



DATE: November 30, 2018

TO: PLANNING COMMISSION

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

RE: Vesting Tentative Parcel Map 18-04 (Karansinski), 1249 W. Lindo Avenue, APN 043-630-005

SUMMARY

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 0.71-acre site into four parcels for residential development. The site is located on the southwest corner of W. Lindo Avenue and Fern Avenue. The resulting density for the project would be 4.6 units per acre (u/ac) which falls within the permitted density range for the R1 zoning district.

No project issues have been identified. Planning staff recommends approval, subject to conditions.

Recommendation:

Planning staff recommends adoption of Resolution No. 18-23 (**Attachment A**), approving the parcel map, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-23, approving the parcel map, subject to the attached conditions.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 0.71-acre site into four parcels for residential development. The project site is located on the southwest corner of W. Lindo Avenue and Fern Avenue (see Location/Notification Map, **Attachment B**). The site is zoned R1 (Low Density Residential) and designated Low Density Residential in the General Plan Land Use Diagram. Surrounding land uses are predominantly single-family residential, with the Lindo Channel located northerly of the site.

The project site consists of a residential parcel that fronts on W. Lindo Avenue. The site is an average of 135 feet deep by 231 feet wide and is relatively flat. An existing residence, which would remain, is located on the easterly portion of the site, taking access from Fern Avenue.

DISCUSSION

Parcel Map Design

The proposed lot configuration appears to be a suitable way to subdivide the property. The

parcel map would subdivide the property into four parcels resulting in three parcels taking access from W. Lindo Avenue (see Vesting Tentative Parcel Map, **Attachment C**). Lot sizes range from 4,175 square feet to 7,252 square feet (net). The project would yield a residential density of 4.6 units per gross acre, which is within the allowable range of 2.1 to 7 dwelling units per gross acre in the R1 zoning district and Low Density Residential General Plan designation. Public improvements would include constructing new curb, gutter, and sidewalk along the W. Lindo Avenue and Fern Avenue frontages. All parcels would connect to the City sewer system which would be extended to the site.

The City's small lot subdivision regulations, Chico Municipal Code (CMC) 19.76.150, allow for reduced lot sizes and lot widths. In accordance with CMC requirements, the minimum lot area for small-lot subdivisions are 3,500 square feet for interior lots and 4,000 square feet for corner lots. Lot sizes may range from 3,500 square feet to a maximum of 4,499 square feet to encourage a variety of lot sizes and configurations. Lots larger than 4,499 square feet may be allowed but the total number of lots shall not exceed 30 percent of the total number of lots. The project includes one lot over 4,499 square feet or approximately 25-percent.

Two trees are proposed for removal including one black walnut tree and one box elder tree. Such tree removal requires compliance with the City's Tree Preservation Measures (CMC Chapter 16.66) regarding payment of in lieu fees for tree replacement.

Neighborhood Meeting

On October 29, 2018, a neighborhood meeting was held at the project site. The project was presented by the project engineer and developer to approximately 17 attendees, mostly nearby homeowners or their representatives. The applicant answered several questions regarding the proposed project and the anticipated design of the future residences. Neighbor concerns were mostly regarding the proposed Guynn Bridge project and its impact on traffic on W. Lindo Avenue. City staff recommended that those concerned with the bridge project contact the City of Chico Public Works Department and attend future meetings regarding bridge construction. Several neighbors expressed concern that the proposed four lots would not be compatible with the surrounding neighborhood; Planning staff explained that the proposed density was within the allowable density range for the zoning district, and that areas near the project site are developed at similar densities, including Moyer Way and Richie Circle. No unique issues or areas of significant controversy arose during the meeting.

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 4.6 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.*
- 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 new housing opportunities while maintaining neighborhood character (H-1, H-3, and LU-4.3). The proposal is consistent with the General Plan.

FINDINGS

Environmental Finding

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; 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.D. can be made:

D. That the subdivision or any part thereof is located in an area which contains existing streets, sanitary sewers, stormwater management systems or other improvements which do not 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 in the case of the proposed

subdivision is necessary in order to make the streets, sanitary sewers, storm water management systems and other improvements to be constructed and installed incident to or as a condition of approval of such subdivision compatible with such existing and nonconforming improvements

In the case of the proposed map, the project site is located in an area where limited public improvements exist and allowing non-standard street sections at the corner of W. Lindo Avenue and Fern Avenue, which includes a bulbed corner, would provide for increased traffic calming and safety for pedestrians and bicyclists. Therefore, pursuant to Finding D, the subdivision is located in an area which contains existing streets which do not conform to the design criteria and improvements standards set forth in Title 18R and allowing non-standard street improvements would increase safety for pedestrians and bicyclists. The modifications are relatively minor in scope and balances neighborhood compatibility and general plan consistency.

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 correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
AP Shannon Costa
Files: PM 18-04

External

Jim Lamb, 760 W. 11th Avenue, Chico, CA 95966, email jpnanni@aol.com
Kenneth and Ellen Karansinski, 758 Westmont Court, Chico, CA 95926
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-23
 - Exhibit I Conditions of Approval for PM 18-04
 - Exhibit II Subdivision Report

- B. Location/Notification Map
- C. Vesting Tentative Parcel Map 18-04 (2 sheets)

X:\Current Planning\Parcel Map\2018\04 Karansinski Lamb Parcel Map (RT #)\For PC\PM 18-04 Karansinski 12-20 PC Report.docx

1 **RESOLUTION NO. 18-23**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING PARCEL MAP 18-04 (Karansinski)**

4
5 WHEREAS, an application has been submitted to subdivide a 0.71-acre site into four lots
6 at 1249 W. Lindo Avenue, identified as Assessor's Parcel No. 043-630-005 (the "Project"); and

7 WHEREAS, the Planning Commission considered the Project, staff report, and comments
8 submitted at a noticed public hearing held on December 20, 3018;

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

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

- 14 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
- 15 A. The overall density of the Project is 4.6 dwelling units per gross acre, which is consistent
16 with the Chico General Plan Diagram designation of Low Density Residential and the
17 provisions in Title 19 of the Chico Municipal Code;
 - 18 B. No substantial evidence has been presented that would require disapproval of the Project
19 pursuant to Government Code Section 66474;
 - 20 C. The requested modifications to the City's subdivision design criteria and improvement
21 standards are acceptable, as the size and location of the subdivision render it undesirable
22 to strictly conform to the design criteria and improvement standards set forth in Title 18R;
23 and
 - 24 D. As supported by the subdivision report prepared for the Project, and the agenda report,
25 the Project and its design conform with both the requirements of Title 18 and 19 of the
26 Chico Municipal Code and the Chico General Plan.
- 27 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to
28 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth

1 in Exhibit II, attached hereto.

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

5 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
6 Commission of the City of Chico held on December 20, 2018, by the following vote:

7 AYES:

8 NOES:

9 ABSENT:

10 ABSTAIN:

11 DISQUALIFIED:

12 ATTEST:

13

14

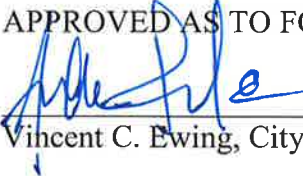
15 _____
16 BRUCE AMBO
17 Planning Commission Secretary

17

18

19

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
Parcel Map (PM) 18-04 (Karansinski)

1. The creation and improvement of four lots is authorized, as depicted on the “Vesting Tentative Parcel Map (PM) 18-04” and accompanying project materials date stamped October 29, 2018, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.

Tentative Map Conditions:

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

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

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

Exhibit I

- 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.
7. 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.
 8. If any tree removal or construction is scheduled to commence or resume after being suspended for 15 days or more, within the nesting season (March 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the construction area to identify any active nests within 300 feet of the construction area. The survey shall be conducted no more than 15 days before the beginning of tree removal or site disturbance/construction. If nesting raptors or migratory birds are found during the survey, impacts shall be avoided by establishment of appropriate buffers. No construction activities shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist will be required if project activity has the potential to adversely affect the nesting birds.



Subdivision Report

Meeting Date 12/20/2018

DATE: December 10, 2018

File: PM 18-04

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Parcel Map PM 18-04 Karasinski - Lamb**

Exhibit "II"

This office has reviewed the vesting Tentative Parcel Map PM 18-04 Karasinski - Lamb 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:** Non-standard street sections.

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 attached hereto as Exhibit A:
 - 1) Adjacent to subdivision - West Lindo Avenue and Fern Avenue frontages, including corner bulbing at West Lindo Avenue and Fern Avenue.
- 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.

2. Storm Drainage

a) Facility Construction

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

- 1) Adjacent to Subdivision - Curb, gutter, and an underground storm drain system with all appurtenances along the subdivision frontages for future connection to the existing City facilities approximately 400 feet to the west at Moyer Way.

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) Percolation tests shall be conducted between December and April.
- 3) Storm drain design shall maintain a 10-foot separation between the leach trench bottom the ground water table elevation.
- 4) The 100-year storm plus 1-foot must be retained onsite without flooding any residences both within and adjacent to the subdivision.
- 5) The on-site disposal design shall be reviewed and approved by the Regional Water Quality Control Board for compliance with the Nitrate Action Plan.
- 6) 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) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontages.
- 2) 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 signs, regulatory signs, pavement striping and pavement markings on all streets that they are required herein to construct.

6. Street Lights

The Subdivider shall install City standard street lights 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 Public Works Department.

C. 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.

D. 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 Lindo and Fern Avenues as depicted on the Tentative Map or as required by the Public Works Director.
- b) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- c) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

E. OTHER PUBLIC SERVICES

1. Public Utilities

a) 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.

b) 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, did not respond to a request for comments.
- 3) California Water Service Company 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.

F. 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.

G. PERMITS FROM OUTSIDE AGENCIES

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

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Department for review and approval prior to the start of any construction of public improvements.

All public improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

I. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. Subdivision Fees

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

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

b) Inspection Fee

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

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

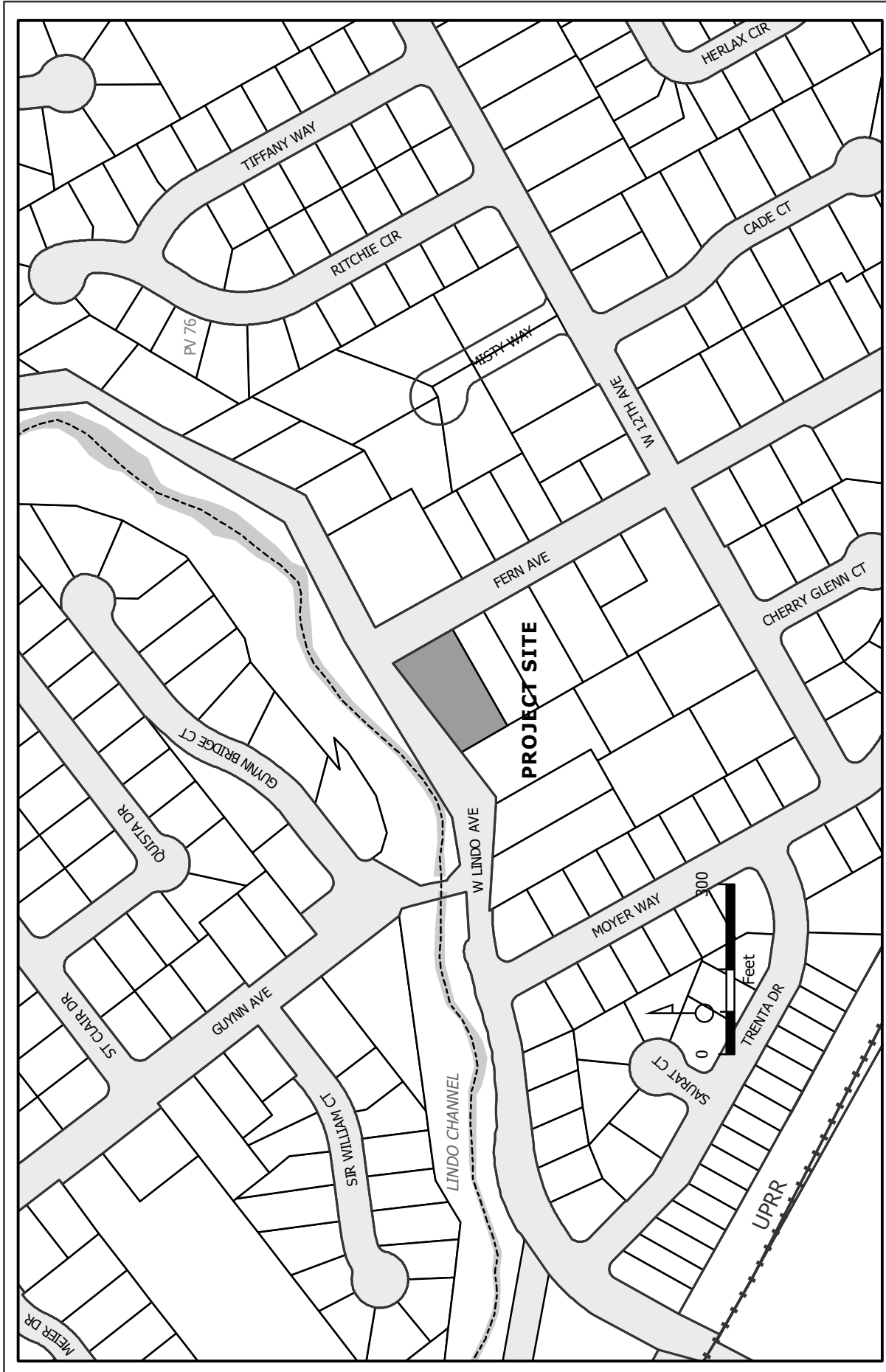
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Development Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning PM 18-04 Karasinski - IAMB
Development Engineering Parcel Map File



PM 18-04 (Karanski)
1249 W Lindo Avenue
APN 043-630-005-000

LEGEND:

—100—	EXISTING GROUND CONTOUR (ASSUMED DATUM)
—	PARCEL MAP BOUNDARY
---	PROPOSED LOT LINE
---	EXISTING EDGE OF PAVEMENT
199.10 FG	PROPOSED FINISH GRADE
199.10 EG	EXISTING GROUND ELEVATION
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
	EXISTING TREE TO REMAIN (SEE SHEET 2)
	EXISTING TREE TO BE REMOVED (SEE SHEET 2)
---	VERTICAL CURB, GUTTER AND SIDEWALK
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
---	EXISTING LEACH LINE
---	EXISTING FENCE LINE
	EXISTING BUILDING TO REMAIN
---	EXISTING SIDEWALK
	EXISTING GRAVEL DRIVEWAY

OWNER:
KENNETH AND ELLEN S. KARASINKI, TRUSTEES
KENNETH & ELLEN S. KARASINKI,
LIVING TRUST DATED JUNE 19, 1998
758 WESTMONT COURT
CHICO, CA 95926

SUBDIVIDER:
JIM LAMB
760 W. 11TH AVENUE
CHICO, CA 95928
(530) 895-3082

LAND USE:
PRESENT: SINGLE FAMILY RESIDENTIAL
FUTURE: SINGLE FAMILY RESIDENTIAL

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

ZONING:
PRESENT: R1
FUTURE: R1

UTILITIES:
SANITARY SEWER: CITY OF CHICO
WATER: CALIFORNIA WATER SERVICE COMPANY
POWER: PACIFIC GAS & ELECTRIC
COMMUNICATIONS: AT&T
CABLE TV: COMCAST
STORM DRAIN: CITY OF CHICO

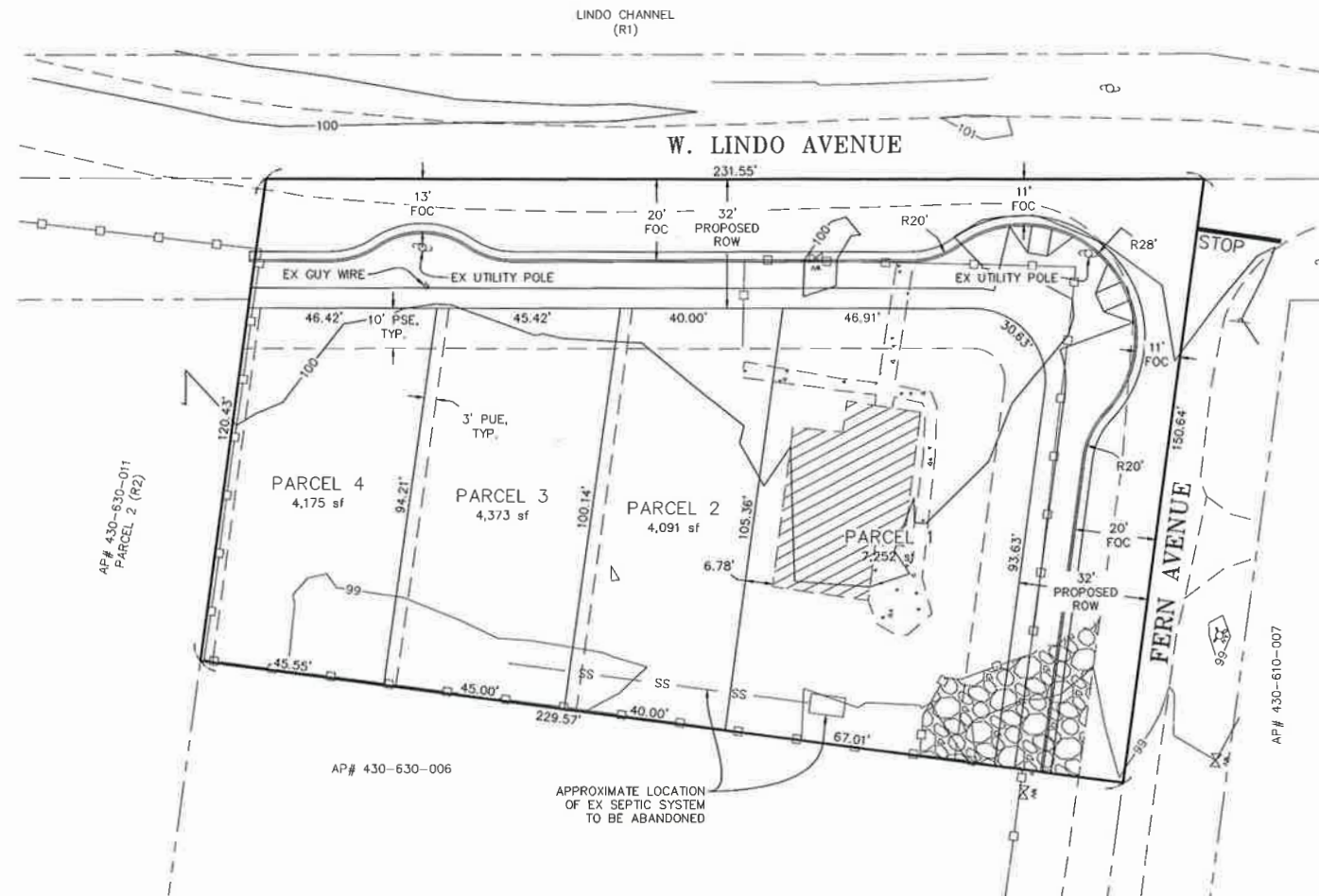
ASSESSOR'S PARCEL NUMBER:
043-630-005

- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 0.714
NET ACREAGE: 0.456
TOTAL NUMBER OF PARCELS: 4
UNITS PER GROSS ACRE: 5.60
AVERAGE LOT SIZE: 4,965 SF
 - 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
 - 3) THE FINAL PARCEL MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND 3' WIDE P.U.E. ALONG LOT LINES AS SHOWN HEREON.
 - 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # _____
 - 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0505E DATED JANUARY 6, 2011.
 - 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY STORM WATER LEACH TRENCHES AND UNDERGROUND STORM DRAIN COLLECTION SYSTEM.
 - 7) EXISTING SEPTIC SYSTEM WILL BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. STANDARDS.
 - 8) NO WELLS ARE KNOWN TO EXIST ON THE PROJECT SITE.



DESIGN MODIFICATIONS:
1) NON-STANDARD STREET SECTIONS. (18R.08.010.C.2)

RECORD REFERENCES:
(R1) - RECORD OF SURVEY BOOK 131 OF MAPS, PAGE(S) 73-109
(R2) - PARCEL MAP BOOK 97 OF MAPS, PAGE 84



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OCT 29 2018

CITY OF CHICO
PLANNING SERVICES

KARASINKI-LAMB
VESTING TENTATIVE PARCEL MAP
PM 18-04
(A SMALL LOT/PUBLIC STREET
SUBDIVISION)

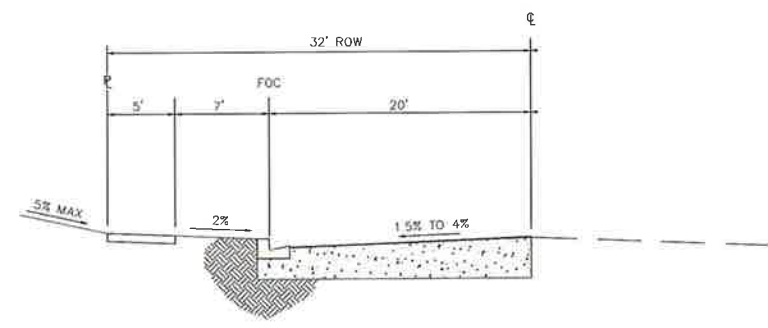
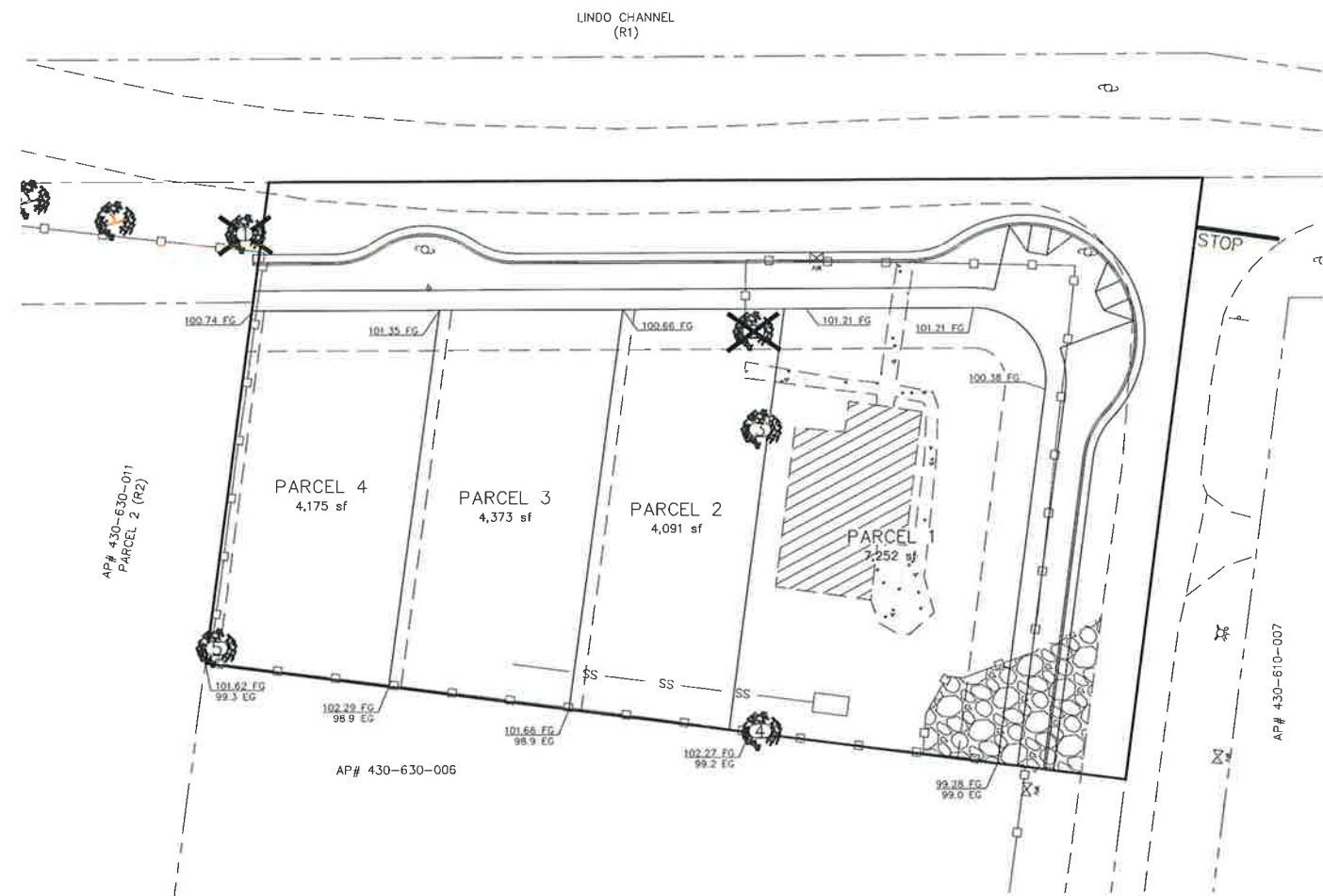
for
KENNETH AND ELLEN KARASINKI/JIM LAMB
BEING A PORTION OF LOT 38 AS SHOWN ON THE MAP
ENTITLED "FOURTH SUBDIVISION OF THE JOHN BIDWELL
RANCHO, NEAR CHICO, BUTTE CO., CALIFORNIA",
RECORDED IN BOOK 5 OF MAPS, AT PAGE 26.
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

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

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

BY: _____ DATE: _____
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/18





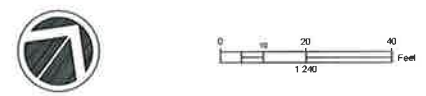
WEST LINDO AVENUE
& FERN AVENUE
WITH ON-STREET PARKING

TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	JUGLANS NIGRA/BLACK WALNUT	32"	20'±	REMOVE	32"
2	ACER NEGUNDO/BOX ELDER	28"	25'±	REMOVE	0" - DOES NOT QUALIFY
3	PINUS RADIATA/ITALIAN STONE PINE	20"	10'±	PROTECT	0" - DOES NOT QUALIFY
4	PISTACHIO CHINENSIS/CHINESE PISTACHIO	24"	12'±	PROTECT	0" - DOES NOT QUALIFY
5	ACER SACCHARUM/SILVER MAPLE	14"	14'±	PROTECT	0" - DOES NOT QUALIFY

*TABLE PROVIDED PURSUANT TO TREE INVENTORY REPORT BY NORTH VALLEY TREE SERVICE DATED October 12, 2108.

TOTAL INCHES REQUIRING MITIGATION = 32" DIVIDED BY 6" = 5 REPLACEMENT TREES REQUIRED.



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PM 18-04
(A SMALL LOT/PUBLIC STREET
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OCTOBER 30, 2018

SHEET 2 OF 2

Attachment C