



Files: S 18-02

DATE: July 3, 2019

TO: PLANNING COMMISSION

FROM: Dexter O'Connell, Associate Planner. 879-6810, dexter.oconnell@chicoca.gov

RE: Drake Estates Vesting Tentative Subdivision Map (S18-02)
2203 Floral Avenue and Associated Parcels on Floral Avenue APN 015-370-044,
015-370-045, and 015-370-057

SUMMARY

The applicant proposes to subdivide a 2.89 acre parcel into 17 lots for single-family residential development. The project site is located on the west side of Floral Avenue about 50 feet south of Orchard Lane and about 600 feet north of Manzanita Avenue. The project consists of a proposed public street taking access westward from Floral Avenue and terminating in a cul-de-sac bulb. No major issues have been identified.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 19-10 (**Attachment A**) finding that the project is categorically exempt from further environmental review and approving the Drake Estates Vesting Tentative Subdivision Map (S 18-02) based on the required findings and subject to the conditions indicated therein.

Proposed Motion:

I move that the Planning Commission adopt Resolution 19-10, finding that the project is categorically exempt from further environmental review and approving the Drake Estates Vesting Tentative Subdivision Map (S 18-02) based on the required findings and subject to the conditions indicated therein.

BACKGROUND

The applicant proposes to subdivide an approximately 2.89 acre parcel into 17 lots for single-family residential development. The project site is located on the west side of Floral Avenue about 50 feet south of Orchard Lane and about 600 feet north of Manzanita Avenue (see **Attachment B**, Location Map and **Attachment C** Drake Estates Subdivision Vesting Tentative Subdivision Map (S 18-02)). The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOC (Low Density Residential with Airport Overflight Traffic Pattern overlay). Surrounding land uses include mostly single-family residential uses to the north, east, west and south.

The project site consists of three residential parcels which front on Floral Avenue. The surrounding area contains residential buildings and residential landscaping and trees. Two of the three existing residences on the site would be removed as part of the project along with several accessory structures of various types, and the other existing residence would be substantially modified, and would sit on new Lot #1. An adjacent parcel at the northeast corner

of the property is not part of this project, and the home there would be unchanged, while the parcel will become a corner lot that still takes primary access from Floral Avenue.

Average lot size for the project would be 5,044 square feet, and typical lots would range from approximately 74 feet to 94 feet deep and from approximately 58 feet wide to 93 feet wide. Gross density for the project would be 6.42 units per acre (u/ac), within the allowable range of 2.1 to 7 u/ac, and above the minimum required in the -AOC overlay zone of 4.0 u/ac. All utilities are available nearby, primarily on Floral Avenue, to serve the project and the new homes would be connected to Cal Water and City sewer.

Subdivision Design

The proposed lot configuration appears to be a suitable way to subdivide the property. The proposed project calls for the construction of a new public street (Road "A"), extending approximately 465 feet Westerly from Floral Avenue, then terminating in a standard cul-de-sac bulb for a total length of about 545 feet.

The development proposes removing all trees on the site except two boundary trees on the north side of the subdivision on lots 13 and 14, for a total removal of 384 caliper inches. This includes the removal of three grade 3 valley oaks, protected by ordinance. A tree removal permit and mitigation plan will need to be approved, and Conditions #10 and #11 have been added to require compliance with the tree ordinance.

Requested Subdivision Design Modifications

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

- 1) Allow non-standard street cross-sections.
- 2) Allow residential lot depths less than 80 feet for a portion of the lots, specifically 2-8 and 11-17.
- 3) Allow a cul-de-sac of greater than 500 feet.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on January 26, 2018. The meeting was attended by approximately eight neighbors, the project engineer and applicant, and City staff. The sign-in sheet and meeting announcement is provided as **Attachment D**. Questions were raised at the meeting about tree preservation (some neighbors wanted their trees to remain while others were interested in having them removed); drainage on the site, including ponding issues; and proposed new home heights and privacy impacts. The project applicant was available to answer questions and address concerns.

DISCUSSION

The project site represents an infill development opportunity in an existing residential area that is compatible with other subdivisions located around the project site, which tend to be at the higher end of the allowable density range (7 units per acre). Designed with a residential density of 6.42 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning.

The modifications to the subdivision design criteria are fairly benign, and do not differ substantially from the situation of similar subdivisions with unusually-long cul-de-sacs in the surrounding area, like Jean Ln. and Parque Dr. off of Mariposa Avenue.

GENERAL PLAN

The General Plan's Low Density Residential designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 6.42 units per acre the project is within the allowable range of 2.1 to 7 units per acre.

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

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

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

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This exemption applies to infill projects which are consistent with the General Plan and zoning designation; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project meets all these criteria.

Modification to Subdivision Design Criteria Finding

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

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

Allowing the requested modifications is acceptable in this case due to the site's unusual depth and the fact that there is no meaningful grid for a street to connect to even as infill. Potential connectivity was foreclosed by the division of the parcels now linked by Sunland Drive. The unusual narrowness of the site and the topography necessitate the reduced lot depths, and the non-standard cross-section of the road in the plan is necessary as a consequence. The proposed subdivision with the identified modifications and subject to the conditions of approval, is supported by staff.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to CMC 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 of **Attachment A**), and this staff report, the proposed subdivision map and its design conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

PUBLIC CONTACT

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

DISTRIBUTION:

PC Distribution
AP O'Connell
Files: S 18-02

External

Chuck Tatreau – Chuck Tatreau Construction, Inc. 9 Blackstone Ct. Chico, CA 95928
Herbert Votaw – Rolls, Anderson & Rolls, 115 Yellowstone Drive, Chico, CA 95926 (email: hvotaw@rarcivil.com)

ATTACHMENTS:

- A. Planning Commission Resolution No. 19-10
Exhibit I Conditions of Approval for S18-02
Exhibit II Subdivision Report
- B. Location Map
- C. Drake Estates (S 18-02) Vesting Tentative Subdivision Map (2 sheets)
- D. Neighborhood Meeting Sign-In Sheet

1 **RESOLUTION NO. 19-10**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING VESTING TENTATIVE SUBDIVISION MAP S 18-02**
4 **(Drake Estates)**

5 WHEREAS, an application has been submitted to subdivide a 2.89 acre site into 17 lots on
6 the west side of Floral Avenue about 50 feet south of Orchard Lane and about 600 feet north of
7 Manzanita Avenue, identified as Accessor’s Parcel Nos. 015-370-044, 015-370-045, and 015-370-
8 057 (the “Project”); and

9 WHEREAS, the Planning Commission considered the Project, staff report, and comments
10 submitted at a noticed public hearing held on July 18, 2019; and

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

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

- 16 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
- 17 A. The overall density of the Project is 6.42 dwelling units per gross acre, which is consistent
18 with the Chico General Plan Diagram designation of Low Density Residential and the
19 provisions in Title 19 of the Chico Municipal Code;
- 20 B. No substantial evidence has been presented that would require disapproval of the Project
21 pursuant to Government Code Section 66474;
- 22 C. As supported by the subdivision report prepared for the Project, and the agenda report,
23 the Project and its design conform with both the requirements of Title 18 and 19 of the
24 Chico Municipal Code and the Chico General Plan.
- 25 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to
26 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth
27 in Exhibit II, attached hereto.
- 28 3. The Planning Commission hereby specifies that the materials and documents which constitute

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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 July 18, 2019, by the following vote:

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

APPROVED AS TO FORM:

BRUCE AMBO
Planning Commission Secretary

Vincent C. Ewing, City Attorney*

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

EXHIBIT “I”
CONDITIONS OF APPROVAL
Drake Estates Vesting Tentative Subdivision Map S 18-02
(Chuck Tatreau Construction, Inc.)

1. The creation and improvement of 17 lots is authorized, as depicted on the “Drake Estates Vesting Tentative Subdivision Map (S 18-02)” and accompanying project materials date stamped March 20, 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.

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. Prior to recordation of the final map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.

7. 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."

8. 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."

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: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."

10. 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.

11. 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.

12. 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.

13. A storm drain easement through Lots 7, 8, 9, 10, 11, 12, and 13 as shown on Vesting Tentative Subdivision Map 18-02 (Drake Estates) dated March 20, 2019 shall be provided in favor of Lots 8, 9, 10, 11, and 12 jointly. A leach trench drain system shall be installed within the easement as indicated in Note 9 on the said map.

14. 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.



Subdivision Report

Meeting Date 7/18/19

DATE: July 1, 2019

File: S 18-02

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 18-02 Drake Estates Subdivision**

Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 18-02 Drake Estates 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:** Non-standard street cross-sections.

Recommendation: Acceptable.

3. **Request:** Cul-de-sac length longer 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 typical sections as determined by the Public Works Director. Street structural sections to be determined based upon findings from the Soils Report.

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

- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.
- c) 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) Floral Avenue - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.
- 3) Exterior to Subdivision - Connection to existing City underground storm drain infrastructure.

b) Post Construction Standard Plans

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

c) NPDES Requirements

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

d) Storm Drainage Master Plan

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

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

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

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

- Restricted area protection.
- Reference CASQA BMP Hand Book

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

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

2) Storm Drainage Analysis

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

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

e) Statement of Effective Storm Water Disposal

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

- No net increase in 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.

- 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 (High Intensity Prismatic, no less than Grade V), 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 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 - Maintenance.

C. PRIVATE FACILITY CONSTRUCTION

The Subdivider shall design and construct storm drain facilities to convey storm water runoff from Lots 8 thru 12 to Road A, as depicted on the Tentative Map.

D. PUBLIC FACILITIES 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. Storm water quality and quantity mitigation.

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

E. PRIVATE FACILITIES MAINTENANCE

The following notation shall be included on the Final Map:

“The Subdivider shall prepare and record the necessary documents to address the maintenance of a joint-use private storm drain facilities to convey storm water runoff from Lots 8 thru 12 to Road A.”

Prior to Final Map recordation, the documents shall be made available for City review. However, the City will not approve the documents as to form and/or content.

F. 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.

G. PROPERTY DEDICATIONS

1. Dedications

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

- a) Dedicate additional public right-of-way along the Floral Avenue frontage to achieve a total of 30 feet as depicted on the Tentative Map.
- b) Dedicate a varying width public right-of-way for Road A as depicted on the Tentative Map.
- c) Dedicate sufficient public right-of-way at the southeasterly corner of AP 015-370-056 to complete the required public improvements.
- d) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Department.
- e) Dedicate a 10-foot-wide public service easement along the Road A frontage adjacent to Lots 2 thru 17.
- f) Dedicate a 5-foot-wide public service easement along the Floral Avenue and Road A frontages adjacent to Lots 1.

H. PRIVATE PROPERTY CONVEYANCES

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

1. A 10-foot-wide private storm drain easement over Lots 8 thru 12 for the benefit of Lots 8 thru 12 as depicted on the Tentative Map.
2. A 12-foot-wide private storm drain easement over Lots 7, 8, 12, and 13 for the benefit of Lots 8 thru 12 as depicted on the Tentative Map.

I. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

b) Easement Obstructions

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

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the Fire Department, City of Chico.

3. United States Postal Service

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

4. California Regional Water Quality Control Board

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 6/24/19, has made certain comments relative to this subdivision. These comments shall be incorporated into the Final Map and/or improvement plans of this subdivision.

J. CITY TREE REQUIREMENTS

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.

K. 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.

L. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and joint-use private 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 and joint-use private improvements.

All public and joint-use private 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.

M. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

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

2. Subdivision Fees

a) Plan Checking Fee

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

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

b) Inspection Fee

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

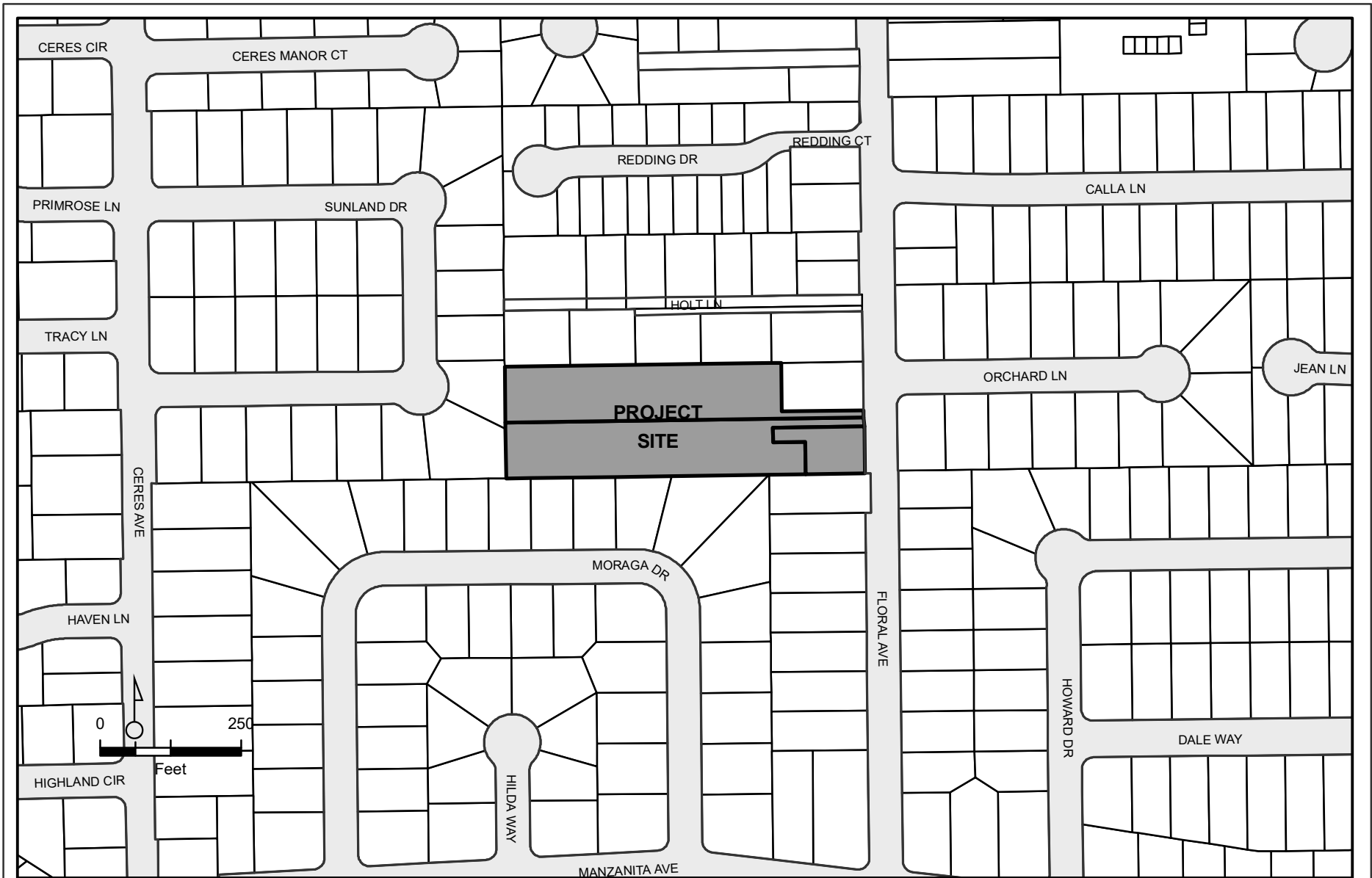
An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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

Matt Johnson, Senior Development Engineer

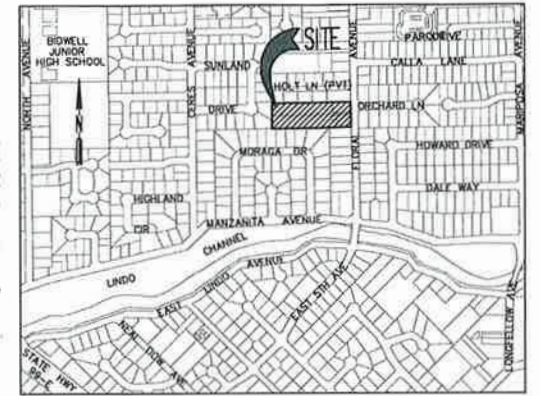
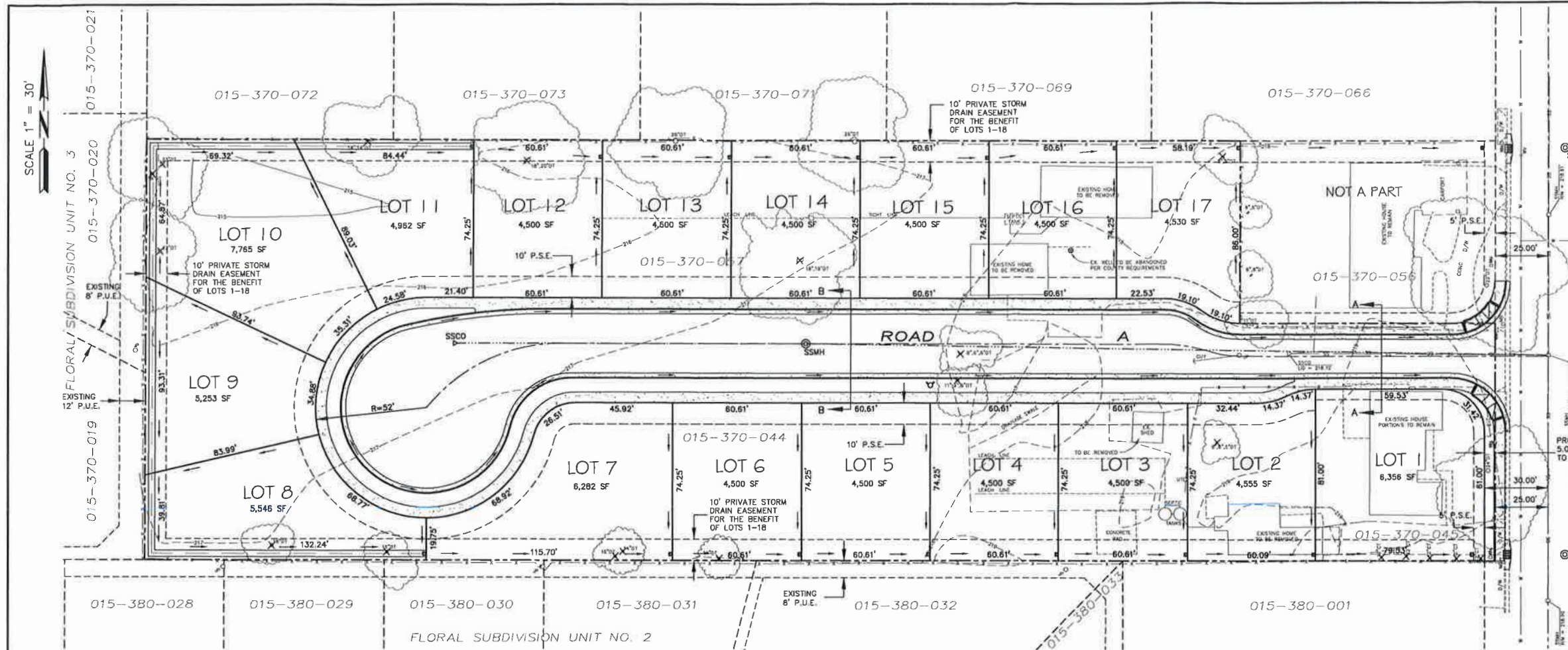
Distribution:

Original - Planning Services Department S 18-02 File
Development Engineering Subdivision File



S 18-02 (Drake Estates Vesting Tentative Subdivision Map)
2203 Floral Avenue
APNs 015-370-044, 015-370-045, and 015-370-057





LOCATION MAP
NO SCALE

OWNER
EXECUTIVE PROPERTY INVESTMENTS, LLC
250 VALLOMBROSA AVE. SUITE 175
CHICO CA, 95926

APPLICANT
KEVIN AVILA
250 VALLOMBROSA AVE. SUITE 175
CHICO, CA 95926
(530) 568-5682

ENGINEER
ROLLS, ANDERSON & ROLLS
HERBERT VOTAW
15 YELLOWSTONE DRIVE
CHICO, CA 95973
(530) 895-1422

RECEIVED

APR 04 2018

CITY OF CHICO
PLANNING SERVICES

PROPERTY DATA

ASSESSORS PARCEL NUMBERS	015-370-057 015-370-045 015-370-044
PARCEL AREA (PER AP PLAT)	2.89 ACRES ±
EXISTING ZONING	R1-AOC
EXISTING GENERAL PLAN	LDR
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL

PARCEL AREA SUMMARY

RIGHT-OF-WAY DEDICATION	0.70 AC. (30,354 SF)
PROPOSED PARCELS	
LOTS 1-18	2.19 AC. (95,375 SF)
AVERAGE LOT SIZE	±5,299 SF
DENSITY	6.0 UNITS/AC (GROSS)

UTILITY SERVICE

SEWER	CITY OF CHICO SEWER
STORM DRAIN	CITY OF CHICO STORM DRAIN
WATER	CALIFORNIA WATER SERVICE
GAS & ELECTRIC	PG&E
TELEPHONE	AT&T
CABLE T.V.	COMCAST

- NOTES**
- NO PORTION OF THIS SITE IS WITHIN THE FEMA IDENTIFIED 100 YEAR FLOOD PLAIN.
 - ON-STREET PARKING IS PROVIDED FOR ALL LOTS WITH THE EXCEPTION OF THE TRANSITION AREAS ALONG LOT 2 AND LOT 18.
 - THERE ARE NO EXISTING RAILROAD RIGHTS-OF-WAY OR GRADE CROSSINGS ON OR ADJACENT TO THIS PROPERTY.
 - DEVELOPMENT OF THIS PROJECT WILL REQUIRE THE PREPARATION OF DETAILED GRADING AND EROSION CONTROL PLANS SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF CHICO.
 - EXISTING SEPTIC TANKS TO BE ABANDONED PER BUTTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.
 - STORMWATER QUALITY MITIGATION MEASURES WILL BE PROVIDED IN A MANNER ACCEPTABLE TO THE DIRECTOR OF ENGINEERING.
 - ANY GRADING WITHIN THE DRIPLINE OF EXISTING NATIVE TREES TO REMAIN WILL NEED TO BE ANALYZED BY A CERTIFIED ARBORIST.
 - HOMES BUILT ON PARCELS CREATED BY THIS PROPOSED SUBDIVISION SHALL BE SINGLE STORY.
 - STORM WATER DRAINAGE IS PROPOSED TO BE CONVEYED BY UNDERGROUND PIPING LOCATED ALONG THE REAR OF LOTS 1 THROUGH 7 AND LOTS 12 THROUGH 18 TO PROPOSED DROP INLETS AND MANHOLES LOCATED IN FLORAL AVENUE. ALL PROPOSED STORM DRAIN PIPING IN FLORAL AVENUE WILL DRAIN NORTH AND CONNECT TO THE EXISTING STORM DRAIN MANHOLE LOCATED ON THE NORTHEAST CORNER OF FLORAL AVENUE AND ORCHARD LANE.
 - THE OWNER OF APN 015-370-056 HAS AGREED TO DEDICATE THE NEEDED RIGHT-OF-WAY TO CONSTRUCT THE CURB RETURN ALONG THE PROPOSED PUBLIC SERVICE EASEMENT TO THE CITY OF CHICO PRIOR TO THE RECORDATION OF THE FINAL MAP.
 - THE OWNER OF APN 015-370-056 HAS AGREED TO DEDICATE THE 10' WIDE PRIVATE STORM DRAIN EASEMENT TO THE DEVELOPER PRIOR TO RECORDATION OF THE FINAL MAP.

- TREE PRESERVATION NOTES**
- ANY EXCAVATION WITHIN THE TREE DRIPLINE SHALL BE BY HAND TO MINIMIZE IMPACT ON ROOTS. ALL EXCAVATION WITHIN DRIPLINE SHALL BE SUPERVISED BY THE CITY.
 - ROOTS 3/4" OR GREATER IN SIZE ENCOUNTERED DURING EXCAVATION SHALL BE CLEANLY CUT AND TREATED WITH A SEALING AGENT TO REDUCE LOSS OF MOISTURE TO THE TREE. ROOTS GREATER THAN 1-1/2" SHALL BE PRESERVED AND PROTECTED AT THE DIRECTION OF THE CITY.
 - CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS SHALL NOT BE PARKED OR STORED WITHIN THE TREE DRIPLINE.
 - ALL CONSTRUCTION WASTES, INCLUDING BUT NOT LIMITED TO BUILDING MATERIALS DEBRIS, ROOFING MATERIALS, CLEANING OF CEMENT TRUCKS, CHEMICALS/ADHESIVES/SOLVENTS, ETC., SHALL BE STORED OR DISPOSED OF NO CLOSER THAN FEET FROM ANY TREE DRIPLINE.

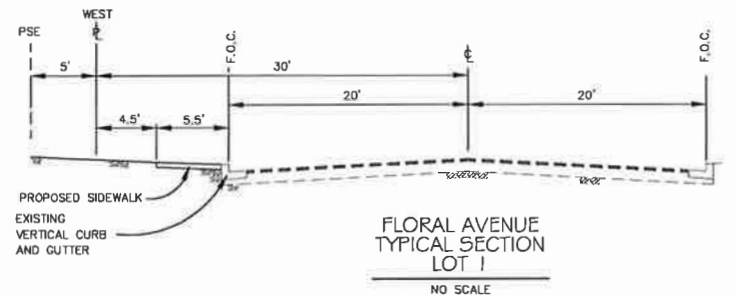
- REQUESTED DESIGN MODIFICATIONS**
- A MODIFIED ROAD TYPICAL SECTION FOR THE ENTIRE LENGTH OF PROPOSED ROAD A.
 - A MODIFIED ROAD TYPICAL SECTION FOR FLORAL AVENUE WITH A CONTIGUOUS 4' WIDE SIDEWALK AND NON-STANDARD RIGHT-OF-WAY HALF-WIDTHS.
 - RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 1 THRU 8 AND 11 THRU 18.

LEGEND

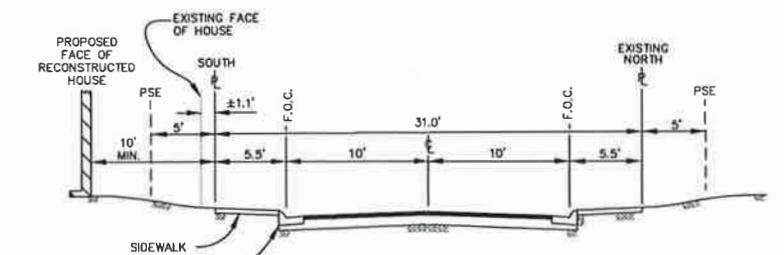
- SUBDIVISION BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE ABANDONED
- EXISTING CONSTRUCTION CENTERLINE
- EXISTING GROUND ELEVATION
- EXISTING BACK OF CURB ELEVATION
- EXISTING FLOWLINE ELEVATION
- EXISTING GROUND CONTOUR (5' FOOT INTERVAL)
- EXISTING GROUND CONTOUR (1' FOOT INTERVAL)
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING DRIVEWAY
- 015-370-045 EXISTING ASSESSOR'S PARCEL NUMBER
- SD4H EXISTING CONCRETE CURB AND GUTTER
- SD00 EXISTING STORM DRAIN MANHOLE
- SD01 EXISTING STORM DRAIN DROP INLET
- SD02 EXISTING S.S. CLEAN OUT
- SD03 EXISTING SANITARY SEWER MANHOLE
- SD04 EXISTING JOINT UTILITY POLE
- SD05 EXISTING UTILITY POLE
- SD06 EXISTING GUY WIRE
- SD07 EXISTING WATER METER
- SD08 EXISTING WATER VALVE
- SD09 EXISTING TREE, DIAMETER & TYPE
- SD10 EXISTING OAK TREE
- SD11 EXISTING DECIDUOUS TREE
- SD12 EXISTING MAIL BOX
- SD13 EXISTING TREE TO BE REMOVED
- SD14 EXISTING TREE DRIP LINE
- P.U.E. EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED CONCRETE CURB AND GUTTER
- P.S.E. PROPOSED PUBLIC SERVICE EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED DIRECTION OF SURFACE FLOW
- PROPOSED STORM DRAIN DROP INLET
- PROPOSED STORM DRAIN MANHOLE

TREE REMOVAL

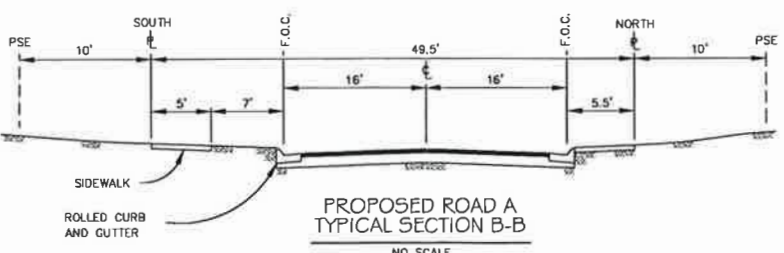
- 384 INCHES (IN DIAMETER) OF TREES TO BE REMOVED



FLORAL AVENUE
TYPICAL SECTION
LOT 1
NO SCALE



PROPOSED ROAD A
TYPICAL SECTION A-A
NO SCALE



PROPOSED ROAD A
TYPICAL SECTION B-B
NO SCALE

**DRAKE ESTATES SUBDIVISION
VESTING TENTATIVE MAP 18-02**

A PUBLIC ROAD SUBDIVISION
FOR

KEVIN AVILA
A DIVISION OF A PORTION OF LOT 15,
AS SHOWN ON THAT CERTAIN MAP ENTITLED,
"MAP OF THE FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO"
RECORDED IN BOOK 6 OF MAPS, PAGE 48
CITY OF CHICO, BUTTE COUNTY, STATE OF CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
15 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-9611

**NOTICE FOR PRE-APPLICATION
NEIGHBORHOOD MEETING**

January 12, 2018

A pre-application meeting will be held Friday, January 26th, 2018 at 4:30 p.m. at the project site, located at 2203 Floral Avenue, regarding the following project:

Drake Estates - A request to subdivide a 2.89-acre site into 18 parcels, ranging from 4,500 square feet to 7,765 square feet, each suitable for single-family residential development. This development is proposing single story construction only for all parcels. The site is zoned R2 Medium Density Residential and is designated Medium Density Residential on the General Plan Diagram.

A pre-application neighborhood meeting is required for all discretionary land use entitlements that will need City of Chico Planning Commission or City Council approval. No decision will be made at this meeting. The meeting is intended to provide an opportunity for neighbors to meet with the project proponent to review and comment on the proposal in advance of a formal application.

For further information regarding this project, please contact the applicant's representative:

Herb Votaw at Rolls, Anderson & Rolls
115 Yellowstone Drive
Chico, CA 95973
(530) 895-1422

For further information regarding Chico's development process and regulations, please contact:

City of Chico Planning Division
411 Main Street
P.O. Box 3420
Chico, CA 95927
(530) 879-6800
zoning@chicoca.gov

Distribution:

Property owners/residents within 500 feet of project site, mailed 10 days before meeting
Neighborhood Group(s)
City of Chico Planning Division
City of Chico Development Engineering Division

