



DATE: April 22, 2019
TO: PLANNING COMMISSION
FROM: Mike Sawley, Senior Planner (879-6812, mike.sawley@chicoca.gov)
RE: Boeger Vesting Tentative Subdivision Map, APN 007-320-037

SUMMARY

The applicant proposes to subdivide a 2.9 acre site into 24 lots for single-family residential development. The site is located on the east side of Morseman Avenue, between Netters Circle and Alynn Way. The site is currently located in the unincorporated area of the County and City approval of the subject subdivision would be contingent upon annexation of the site to the City. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 19-04 (**Attachment A**), approving the subdivision, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 19-04, approving the subdivision, subject to the attached conditions.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide the 2.9 acre site into 24 lots for single-family residential development. The site is located on the east side of Morseman Avenue, between Netters Circle and Alynn Way (see Location/Notification Map, **Attachment B**). The project site is currently in an unincorporated portion of Butte County and designated for medium-high density residential development by the Butte County General Plan and zoning maps. The site is pre-designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and pre-zoned R2 (Medium Density Residential, 6-14 units per acre). The project is also located within the -AOC (Airport Overflight Zone C) overlay district. Surrounding land uses include single-family and duplex homes. Currently undeveloped, the project site is relatively flat with no vegetation except for 15 valley oaks located around the perimeter.

The proposed project is an infill site and small-lot subdivision that would divide the site into 24 residential lots for development with single-family homes. Residential density for the project would be 7.92 dwelling units per acre, with an average lot size of 3,768 square feet (see **Attachment C**, Tentative Subdivision Map).

The site is a portion of an approximately 265 acre island of unincorporated territory surrounded by incorporated City Limits. Any City approval of the subject map would be contingent upon and not be effective until the site is annexed to the City of Chico. Annexation of the site is currently underway with the Butte Local Agency Formation Commission (LAFCo) and is expected to become finalized in the summer of 2019.

Subdivision Design

The proposed layout would result in a new double-loaded, public street (Street "A") extending easterly of Morseman Avenue. The new street would provide a 10-foot vehicle travel lane, 6.5-foot parking lane and contiguous 5-foot sidewalk on each side of the right-of-way, and would terminate at a cul-de-sac bulb located approximately 500 feet from Morseman Avenue. The Morseman Avenue frontage of the site would be improved with a five-foot separated sidewalk, a 7.25-foot parkway strip, and vertical curb and gutter. The lot configuration and cul-de-sac length is suitable given the width (200 feet) and depth (628 feet) of 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 is 3,500 square feet for interior lots and 4,000 square feet for corner lots. Lots larger than 4,499 square feet may be allowed so long as the total number of these larger lots do not exceed 30 percent of the total number of lots. The project includes four lots over 4,499 square feet which comprise 17 percent of the total number of lots.

There are 15 existing valley oak trees on the site, all proposed to be retained. Consistent with the City's Tree Preservation Regulations (CMC 16.66), Conditions #12 and #13 are recommended to protect the trees during construction and to pay in lieu fees should any tree removal prove necessary during project buildout.

Requested Subdivision Design Modifications

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

- 1) Residential lot depths less than 80 feet (78.5-foot depths proposed);
- 2) Allow non-standard street section on Street "A" (omit parkway strips);
- 3) Cul-de-sac length greater than 500 feet (530 feet proposed).

Neighborhood Meeting

On February 11, 2019, a neighborhood meeting was held at the project site. The meeting was attended by City staff, the project applicant and engineer, and approximately eight neighbors (see **Attachment D**, Neighborhood Meeting Sign-in Sheet). The applicant introduced the project and answered various questions from the neighbors regarding whether the lots would be developed with single-family residences or duplexes, and if the homes would be single-story or two-stories in height. Concerns with future traffic were expressed, primarily in connection with new traffic anticipated from an approved project located nearby at the corner of Morseman Avenue and Eaton Road. Prior to the neighborhood meeting a single comment letter from a notified party was received (see **Attachment E**, Comment Letter).

DISCUSSION

The project site represents an infill development opportunity in an existing residential area characterized predominantly by single-family residences and duplexes. Designed with a residential density of 7.92 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning. The subdivision would result in efficient residential infill at a density slightly higher than existing county subdivisions in area.

All proposed lots meet minimum size and width criteria.

As a result of the site's location within Chico Municipal Airport Overflight Zone C (-AOC), standard conditions are recommended requiring certain airspace easements and notifications to be recorded on the project parcels (**Attachment A, Exhibit I** Resolution 19-04).

GENERAL PLAN

The site is pre-designated as MDR (Medium Density Residential) on the General Plan Land Use Diagram and pre-zoned R2 (Medium Density Residential). The General Plan's Medium Density Residential designation is generally characterized by "duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums and single family detached homes on small lots." With a residential density of 7.92 units per acre, the project is within the allowable range of 6 to 14 units per acre for the R2 zoning district.

In addition, the following General Plan principles and policies are applicable to the project:

- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.*
- LU-4: Promote compatible infill development.*
- LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.*
- LU-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.*

The proposal is consistent with General Plan policies that encourage compatible infill development (CD-5, LU-4 and LU-4.2), holding a pre-application neighborhood meeting (LU-4.2.3), and providing a variety of property sizes while maintaining neighborhood character (H-1, H-3, and LU-4.3). The proposal is consistent with the General Plan.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

Prior to development, the proposed project will meet all infill criteria as defined in Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. The project currently meets all applicable criteria for the infill exemption, except that the subject site is not currently within city limits. 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 attached resolution (**Attachment A**) stipulates that City approval of the vesting tentative map is not effective until successful annexation of the site into City limits occurs. Annexation of the site and surrounding area has been jointly initiated by the City of Chico and the Local Agency Formation Commission (LAFCo) and is anticipated to occur in 2019. Therefore, annexation will take place prior to development of the site and the proposed development will only proceed under conditions when it would qualify as an infill development as defined by Section 15332 of the CEQA Guidelines. This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects).

Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the city's subdivision design criteria or improvement standards may only be approved if one of six findings in that chapter can be made. For this project, the finding under CMC 18.44.020.E can be made:

- E. That the subdivision is of such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards is necessary by reason of such subdivision characteristics or conditions.*

Allowing the requested modifications is acceptable in this case due to the sites unique shape, size and existing access. Given the site's width and depth the subdivision design lends itself to the proposed layout because one street aligned straight down the center creates a more-efficient use of the site. Eliminating parkways to maximize residential lot depth is acceptable due to low anticipated future traffic volumes on the new street. Subject to the conditions of approval, staff supports the requested modifications.

Subdivision Findings (CMC Section 18.18.070.B)

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

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

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of

this report no comments have been received in response to the public notice.

DISTRIBUTION:

PC Distribution
SP Sawley
PP Ambo
Files: S 18-08

External

George Boeger, Jr., PO Box 3465, Chico, CA 95927 (geojr93@gmail.com)
Lauren J. McSwain, Email: ljmcswain79@yahoo.com

ATTACHMENTS:

- A. Planning Commission Resolution No. 19-04
 - Exhibit I Conditions of Approval for S 18-08
 - Exhibit II Subdivision Report for S 18-08
- B. Location/Notification Map
- C. Boeger Subdivision (S 18-08) Vesting Tentative Subdivision Map
- D. Neighborhood Meeting Sign-In Sheet
- E. Comment Letter

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Municipal Airport, standard conditions are included in the conditions of approval requiring certain airspace easements and notifications to be recorded on the project parcels; and

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

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

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

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

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on May 2, 2019, by the following vote:

AYES:

NOES:

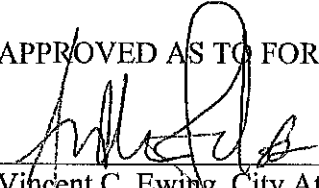
ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

BRUCE AMBO
Planning Commission Secretary

APPROVED AS TO FORM:


Vincent C. Ewing, City Attorney*
*Pursuant to The Charter of the City of Chico, Section 906(E)

EXHIBIT “I”
CONDITIONS OF APPROVAL
Boeger Vesting Tentative Subdivision Map S 18-08
(George J. Boeger)

1. The creation and improvement of 24 lots is authorized, as depicted on the “S 18-08 Boeger Vesting Tentative Subdivision Map” date stamped April 15, 2019, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.
3. Pursuant to Government Code § 66454 (Pre-annexation filing of tentative maps), the approval of City of Chico application S 18-08 is not effective until annexation of the subject site into the City of Chico. If annexation of the property is not completed within 18 months from the date of approval, then the approval shall be null and void unless granted an extension by the City’s Map Advisory Committee.
4. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

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

Exhibit “I”

Attachment A

5. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.
6. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
7. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
8. Prior to recordation of the final map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts."
10. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
11. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "Airspace review by the Airport Land Use Commission is required for all objects over 70 feet in height above ground level."
12. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.

Exhibit "I"

Attachment A

13. All trees not approved for removal shall be preserved during construction on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

14. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.



Subdivision Report

Meeting Date 5/2/19

DATE: 4/22/19

File: S 18-08

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 18-08 Boeger Subdivision**

Exhibit "II"

This office has reviewed the vesting Tentative Map S 18-08 Boeger Subdivision and herewith submits the following findings and recommendations for same.

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

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

1. **Request:** Residential lot depths less than 80 feet.

Recommendation: Acceptable.

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

Recommendation: Acceptable.

3. **Request:** Cul-de-sac length greater than 500 feet.

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. Structural section to be determined in conjunction with the Soils Report.

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

Exhibit "II"
Attachment A

- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.
- c) Street name shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

2. Storm Drainage

a) Facility Construction

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

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

b) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.

c) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

d) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Public Works Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

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

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

- Incorporate Best Management Practices (BMP's) per current 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 both public and private 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.
- Outfall facilities discharging to natural channels.
- 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 infrastructure.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

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

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

3. Sanitary Sewer

a) Facility Construction

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

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.

- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage connecting to existing facilities in compliance with 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.

The Subdivider shall pay the remaining balance owed on any "Assessment In Lieu of Payment of Sewer Connection Fees" prior to recordation of the Final Map.

4. Maintenance Access

The Subdivider shall construct a 10-foot wide concrete maintenance accessway between Lots 11 and 12.

5. Well and Septic Abandonment

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

6. Street Signs and Striping

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

7. 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.

8. Street Trees

Street trees shall be planted in accordance with the recommendation of the Public Works Department - Maintenance.

9. Landscaping

The Subdivider shall install landscaping in the Morseman Avenue parkway consisting of a minimum of 3" depth of "Brown Lava Rock" over a woven filter fabric as determined by the Public Works Department.

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. Post construction Storm Water devices.
2. 10-foot wide concrete maintenance accessway between Lots 11 and 12.

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 maintenance district shall be complete and formed prior to recordation of the Final Map.

D. SUBDIVISION GRADING

1. Soils Report

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

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

2. Grading Standards

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

3. Grading Plan

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

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

4. Final Grading Report

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

- a) That final grading complies with the approved grading plan or any approved revisions.
- b) That the subdivision grading complies with the recommendations included in the Geological and/or Soils Report. Any changes made during grading that affected these recommendations shall be assessed.
- c) That the subdivision soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.

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

E. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate width public right of way for Street "A" as depicted on the Tentative Map.
- b) Dedicate additional public right-of-way along Morseman Avenue to achieve 32-foot half-width right-of-way total.
- c) Dedicate 12-foot-wide Storm drain Easement to City between Lots 11 and 12.
- d) Dedicate an Avigation Easement to the City over the subdivision boundary as required by the Public Works Department.
- e) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- f) 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 4/18/19, 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 pay for the installation of fire hydrants within the subdivision in conformance with the recommendations of the Fire Department, City of Chico.

3. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and the Planning Services Department.

G. OTHER PERMITS

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

H. 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:

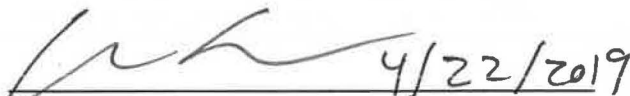
An initial deposit of 1½% of the estimated cost of all public improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

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

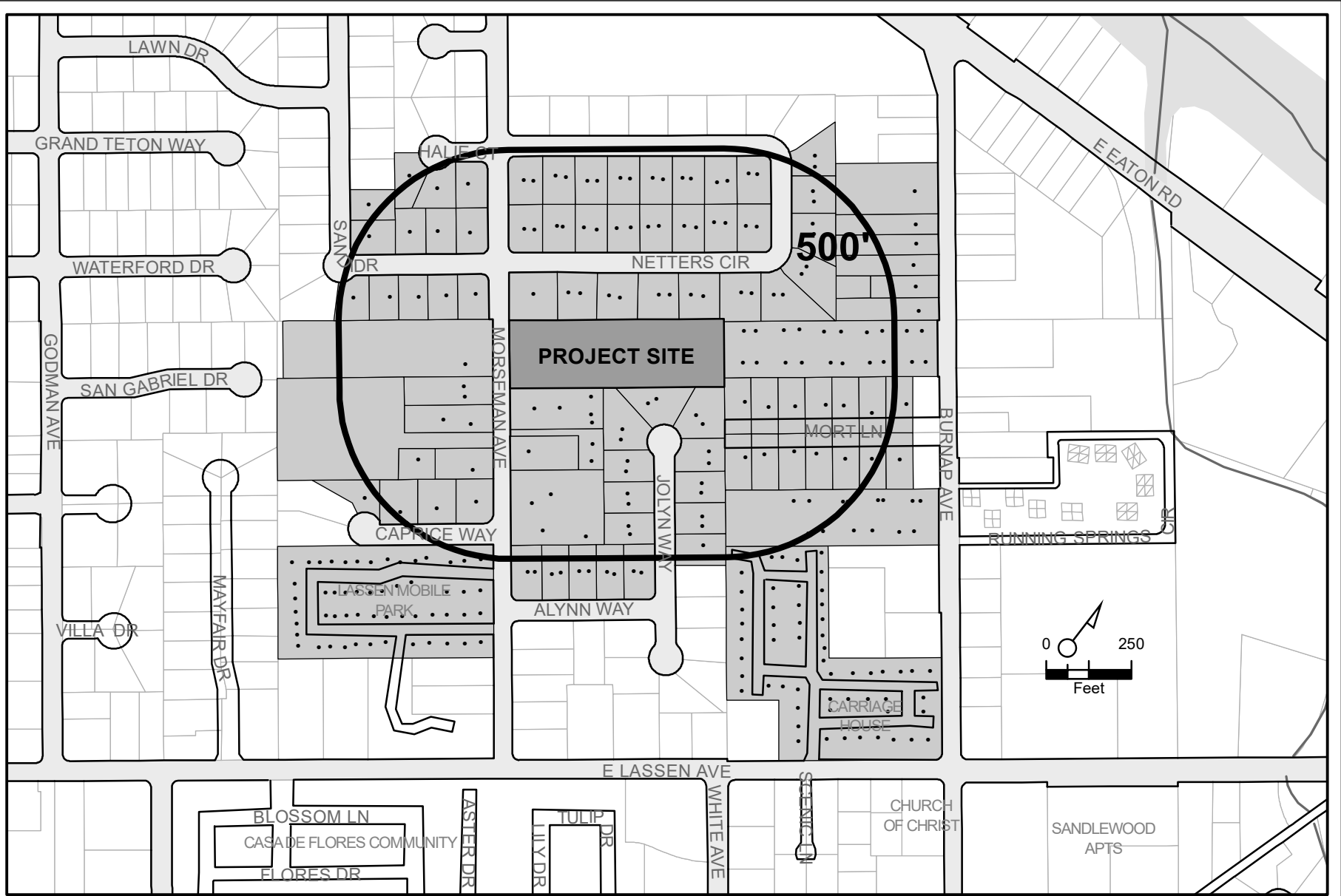
An initial deposit of 2% of estimated cost of all public improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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


Chris Duffey, Associate Engineer

Distribution:

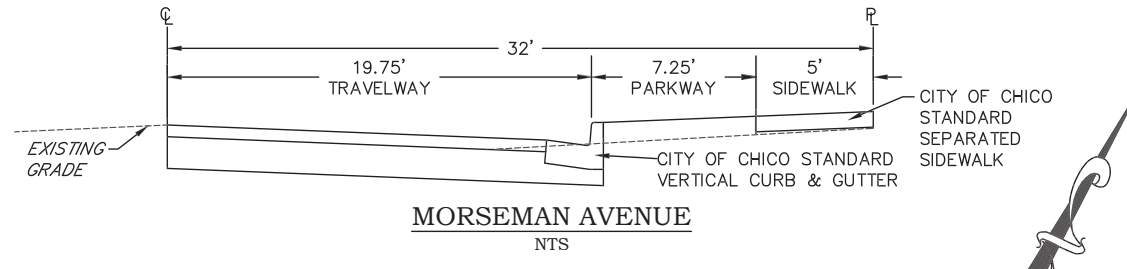
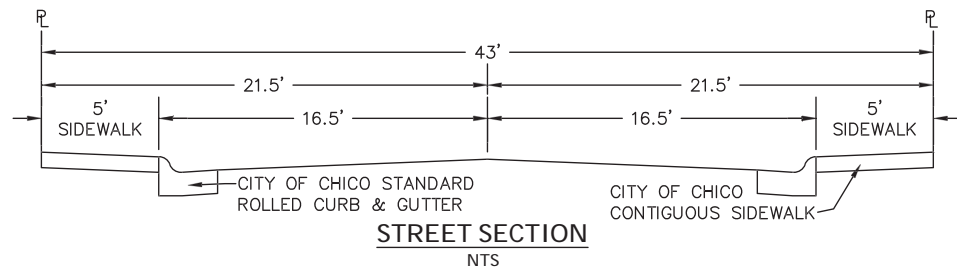
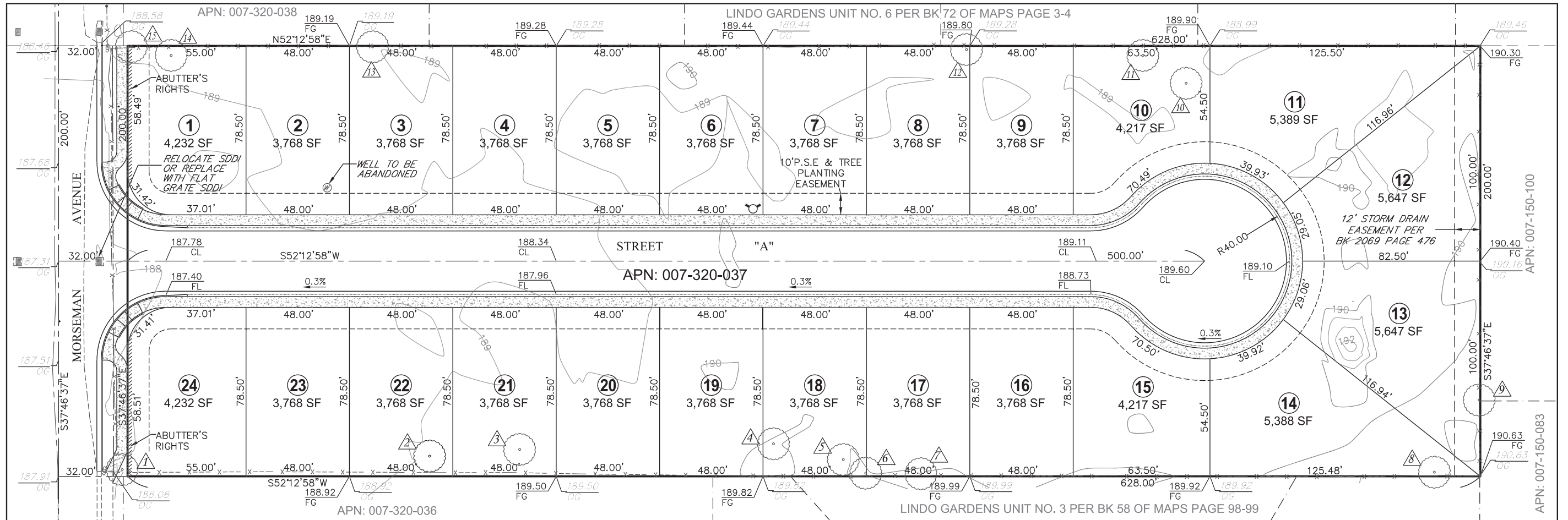
Original - Community Development Department S 18-08 File
Development Engineering Subdivision File



S 18-08 Boerger Subdivision
Morseman Avenue
APN 007-320-037-000

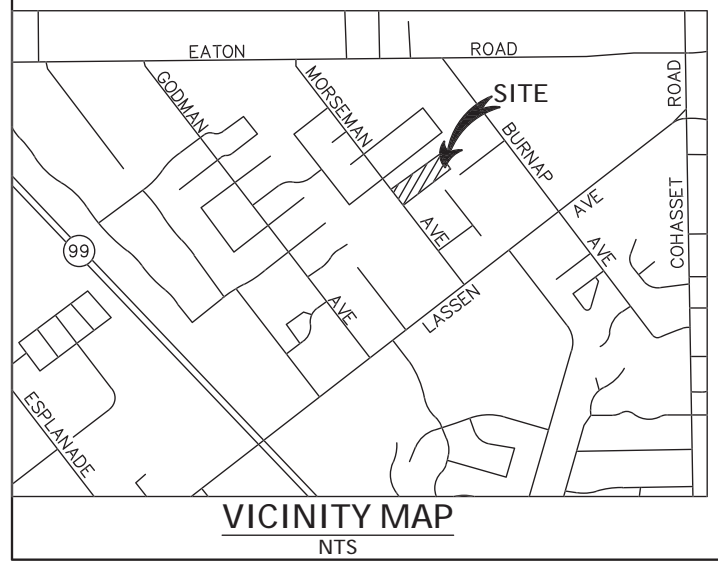
- Notified Addresses
- Notified Parcels





MODIFICATION NOTE:
 MODIFICATIONS TO CITY STANDARDS ARE NECESSARY DUE TO THE SHAPE AND SIZE OF THE EXISTING PARCELS:

- RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET
- ALLOW NON-STANDARD STREET CROSS-SECTION
- CUL-DE-SAC LENGTH GREATER THAN 500 FEET

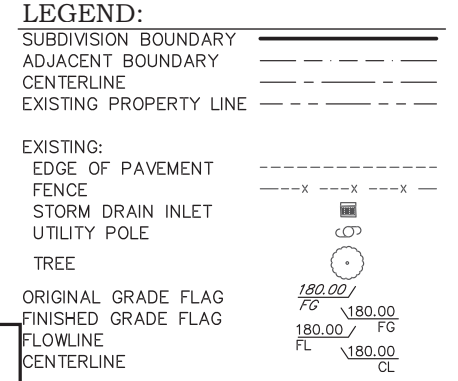


- NOTES:**
- 1.) EXISTING & PROPOSED CITY PRE-ZONING: R2-AOC
 - 2.) EXISTING & PROPOSED USE: RESIDENTIAL
 - 3.) SUBDIVISION AREA = 2.88 AC
 - 4.) DATE OF SURVEY: SEPTEMBER, 2018
 - 5.) NO EXISTING SEPTIC SYSTEM, WELL TO BE ABANDONED PER BUTTE COUNTY ENVIRONMENTAL HEALTH STANDARDS
 - 6.) NO EXISTING STRUCTURES
 - 7.) TOTAL LOTS: 24
 - 8.) AVERAGE LOT SIZE=3,768 SF,
 - 9.) DENSITY=7.92 UNITS/ACRE
 - 10.) ENTITY PROVIDERS:
 A.) SEWER - CITY OF CHICO
 B.) STORM DRAINAGE - CITY OF CHICO
 C.) WATER - CALWATER
 D.) POWER - PG&E
 E.) TELECOMMUNICATIONS - AT&T
 F.) CABLE TV - COMCAST
 - 11.) STORM DRAINAGE SYSTEM SHALL BE DESIGNED PER CITY OF CHICO MUNICIPAL CODE TO MEET THE POST CONSTRUCTION STANDARDS.
 - 12.) PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 - 13.) ALL NEW RESIDENTIAL STRUCTURES SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH ADOPTED CODES AND STANDARDS.

TREES:

#	TYPE	DBH
1	VALLEY OAK	14.6"
2	VALLEY OAK	26.1"
3	VALLEY OAK	24.5"
4	VALLEY OAK	33.1"
5	VALLEY OAK	15.6"
6	VALLEY OAK	21.6"
7	VALLEY OAK	14.3"
8	VALLEY OAK	16.8"
9	VALLEY OAK	17.1"
10	VALLEY OAK	13.6"
11	VALLEY OAK	21.6"
12	VALLEY OAK	12.7"
13	VALLEY OAK	21.9"
14	VALLEY OAK	39.1"
15	VALLEY OAK	13.6"

ALL TREES PER ARBORIST REPORT ARE TO REMAIN



SCALE:
1"=30'

RECEIVED
 Apr 15, 2019
 City of Chico
 Planning Services

S 18-08 BOEGER VESTING TENTATIVE SUBDIVISION MAP
 (A PUBLIC STREET SMALL LOT SUBDIVISION)

A PORTION OF LOT 25 OF THE HOBART SUBDIVISION OF THE DANIEL BIDWELL RANCHO PER BK 4 PG 24 SECTION 10, T.22 N., R.1 E., M.D.B.& M. CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

APN: 007-320-037

MORSEMAN AVENUE
 CHICO, CA 95973
 OWNER
GEORGE J. BOEGER
 P.O. BOX 3465
 CHICO, CA 95927

BY
FEENEY ENGINEERING & SURVEYING, INC.
 LAUREN J. MCSWAIN, RCE 72210
 PMB 301, 236 W. EAST AVE, A CHICO CA 95926
 MARCH 29, 2019 SHEET 1 OF 1

~~BOBBER~~ TSM 2/11/19

LAUREN McSWAIN (530) 570-4174
George Ro.

DESTA DUNLAP

530 343 1953

Mike Sawyer

879-6812

Janice Fiori

891-4423

Gayle Olsens

570-0664

Courtney Connelly

680-3383

Jeff Prather

566-9351

Carson Reuk

781-4104

Eleanora Arbini

781-4104

Wednesday, January 30, 2019

**City of Chico Planning Services Department
411 Main St.
P O Box 3420
Chico, CA 95927**

**Re: Boeger Vesting Tentative Subdivision Map S18-08 Neighborhood meeting
February 11, 2019.**

Dear Planning Department;

I am writing in response to the communication I received pertaining to a proposed subdivision on Morseman Ave, APN 007-320-037-000. My concern is the increased traffic patterns added to an already bad situation.

I live in the Coach house Mobile Estates, 982 E. Lassen Ave, and the existing traffic on East Lassen and Morseman is already bad and turned worse since the camp fire. An increase of 24 residences would add a minimum of 50 more vehicles traversing these streets would increase the nightmare.

In addition, the present condition of the streets in this area is deplorable. Pot holes, high speed vehicles, extremely poorly painted stripes to no stripes at all, combined with a high population of senior citizens attempting to negotiate these badly maintained streets is already very dangerous.

I have complained several times to the officials of Chico regarding street conditions to no avail, and I am too disabled to physically attend this meeting, thus this letter.

Any consideration to add to this traffic nightmare by more homes needs to be seriously addressed. Trying to enter or exit my mobile park to get on East Lassen Ave. is an exercise in risk, and there have been many accidents as a result.

Please consider my concerns in your meeting.

Jerry Gilstrap.

Jerry Gilstrap
PO BOX 6261
Chico CA
95927

Attachment E