**DESIGN CRITERIA MODIFICATIONS**

1. NON-STANDARD HORIZONTAL ALIGNMENT
2. NON-STANDARD STREET SECTIONS
3. 3:1 LOT TO WIDTH RATIO EXCEEDED ON LOT 1.

015-440-001 CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS



SCALE : 1" = 20'



FRONT VIEW  
MASONRY WALL (TYP)

N.T.S.

RECEIVED

SEP 04 2013

CITY OF CHICO  
PLANNING SERVICES

FENCE DETAIL  
S 18-04  
MAGNOLIA GARDENS SUBDIVISION  
MARSHALL - LEEDS



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PHONE: (530) 893-1600 www.northstareng.com

A.P.N. 015-440-015  
AUGUST 2018  
JOB NO. 17-180  
SHEET 1 OF 1