



DATE: September 4, 2019

Files: S 19-01

TO: PLANNING COMMISSION

FROM: Kelly Murphy, Project Planner. 879-6535, kelly.murphy@chicoca.gov

RE: Wasney Estates Vesting Tentative Subdivision Map (S 19-01)  
2640 & 2660 Ceres Ave., APN 015-200-049 and 015-200-057

## SUMMARY

The applicant proposes to subdivide a 3.16 acre infill parcel into 18 lots for small lot single-family residential development. The project site is located on the east side of Ceres Avenue between Via Verona Drive and San Ramon Drive. The project includes one public cul-de-sac street extension off of Ceres Avenue. No major issues have been identified.

### Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 19-16 (**Attachment A**) finding that the project is categorically exempt from further environmental review and approving the Wasney Estates Vesting Tentative Subdivision Map (S 19-01) based on the required findings and subject to the conditions indicated therein.

### Proposed Motion:

I move that the Planning Commission adopt Resolution 19-16 finding that the project is categorically exempt from further environmental review and approving the Wasney Estates Vesting Tentative Subdivision Map (S 19-01) 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 3.16 acre parcel located on the east side of Ceres Avenue into 18 lots for single-family residential development (see Location/Notification Map **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOB2 (Low Density Residential with Aircraft Overflight Zone B2 overlay). Surrounding land uses include single-family residential uses on all sides.

The project site consists of two residential parcels that front Ceres Avenue having a lot depth of 635 feet. The existing single-family residence on the northern project parcel (APN 015-200-049) is currently vacant and proposed for removal. The southern project parcel (APN 015-200-057) has been developed with a single-family house and small accessory building which would remain as part of future Lot 18, as well as one large agricultural building situated on proposed Lots 11, 12 and 13 which would be removed. The remainder of the site consists of flat, undeveloped, grassy areas and clusters of trees. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer. All existing septic systems would be abandoned in accordance with Butte County Environmental Health Department procedures and regulations.

### Subdivision Design

Small-lot, detached single-family subdivisions are allowed in the R1 zoning district when they are compatible with surrounding development and comply with Chico Municipal Code (CMC) standards. The purpose of the small-lot subdivision is to allow "small-lot single-family housing development in new and existing neighborhoods to provide compact development and efficient infill." The project site represents an infill development opportunity that would be compatible with the surrounding area, which is predominately composed of single-family residential subdivisions typically having smaller lot sizes.

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. Lot sizes may range from 3,500 square feet to a maximum of 4,499 square feet to encourage a variety of lot sizes and configurations. Lots larger than 4,499 square feet may be allowed but the total number of lots larger than 4,499 square feet shall not exceed 30% percent of the total number of lots to be created by a small lot subdivision. Minimum small-lot widths are 38 feet for interior lots and 46 feet for corner lots.

The project proposes two development phases; Phase 1 would create Lots 1-14 and Phase 2 would develop future Lots 15-18. The proposed lot configuration appears to be a suitable way to subdivide the property. Five of the 18 proposed lots are larger than 4,499 square feet, or 27.8% of the total number of lots proposed. Average lot size for the project would be 5,422 square feet.

Typical lots developed in Phase 1 would be between 80 and 100 feet deep and between 38 and 46 feet wide, with lot dimensions varying for the parcels around the cul-de-sac bulb. Lots 15-17 would have greater lot depths (117 feet) and meet the minimum lot width standard (38 feet). Gross density for the project would be 5.70 dwelling units per acre (du/ac), within the allowable range of 2.1 to 7 u/ac for the R1 zoning district.

The proposed development includes the construction of a new public street extending east from Ceres Avenue approximately 575 feet and terminating at a bulbed cul-de-sac (Street "A"). The project also proposes a future road extension that would provide access and connectivity with the adjacent parcel to the north, which has the potential to be similarly developed in the future. As a result of the subdivision, rolled curbs and sidewalk improvements would be installed to connect to existing improvements. Sidewalk improvements for the north side of Street "A" would begin at Lot 1 and continue throughout the subdivision until reaching Ceres Avenue.

There are 45 trees existing on the project site, 23 of which are proposed for removal. Of the trees to be removed, only one red maple having a diameter of 24 inches is subject to the tree preservation and replacement requirements contained in CMC Sections 16.66 and 19.68.060. The project applicant will be required to provide 4 replacement trees or pay in-lieu fees to mitigate the removal of on-site trees.

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 14 has been added to require that the parking requirements of CMC 19.76.150(B)5 are met.

The applicant has requested modifications to the Subdivision Design Criteria and Improvement Standards Title 18R. The reduced lot depths, cul-de-sac length, non-right angle/non-radial lot lines, contiguous/no sidewalk(s), and non-standard, horizontal street alignment modification requests are subject to approval as part of the subdivision.

#### Requested Subdivision Design Modifications

1. Non-standard street sections (18R.08.010.C.2)
2. No sidewalk on north side of Street "A" (18R.08.020.F.4)
3. Non-standard horizontal street alignment (18R.08.020.D.1)
4. Residential lot depths less than 80 feet on Lots 4 through 7 (18R.08.010.C.2)
5. Non-right angle and non-radial lot lines on Lots 3, 4, 9, 10, 13 and 14 (18R.08.010.C.4)
6. Cul-de-sac length longer than 500 feet (18R.08.020.H)

#### **GENERAL PLAN CONSISTENCY**

The project site represents an infill development opportunity in an existing residential area predominantly comprised of single-family residences. The proposed subdivision design achieves residential infill by utilizing small-lot subdivision standards.

The General Plan's Low Density Residential (LDR) designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 5.7 units per acre, the proposed development is consistent with the LDR land use designation and R1 zoning. Furthermore, the project would be consistent with the residential density limits for these designated infill properties established in the Airport Land Use Compatibility Plan (ALUCP).

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). All proposed lots meet minimum size and width criteria and any future development on the site must meet all setback and design requirements set forth in the small-lot subdivision regulations. The proposal is consistent with the General Plan.

#### Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted at the project site on April 29<sup>th</sup>, 2019. The meeting was attended by approximately 20 neighbors, the applicant, and Planning staff. A summary of the discussion is provided as **Attachment D**. Questions were raised at the meeting, particularly with regard to the potential impacts to adjacent residential properties from increased traffic on Ceres Avenue.

### **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.

#### 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.D 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.*

The applicant proposes lots with less than 80 feet in depth on Lots 4 through 7 to offer a variety of lot sizes and options within the subdivision. This is consistent with General Plan Policy CD-5.1 that directs new development to reinforce the desirable elements of its neighborhood including setback patterns and Policy CD-5.2 (Context Sensitive Transitions) which encourages context sensitive transitions in scale and character between new and existing residential development. Although the lots around the cul-de-sac have reduced depths, they have a larger area than typical and would allow for more outdoor livable space and more separation from adjacent single-family residences.

Non-standard horizontal street alignment and curvature of Street "A" would serve to reduce internal vehicle speeds which would improve safety for residents and pedestrians. Additionally, the increased cul-de-sac length is proposed as it would allow safe ingress and egress from the subdivision, as there are not currently any connection opportunities to the existing street

network through surrounding properties. However, the project proposes a future road extension which could provide more connectivity and improve circulation patterns for the neighborhood. Future development shall be in accordance with City of Chico Fire Department standards which will require the installation of two fire hydrants along proposed Street "A".

**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:**

*Internal*

PC Distribution  
Kelly Murphy, Project Planner  
Bruce Ambo, Principal Planner  
File: S 19-01

*External*

Restart Development LLC, 3505 El Camino Real, Palo Alto, CA 94306  
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973  
(email: wes@wgilbertengineering.com)  
David Wasney, 2640 Ceres Avenue, Chico, CA 95973

**ATTACHMENTS:**

- A. Planning Commission Resolution No. 19-16
  - Exhibit I Conditions of Approval for S19-01
  - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. Wasney Estates Vesting Tentative Subdivision Map (2 sheets)
- D. Neighborhood Meeting Information

**RESOLUTION NO. 19-16**

**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION  
APPROVING VESTING TENTATIVE SUBDIVISION MAP S 19-01  
(Wasney Estates)**

WHEREAS, an application has been submitted to subdivide a 3.16-acre site into 18 small subdivision lots on the east side of Ceres Avenue, identified as Accessor's Parcel Nos. 015-200-049 and 015-200-057 (the "Project"); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on September 19, 2019; and

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

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

1. With regard to the vesting tentative parcel map the Planning Commission finds that:
  - A. The overall density of the Project is 5.70 dwelling units per gross acre, which is consistent with the Chico General Plan Diagram designation of Low Density Residential and the provisions in Title 19 of the Chico Municipal Code;
  - B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474;
  - C. As supported by the subdivision report prepared for the Project, and the agenda report, the Project and its design conform with both the requirements of Title 18 and 19 of the Chico Municipal Code and the Chico General Plan.
2. Based on all of the above, the Planning Commission hereby approves the Project, subject to the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.
3. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody

Attachment A

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 September 19, 2019, by the following vote:

4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAIN:

8 DISQUALIFIED:

9 ATTEST:

APPROVED AS TO FORM:

10  
11  
12  
13  
14

\_\_\_\_\_  
BRUCE AMBO  
Planning Commission Secretary

\_\_\_\_\_  
ANDREW L. JARED  
Assistant City Attorney

**EXHIBIT "I"**  
**CONDITIONS OF APPROVAL**

**Wasney Estates Vesting Tentative Subdivision Map S 19-01**  
**(Restart Development LLC)**

1. The creation and improvement of 18 lots is authorized, as depicted on the "Wasney Estates Vesting Tentative Subdivision Map (S 19-01)" and accompanying project materials date stamped June 13, 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 35 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. 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.

14. 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 9/19/19

DATE: 9/6/19

File: S 19-01

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 19-01 Wasney Estates**

### Exhibit "II"

This office has reviewed the vesting Tentative Subdivision Map S 19-01 Wasney Estates 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-standard street cross-sections.

**Recommendation:** Acceptable.

2. **Request:** Allow non-standard horizontal alignment.

**Recommendation:** Acceptable.

3. **Request:** Allow residential lot depths less than 80 feet.

**Recommendation:** Acceptable.

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

**Recommendation:** Acceptable.

5. **Request:** Allow 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 the typical sections as depicted on the Tentative Map. Structural section(s) to be determined in conjunction with the Soils Report:
  - 1) Street "A" - Full street urban improvements, TI = 5.0.
  - 2) Ceres Avenue - Half street urban improvements.
- b) Notice is hereby given to future owners of lots within this subdivision that the City of Chico will require the construction of additional traffic circulation improvements under the circumstances described below. An appropriate note shall be placed on the Final Map.
- c) Street name(s) 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.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built within this subdivision. Said improvements shall be constructed by the Subdivider.

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

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

- 3) Exterior to Subdivision - Connection to existing City facilities in Ceres Avenue.

#### b) Post Construction Standard Plans

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

c) NPDES Requirements

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

d) Storm Drainage Master Plan

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

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

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

- No net increase in peak flow into existing City facilities.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMP's) per current CASQA BMP Hand Book.

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

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

2) Storm Drainage Analysis

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

- Underground pipes.
- Storm water runoff management facilities.
- 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 facilities.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

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

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

**3. Sanitary Sewer**

a) **Facility Construction**

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

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.
- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage connecting to the existing facilities in compliance with the Application for Sewer Connection.

b) **Sanitary Sewer Fees**

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

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

**4. 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, "No Parking Anytime" signs, regulatory signs, pavement striping and pavement markings on all streets that they are required herein to construct. Signs to be High Intensity Prismatic, no less than Grade V.

**6. Street Lights**

The Subdivider shall install City standard street lights with shielding on steel poles with concrete bases on all streets that they are required herein to construct.

**7. Street Trees**

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

**8. Landscape and Irrigation**

- a) The Subdivider shall install landscaping and an irrigation system at the following locations:
- 1) Between the back of curb and property line along the northerly side of Street "A" from the Ceres Avenue intersection to the easterly terminus of the curb and gutter (approximately 300 feet).
  - 2) Between the back of curb and the sidewalk along the southerly side of Street "A" from the Ceres Avenue intersection to the westerly property line of Lot 17.
- b) The Subdivider shall install landscape in the Street "A" easterly parkway adjacent to Lot 1 consisting of a minimum of 3" depth of "Brown Lava Rock" over a woven filter fabric as determined by the Public Works Department.

**C. MAINTENANCE**

Prior to recordation of the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:

1. Storm Water quantity and quality facilities.
2. Landscape and irrigation between the back of curb and property line along the northerly side of Street "A" from the Ceres Avenue intersection to the easterly terminus of the curb and gutter (approximately 300 feet).

3. Landscape and irrigation between the back of curb and the sidewalk along the southerly side of Street "A" from the Ceres Avenue intersection to the westerly property line of Lot 17.
4. Landscape in the Street "A" easterly parkway adjacent to Lot 1 consisting of a minimum of 3" depth of "Brown Lava Rock" over a woven filter fabric.

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

#### **D. SUBDIVISION GRADING**

##### **1. Soils Report**

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

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

##### **2. Grading Standards**

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

##### **3. Grading Plan**

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

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



#### **4. Final Grading Report**

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

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

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

### **E. PROPERTY CONVEYANCES**

#### **1. Dedications**

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

- a) Dedicate a varying width public right-of-way for Street "A" as depicted on the Tentative Map.
- b) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Director.
- c) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
- d) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

### **F. OTHER PUBLIC SERVICES**

#### **1. Public Utilities**

##### **a) Underground Requirements**

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

##### **b) Easement Obstructions**

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

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, 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 pay for the installation of fire hydrants within the subdivision in conformance with the recommendations of the Fire Department, City of Chico.

**3. United States Postal Service**

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

**4. California Water Boards - Central Valley Regional Quality Control Board**

The State of California, Regional Water Quality Control Board, Central Valley Region, in its letter dated 7/30/19, has made certain comments relative to this subdivision which shall be incorporated into the Final Map and/or improvement plans for this subdivision.

**G. OTHER PERMITS**

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

**H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS**

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

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

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

**I. ADMINISTRATIVE REQUIREMENTS**

**1. Subdivision Improvement Agreement**

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

**2. Subdivision Fees**

a) Plan Checking Fee

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

An initial deposit of 1½% of the estimated cost of all public 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 Community Development Department.

  
Matt Johnson, Senior Development Engineer

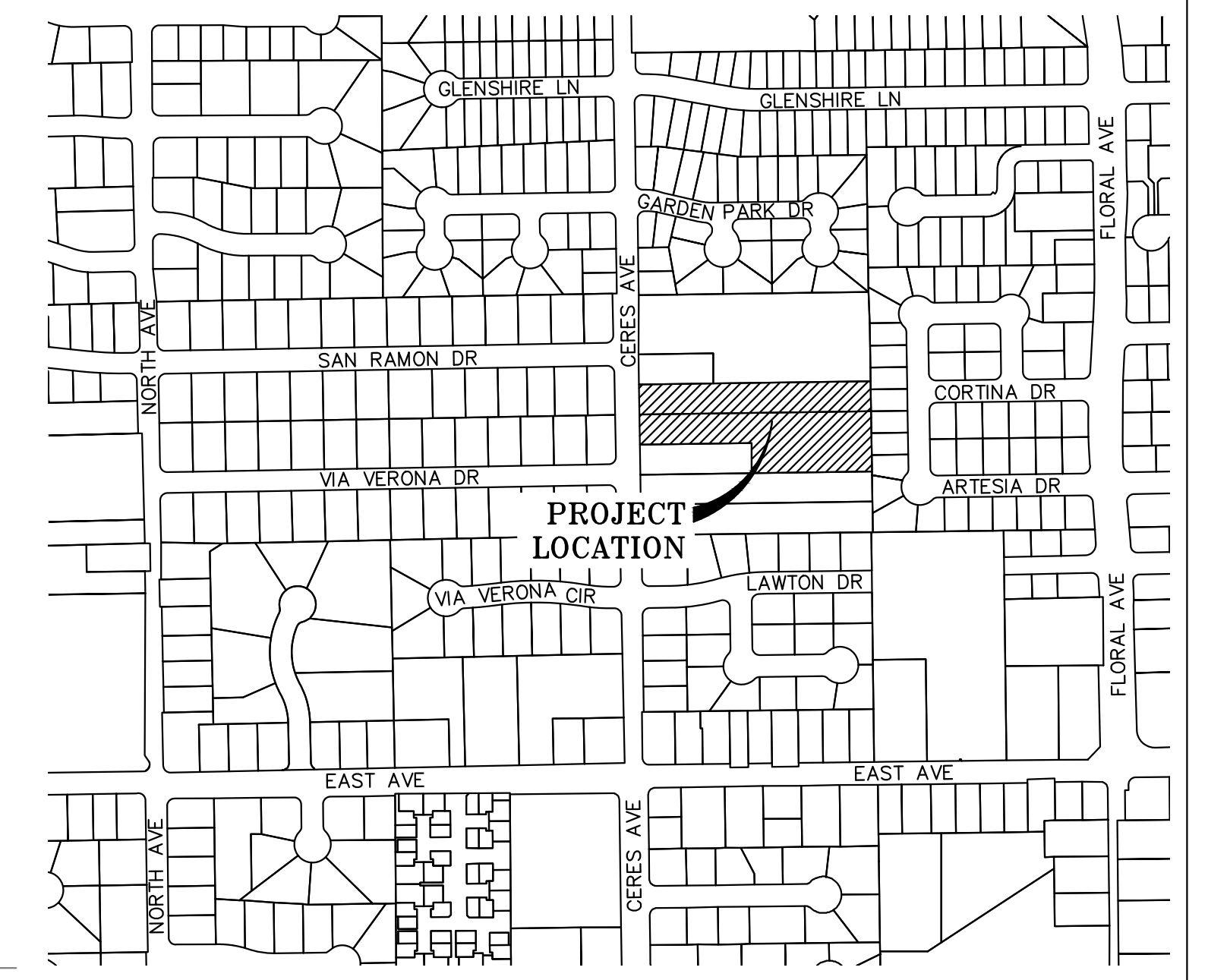
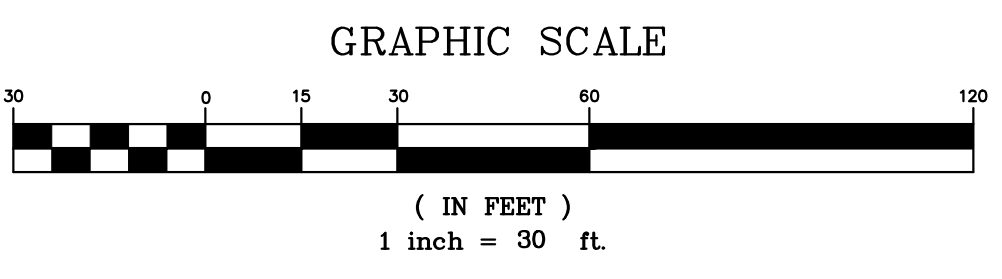
Distribution:

Original - Community Development Department S 19-01 File  
Development Engineering Subdivision File

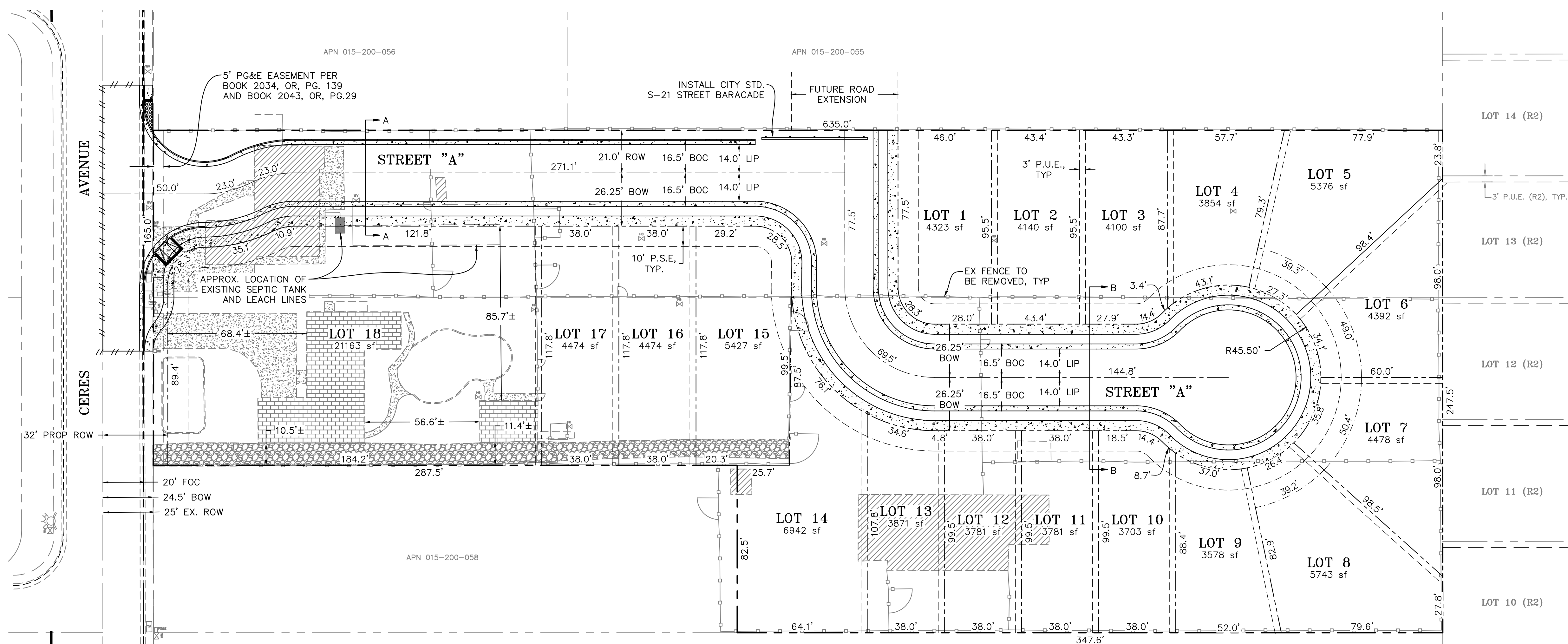


**LEGEND:**

—105—	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
---	20' BUILDING SETBACK LINE	BOC	BACK OF CURB	▨	EXISTING BUILDING TO REMAIN
---	EXISTING CURB, GUTTER AND SIDEWALK	BOW	BACK OF WALK	▨	EXISTING BUILDING TO BE REMOVED
⊙-SS-	EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE	⊗	EXISTING TREE	▨	EXISTING GRAVEL DRIVEWAY
---	PROPOSED CURB AND GUTTER	⊗	EXISTING TREE TO BE REMOVED	⊗	PROPOSED STREET LIGHT
---	PROPOSED CONCRETE AREA	⊗	EXISTING GATE	⊗	EXISTING STORM DRAIN DROP INLET
---	EXISTING AND FINISH GRADE				



**LOCATION MAP**  
NTS



**DESIGN MODIFICATIONS:**

- NON-STANDARD STREET SECTIONS. (18R.08.010.C.2)
- NO SIDEWALK ON NORTH SIDE OF STREET "A". (18R.08.020.F.4)
- NON-STANDARD HORIZONTAL STREET ALIGNMENT. (18R.08.020.D.1)
- RESIDENTIAL LOT DEPTHS LESS THAN 80 FEET ON LOTS 4 THRU 7. (18R.08.010.C.2)
- NON-RIGHT ANGLE AND NON-RADIAL LOT LINES ON LOTS 3, 4, 9, 10, 13 AND 14 (18R.08.010.C.4)
- CUL-DE-SAC LENGTH LONGER THAN 500'. (18R.08.020.H)

**RECORD REFERENCES:**

- (R1) - MAP OF THE FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO BOOK 6 OF MAPS, PAGE 48
- (R2) - FLORAL GARDENS SUBDIVISION BOOK 122 OF MAPS, PAGES 73 THRU 75

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

BY: *Wesley E. Gilbert* DATE: 6/13/19  
 WESLEY E. GILBERT  
 R.C.E. 31689  
 EXPIRES: 12/31/20



**SUBDIVISION NOTES:**

- PARCEL MAP INFORMATION:  
 TOTAL ACREAGE (TO CL): 3.159  
 NET ACREAGE: 3.064  
 TOTAL NUMBER OF LOTS: 18 (PHASE 1: LOTS 1-14) (PHASE 2: LOTS 15-18)  
 UNITS PER GROSS ACRE: 5.70  
 AVERAGE LOT SIZE: 5,422 SF
- GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
- THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL LOT FRONTAGES AND 3' WIDE P.U.E. ALONG LOT LINES AS SHOWN HEREON.
- SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # \_\_\_\_\_.
- THE PARCEL MAP LIES IN SHADED FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0339E DATED JANUARY 6, 2011.
- 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 CERES AVENUE.
- EXISTING SEPTIC SYSTEMS WILL BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. STANDARDS.
- NO WELLS ARE KNOWN TO EXIST ON THE PROJECT SITE.

**LAND USE:**

PRESENT: SINGLE FAMILY RESIDENTIAL  
FUTURE: SINGLE FAMILY RESIDENTIAL

**ZONING:**

PRESENT: R1-AOB2(LOW DENSITY, RESIDENTIAL WITH AIRPORT OVERFLIGHT ZONE & OVERLAY)  
FUTURE: R1-AOB2(LOW DENSITY, RESIDENTIAL WITH AIRPORT OVERFLIGHT ZONE & OVERLAY)

**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:**

DAVID A. WASNEY  
2640 CERES AVENUE  
CHICO, CA 95973

**SUBDIVIDER:**

RESTART DEVELOPMENT LLC  
3505 EL CAMINO REAL  
PALO ALTA, CA 94306  
(415) 686-0653

**ENGINEER:**

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

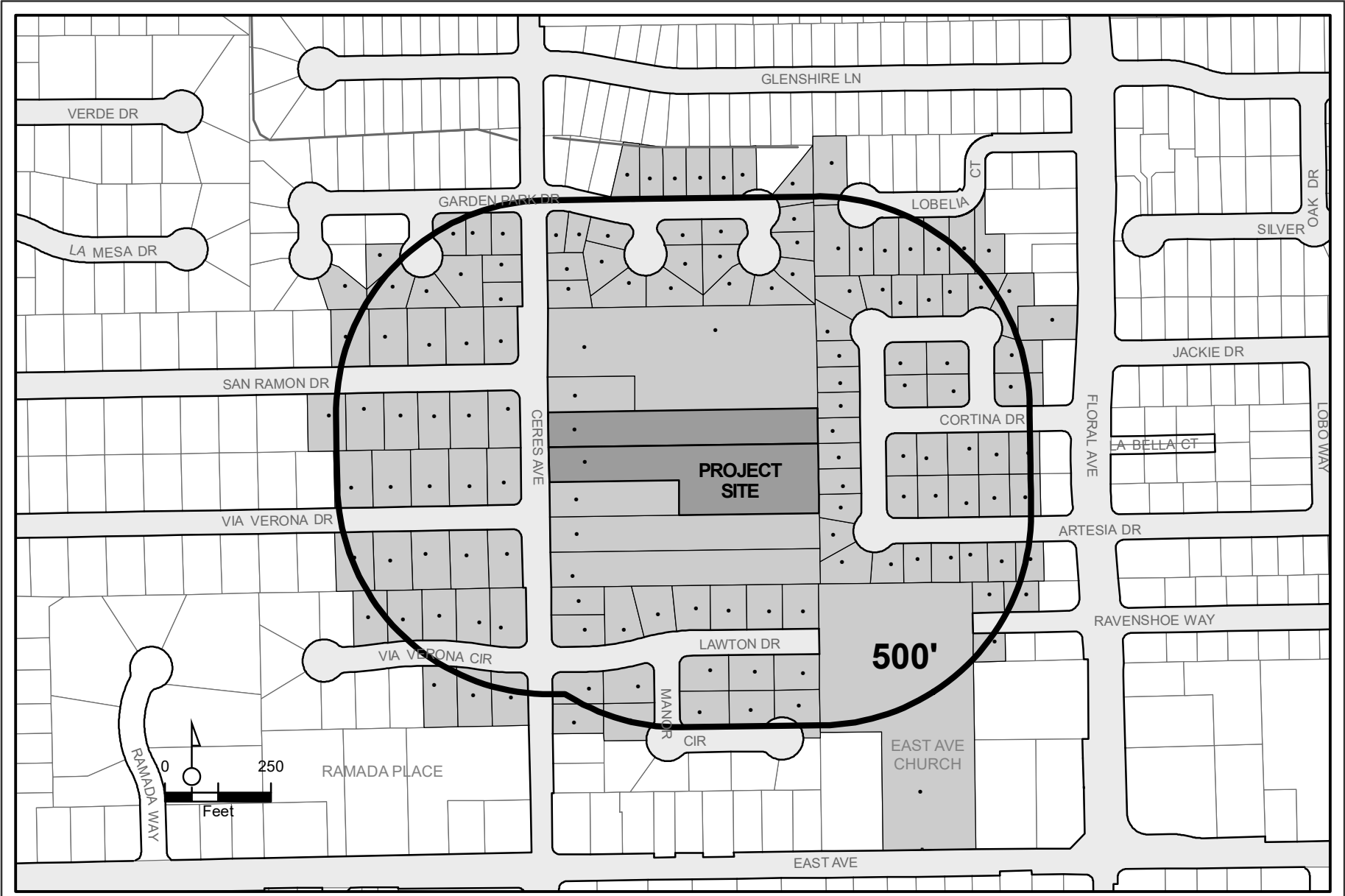
**ASSESSOR'S PARCEL NUMBER:**

015-200-049  
015-200-057

**WASNEY ESTATES**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**S 19-01**  
**(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

for  
 RESTART DEVELOPMENT LLC  
 BEING A PORTION OF LOT 6, AS SHOWN ON THAT CERTAIN  
 MAP ENTITLED "MAP OF THE FIFTEENTH SUBDIVISION OF  
 THE JOHN BIDWELL RANCHO", RECORDED IN BOOK 6 OF  
 MAPS, AT PAGE 48.  
 CITY OF CHICO, COUNTY OF BUTTE  
 STATE OF CALIFORNIA

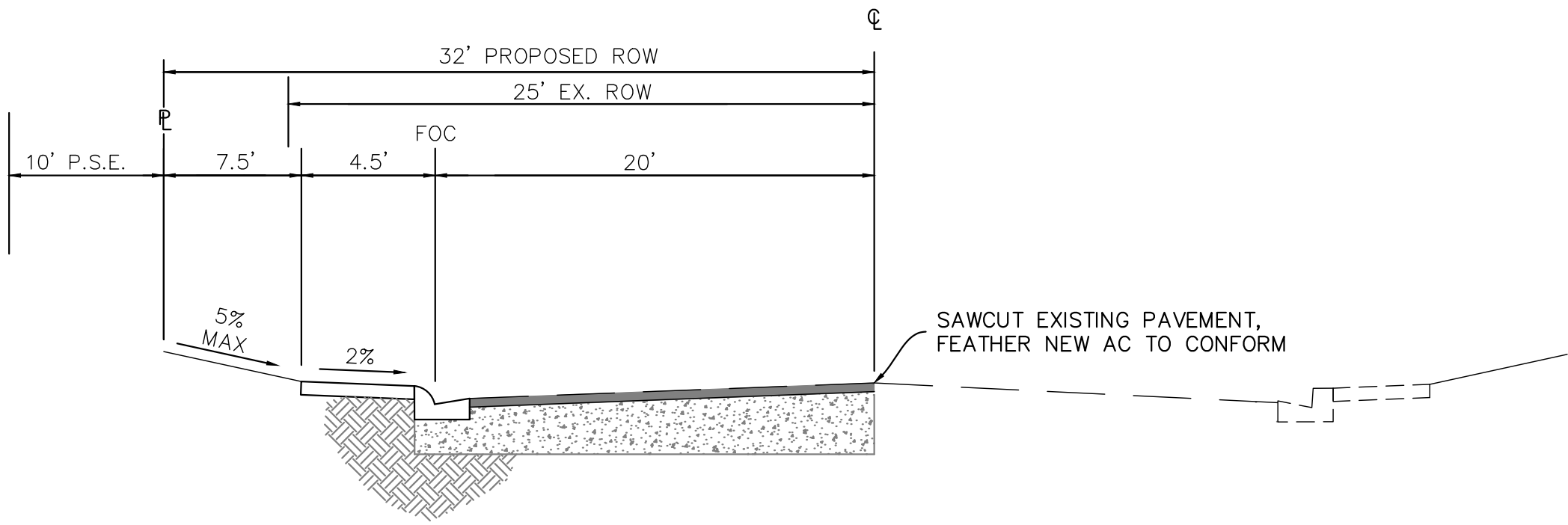
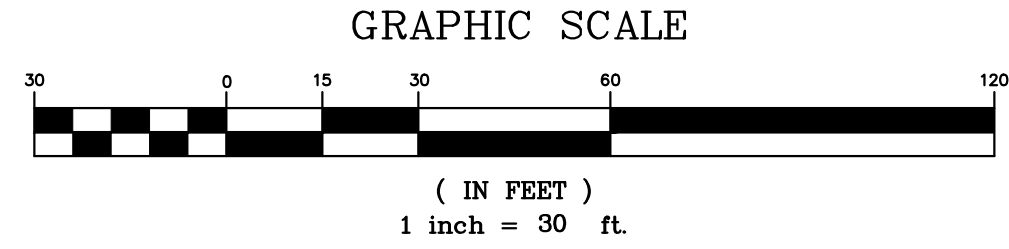
W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315



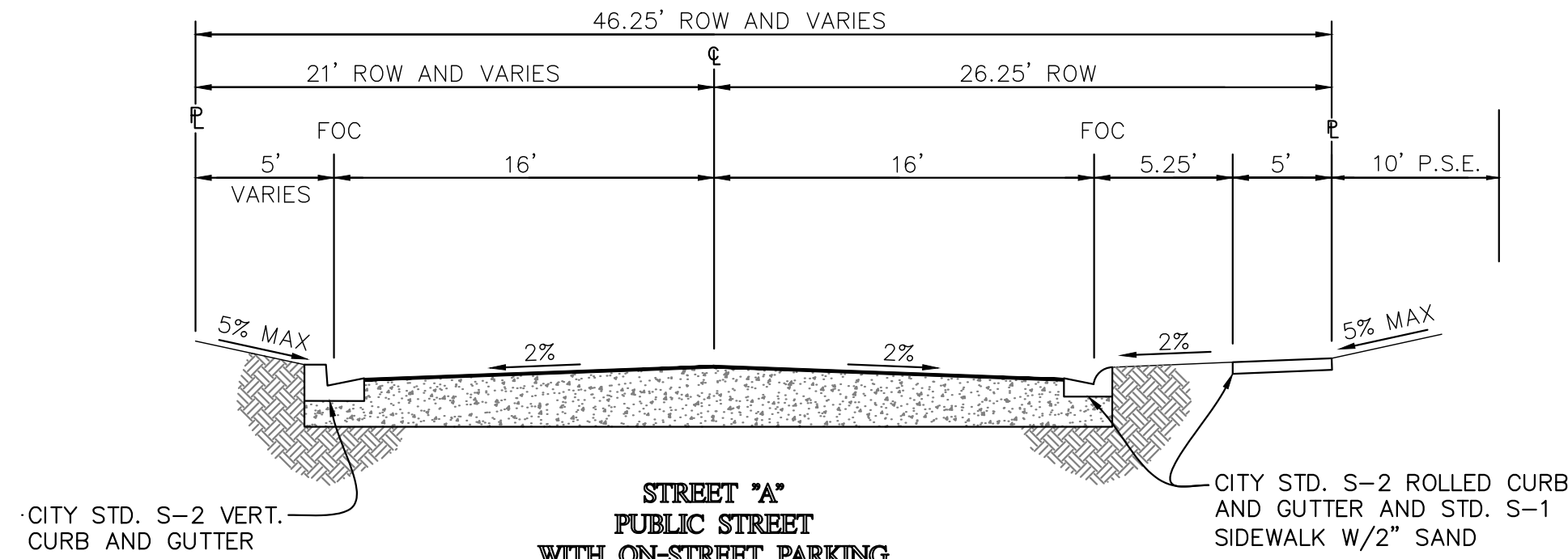
S 19-01 (Wasney Estates)  
2640 & 2660 Ceres Avenue  
APNs 015-200-049-000 and 015-200-057-000

- Notified Addresses
- Notified Parcels

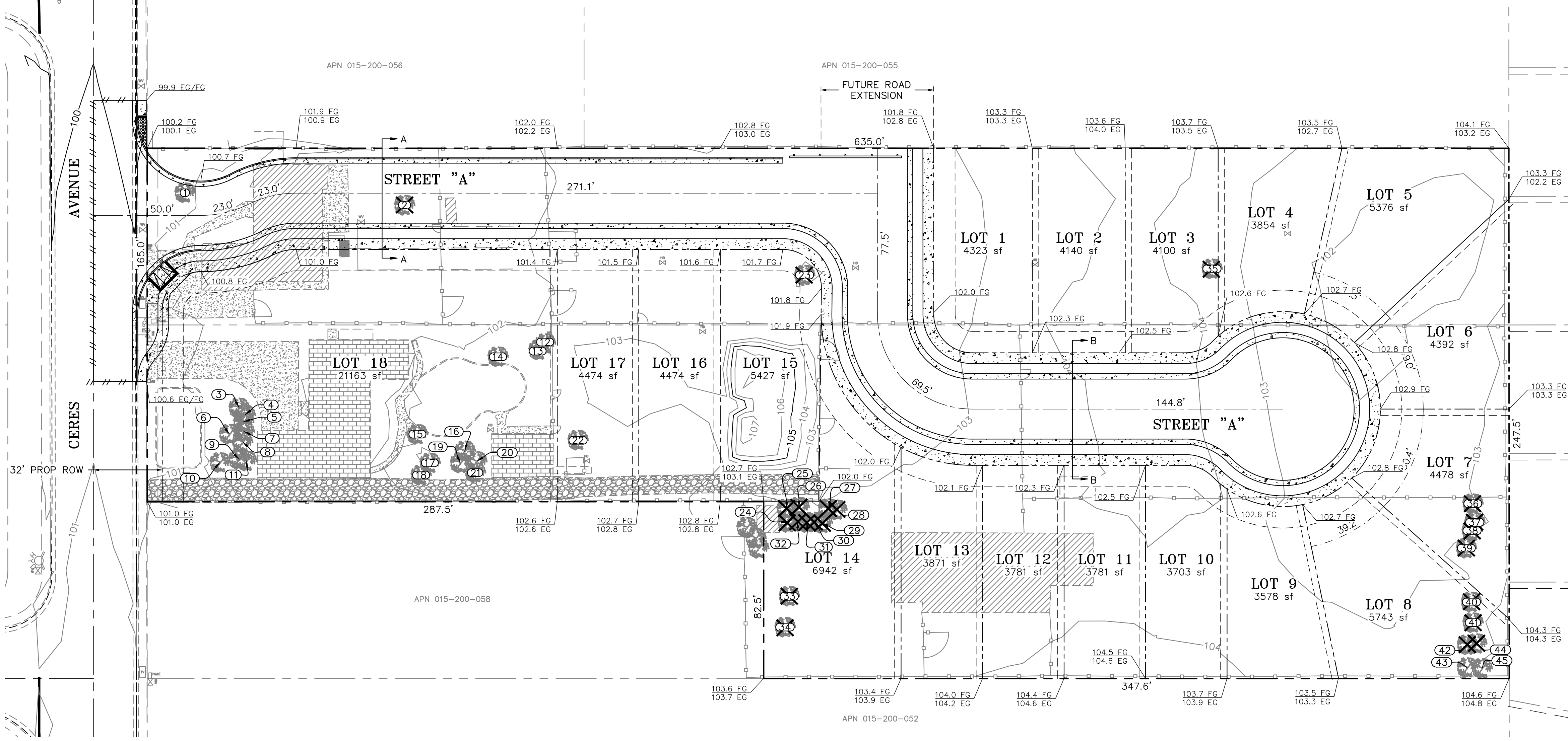




**CERES AVENUE  
WITH ON-STREET PARKING  
TYPICAL SECTION**  
N.T.S.



**STREET 'A'  
PUBLIC STREET  
WITH ON-STREET PARKING  
TYPICAL SECTION  
SECTION A-A**  
N.T.S.

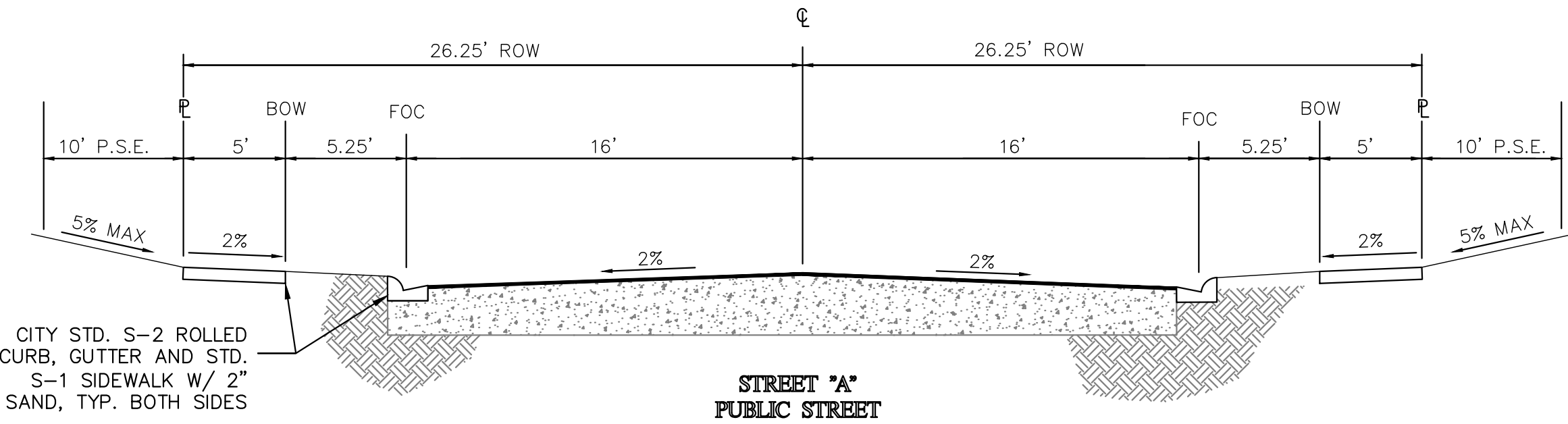


**TREE TABLE\***

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	DIOSPYROS / PERSIMMON	12"	10'	REMOVE	-
2	ACER RUBRUM / RED MAPLE	24"	20'	REMOVE	24"
3	XYLOSA	10"	11'	PROTECT	-
4	XYLOSA	12"	10'	PROTECT	-
5	XYLOSA	14"	9'	PROTECT	-
6	PINUS SYLVESTRIS / SCOTS PINE	8"	8'	PROTECT	-
7	XYLOSA	8"	8'	PROTECT	-
8	XYLOSA	10"	8'	PROTECT	-
9	XYLOSA	16"	8'	PROTECT	-
10	PINUS SYLVESTRIS / SCOTS PINE	12"	6'	PROTECT	-
11	XYLOSA	8"	10'	PROTECT	-
12	LIRIODENDRON TULIPIFERA/TULIP TREE	8"	10'	PROTECT	-
13	XYLOSA	36"	12'	PROTECT	-
14	ACER SACCHARINUM/SILVER MAPLE	36"	11'	PROTECT	-
15	CARYA SYLVESTRIS/PECAN TREE	24"	20'	REMOVE	-
16	PINUS SYLVESTRIS/SCOTS PINE	25"	12'	PROTECT	-
17	XYLOSA	6"	8'	PROTECT	-
18	MORUS ALBA/WHITE MULBERRY	14"	11'	PROTECT	-
19	DIOSPYROS/PERSIMMON	8"	11'	PROTECT	-
20	XYLOSA	14"	7'	PROTECT	-
21	PHOTINIA X FRASERI/PHOTINIA	30"	6'	PROTECT	-
22	PLATANUS OCCIDENTALIS/SYCAMORE	20"	14'	PROTECT	-
23	CARYA ILLINOENSIS/PECAN TREE	24"	20'	REMOVE	-
24	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	36"	18'	REMOVE	-
25	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	24"	8'	REMOVE	-
26	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	18"	10'	REMOVE	-
27	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	22"	6'	REMOVE	-
28	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	26"	16'	REMOVE	-
29	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	28"	14'	REMOVE	-
30	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	30"	12'	REMOVE	-
31	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	18"	12'	REMOVE	-
32	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	16"	18'	REMOVE	-
33	QUERCUS LOBATA/VALLEY OAK	10"	7'	REMOVE	-
34	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	12"	6'	REMOVE	-
35	JUGLANS REGIA/ENGLISH WALNUT	30"	9'	REMOVE	-
36	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	10"	8'	REMOVE	-
37	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	8"	4'	REMOVE	-
38	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	16"	7'	REMOVE	-
39	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	8"	8'	REMOVE	-
40	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	16"	20'	REMOVE	-
41	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	16"	22'	REMOVE	-
42	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	12"	6'	REMOVE	-
43	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	12"	7'	PROTECT	-
44	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	10"	8'	REMOVE	-
45	EUCALYPTUS GLOBULUS/EUCALYPTUS BLUE GUM	8"	9'	PROTECT	-

\*TABLE PROVIDE PURSUANT TO SCOTT VASQUEZ ARBORIST REPORT DATED 03/01/2019.

TOTAL INCHES REQUIRING MITIGATION = 24" DIVIDED BY 6 = 4 REPLACEMENT TREES REQUIRED.



**STREET 'A'  
PUBLIC STREET  
WITH ON-STREET PARKING  
TYPICAL SECTION  
SECTION B-B**  
N.T.S.

**WASNEY ESTATES  
VESTING TENTATIVE SUBDIVISION MAP  
S 19-01  
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

for  
RESTART DEVELOPMENT LLC  
BEING A PORTION OF LOT 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE FIFTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO", RECORDED IN BOOK 6 OF MAPS, AT PAGE 48.  
CITY OF CHICO, COUNTY OF BUTTE  
STATE OF CALIFORNIA

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

**Wasney Estates – Proposed Small Lot Subdivision**  
**4/29/19 Neighborhood Meeting Notes**

Meeting convened at the project site at 5:30 PM, 4/29/19.

Attendance: 23 – 25 people, including Wes Gilbert, Engineer; Jake Rivette; Bruce Ambo, Principal Planner

<u>Public Comments / Questions</u>	<u>Applicant / Engineer / Planner Response</u>
What are the drainage impacts to the adjoining properties? Photos were shown of the water ponding on-site and on adjoining parcels.	Project would be required to submit a grading and drainage plan for project and comply with all standards of the Chico Municipal Code (CMC).
How wide are the streets and will there be parking on the streets?	Shown on map.
Will there be streetlights. How many and at what height?	Per City code.
Where is the fire access and are the streets wide enough?	Project would be required to comply with all standards of the CMC, including Building and Fire Code.
How big will the units be, and will they be 2 stories?	1,100 – 1,500 Sq. Ft.; Yes, a mix of 1 and 2 stories. Maximum height limit is 35 feet for main buildings in the R1 zone.
What is the separation between units?	8' minimum separation required
Traffic is a concern and this subdivision will put more traffic on the Ceres and other roadways. The street is already in bad condition and new additional traffic will make it worse faster.	Project site consists of two infill-designated residential parcels. Traffic patterns in this area were analyzed as part of the General Plan EIR. Additionally, a new street extension would be provided off of Ceres Ave.
Will block property line walls be installed? Wood doesn't hold up well.	The engineer indicated probably not, but this could easily be added if enough people would like a block wall.

Other concerns raised include:

- Will this subdivision increase taxes?
- Will this subdivision negatively affect property values of the surrounding neighborhood?