



Files: S 19-05

DATE: November 27, 2019

TO: PLANNING COMMISSION

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

RE: Crusader Court Vesting Tentative Subdivision Map (S 19-05)
2255 Ceanothus Avenue, APNs 015-450-044 and 015-460-061

SUMMARY

The applicant proposes to subdivide a 1.8-acre parcel into eight lots for single-family residential development. The project site is located on the west side of Ceanothus Avenue, south of East Avenue and north of Manzanita Avenue. The project consists of a public street taking access from Ceanothus 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 19-19 (**Attachment A**) approving the Crusader Court Vesting Tentative Subdivision Map (S 19-05).

Proposed Motion:

I move that the Planning Commission adopt Resolution 19-19, approving the Crusader Court Vesting Tentative Subdivision Map (S 19-05), based on the required findings and subject to the conditions contained therein.

BACKGROUND

The applicant proposes to subdivide an approximately 1.8-acre parcel into eight lots for single-family residential development. The site is located on the west side of Ceanothus Avenue, south of East Avenue and north of Manzanita Avenue (see **Attachment B**, Location Map and **Attachment C** Crusader Court Vesting Tentative Subdivision Map (S 19-05)). The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-AOC (Low Density Residential with Aircraft Overflight Zone C overlay). Surrounding land uses include mostly single-family residential uses to the north, east and west and Pleasant Valley High School to the northeast.

The project site consists of two residential parcels fronting Ceanothus Avenue. The project site is developed with a single-family home and several out buildings. The site was previously occupied by a cabinet shop. All existing buildings on the site would be removed as part of the project.

Lots would range in size from 5,250 square feet to 16,700 square feet resulting in an average lot size of 7,500 square feet. Gross density for the project would be 4.3 units per acre (u/ac), which is within the allowable density 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.

Requested Subdivision Design Modifications and Subdivision Design

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

- 1) Non-right angle and non-radial lot lines on Lots 1, 2, 7, and 8.

CMC 18.44.010 (*Modification Authority*) provides that the advisory agency may approve modifications to the requirements or standards imposed Title 18R (*Design Criteria and Improvement Standards*) when certain findings can be made. The proposed lot configuration appears to be a suitable way to subdivide the property given its shallow depth, rendering the site impractical for radial lot lines (Finding E).

The proposed project calls for the construction of a new public street (Street "A"), extending approximately 165-feet westerly from Ceanothus Avenue then terminating in a standard cul-de-sac bulb; eight new lots would take access from Street "A". Two sidewalk bulb-outs would be installed on Ceanothus Avenue as a traffic-calming measure, and full improvements on Ceanothus Avenue along the project site frontage including curb, gutter and sidewalk.

The project site is encircled by a variety of tree species, including Italian cypress, valley oak and redwood. The development would necessitate removal of only nine of the 58 existing trees on the site. All trees identified for removal would be subject to the City's Tree Preservation Regulations, (Chapter 16.66), which require payment of in-lieu fees. Trees identified for retention will require protection during construction, including preparation of a tree protection plan prior to ground disturbance. Conditions of approval #10 and #11 provide for the payment of tree removal in-lieu fees and protection during construction.

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on October 30, 2019. The meeting was attended by approximately 10 neighbors, the project applicant, and City staff. Questions and concerns were raised by the neighbors at the meeting, particularly with regard to additional traffic on Ceanothus Avenue and concerns that the proposed sidewalk bulb-out would be a traffic hazard. 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 surrounding the project site, which tend to be at the mid-to higher-end of the allowable density range (7 units per acre) with lots size ranging from 6,000 to 7,800 square feet. Designed with a residential density of 4.3 units per acre, the proposed development project is within the allowable range for the proposed land use designation and zoning.

As a result of the site's location within Airport Overflight Zone C (-AOC) for the Chico Municipal Airport, standard conditions included in the conditions of approval (see **Attachment A, Exhibit I, Conditions of Approval #7 - #9**) requiring certain airspace easements and notifications to be recorded on the project parcels.

GENERAL PLAN

The General Plan's Low Density Residential designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 4.3 units per acre the project is within the allowable range of 2.1 to 7 units per acre.

Ceanothus Avenue is identified as a Collector Street in the General Plan. These streets are intended to provide a link between local streets and arterials. Ceanothus Avenue is generally 64-feet-wide, allowing for travel lanes, on-street parking and separated sidewalks. The project implements traffic-calming measures (sidewalk bulb-outs), which implements General Plan actions encouraging traffic-calming measures, safe pedestrian crossings, and pedestrian-friendly streets (CIRC 2 and CIRC 4).

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.*
- CIRC-2.2.3 Install appropriate traffic calming devices, such as bulb-out and reduced street widths, to discourage speeding and "cut-through" traffic on existing local streets.*
- CIRC-4.3: That streets in areas with high levels of pedestrian activity, such as near schools, employment centers, residential areas, and mixed-use areas, support safe pedestrian travel by providing elements such as detached sidewalks, bulb-outs, on-street parking, enhanced pedestrian crossings, and medians.*

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.*

CMC 18R.08.010.C.4 requires "the side lot lines wherever practical shall be at right angles or radial to street lines, except where the community development director determines an alternative design is acceptable". Allowing the requested modifications is acceptable in this case due to the sites constrained width and irregular shape. 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 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 Costa
Files: S 19-05

External

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

ATTACHMENTS:

- A. Planning Commission Resolution No. 19-19
Exhibit I Conditions of Approval for S 19-05
Exhibit II Subdivision Report
- B. Location Map
- C. Crusader Court Vesting Tentative Subdivision Map (S 19-05) (2 sheets)

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

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

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

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

13 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
14 Commission of the City of Chico held on December 19, 2019, by the following vote:

15 AYES:

16 NOES:

17 ABSENT:

18 ABSTAIN:

19 DISQUALIFIED:

20 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
Crusader Court Vesting Tentative Subdivision Map (S 19-05)
APNs 015-450-044 and 015-460-061

1. The creation and improvement of 8 lots is authorized, as depicted on the "Crusader Court Vesting Tentative Subdivision Map (S 19-05)" and accompanying project materials date stamped November 12, 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

Exhibit "I"

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.



Subdivision Report

Meeting Date 12/19/19

DATE: December 2, 2019

File: S 19-05

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 19-05 Crusader Court**

Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 19-05 Crusader Court and herewith submits the following findings and recommendations for same.

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

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

1. **Request:** Allow non-right angle and non-radial lot lines.

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 in conformance with the typical sections as depicted on the Tentative Map or as modified 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) Ceanothus Avenue - Half street urban improvements, including bulbed returns.
- 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) Ceanothus Avenue - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.
- 3) Exterior to Subdivision - Connect to existing City infrastructure as required by the City of Chico.

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 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.
- 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 peak flow in 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 - Connection to the existing sanitary sewer system in Ceanothus Avenue 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.

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, centerline striping, pavement markings, and "No Parking - Fire Lane" signage 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 City standards and/or as instructed by the Parks Division.

8. **Landscaping**

The Subdivider shall install dry landscaping at the following locations:

- a) Between the back of curb and the front of sidewalk along the westerly side of Ceanothus Avenue adjacent to Lots 1 and 8.

C. MAINTENANCE

Prior to recordation 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. Dry landscape between the back of curb and the front of sidewalk along the westerly side of Ceanothus Avenue adjacent to Lots 1 and 8.

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

D. SUBDIVISION GRADING

1. Soils Report

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

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

2. Grading Standards

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

3. Grading Plan

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

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

4. Final Grading Report

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

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

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

The subdivision grading plan shall be submitted to the 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 additional public right-of-way along the Ceanothus Avenue frontage to achieve a total half-width of 32 feet.
- b) Dedicate public rights-of-way for Street "A" as depicted on the Tentative Map.
- c) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Department - Engineering.
- d) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.

F. OTHER PUBLIC SERVICES

1. Public Utilities

- a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) All new utilities within the 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 Community Development Department.

G. 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.

H. 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.

I. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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

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

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

J. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

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

2. Subdivision Fees

a) Plan Checking Fee

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

An initial deposit of 1½% of the estimated cost of all public 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:

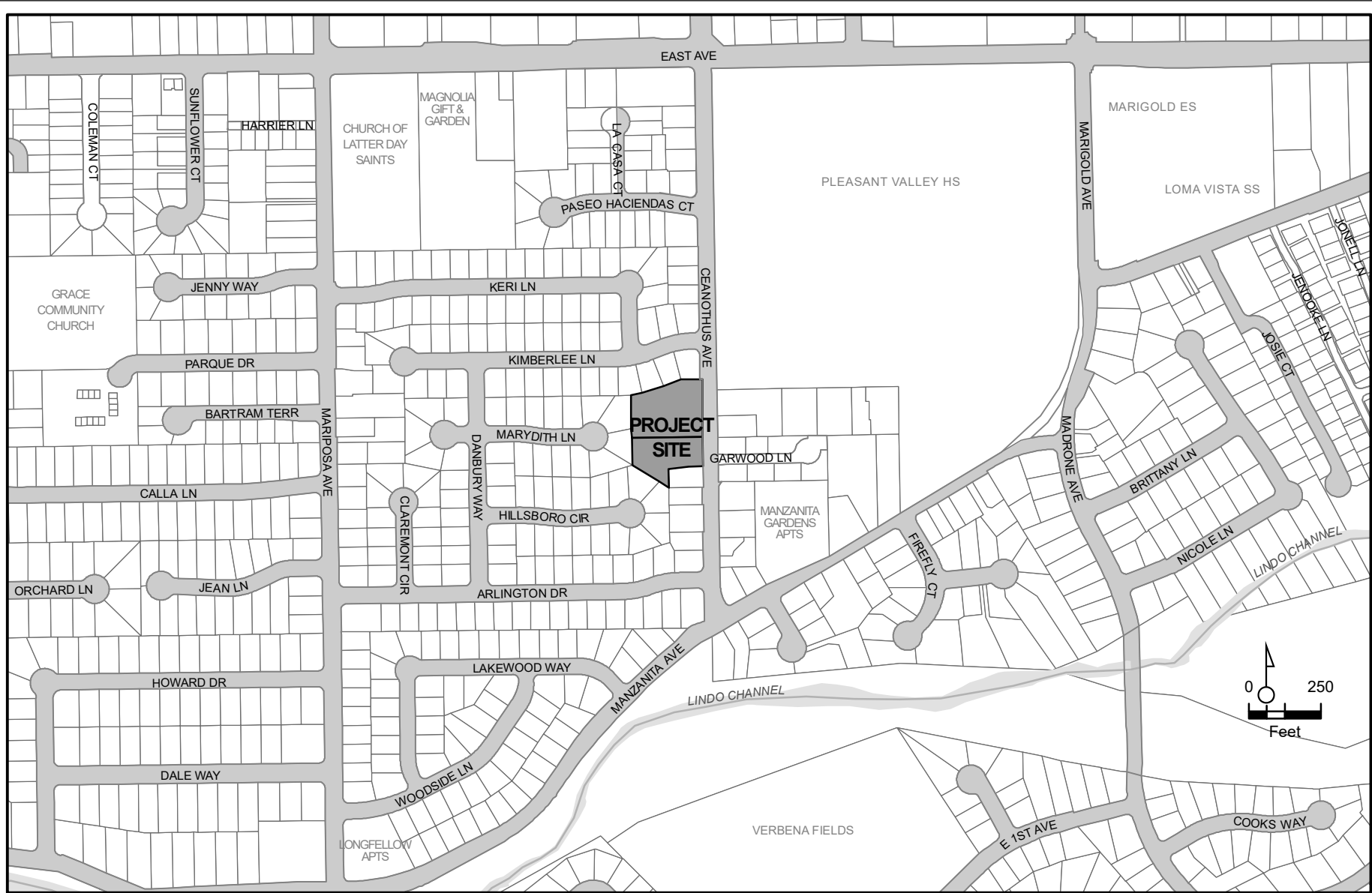
An initial deposit of 2% of estimated cost of all public improvements exclusive of private utility facilities. A final fee equal to actual City costs.

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.



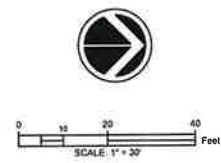
Matt Johnson, Senior Development Engineer

Distribution:
Original - Planning Services Department S 19-05 File
Development Engineering Subdivision File



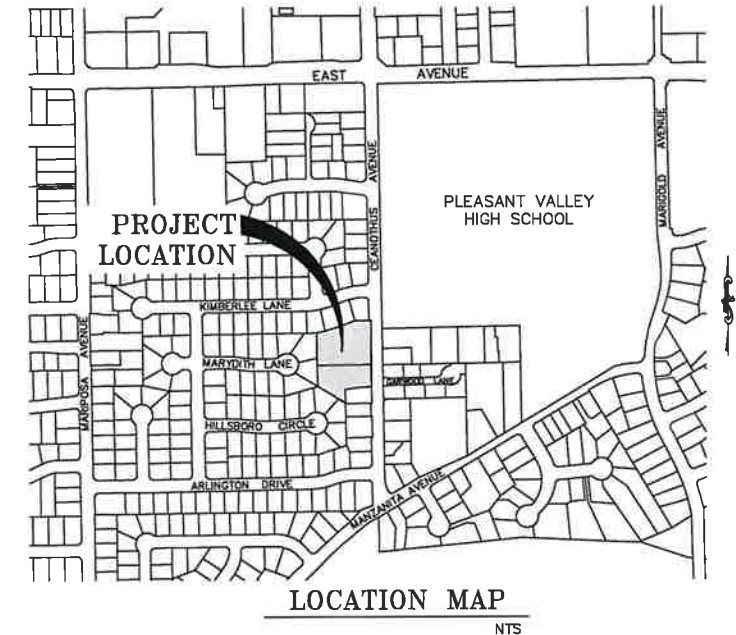
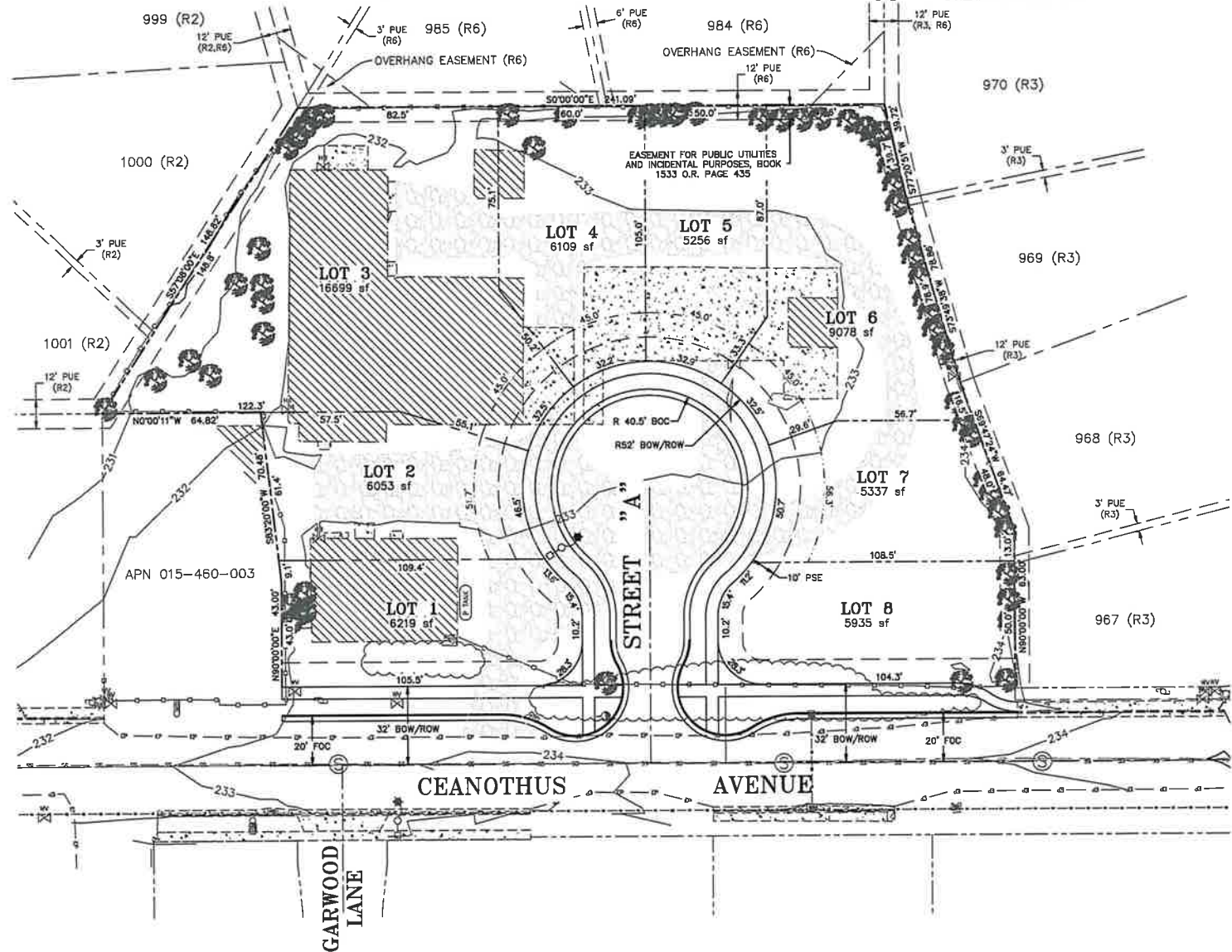
S 19-05 (Crusader Court Subdivision)
 2255 Ceanothus Avenue
 APNs 015-450-044-000 and 015-460-061-000





LEGEND:

— 233 —	EXISTING GROUND CONTOUR (CITY OF CHICO 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 GRAVEL DRIVEWAY
▬	PROPOSED CURB AND GUTTER	BSL	BUILDING SETBACK LINE	⊗	EXISTING BUILDING TO BE REMOVED
▬	PROPOSED CONCRETE AREA	⊗	EXISTING TREE	⊗	PROPOSED STREET LIGHT
▬	EXISTING AND FINISH GRADE	⊗	EXISTING TREE TO BE REMOVED, SEE SHEET 2	⊗	EXISTING UTILITY POLE
▬	EXISTING STORM DRAIN DROP INLET	⊗		⊗	EXISTING GUY ANCHOR
				⊗	EXISTING MAIL BOX
				— 45.0' —	20' BUILDING SETBACK LINE WITH ARC LENGTH



DESIGN MODIFICATIONS:
 1) NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 1, 2, 7 AND 8 (18R.08.010.C.4).

RECEIVED

NOV 12 2019

RECORD REFERENCES:
 (R1) - FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, BOOK 6 OF MAPS, PAGE 48
 (R2) - UNIT NO. 20 LONGFELLOW TERRACE, BOOK 31 OF MAPS, PAGES 35 THRU 46
 (R3) - UNIT NO. 22 LONGFELLOW TERRACE, BOOK 35 OF MAPS, PAGES 86 AND 87
 (R4) - PARCEL MAP, BOOK 41 OF MAPS, PAGE 14
 (R5) - GARWOOD LANE SUBDIVISION, BOOK 170 OF MAPS, PAGE 69 THRU 71
 (R6) - UNIT NO. 21 LONGFELLOW TERRACE, BOOK 35 OF MAPS, PAGES 38 THRU 39

CITY OF CHICO
 PLANNING SERVICES

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 BY: *[Signature]* DATE: 11/11/19
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/20



- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:
 TOTAL ACREAGE (TO CL): 1.854
 NET ACREAGE: 1.633
 TOTAL NUMBER OF LOTS: 8
 UNITS PER GROSS ACRE: 4.3
 AVERAGE LOT SIZE: 7,586 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 CEANOTHUS AVENUE.
 - 7) EXISTING WELLS AND CEPTIC SYSTEMS TO BE ABANDONED IN ACCORDANCE WITH C.E.H.D. PERMIT REQUIREMENTS.

LAND USE:
 PRESENT: MANUFACTURING/WAREHOUSING
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:
 PRESENT: R1-AOC
 FUTURE: R1-AOC

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

OWNER:
 WENDY RAE McMURRY
 3444 SE 55TH AVENUE
 PORTLAND, OR 97206

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

SUBDIVIDER:
 LDI LAND AND HOME INC.
 P.O. BOX 617
 CHICO, CA 95927
 (530) 586-5510

ASSESSOR'S PARCEL NUMBERS:
 015-450-044
 015-460-061

CRUSADER COURT VESTING TENTATIVE SUBDIVISION MAP S 19-05 (A PUBLIC STREET SUBDIVISION)

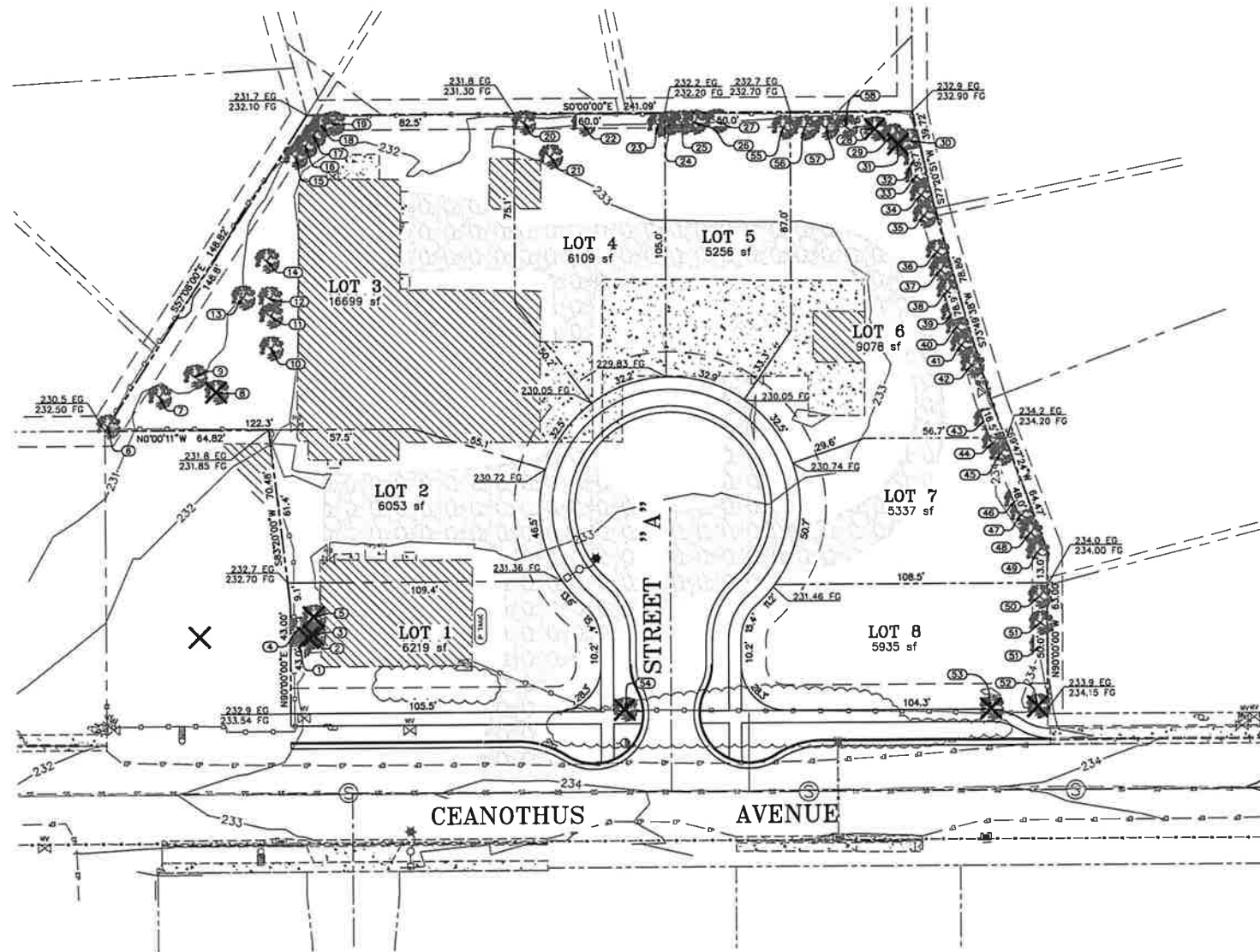
FOR
 LDI LAND & HOME, INC.

A PORTION OF LOTS 46 AND 47 AS SHOWN ON THAT CERTAIN MAP ENTITLED "FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, NEAR CHICO, BUTTE CO., CALIFORNIA" RECORDED IN BOOK 6 OF MAPS, AT PAGE 48 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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 (530) 809-1315

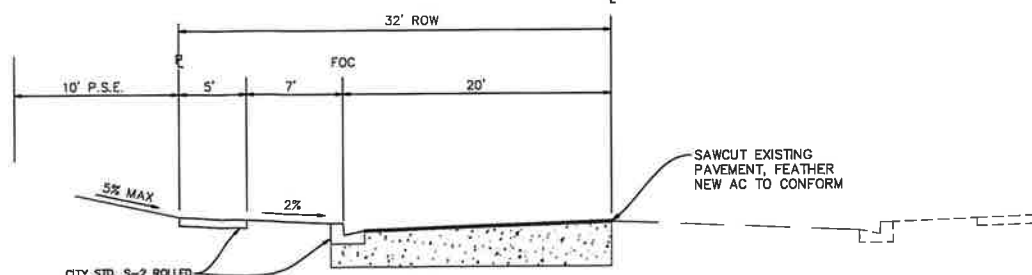
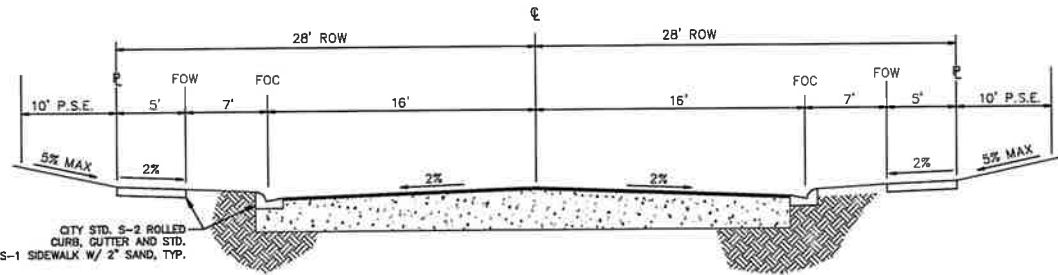


0 15 30 60 Feet
SCALE: 1" = 30'



TREE TABLE*					
TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	6'	PROTECT	---
2	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	6'	REMOVE	---
3	VALLEY OAK (QUERCUS LOBATA)	6"	8'	REMOVE	6"
4	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	6'	PROTECT	---
5	VALLEY OAK (QUERCUS LOBATA)	8"	8'	REMOVE	8"
6	NOT A TREE, LESS THAN 6" DIA.				
7	VALLEY OAK (QUERCUS LOBATA)	22"	26'	PROTECT	---
8	VALLEY OAK (QUERCUS LOBATA)	27.5"	38'	REMOVE	27.5"
9	VALLEY OAK (QUERCUS LOBATA)	14"	19'	PROTECT	---
10	VALLEY OAK (QUERCUS LOBATA)	36"	32'	PROTECT	---
11	VALLEY OAK (QUERCUS LOBATA)	7"	17'	PROTECT	---
12	VALLEY OAK (QUERCUS LOBATA)	10"	15'	PROTECT	---
13	VALLEY OAK (QUERCUS LOBATA)	12"	20'	PROTECT	---
14	VALLEY OAK (QUERCUS LOBATA)	38"	37'	PROTECT	---
15	ITALIAN CYPRESS(CUPRESSUS SP.)	13.5"	8'	PROTECT	---
16	ITALIAN CYPRESS(CUPRESSUS SP.)	11.5"	6'	PROTECT	---
17	ITALIAN CYPRESS(CUPRESSUS SP.)	13.5"	6'	PROTECT	---
18	ITALIAN CYPRESS(CUPRESSUS SP.)	13.5"	6'	PROTECT	---
19	ITALIAN CYPRESS(CUPRESSUS SP.)	11"	6'	PROTECT	---
20	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	6'	PROTECT	---
21	VALLEY OAK (QUERCUS LOBATA)	27.5"	33'	PROTECT	---
22	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	7'	PROTECT	---
23	ITALIAN CYPRESS(CUPRESSUS SP.)	10"	7'	PROTECT	---
24	ITALIAN CYPRESS(CUPRESSUS SP.)	10"	7'	PROTECT	---
25	ITALIAN CYPRESS(CUPRESSUS SP.)	9"	7'	PROTECT	---
26	ITALIAN CYPRESS(CUPRESSUS SP.)	10"	7'	PROTECT	---
27	ITALIAN CYPRESS(CUPRESSUS SP.)	10"	7'	PROTECT	---
28	REDWOOD (SEQUOIA SEMPERVIRENS)	12.5"	14'	REMOVE	---
29	VALLEY OAK (QUERCUS LOBATA)	18"	35'	PROTECT	---
30	VALLEY OAK (QUERCUS LOBATA)	19"	31'	PROTECT	---
31	VALLEY OAK (QUERCUS LOBATA)	18"	32'	REMOVE	18"
32	ITALIAN CYPRESS(CUPRESSUS SP.)	7"	2'	PROTECT	---
33	ITALIAN CYPRESS(CUPRESSUS SP.)	7"	2'	PROTECT	---
34	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
35	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
36	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
37	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
38	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
39	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
40	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
41	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
42	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
43	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
44	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
45	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	2'	PROTECT	---
46	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	2'	PROTECT	---
47	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
48	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	2'	PROTECT	---
49	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
50	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
51	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
52	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	REMOVE	---
53	HONEY LOCUST (GLADISTIA TRIACANTHOS)	15"	N/A	REMOVE	---
54	VALLEY OAK (QUERCUS LOBATA)	17.5"	20'	REMOVE	17.5"
55	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
56	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
57	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---
58	ITALIAN CYPRESS(CUPRESSUS SP.)	8"	3'	PROTECT	---

TOTAL INCHES REQUIRING MITIGATION = 77" DIVIDED BY 6 = 13 REPLACEMENT TREES REQUIRED.



CRUSADER COURT VESTING TENTATIVE SUBDIVISION MAP S 19-05 (A PUBLIC STREET SUBDIVISION)

FOR
LDI LAND & HOME, INC.
A PORTION OF LOTS 46 AND 47 AS SHOWN ON THAT CERTAIN MAP ENTITLED "FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, NEAR CHICO, BUTTE CO., CALIFORNIA" RECORDED IN BOOK 6 OF MAPS, AT PAGE 48 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA
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