



DATE: May 11, 2020

TO: PLANNING COMMISSION

FROM: Molly Marcussen, Associate Planner (879-6808, molly.marcussen@chicoca.gov)

RE: Vesting Tentative Parcel Map 20-01 (384 West Lassen), 384 W. Lassen Avenue, APN 006-340-012

SUMMARY

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 0.67-acre site into four parcels for residential development. The site is located on the southwest corner of the intersection of West Lassen Avenue and Carlene Place. The resulting density for the project would be 5.9 units per acre (u/ac) which falls within the permitted density range for the R1 zoning district. No project issues have been identified. Planning staff recommends approval, subject to conditions.

Recommendation:

Planning staff recommends adoption of Resolution No. 20-08 (**Attachment A**), approving the parcel map, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 20-08 approving the parcel map, subject to the attached conditions.

BACKGROUND

The applicant proposes to use the City's small-lot subdivision standards to divide an approximately 0.67 acre site into four parcels for residential development. The site is located on the southwest corner of the intersection of West Lassen Avenue and Carlene Place (see Location/Notification Map, **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram is zoned R1-AOD (Low Density Residential with Airport Overflight Zone D overlay). Surrounding land uses include newly constructed single-family homes to the north, multi-family uses to the south and east and residential development of various densities to the west.

The project site consists of a residential parcel that fronts on W. Lassen Avenue and is bounded by Carlene Place to the east. The project site is 156 feet wide by 160 feet deep and is relatively flat. The site is developed with an existing single-family home and detached garage that would be removed.

DISCUSSION

Parcel Map Design

The proposed lot configuration is a suitable way to subdivide the property. The parcel map

would subdivide the property into four parcels resulting in two parcels taking access from W. Lassen Avenue and two parcels taking access from Carlene Place (see Vesting Tentative Parcel Map, **Attachment C**). Lot sizes range from 3,997 square feet to 7,486 square feet (net), with the average lot size of 4,992 square feet. The project would yield a residential density of 5.9 units per gross acre, which is within the allowable range of 2.1 to 7 dwelling units per gross acre in the R1 zoning district and Low Density Residential General Plan designation. Public improvements would include constructing new curb, gutter, and sidewalk along the W. Lassen Avenue. Improvements for Carlene Place were recently installed as a result of the Carlene Place subdivision. All parcels would connect to the City sewer system which would be extended to the site.

The City's small lot subdivision regulations, Chico Municipal Code (CMC) 19.76.150, allow for reduced lot sizes and lot widths. In accordance with CMC requirements, the minimum lot area for small-lot subdivisions are 3,500 square feet for interior lots and 4,000 square feet 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 shall not exceed 30 percent of the total number of lots. The project includes a single lot over 4,499 square feet or approximately 25-percent.

CMC 16.66 (*Tree Preservation Regulations*) provides that a tree removal permit authorizing the removal of trees in conjunction with a development shall be rendered simultaneously by the approving authority with the final decision on the development. A tree removal permit shall be issued if any of the six findings can be made, including that the tree is dead, dying, or diseased as determined by an arborist; presents a danger to health, safety and property; interferes with public utilities, or; interferes with the development or improvements of the site and there are no feasible alternatives available. Of the 14 trees on site, a total of 11 trees are identified for removal, including trees in poor condition or that would interfere with development of the site (see **Attachment D**, Arborist Report). The trees species that are to be removed are mixture of Palm, Cherry, Locust, Costal Redwood, Black Walnut and Sierra Redwood. The Arborist Report also contains tree design and protection measures outlined on page 5 of the report. Staff supports the request for tree removal and a condition of approval is recommended (see Condition of Approval #9) that would require tree replacement or the payment of in-lieu fees as applicable, pursuant to CMC 16.66.085 (*Tree Replacement*).

Neighborhood Meeting

As a result of COVID19 and City Council direction to minimize unnecessary gatherings, the Community Development Department has temporarily suspended the requirement to hold a Neighborhood Meetings. The applicant had previously sent out a Neighborhood Meeting notice on March 10th and sent a notice of cancellation out on March 19th. Staff received inquiries from three neighbors regarding the proposed project. Staff sent a copy of the revised Parcel Map to the neighbors and has since received no comments regarding the project.

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." Allowable densities in the Low Density Residential designation range from 2.1 to 7 dwelling units per acre. At a proposed density of 5.9 units per acre the project is within the allowable

density range and is compatible with surrounding existing residential development including the adjacent Carlene Place subdivision (5.8 du/ac) and Lassen Subdivision located north of the project site (4.89 du/ac).

The overall vision for Chico in 2030 is a “livable, healthy, and sustainable community that offers high quality of life with a strong sense of community and place” while maintaining its “small-town character”. The proposed project is consistent with General Plan goals and policies, specifically those found in the Land Use and Housing Elements, that encourage compatible infill development (CD-5, LU-4 and LU-4.2), and providing new housing opportunities while maintaining neighborhood character (H-1, H-3, and LU-4.3).

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-4.3: For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals. It may be necessary to limit project density, within the allowable density range, to ensure compatibility.*

FINDINGS

Environmental Finding

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; 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 site is currently surrounded by a mix of single family and multi-family residential urban uses. The Arborist report provided as **Attachment D**, showed no trees on the site that are valued as habitat for endangered, rare, or threatened species. Additionally, condition #13 set forth in **Exhibit I** states, “If any tree removal or construction is scheduled to commence or resume after being suspended for 15 days or more, within the nesting season (March 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the construction area to identify any active nests within 300 feet of the construction area.”. Due to the low number of trips generated

by single-family residential uses, the increase of daily trips resulting from this project will be minimal. The project meets all the criteria set forth in Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects).

Subdivision Findings

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, 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 correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
AP Molly Marcussen
Files: PM 20-01

External

Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973
Sierra Cascade, Inc. c/o Greg Hansen, email: greg@sierracascadegroupinc.com

ATTACHMENTS:

- A. Planning Commission Resolution No. 20-08
 - Exhibit I Conditions of Approval for PM 20-01
 - Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Vesting Tentative Parcel Map 20-01 (2 sheets)
- D. Arborist Report

1 **RESOLUTION NO. 20-08**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING PARCEL MAP 20-01 (SIERRA CASCADE GROUP, INC)**

4
5 WHEREAS, an application has been submitted to subdivide a 0.67-acre site at 384 West
6 Lassen Avenue, identified as Assessor's Parcel No. 006-340-012, into four parcels (the "Project");
7 and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments
9 submitted at a noticed public hearing held on May 21, 2020;

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

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

- 15 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
- 16 A. The overall density of the Project is 5.9 dwelling units per gross acre, which is consistent
17 with the Chico General Plan Diagram designation of Low Density Residential and the
18 provisions in Title 19 of the Chico Municipal Code;
- 19 B. The Project is categorically exempt from environmental review pursuant to Section 15332
20 of the California Environmental Quality Act Guidelines (Infill Development Projects)
21 because the Project is: consistent with the general plan and zoning; are on sites less than
22 five acres in size within the City limits; substantially surrounded by urban uses; on land
23 that has no value as habitat for endangered, rare, or threatened species; would not result
24 in any significant effects relating to traffic, noise, air quality, or water quality; and can be
25 adequately served by all required utilities and public services.
- 26 C. No substantial evidence has been presented that would require disapproval of the Project
27 pursuant to Government Code Section 66474. Specifically, the City finds that:
- 28 (a) The proposed subdivision map is consistent with applicable general and

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specific plans, as described in Section (1)(E) of this Resolution;

(b) The design and proposed improvement of the subdivision are consistent with applicable general and specific plans, as described in Section (1)(E) of this Resolution;

(c) The site is physically suitable for the type and density of development proposed;

(d) The design of the site and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This Project has been deemed categorically exempt from CEQA review pursuant to CEQA Guidelines section 15332;

(e) The design of the subdivision and proposed improvements are not likely to cause serious public health problems.

(f) The design of the subdivision and proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

D. As supported by the subdivision report and agenda report prepared for this Project, 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 of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on May 21, 2020, by the following vote:

AYES:

NOES:

1 ABSENT:

2 ABSTAIN:

3 DISQUALIFIED:

4 ATTEST:

5

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7 _____
8 BRUCE AMBO
9 Planning Commission Secretary

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APPROVED AS TO FORM:

Andrew Jared, City Attorney*

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

EXHIBIT I
CONDITIONS OF APPROVAL
Parcel Map (PM) 20-01 (Sierra Cascade Group, INC)

1. The creation and improvement of four lots is authorized, as depicted on the "Vesting Tentative Parcel Map (PM) 20-01" and accompanying project materials date stamped April 1, 2020, except as revised by any other condition of approval. The expiration date of this Vesting Tentative Subdivision Map shall be 36 months from the approval date of Resolution No. 20-01. A final map shall be recorded prior to the expiration of the Vesting Tentative Subdivision Map
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. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
4. 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.
5. 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."
6. 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."
7. Temporary fencing shall be installed around the root protection zone of each tree in the included inventory not to be removed, unless stated in writing otherwise by an ISA Certified Arborist.
8. Any pruning of trees related to this project must be supervised by an ISA Certified Arborist and performed by ISA Certified Tree Workers following best pruning practices as described by the American National Standards Institute (ANSI) A300 Pruning Standards 2017.
9. As required by CMC 16.66, trees removed shall be replaced as follows:

Exhibit I

Parcel Map (PM) 20-01 384 West Lassen Ave
Conditions of Approval
Page 2 of 3

- a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. 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.
 - e. 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.
11. 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.
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

Exhibit I

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. If any tree removal or construction is scheduled to commence or resume after being suspended for 15 days or more, within the nesting season (March 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the construction area to identify any active nests within 300 feet of the construction area. The survey shall be conducted no more than 15 days before the beginning of tree removal or site disturbance/construction. If nesting raptors or migratory birds are found during the survey, impacts shall be avoided by establishment of appropriate buffers. No construction activities shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist will be required if project activity has the potential to adversely affect the nesting birds.



Subdivision Report

Meeting Date 5/21/20

DATE: May 11, 2020

File: PM 20-01

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Parcel Map PM 20-01 Sierra Cascade**

Exhibit "II"

This office has reviewed the vesting Tentative Parcel Map PM 20-01 Sierra Cascade 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 not requested any modifications to Titles 18R of the Chico Municipal Code (CMC).

THE CONDITIONS CONTAINED IN THE REMAINDER OF THIS REPORT REFLECT, WHERE APPLICABLE, THE RECOMMENDATIONS ABOVE.

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities in conformance with the typical section as depicted on the Tentative Map. Lassen Avenue structural section to be determined based upon findings from the Soils Report and City assigned Traffic Index:
 - 1) Lassen Avenue - Half street urban improvements.
 - 2) Lassen/Carlene Return - Reconstruct to City standards.
- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.

2. Storm Drainage

- a) Facility Construction

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

1) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage including connection to existing City facilities.

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.
- Reference CASQA BMP Handbook

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) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage. Each lot will have a separate sewer lateral.
- 2) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in conformance with application for Sewer Connection.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay all sanitary sewer fees subject to the terms and conditions of the Application for Sewer Connection prior to recordation of the Final Map.

4. Street Signs and Striping

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

5. 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.

6. Street Trees

Street trees shall be planted in accordance with the recommendation of the Parks 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 are:

1. Storm water quality and mitigation.

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

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 public right-of-way along the Lassen Avenue frontage as depicted on the Tentative Map.
- b) Convey to the City all abutter's rights of access from Parcel 3 to West Lassen Avenue.
- c) Dedicate an Avigation Easement to the City over the existing lots within the subdivision boundary as required by the Public Works Director.
- 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 underground utilities serving this subdivision if required by the Utility Companies.

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 Planning Services Department.

G. OTHER PERMITS

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

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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

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

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

I. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

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

2. Plan Check and Inspection Fees

The Subdivider shall pay plan check and inspection fees in compliance with the terms and conditions as outlined in the New Real Time Account.

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.

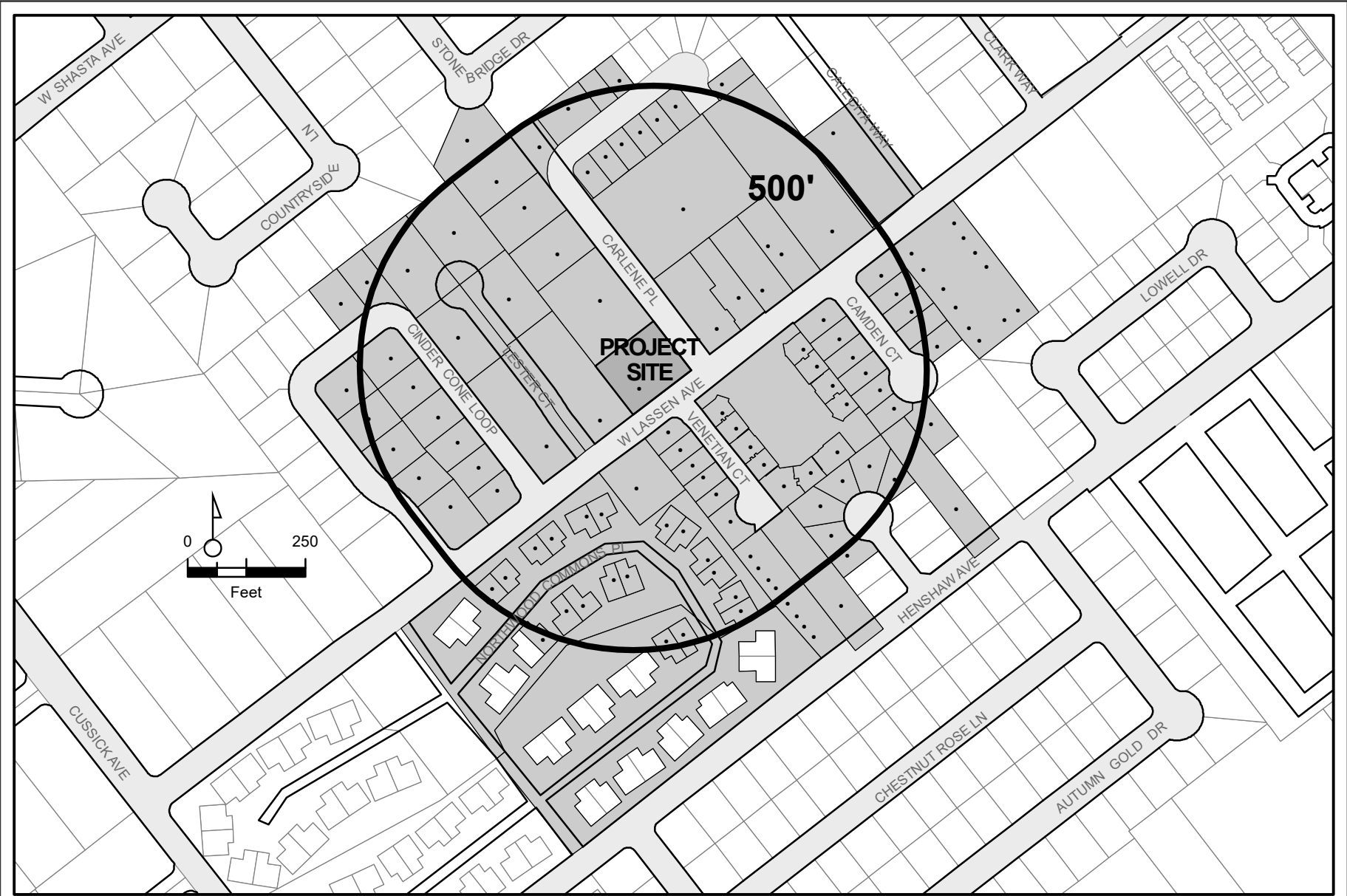


Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning pm 20-01 File
Development Engineering Subdivision File

Attachment B



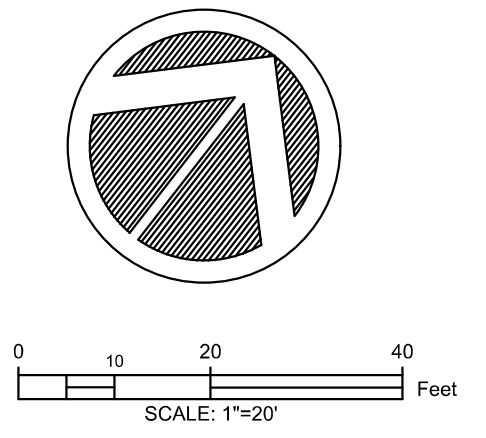
384 W Lassen Avenue
APN 006-340-012-000

- Notified Addresses
- ◻ Notified Parcels



LEGEND:

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



OWNER/SUBDIVIDER:

SIERRA CASCADE GROUP, INC.
GREG HANSEN
1078 SIERRA VISTA WAY
CHICO, CA 95926

ASSESSOR'S PARCEL NUMBER:

006-340-012

ZONING:

PRESENT: R1-A0D
FUTURE: R1-A0D

ENGINEER:

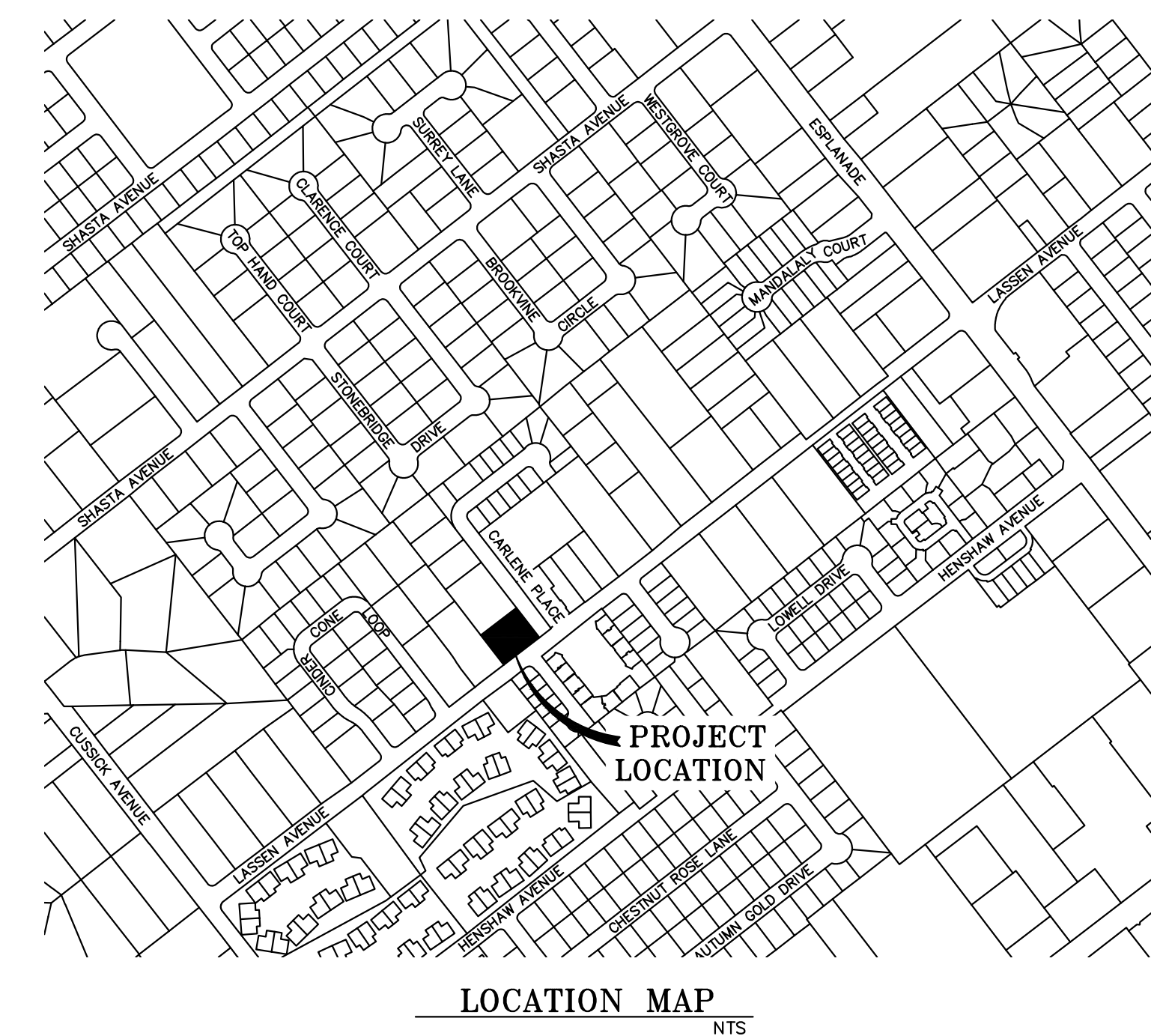
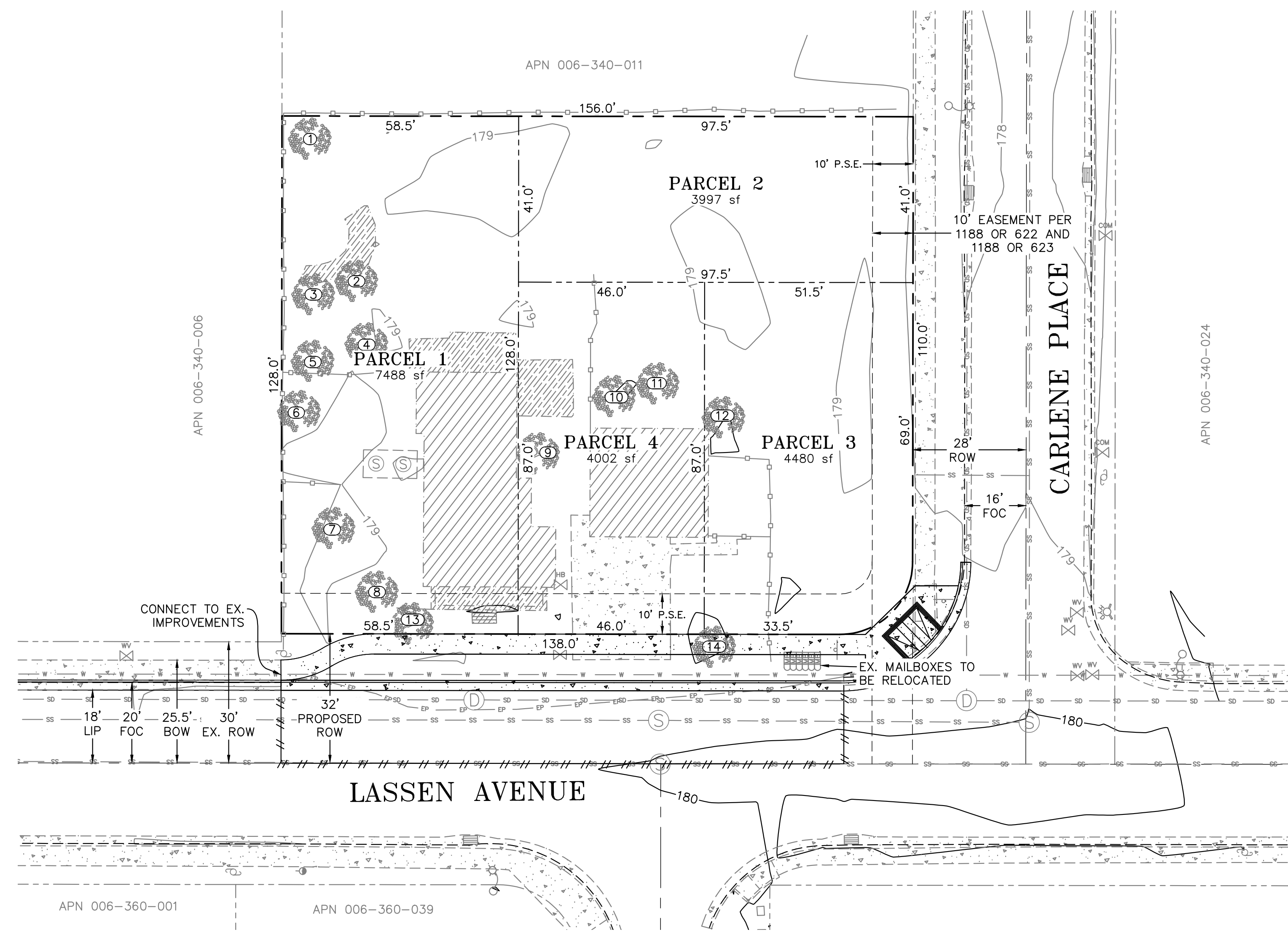
W. GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315

LAND USE:

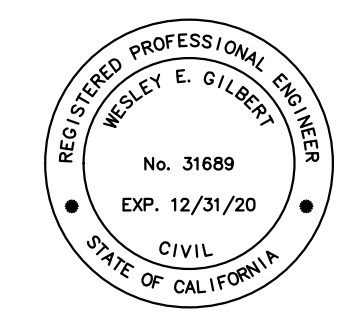
PRESENT: SINGLE FAMILY RESIDENTIAL
FUTURE: SINGLE FAMILY RESIDENTIAL

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



THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
BY: *Wesley E. Gilbert* DATE: *4/1/20*
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20



SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 0.676
NET ACREAGE: 0.458
TOTAL NUMBER OF LOTS: 4
UNITS PER GROSS ACRE: 5.92
AVERAGE LOT SIZE: 4,992 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 PARCEL 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 #ENGSSA20-00015.
- 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0340E DATED JANUARY 6, 2011.
- 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY THE INSTALLATION OF A STORM WATER LEACH TRENCH AT THE SOUTHERLY CORNER OF PARCEL 1 AND CONNECTION TO THE EXISTING UNDERGROUND STORM DRAIN COLLECTION SYSTEM IN LASSEN AVENUE.
- 7) EXISTING SEPTIC SYSTEM AND WELL WILL BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. STANDARDS.

RECORD REFERENCES:

- (R1) - "OFFICIAL MAP OF THE EVANS TRACT" BOOK 3 OF MAPS, PAGE 67
- (R2) - "AVALON COURT SUBDIVISION" BOOK 172 OF MAPS, PAGES 56-59
- (R3) - "CARLENE PLACE SUBDIVISION" BOOK 192 OF MAPS, PAGES 62-65

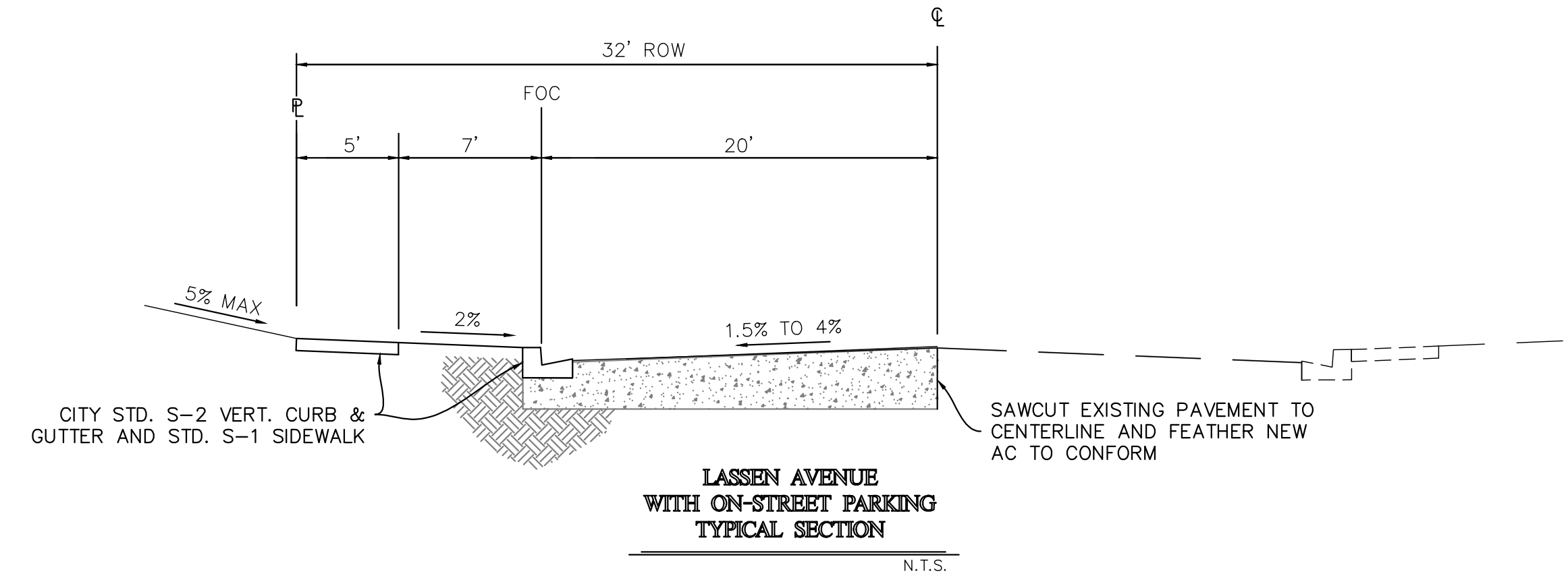
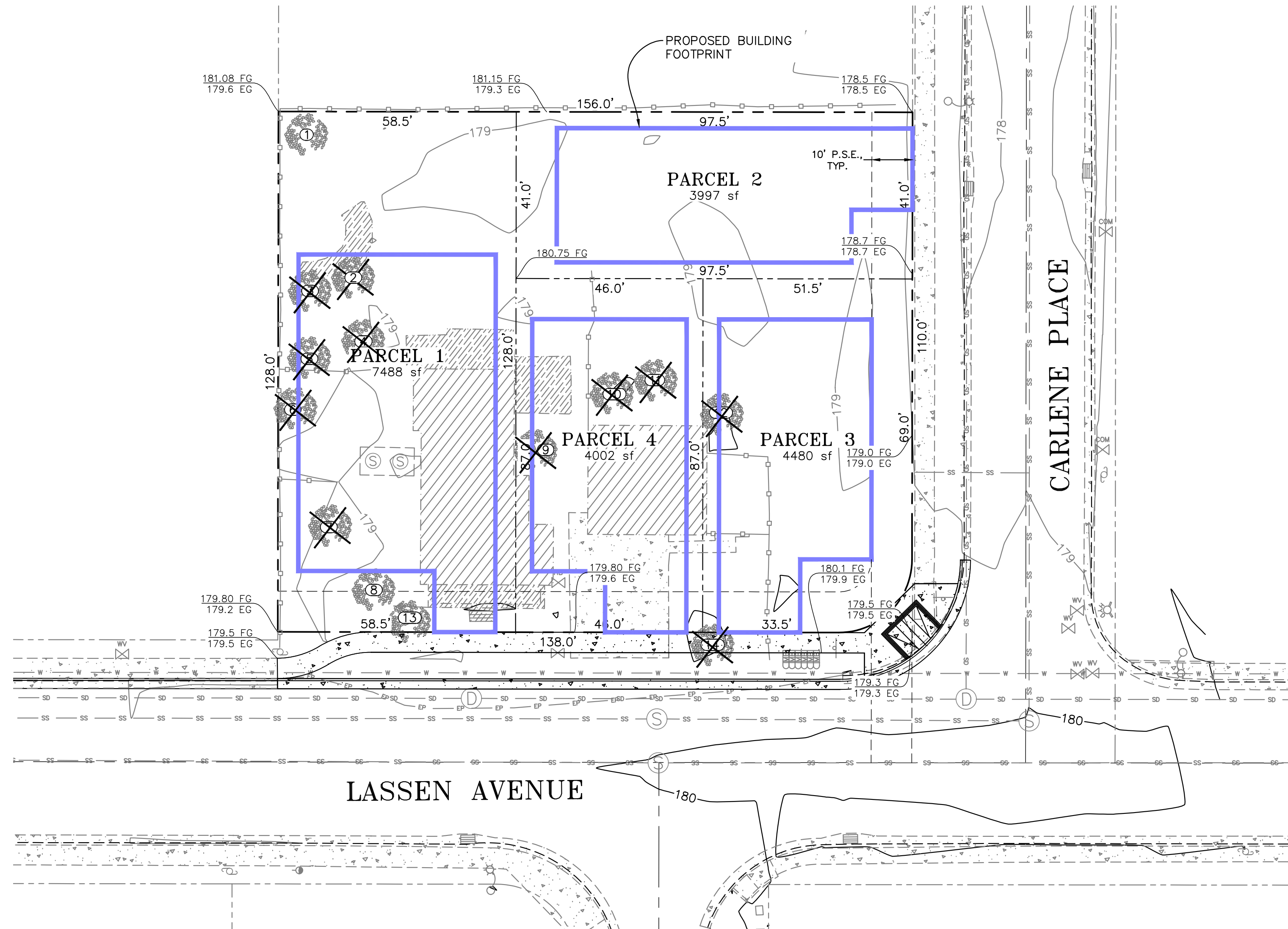
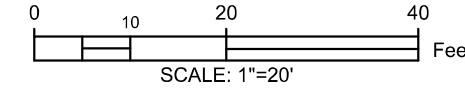
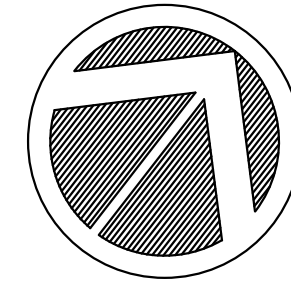
DESIGN MODIFICATIONS:

- 1) NO DESIGN MODIFICATIONS ARE BEING REQUESTED

**VESTING TENTATIVE PARCEL MAP
PM 20-01 (384 W. LASSEN)
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

FOR
SIERRA CASCADE GROUP INC.
BEING A PORTION OF LOT 11, AS SHOWN ON THAT
CERTAIN MAP ENTITLED, "EVANS TRACT (NORTH)"
RECORDED IN BOOK 3 OF MAPS, AT PAGE 67
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

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



TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIFLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	PLUM	18.5"	14'	PROTECT	-
2	PALM	19"	8'	REMOVE	-
3	PALM	19"	8'	REMOVE	-
4	CHERRY	12"	20'	REMOVE	-
5	LOCUST	6.5"	26'	REMOVE	-
6	PLUM	9"	22'	REMOVE	-
7	COASTAL REDWOOD	42.5"	20'	REMOVE	42.5"
8	COASTAL REDWOOD	21.5"	16'	PROTECT	-
9	PLUM	13.5"	22'	REMOVE	-
10	CALIFORNIA BLACK WALNUT	15"	20'	REMOVE	-
11	CALIFORNIA BLACK WALNUT	10"	21'	REMOVE	-
12	CALIFORNIA BLACK WALNUT	8.5"	22'	REMOVE	-
13	COASTAL REDWOOD	28"	16'	PROTECT	-
14	SIERRA REDWOOD	27.5"	14'	REMOVE	27.5"

TOTAL INCHES REQUIRING MITIGATION = 70" DIVIDED BY 6 = 12 REPLACEMENT TREES REQUIRED.

**VESTING TENTATIVE PARCEL MAP
PM 20-01 (384 W. LASSEN)
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

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CHICO, CALIFORNIA 95973
(530) 809-1315

Attachment D



HOWELL IT IS Consulting Arborist / Forester

ISA Certified WE-6478A

Registered Professional Forester #2500

www.howellitis.com



Dan Howell,

Member CH 06408

Arborist Report

Prepared by HOWELL IT IS

For

W. Gilbert Engineering



ARBORIST REPORT

Assignment

HOWELL IT IS was contracted to evaluate the condition of trees as mapped by W. Gilbert Engineering.

Location

The property is located at **348 West Lassen Avenue, Chico, CA: Butte County APN 006-340-012.**

Limitations

Any photographs, diagrams, graphs, sketches, maps or other graphic material included in any report are intended solely as visual aids and are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by HOWELL IT IS as to the sufficiency or accuracy of that information.

Language used in relation to tree ordinances is not to be mistaken for that of an attorney or other individual with a professional understanding of law.

Method

Stem diameter was measured using a Lufkin diameter tape. Measurement was taken to the nearest .5 inch.

Condition Ratings

1. **Excellent** exemplifies the quality that outwardly sound trees free of injury with good growth and form.
2. **Good** is healthy, and may grow to become excellent
3. **Fair** may have suppressed growth, and is not likely to grow into an excellent condition
4. **Poor** represents an unhealthy or physically damaged tree

Observation

All living trees were found to be in Fair to Excellent condition. Two dead black walnut (*Juglans hindsii*) trees had been killed by chainsaw prior to my inspection. Three cut black walnuts are shown in the picture on the following page, but one was less than 5 inches in diameter and was excluded for that reason. The uncut trunk next to the electrical blue box grows parallel to the power pole the box is connected to. There are vines, which I assume to be wisteria (*Wisteria sp.*), growing into the crown of the live black walnut. My guess is that the two black walnuts were inadvertently cut while taking down the wisteria.

April 9, 2020 W. Gilbert Engineering	Page 2 of 11 Pages	HOWELL IT IS dan@howellitis.com (530) 846-7962
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Figure 1-California Black Walnut

Map #	Common Name	Species	Diameter	Dripline	Condition
			Inches	Feet	
1	Plum	<i>Prunus sp.</i>	18.5	14	Good
2	Palm	<i>Washingtonia robusta</i>	19	8	Good
2	Palm	<i>Washingtonia robusta</i>	19	8	Good
4	Cherry	<i>Prunus sp.</i>	12	20	Good
5	Locust	<i>Robinia sp.</i>	6.5	26	Good
6		<i>Prunus sp.</i>	9	22	Good
7	Coastal Redwood	<i>Sequoia sempervirons</i>	42.5	20	Excellent
8	Coastal Redwood	<i>Sequoia sempervirons</i>	21.5	16	Excellent
8.5	Coastal Redwood	<i>Sequoia sempervirons</i>	28	16	Excellent
9		<i>Prunus sp.</i>	13.5	22	Good
10	California Black Walnut	<i>Juglan hindsii</i>	15	20	Fair
11	California Black Walnut	<i>Juglan hindsii</i>	10	21	Fair
12	California Black Walnut	<i>Juglan hindsii</i>	7.5	0	Cut down Dead
12.5	California Black Walnut	<i>Juglan hindsii</i>	5.5	0	Cut Down Dead
13	California Black Walnut	<i>Juglan hindsii</i>	8.5	22	Good
14	Sierra Redwood	<i>Sequoiadendron giganteum</i>	27.5	14	Good

Design, Tree Protection, and Mitigation Measures

Tree protection measures

During construction it is paramount that trees are protected from mechanical damage. A best management practice for this is preventing any construction within a distance 1.5 times the dripline, from the tree. The dripline distance is determined by measuring the limb length that reaches out furthest from the trunk. Multiplying the dripline distance by a factor of 1.5 gives the root protection zone (RPZ). Fencing off the area with chain link fence is preferred. Construction crews tend to move stakes and plastic orange fencing resulting in a gradual significant reduction of the tree RPZ). Restricting grading to as few sides of a tree as possible reduces potential mechanical damage.

Damaging the root system by cutting or compaction can injure or kill a tree. The potential for negatively affecting tree health increases as construction nears the trunk of the tree. It is a common practice to protect trees by excluding equipment and vehicle traffic from the area within the dripline of the tree. Trees are often killed by haphazard construction digging within the root zone.

The greatest physical damage incurred to tree roots is horizontal ripping and tearing. A dull blade's ripping and tearing action can pull the lateral roots causing horizontal wounds much closer to the bole of the tree than where the action takes place. If roots must be cut, a clean cut with a sharp tool is preferred to fracturing with a dull blade, like that of a dozer or backhoe bucket. A sharp cut root has a chance to heal, where a root fractured horizontally, or lengthwise, will never heal. It has been estimated that greater than 80% of the root volume is in the first two feet of soil. When grade lowering is required within the root protection zone (RPZ), all roots to be impacted should be sharply severed to a depth equal to or greater than the grade lowering. The objective of this is to prevent horizontal tearing of otherwise undamaged roots. This method should not reduce the intact root system to less than the dripline distance.

Exposing roots to air and sun can also lead to desiccation, which can damage or kill a tree. When digging around roots, they should be kept moist and recovered with soil as soon as possible.

Above ground tree protection

Fencing the RPZ also protects trees from mechanical damage. Without protective fencing, limbs are routinely broken by mistake and on purpose. The construction supervisor may be aware of the importance of tree protection, but not all equipment operators share that knowledge.

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Operators are known to improperly prune trees with an excavator bucket when a limb is “in the way.” Drivers of dump trucks are known to pay little attention to overhead branches while they lay out a load of gravel. Fencing the RPZ prevents that.

Without fencing RPZs, driplines often become storage areas. Forklift operators drive under low hanging limbs and stack pallets up against tree stems for support. Damaged sacks of toxic soluble materials may be leached into root systems of unprotected trees.

Unlike roots, the stem of a tree is not adapted to being buried in a soil environment. Covering woody bark tissue in soil provides access to pathogens that the bark is not prepared to fight. Covering open wounds in the bark with soil increases the potential for infection. Irrigating soil deposited above the root crown also increases the potential for the growth of pathogens. Fencing the RPZ prevents soil being pushed up against the tree bole.

Design

1. Trees found dangerous or defective during the construction process shall be removed.
2. Do not design turf that requires irrigation into the landscape within the dripline of trees. It is better to mulch the area.
3. Trees that are planted as mitigation should be out of harm’s way from future construction. Planting too close to structures will result in root caused damage to the structure.
4. Runoff from summer irrigation shall be directed away from trees that do not require irrigation (especially native oaks). Water conservation should be observed.

Tree Protection

5. Temporary fencing should be installed around the RPZ of each tree in the included inventory not to be removed, unless stated in writing otherwise by an ISA Certified Arborist.
6. Any pruning of trees related to this project must be supervised by an ISA Certified Arborist and performed by ISA Certified Tree Workers following best pruning practices as described by the American National Standards Institute (ANSI) A300 Pruning Standards 2017.

Recommendations

Black walnut is historically relevant to the City of Chico and these trees are becoming decadent and hazardous with age. Black walnut removal should be replaced with black walnut.

Conclusion

Follow tree protection measures described in **Design, Tree Protection, and Mitigation Measures** for all trees to be retained. The City of Chico has an ordinance Chapter 16.66 TREE PRESERVATION REGULATIONS to be followed during the development process. Permits are required.

ISA Certified ARBORIST WE-6478A

By:

A handwritten signature in cursive script that reads "Daniel R. Howell".

Dan Howell – RPF #2500



Figure 2--Black Walnut



Figure 3-Black Walnut leaning on power pole.



Figure 4-Palm Trees



Figure 5-Prunus sp.



Figures 6 & 6 Coastal Redwoods



Figure 7-Sierra Redwood, Giant Sequoia



Figure 7-Neighbor's Redwood on other side of fence



Figure 8-Three coastal Redwoods at 384 West Lassen, Chico, CA