



Files: S 19-02

DATE: July 3, 2019

TO: PLANNING COMMISSION

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

RE: Trinity Park Vesting Tentative Subdivision Map (S 19-02)
Mariposa Ave. at Jackie Dr., APN 016-030-046, 016-030-047, 016-030-048

SUMMARY

The applicant proposes to subdivide a 4.86 acre infill parcel into 34 lots for small lot single-family residential development. The project site is located on the west side of Mariposa Avenue and includes the proposed intersection of Jackie Drive and Cabaret Drive. The project includes two public street extensions, taking access from Jackie Drive and Cabaret Drive, and connecting to Mariposa Avenue as a continuation of the existing street grid in that area. No major issues have been identified.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 19-11 (**Attachment A**) finding that the project is categorically exempt from further environmental review and approving the Trinity Park Vesting Tentative Subdivision Map (S 19-02) based on the required findings and subject to the conditions indicated therein.

Proposed Motion:

I move that the Planning Commission adopt Resolution 19-11 finding that the project is categorically exempt from further environmental review and approving the Trinity Park Vesting Tentative Subdivision Map (S 19-02) based on the required findings and subject to the conditions indicated therein.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 4.86 acre parcel into 34 lots for single-family residential development. Located on the west side of Mariposa Avenue, the proposal includes the proposed intersection connection of Jackie Drive and Cabaret Drive (see Location/Notification Map **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOD (Low Density Residential with Aircraft Overflight Zone D overlay). Surrounding land uses include mostly single-family residential uses on all sides.

The project site consists of three residential parcels, two standard lots and a flag lot, that front Mariposa Avenue. Two single-family structures and two multi-family residential structures exist on the property, along with several uninhabitable outbuildings, most of which exhibit an agricultural character. The vast majority of the land appears unused except by grass and a dog run to the eastern portion of the site. Evidence of former agricultural use and current residential use is present, but limited. The developable area of the site is relatively flat, and portions of

the site closer to the residences on the west portion of the site and along the site's south boundary are heavily treed. Of the 50 trees on site, all but two are proposed for removal. Twenty-nine mitigation trees are required on site.

Average lot size for the project would be 4,687 square feet, and typical lots would be between 96 and 105 feet deep and between 38 and 45 feet wide. Gross density for the project would be exactly 7.0 units per acre (u/ac), within the allowable range of 2.1 to 7 u/ac. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

The project site represents an infill development opportunity in an existing residential area characterized by single-family residential development.

Subdivision Design

The proposed lot configuration appears to be a suitable way to subdivide the property. The site is accessed by a proposed extension of Cabaret Drive and by a proposed extension of Jackie Drive to connect with Mariposa Avenue. The two proposed streets would create a T-intersection at the southwest side of the development and would complete the grid to the southeast in already-subdivided areas, using the existing street network. As a result of the subdivision, rolled curbs and sidewalk improvements would be installed throughout the subdivision to connect to existing improvements.

Approval of the parcel map would result in 8.7 percent of the lots in the immediate neighborhood being flag lots (14 out of 161 lots), less the 10% maximum allowed by infill residential flag lot criteria (CMC 19.76.180). Consistent with these regulations, administrative architectural review was completed for the proposed residences on Parcels 2 and 3.

The city's small lot subdivision regulations (CMC 19.76.150) allow for a minimum lot size of 3,500 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Minimum small-lot widths are 38 feet for interior lots and 46 feet for corner lots. All proposed lots meet minimum size and width criteria. Nine of the 34 proposed lots (including both flag lots) are larger than 4,499 square feet, which is 26.5%, less than the 30% maximum for lots of that size under the Small-Lot Subdivision criteria.

The proposed subdivision includes short lot frontages, meaning that on-street parking will be limited by driveway locations. The applicant has designed the parcels to accommodate longer driveways in order to meet the parking requirements of CMC 19.76.150(B)5 with off-street parking. Condition 15 has been added to require that the parking requirements of CMC 19.76.150(B)5 are met.

Requested Subdivision Design Modifications

No Subdivision Design Modifications are requested.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on May 29th, 2019. The meeting was attended by three neighbors, the applicant, and Associate Planner Shannon Costa. The sign-in sheet and meeting summary is provided as **Attachment D**. Questions were raised by the neighbors at the meeting,

particularly with regard to the type of construction and construction impacts on the site, and building setbacks.

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 7 units per acre the project is within the allowable range of 2.01 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 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.

Subdivision Findings (CMC Section 18.18.070.B)

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

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

PUBLIC CONTACT

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

DISTRIBUTION:

PC Distribution
AP O'Connell
Files: S 19-02

External

LDI Land and Home, Inc. PO Box 617 Chico, CA 95927
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973
(email: wes@wgilbertengineering.com)

ATTACHMENTS:

- A. Planning Commission Resolution No. 19-11
 - Exhibit I Conditions of Approval for S19-02
 - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. Trinity Park Vesting Tentative Subdivision Map (2 sheets)
- D. Neighborhood Meeting Information

1 of the City of Chico Community Development Department.

2 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
3 Commission of the City of Chico held on July 18, 2019, by the following vote:

4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAIN:

8 DISQUALIFIED:

9 ATTEST:

APPROVED AS TO FORM:

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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**

**Trinity Park Vesting Tentative Subdivision Map S 19-02
(LDI Land and Home, Inc)**

1. The creation and improvement of 34 lots is authorized, as depicted on the “Trinity Park Vesting Tentative Subdivision Map (S 19-02)” and accompanying project materials date stamped May 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. An access easement through Lots 21 and 23 as shown on Vesting Tentative Subdivision Map 19-02 (Trinity Park) dated May 20, 2019 shall be provided in favor of Lots 21 and 23 jointly as flag lots.

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.

15. Pursuant to CMC 19.76.150(B)5, any lot which provides only one on-street parking space along its frontage must provide three off-street parking spaces on the lot, including two in a garage.



Subdivision Report

Meeting Date 7/18/19

DATE: July 1, 2019

File: S 19-02

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 19-02 Trinity Park**

Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 19-02 Trinity Park 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 no modifications to Titles 18R of the Chico Municipal Code (CMC).

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. Street structural sections to be determined based upon findings from the Soils Report.
 - 1) Interior to subdivision - Full urban improvements.
 - 2) Mariposa 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.

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) Mariposa 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. Maintenance Access

The Subdivider shall construct a maintenance access over a portion of Lot 1 in a manner acceptable to the Public Works Director. Structural section to be determined based upon findings from the Soils Report.

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 that they are required herein to construct.

7. 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.

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 and an irrigation system at the following locations:

- a) Between the back of curb and the front of sidewalk along the westerly side of Mariposa Avenue adjacent to Lots 15 and 16.
- b) Between the back of curb and the front of sidewalk along the southerly side of Jackie Drive adjacent to Lots 27 and 34.

C. PRIVATE FACILITY CONSTRUCTION

1. Accessway

The Subdivider shall construct an accessway over portions of Lots 21 and 23 in a manner acceptable to the Public Works Director. Structural section to be determined based upon findings from the Soils Report.

2. Storm Drainage

The Subdivider shall design and install an underground storm drain system with all appurtenances over portions of Lots 21 and 23 for the benefit of Lots 21 and 23 as depicted on the Tentative Map.

3. Sanitary Sewer

The Subdivider shall design and install an underground sanitary sewer system with all appurtenances of a portion of Lots 21 and 23 for the benefit of Lots 21 and 23 as depicted on the Tentative Map. Each lot shall have its own, separate sewer service lateral.

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.
2. Maintenance access over Lot 1 as depicted on the Tentative Map.
3. Landscape and irrigation between the back of curb and the front of sidewalk along the westerly side of Mariposa Avenue adjacent to Lots 15 and 16.
4. Landscape and irrigation between the back of curb and the front of sidewalk along the southerly side of Jackie Drive adjacent to Lots 27 and 34.

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 joint-use private improvements.”

Prior to recordation of the Final Map, 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 CONVEYANCES

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 Mariposa Avenue frontage to achieve a total of 32 feet.

- b) Dedicate public rights-of-way for Cabaret Drive and Jackie Drive as depicted on the Tentative Map.
- c) Dedicate a 25-foot-wide public utility easement over portions of Lots 21 and 23, as depicted on the Tentative Map.
- d) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Department - Engineering.
- e) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.

2. Abandonments

The 20' easement for Road and Public Utility purposes per Book 1743. O.R., Page 223 abandonment depicted on the Tentative Map is approved. Said abandonment, in accordance with the provisions of the Subdivision Map Act, shall become effective upon Final Map recordation.

H. PRIVATE PROPERTY CONVEYANCES

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall create a 25-foot-wide non-exclusive easement over portions of Lots 21 and 23, as depicted on the Tentative Map, for ingress, egress, sanitary sewer, and storm drain.

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:

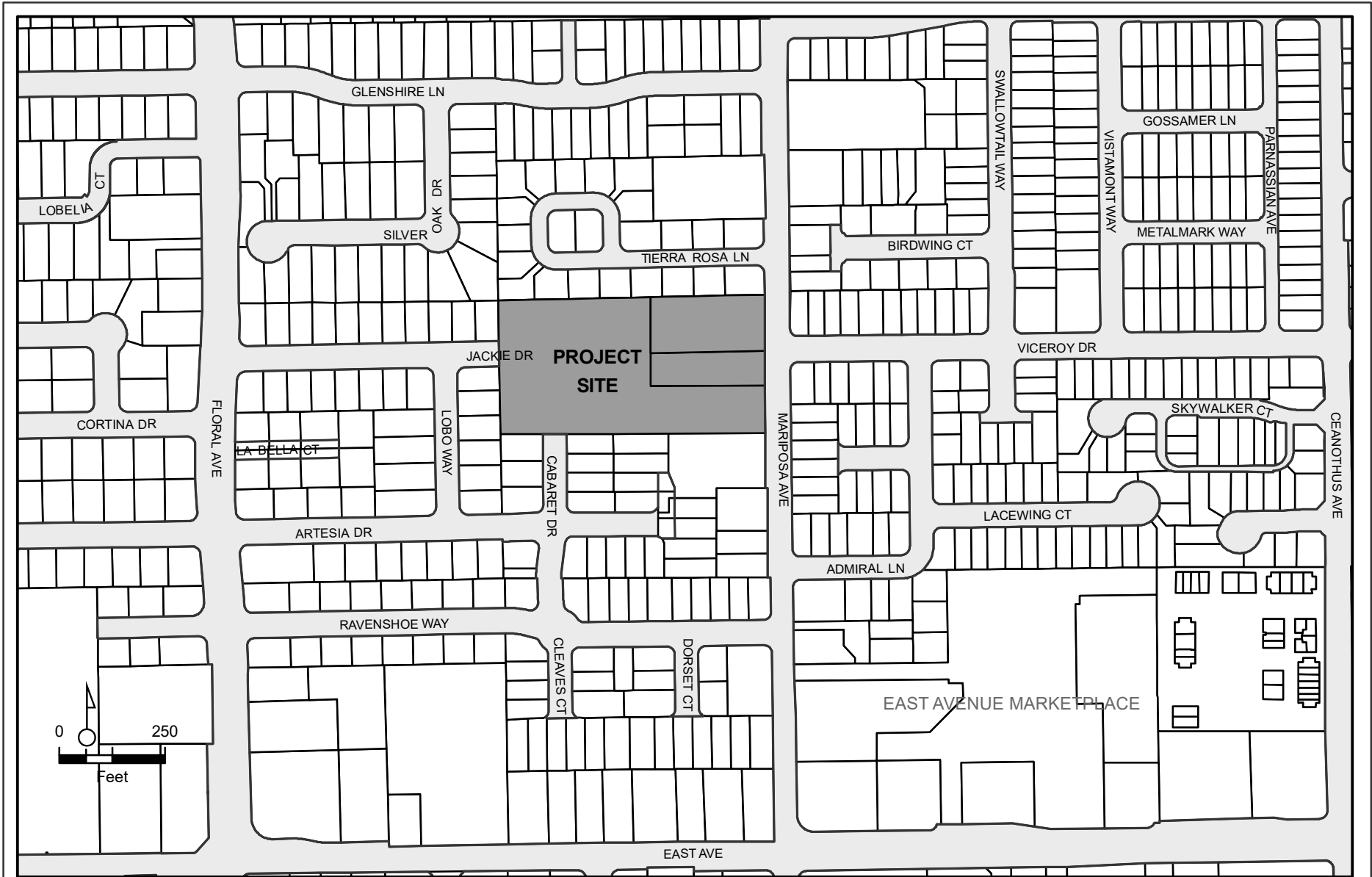
An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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 19-02 File
Development Engineering Subdivision File



S 19-02 (Trinity Park Vesting Tentative Subdivision Map)
 Mariposa Avenue at Jackie Drive
 APN 016-030-046, 016-030-047, 016-030-048

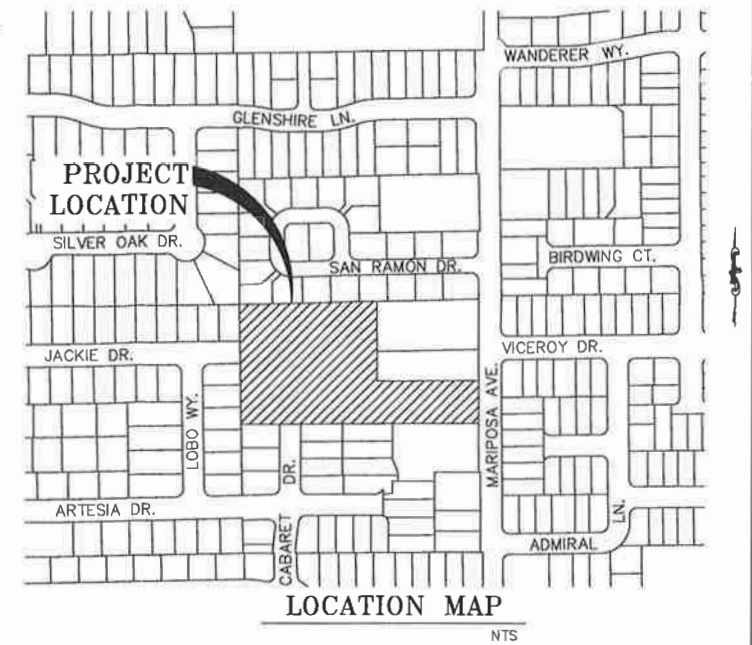
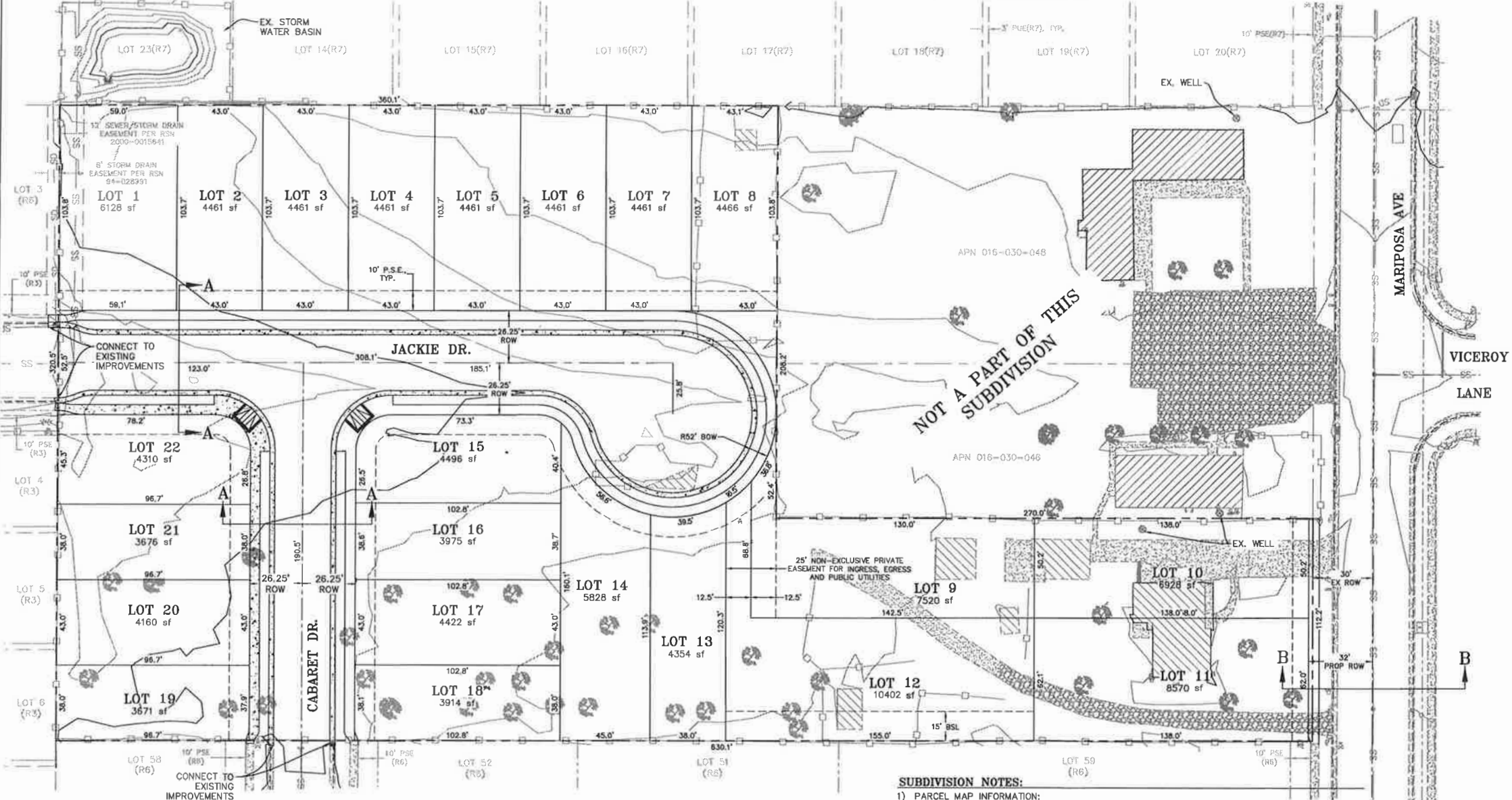




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Feet

LEGEND:

	EXISTING GROUND CONTOUR (ASSUMED DATUM)	EG	EXISTING GROUND ELEVATION		EXISTING FENCE
	SUBDIVISION BOUNDARY	FG	FINISH GRADE ELEVATION		EXISTING FIRE HYDRANT
	PROPOSED LOT LINE	PUE	PUBLIC UTILITY EASEMENT		PROPOSED FIRE HYDRANT
	CENTER LINE	PSE	PUBLIC SERVICE EASEMENT		EXISTING WATER VALVE
	EASEMENT	ROW	RIGHT OF WAY		EXISTING HOSE BIB
	EXISTING CURB, GUTTER AND SIDEWALK	BOC	BACK OF CURB		EXISTING BUILDING TO REMAIN
	EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE	BOW	BACK OF WALK		EXISTING BUILDING TO BE REMOVED
	PROPOSED CURB AND GUTTER				EXISTING GRAVEL DRIVEWAY
	PROPOSED CONCRETE AREA				PROPOSED STREET LIGHT
	EXISTING AND FINISH GRADE		EXISTING TREE		EXISTING STORM DRAIN DROP INLET
	EXISTING STORM DRAIN DROP INLET		EXISTING TREE TO BE REMOVED		
		BSL	BUILDING SETBACK LINE		



DESIGN MODIFICATIONS:

1) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 9 AND 12 THRU 15 (18R,08.010.C.4)

RECORD REFERENCES:

(R1) - PARCEL MAP, BOOK 44 OF MAPS, PAGE 96
 (R2) - ROSA SUBDIVISION, BOOK 130 OF MAPS, PAGES 16 THRU 18
 (R3) - TULIP SUBDIVISION, BOOK 130 OF MAPS, PAGES 19 AND 20
 (R4) - DAISY SUBDIVISION, BOOK 130 OF MAPS, PAGES 21 AND 22
 (R5) - BLOSSOM SUBDIVISION, BOOK 130 OF MAPS, PAGES 23 AND 24
 (R6) - DOMINIC PARK SUBDIVISION, PHASE 2, BOOK 152 OF MAPS, PAGES 92 THRU 94
 (R7) - ANDERSON SUBDIVISION, BOOK 153 OF MAPS, PAGES 90 THRU 92
 (R8) - MARIPOSA VISTA SUBDIVISION, PHASE 1, BOOK 156 OF MAPS, PAGES 66 THRU 69

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

BY: *Wesley E. Gilbert* DATE: 4/1/19

WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20



OWNER:
ELI STERN LIVING TRUST ESTATE
726 AVENIDA MAJORCA, SUITE B
LAGUNA WOODS, CA 92637

SUBDIVIDER:
LDI LAND AND HOME INC.
P.O. BOX 617
CHICO, CA 95927
(530) 588-5510

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

ASSESSOR'S PARCEL NUMBER:
016-030-047

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

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

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 3.43
NET ACREAGE: 3.34
TOTAL NUMBER OF LOTS: 22
UNITS PER GROSS ACRE: 6.41
AVERAGE LOT SIZE: 5,163 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 SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL LOT FRONTAGES 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 SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0339E DATED JANUARY 6, 2011.
- 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY A STORM WATER INTERCEPTOR, OVERSIZED STORM DRAIN PIPES AND STORM WATER LEACH TRENCHES CONNECTED TO THE EXISTING STORM DRAIN SYSTEM IN JACKIE DRIVE AND CABARET DRIVE.
- 7) EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. PERMIT REQUIREMENTS.

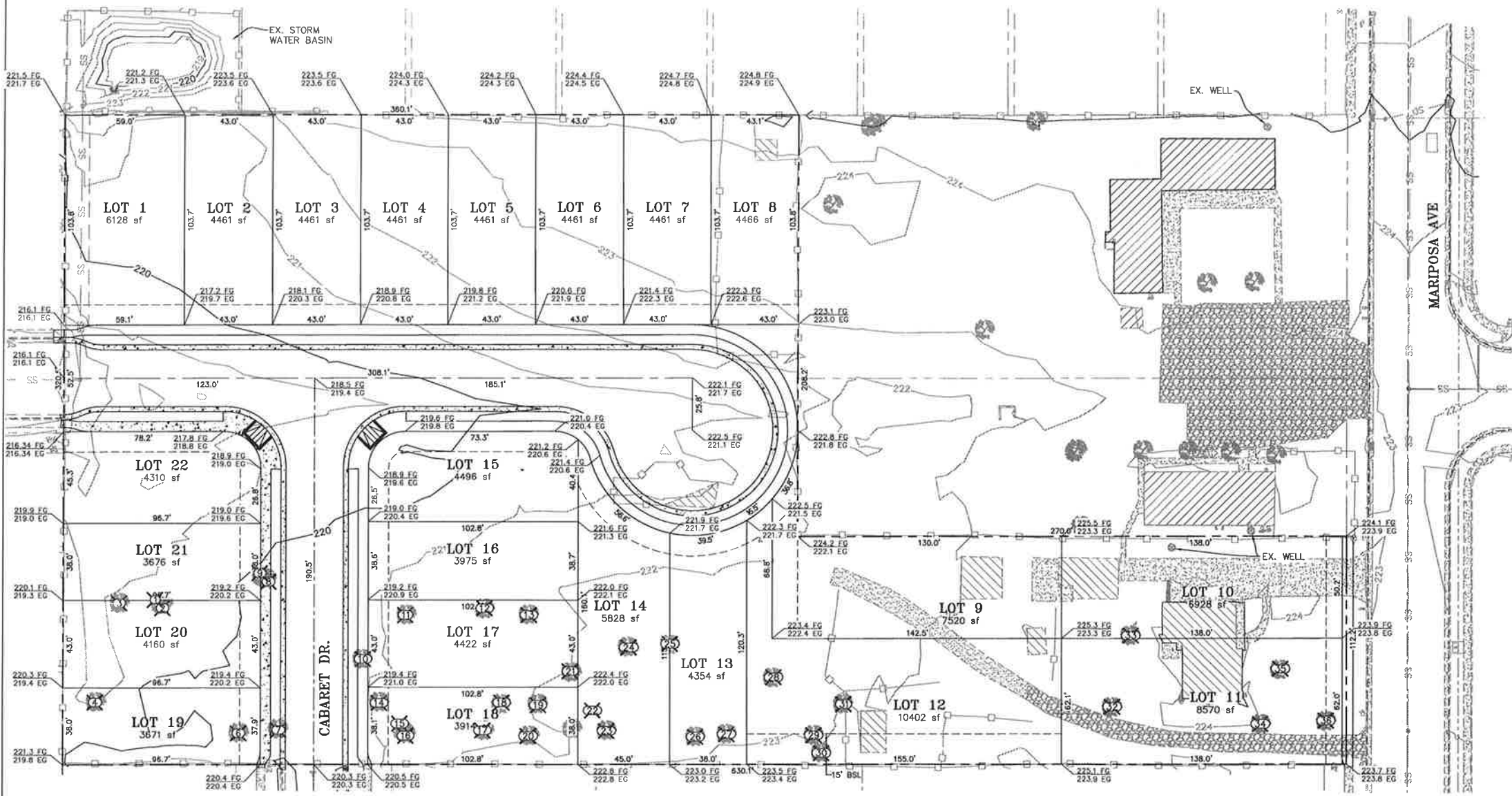
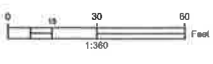
TRINITY PARK VESTING TENTATIVE SUBDIVISION MAP S 19-__ (A SMALL LOT/PUBLIC STREET SUBDIVISION)

FOR
LDI LAND & HOME, INC.

BEING A DIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 49 OF MAPS, AT PAGE 96 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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

MARCH 27, 2019 SHEET 1 OF 2

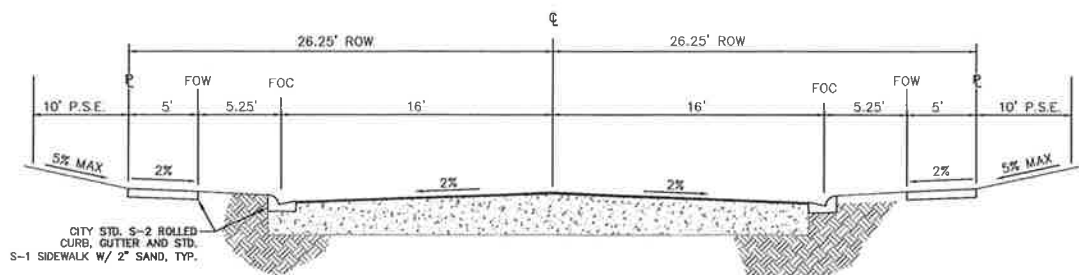


TREE TABLE*

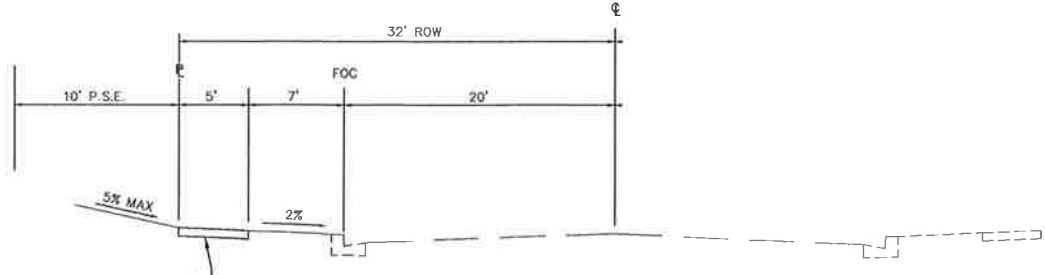
TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1		10"	10'		
2		13"	20'		
3		10"	11'		
4		10"	10'		
5		12"	9'		
6		10"	8'		
7		6"	8'		
8		10"	8'		
9		10"	8'		
10		6"	6'		
11		12"	10'		
12		8"	10'		
13		18"	12'		
14		18"	11'		
15		14"	12'		
16		14"	12'		
17		6"	8'		
18		10"	11'		
19		6"	11'		
20		6"	7'		
21		6"	6'		
22		12"	14'		
23		16"	20'		
24		15"	18'		
25		6"	8'		
26		11"	10'		
27		8"	8'		
28		16"	16'		
29		13"	14'		
30		10"	12'		
31		16"	12'		
32		13"	18'		
33		6"	7'		
34		6"	6'		
35		13"	9'		
36		10"	8'		

*TABLE PROVIDED PURSUANT TO SCOTT VASQUEZ ARBORIST REPORT DATED ___/___/2019.

TOTAL INCHES REQUIRING MITIGATION = 10" DIVIDED BY 6 = 2 REPLACEMENT TREES REQUIRED.



JACKIE DRIVE/CABARET DRIVE PUBLIC STREET WITH ON-STREET PARKING SECTION A-A



MARIPOSA AVENUE PUBLIC STREET WITH ON-STREET PARKING SECTION B-B

TRINITY PARK VESTING TENTATIVE SUBDIVISION MAP S 19-- (A SMALL LOT/PUBLIC STREET SUBDIVISION)

FOR LDI LAND & HOME, INC.

BEING A DIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 49 OF MAPS, AT PAGE 96 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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

Neighborhood Meeting: Trinity Park

Date: 5-29-2019

The meeting promptly started at 5:30pm at 2605 Mariposa. Two easels were set up showing the subdivision tentative map. The meeting was attended by Stefanie Marshall (Applicant), Shannon Costa (City Planner) and three neighbors. See attached sign in sheet for neighbor attendee information. The neighbors asked questions about trees removal, if homes were single story, setbacks, underground services, dust and fencing. The neighbors seemed pleased to have various questions answered and were happy to know that the tentative map meets all city requirements and setbacks for a small lot subdivision. The meeting ended at 5:47pm.

Stefanie Marshall

A handwritten signature in black ink, appearing to read 'Stefanie Marshall', written over the printed name.

5-29-2019

NEIGHBORHOOD MEETING SIGN-IN SHEET

May 29, 2109

NAME:

ADDRESS:

PHONE NUMBER:

Barbara Schmitt	4429 Hawthorn Ct	530-894-6737
Dave & Mary Nelson	7 Cabaret Dr.	530-809-2736 or 530-249-3730 (cell)
