



DATE: February 18, 2021

File: S 20-05

TO: PLANNING COMMISSION

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

RE: John Jones Vesting Tentative Subdivision Map (S 20-05)
2848 Carlene Place, APN 006-340-016

SUMMARY

The applicant proposes to subdivide a 1.71 acre parcel into 12 lots for small lot single-family residential development. The project site is located on the east side of Carlene Place between West Lassen and West Shasta Avenues. The project includes one public street extension off Carlene Place. No major issues have been identified.

Recommendation:

Planning staff recommends that the Planning Commission adopt Resolution 21-02 (**Attachment A**) finding that the project is categorically exempt from further environmental review and approving the John Jones Vesting Tentative Subdivision Map (S 20-05) based on the required findings and subject to the conditions indicated therein.

Proposed Motion:

I move that the Planning Commission adopt Resolution 21-02 finding that the project is categorically exempt from further environmental review and approving the John Jones Vesting Tentative Subdivision Map (S 20-05) 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 1.71 acre parcel located on the east side of Carlene Place into 12 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-AOD (Low Density Residential with Aircraft Overflight Zone D overlay). Surrounding land uses include single-family residential uses on all sides.

The project site consists of one residential parcel having a lot depth of 296 feet. A single-family residence and accessory structures existing on the site would be removed. The remainder of the parcel is vacant and undeveloped. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer. The existing septic system would be abandoned in accordance with Butte County Environmental Health Department procedures and regulations.

Subdivision Design

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 proposed lot configuration appears to be a suitable way to subdivide the property. All of the proposed lots are less than 4,499 square feet. Average lot size for the project would be 3,906 square feet. All 12 proposed lots would have a depth of 82.4 feet. The eight interior lots would have a width of 45 feet. Lots 1 and 12 would be 50.9 feet wide, while Lots 6 and 7 would be the largest having a width of 55.1 feet.

The proposed development includes the construction of a new public street extending east from Carlene Place approximately 296 feet and terminating in a temporary dead-end (Street "A"). The project proposes to connect to a future road extension of Carlene Place that would provide through access to West Lassen Avenue via the large residential parcel directly east of the project site, which has the potential to be similarly developed in the future. As a result of the subdivision, rolled curbs, gutter and sidewalk improvements would be installed to connect to existing improvements.

DISCUSSION

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 having a range of lot sizes. Specifically, the residential properties north of the project site represent a similar small lot subdivision design.

Gross density for the project would be 7.0 dwelling units per acre (du/ac), within the allowable range of 2.1 to 7 u/ac for the R1 zoning district. There are 49 trees existing on the project site, 35 of which are proposed for removal. Of the trees to be removed, nine trees with a total diameter of 214 inches are 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 36 replacement trees or pay in-lieu fees to mitigate the removal of on-site trees.

Per CMC Section 19.76.150.B.5, four parking spaces shall be provided for each residential unit, two of which shall be located in a garage on-site. The remaining two spaces may be located on a public or private street. The project provides adequate lot width for two on-street parking spaces per residence, consistent with the parking requirements.

The applicant has requested modifications to the Subdivision Design Criteria and Improvement Standards Title 18R. The non-standard, temporary dead-end street modification requests are subject to approval as part of the subdivision.

Requested Subdivision Design Modifications

1. Allow non-standard street sections (18R.08.010.C.2)
2. Allow temporary dead-end street (18R.08.020.B)

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was held online on December 16th, 2020. The meeting was attended by approximately 5 neighbors, the applicant, engineer and Planning staff. Few questions were raised at the meeting, mainly pertaining to the configuration of the new street extension. Overall, those who attended the meeting did not express opposition or significant concerns regarding the proposed project.

GENERAL PLAN CONSISTENCY

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 7.0 units per acre, the proposed development is consistent with the LDR land use designation and R1 zoning.

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.

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 findings under CMC Sections 18.44.020.A and 18.44.020.E can be made:

- A. *That the modification of design criteria and improvement standards is necessary for the subdivision and its design and improvements to be found consistent with the General Plan; and*
- 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 proposed subdivision with the identified modifications would provide for the potential use and extension of the new street by future development on the large property located east of the site, improving connectivity and circulation patterns for the neighborhood, and would support efficient infill development of the project site. Subject to the conditions of approval, staff supports the requested modifications.

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 20-05

External

Chuck Tatreau Construction, Inc., Chuck Tatreau, Email: chuck.tatreau@yahoo.com

W. Gilbert Engineering, Wesley E. Gilbert, Email: wes@wgilbertengineering.com

John L. Jones, 2848 Carlene Place, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 21-02
 - Exhibit I Conditions of Approval for S20-05
 - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. John Jones Vesting Tentative Subdivision Map (2 sheets)

RESOLUTION NO. 21-02

**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING VESTING TENTATIVE SUBDIVISION MAP S 20-05
(John Jones Subdivision)**

WHEREAS, an application has been submitted to subdivide a 1.71-acre site into 12 small subdivision lots on the east side of Carlene Place, identified as Accessor’s Parcel Nos. 006-340-016 (the “Project”); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on March 4, 2021; 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 7.0 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. The requested modifications to the City’s subdivision design criteria and improvement standards are acceptable, due to the unique parcel configuration, surrounding development and street pattern, rendering it undesirable to strictly conform to the design criteria and improvement standards set forth in Title 18R; and
 - D. 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

Attachment A

1 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth
2 in Exhibit II, attached hereto.

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

6 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
7 Commission of the City of Chico held on March 4, 2021, by the following vote:

8 AYES:

9 NOES:

10 ABSENT:

11 ABSTAIN:

12 DISQUALIFIED:

13 ATTEST:

APPROVED AS TO FORM:

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BRUCE AMBO
Planning Commission Secretary

ANDREW L. JARED
City Attorney

**EXHIBIT “I”
CONDITIONS OF APPROVAL**

John Jones Vesting Tentative Subdivision Map S 20-05

1. The creation and improvement of 12 lots is authorized, as depicted on the “John Jones Vesting Tentative Subdivision Map (S 20-05)” and accompanying project materials dated December 17, 2020 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. 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.”
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: “Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level.”

8. 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.
9. 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.
10. 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.
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. 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 3/4/21

DATE: February 19, 2021

File: S 20-05

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Subdivision Map S 20-05 John Jones Subdivision**

Exhibit "II"

This office has reviewed the vesting Tentative Map S 20-05 John Jones Subdivision and herewith submits the following findings and recommendations for same.

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

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

1. **Request:** Allow non-standard street sections.

Recommendation: Acceptable.

2. **Request:** Allow temporary dead-end street.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Streets

- a) The Subdivider shall construct City standard streets and appurtenant facilities in conformance with the typical sections as depicted on the Tentative Map or as modified by the Public Works Director. Street structural sections to be determined based upon findings from the Soils Report and TI's provided by the City.

- 1) Street "A" - Full urban improvements.
- 2) Carlene Place - Reconstruct returns to Street "A."

- b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.
- c) 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.
- d) Street name shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

2. Storm Drainage

a) Facility Construction

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

- 1) Interior to Subdivision - Curb, gutter, and an underground storm drain system with all appurtenances.
- 2) 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.

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 Building & Development Services 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 infrastructure.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP 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 infrastructure.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

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

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

3. Sanitary Sewer

a) Facility Construction

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

- 1) Interior to Subdivision - An underground sanitary sewer system, with all appurtenances, serving all lots.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

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

4. Street Signs and Striping

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

5. Street Lights

The Subdivider shall install City standard streetlights 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 City standards and/or as instructed by the Parks Division.

7. Landscaping

The Subdivider shall install dry landscaping between the back of curb and the front of sidewalk along the easterly side of Lots 6 and 7.

C. MAINTENANCE

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

1. Storm water quality and quantity mitigation.
2. Dry landscape between the back of curb and the front of sidewalk along the easterly side of Lots 6 and 7.

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 rights-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.

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 comply with the recommendations of the Fire Department, City of Chico.

3. United States Postal Service

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

4. California Regional Water Quality Control Board

Comply with all requirements of the State of California, Regional Water Quality Control Board, Central Valley Region.

G. CITY TREE REQUIREMENTS

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

H. PERMITS FROM OUTSIDE AGENCIES

The Subdivider shall obtain all required permits from outside agencies having pertinent jurisdiction prior to recordation of the Final Map for this subdivision.

I. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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

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

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

J. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

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

2. Subdivision Fees

a) Plan Checking Fee

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

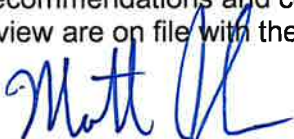
An initial deposit of 1½% of the estimated cost of all public improvements. A final fee equal to actual City costs.

b) Inspection Fee

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

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

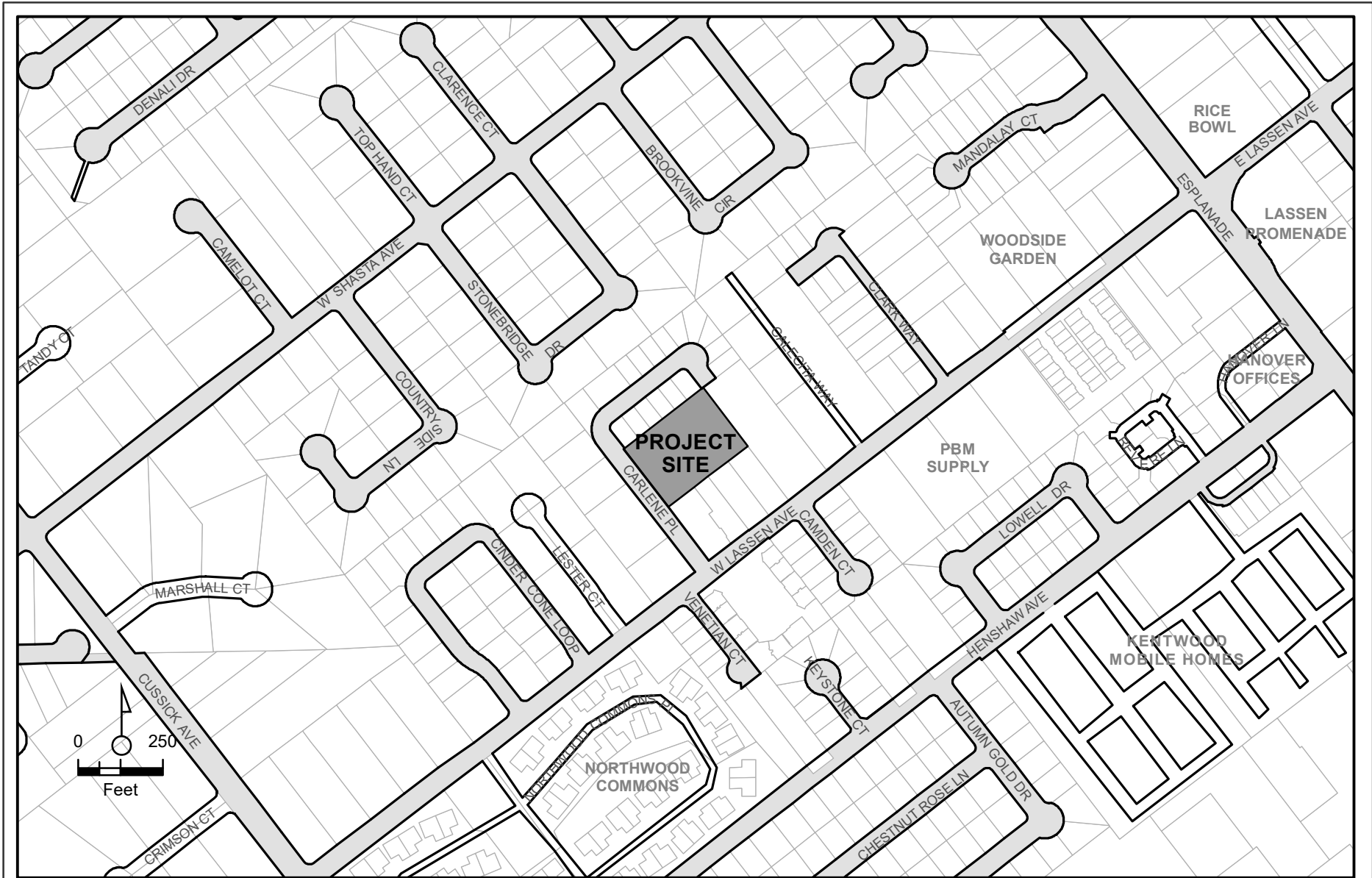
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.



Matt Johnson, Senior Development Engineer

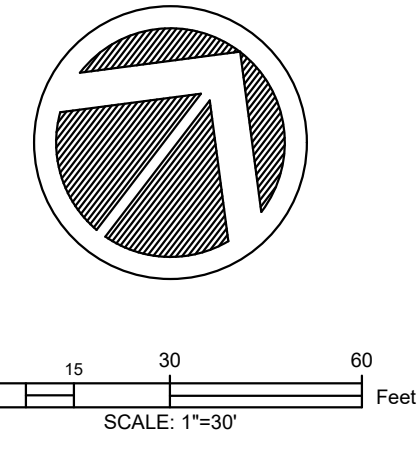
Distribution:

Original - Planning S 20-05 File
Development Engineering Subdivision File



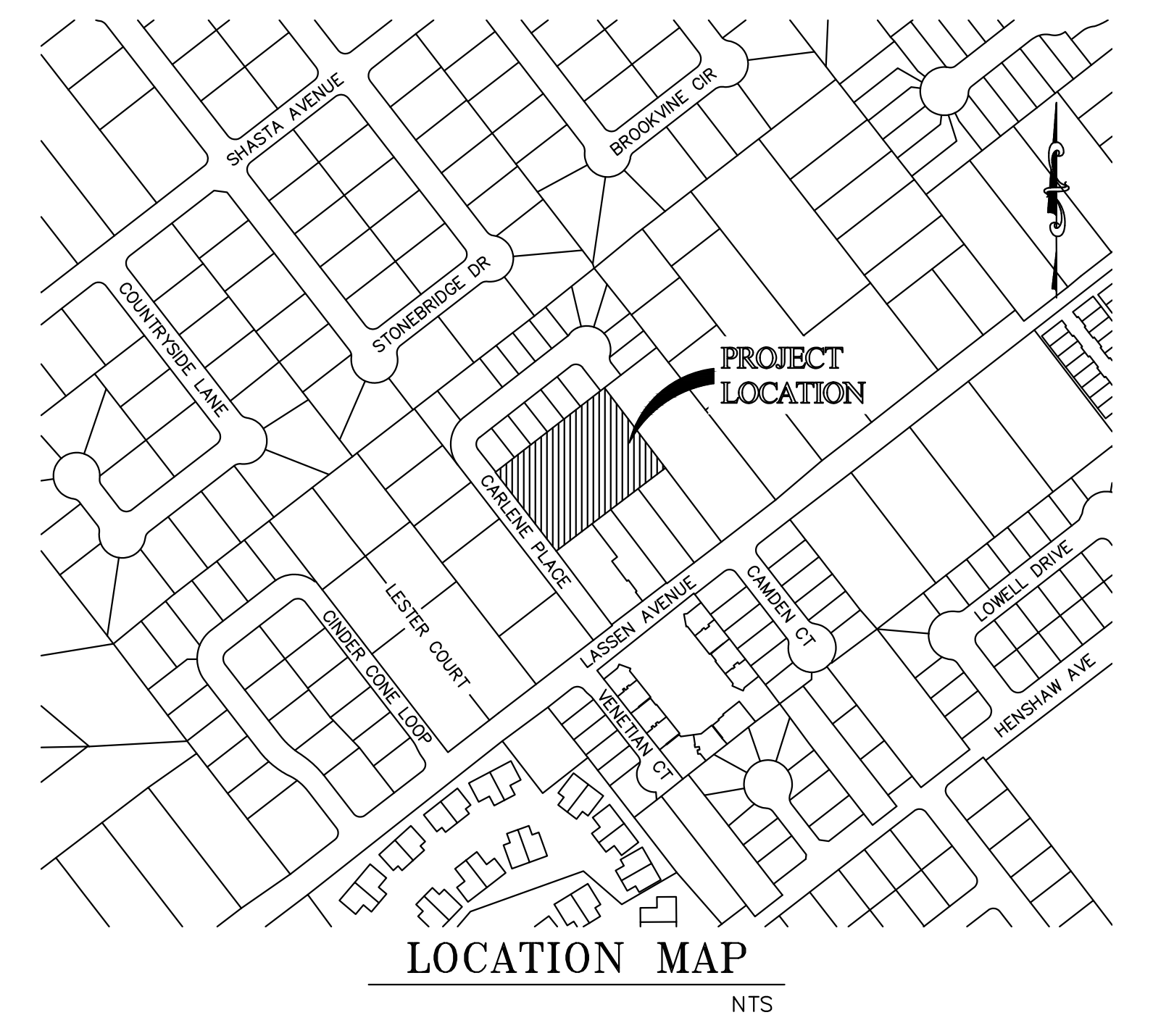
S 20-05 (John Jones Subdivision)
 2848 Carlene Place
 APN 006-340-016-000





LEGEND:

—181—	EXISTING GROUND CONTOUR (ASSUMED DATUM)	EG	EXISTING GROUND ELEVATION	—○—	EXISTING FENCE
— — — —	SUBDIVISION BOUNDARY	FG	FINISH GRADE ELEVATION	⊗	EXISTING FIRE HYDRANT
— · — · —	PROPOSED LOT LINE	P.U.E.	PUBLIC UTILITY EASEMENT	⊗	PROPOSED FIRE HYDRANT (NO ADDITIONAL FIRE HYDRANT REQUIRED)
— — — —	CENTER LINE	P.S.E.	PUBLIC SERVICE EASEMENT	⊗	EXISTING WATER VALVE
— · — · —	EASEMENT AS NOTED	ROW	RIGHT OF WAY	⊗	EXISTING HOSE BIB
— · — · —	EXISTING CURB, GUTTER AND SIDEWALK	BOC	BACK OF CURB	⊗	EXISTING TELECOM PEDESTAL
⊗	EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE	BOW	BACK OF WALK	⊗	EXISTING WELLS
— — — —	PROPOSED CURB AND GUTTER	⊗	EXISTING TREE	⊗	EXISTING GUY WIRE
— — — —	PROPOSED CONCRETE AREA	⊗	EXISTING TREE TO BE REMOVED	⊗	EXISTING UTILITY POLE
— — — —	EXISTING AND FINISH GRADE	⊗	EXISTING TREE TO BE REMOVED	⊗	EXISTING STREETLIGHT
— — — —	EXISTING STORM DRAIN DROP INLET	BSL	BUILDING SETBACK LINE	⊗	PROPOSED STREET LIGHT

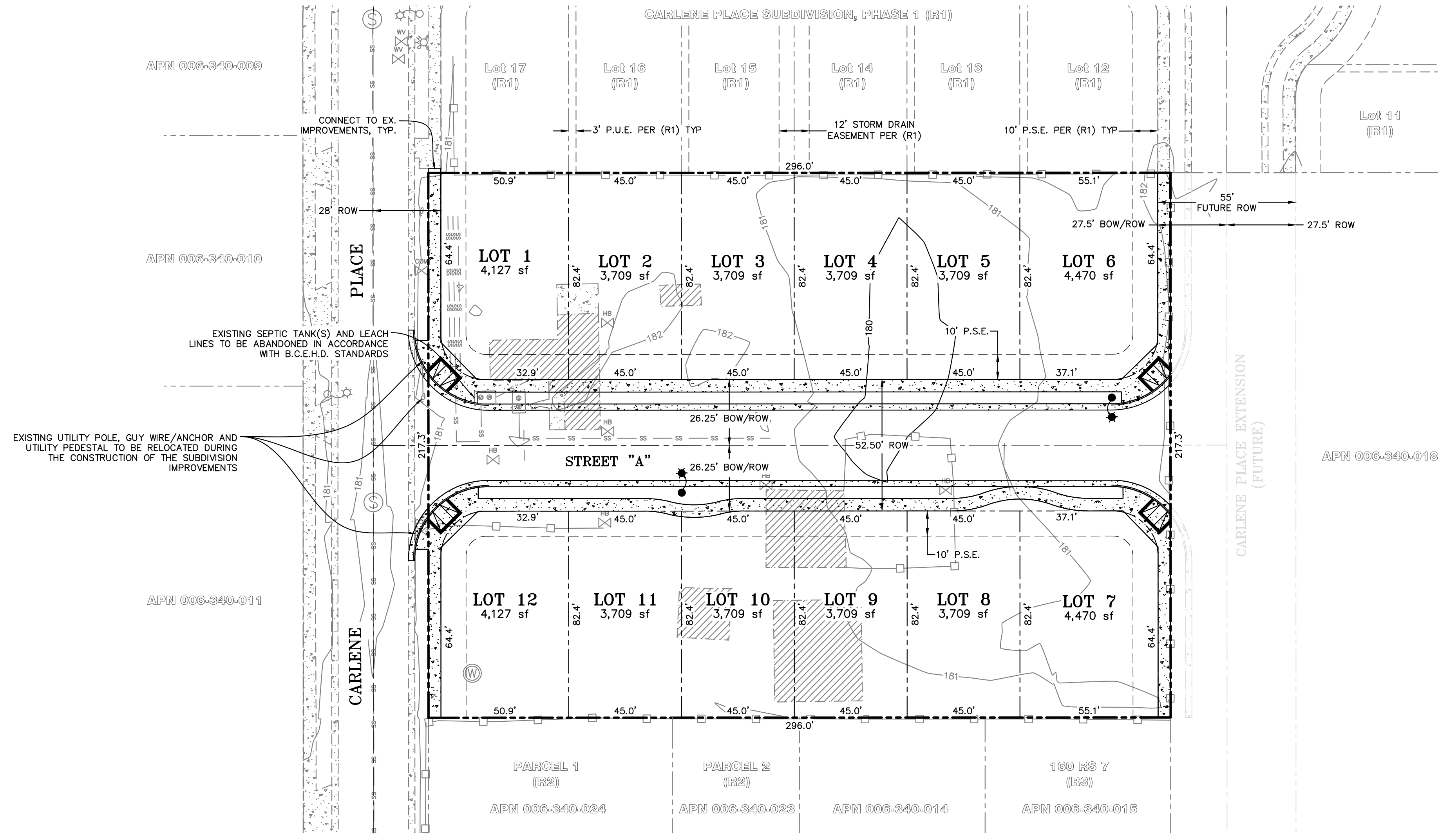


DESIGN MODIFICATIONS:

1. ALLOW NON-STANDARD STREET SECTIONS (18R.08.010.C.2)
2. ALLOW TEMPORARY DEAD END STREET (18R.08.020.B)

RECORD REFERENCES:

- (R1) - CARLENE PLACE SUBDIVISION, PHASE 1, BOOK 192 OF MAPS, PAGES 62-65
- (R2) - PARCEL MAP, BOOK 113 OF MAPS, PAGE 57
- (R3) - RECORD OF SURVEY, BOOK 160 OF MAPS, PAGE 7



OWNER & SUBDIVIDER:

CHUCK TATREAU CONSTRUCTION, INC
1237 MANGROVE AVENUE
CHICO, CA 95926
(530) 228-7243

ENGINEER:

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

ASSESSOR'S PARCEL NUMBER:

016-340-016

LAND USE:

PRESENT: SINGLE FAMILY RESIDENTIAL
FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:

PRESENT: R1-AOD
FUTURE: R1-AOD

UTILITIES:

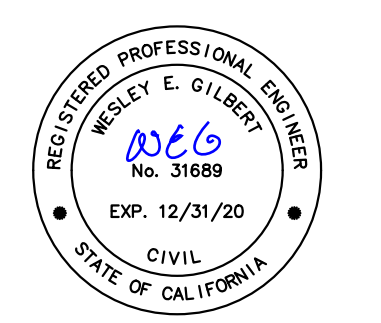
SANITARY SEWER: CITY OF CHICO
WATER: CALIFORNIA WATER SERVICE COMPANY
POWER: PACIFIC GAS & ELECTRIC
COMMUNICATIONS: AT&T
CABLE TV: COMCAST
STORM DRAIN: CITY OF CHICO

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 1.706 (AREA COMPUTED TO CL OF EX. CARLENE PLACE AND TO THE CL OF FUTURE CARLENE PLACE EXTENSION)
NET ACREAGE: 1.477
TOTAL NUMBER OF LOTS: 12
UNITS PER GROSS ACRE: 7.0
AVERAGE LOT SIZE: 3,906 SF
- 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
- 3) THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL LOT FRONTAGES AS SHOWN HEREON.
- 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION #_____.
- 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0320E DATED JANUARY 6, 2011.
- 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY STORM WATER LEACH TRENCHES AND UNDERGROUND STORM DRAIN COLLECTION SYSTEM CONNECTED TO THE EXISTING STORM DRAIN SYSTEM IN CARLENE PLACE.
- 7) EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. PERMIT REQUIREMENTS.

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

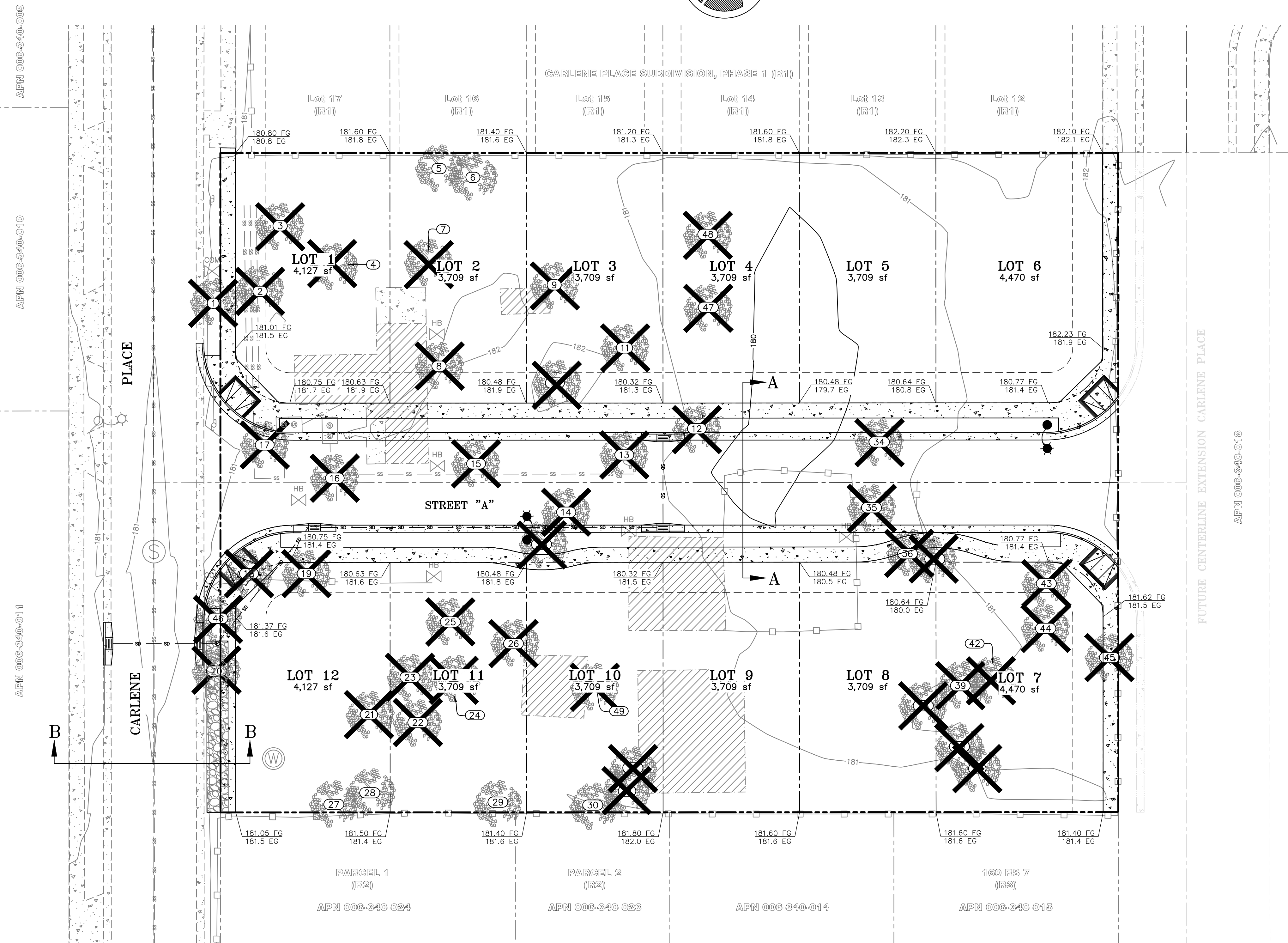
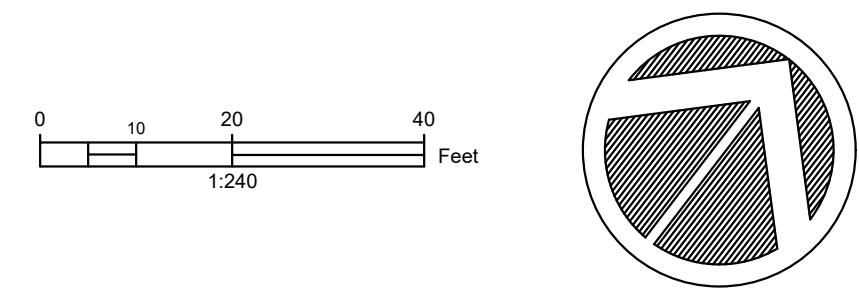
BY: *Wesley E. Gilbert* DATE: *12/17/20*
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20



**JOHN JONES SUBDIVISION
VESTING TENTATIVE MAP
S 20-05
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

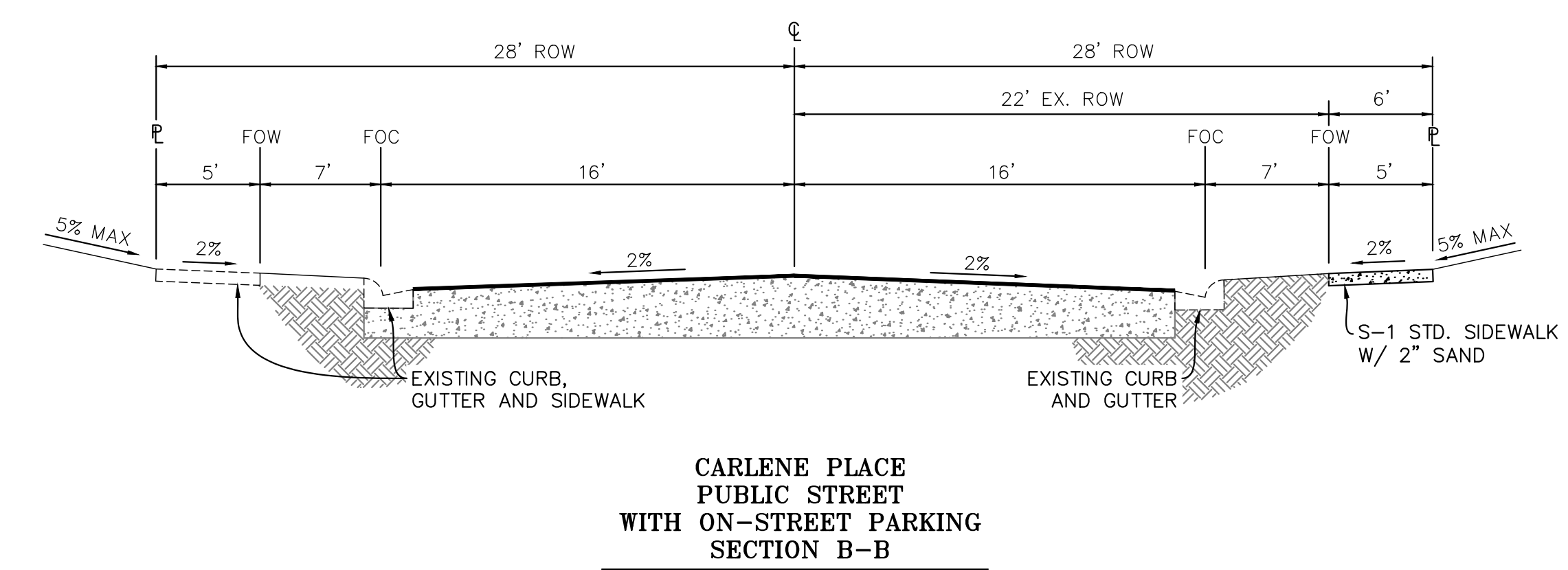
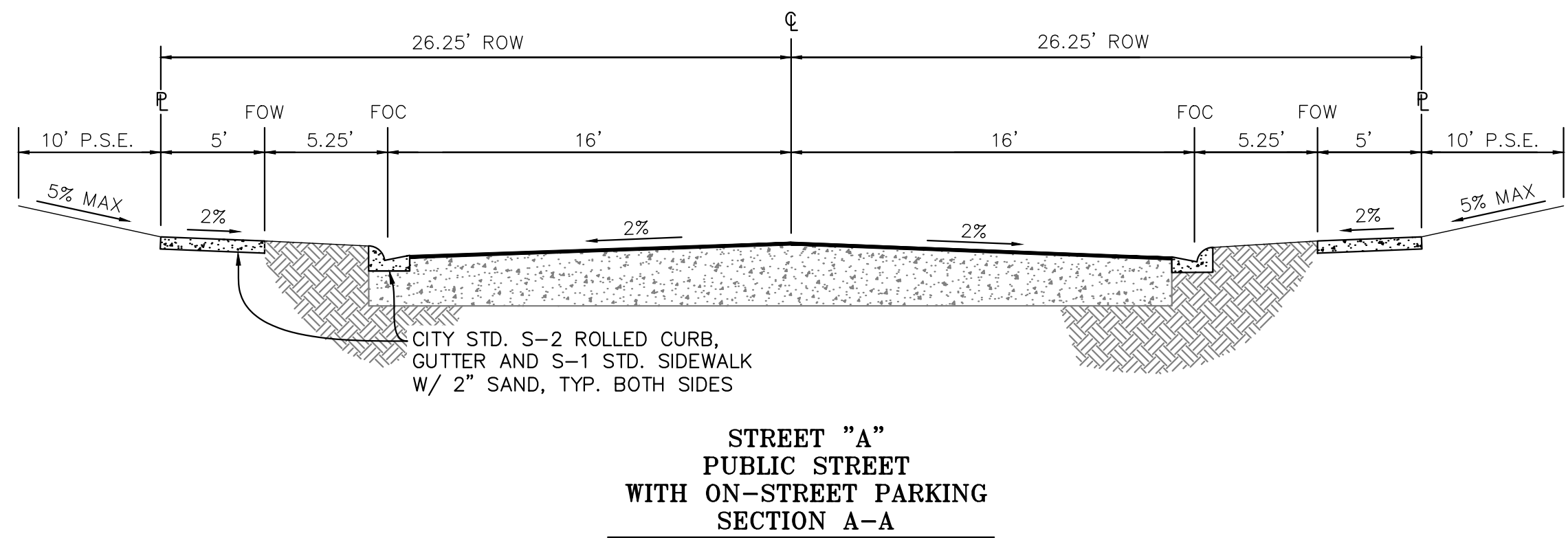
FOR
CHUCK TATREAU CONSTRUCTION, INC.
BEING A PORTION OF LOT 11 SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE EVANS TRACT", RECORDED IN BOOK 3 OF MAPS, AT PAGE 67.
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

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



TREE NO.	TREE SPECIES	TREE DIAMETER	IN ROW	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	GLOSSY PRIVET/LIGUSTRUM LUCIDUM	12"		REMOVE	
2	BOX ELDER/ACER NEGUNDO	31"	X	REMOVE	
3	ENGLISH WALNUT/JUGLANS REGIA	21"		REMOVE	
4	CHINESE TALLOW/TRADICA SEBIFERA	15"		REMOVE	
5	SWEET GUM/LIQUIDAMBAR STYRACIFLUA	9"		PROTECT	
6	SWEET GUM/LIQUIDAMBAR STYRACIFLUA	8.5"		PROTECT	
7	ASH/FRAXINUS UHDEI	16.5"		REMOVE	
8	WESTERN REDBUD/CERSIS OCCIDENTALIS	26.5"		REMOVE	26.5"
9	DOUGLAS FIR/PSEUDOTSUGA MENZIESII	18"		REMOVE	
10	BLACK WALNUT/JUGLANS HINDSII	68"		REMOVE	
11	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"		REMOVE	
12	BLACK WALNUT/JUGLANS HINDSII	42.5"	X	REMOVE	
13	COAST REDWOOD/SEQUOIA SEMPERVIRENS	22"	X	REMOVE	
14	GLOSSY PRIVET/LIGUSTRUM LUCIDUM	21"	X	REMOVE	
15	GOLDENRAIN TREE/KOELREUTERIA BIPINNATA	8"	X	REMOVE	
16	SWEET GUM/LIQUIDAMBAR STYRACIFLUA	18"	X	REMOVE	
17	SOUTHERN MAGNOLIA/MAGNOLIA GRANDIFLORA	21"	X	REMOVE	
18	SWEET GUM/LIQUIDAMBAR STYRACIFLUA	9.5"	X	REMOVE	
19	SWEET GUM/LIQUIDAMBAR STYRACIFLUA	14"		REMOVE	
20	ALMOND/PRUNUS DULCIS	9"	X	REMOVE	
21	SAUCER MAGNOLIA/MAGNOLIA X SOULANGEANA	9"		REMOVE	
22	UNIDENTIFIABLE	12"		REMOVE	
23	CHINESE PISTACHE/PISTACIA CHINENSIS	12"		REMOVE	
24	SAUCER MAGNOLIA/MAGNOLIA X SOULANGEANA	7"		REMOVE	
25	CHINESE PISTACHE/PISTACIA CHINENSIS	17"		REMOVE	
26	UNIDENTIFIABLE	31.5"		REMOVE	
27	BLACK WALNUT/JUGLANS HINDSII	42"		PROTECT	
28	SAUCER MAGNOLIA/MAGNOLIA X SOULANGEANA	6"		PROTECT	
29	BLACK WALNUT/JUGLANS HINDSII	49"		PROTECT	
30	HACKBERRY/CELTIS SPP.	14"		PROTECT	
31	BLACK WALNUT/JUGLANS HINDSII	69"		REMOVE	
32	BLACK WALNUT/JUGLANS HINDSII	20"		REMOVE	
33	SILVER MAPLE/ACER SACCHARINUM	21"	X	REMOVE	
34	VALLEY OAK/QUERCUS LOBATA	14"	X	REMOVE	
35	BLACK WALNUT/JUGLANS HINDSII	16"	X	REMOVE	
36	CHINESE PISTACHE/PISTACIA CHINENSIS	41"	X	REMOVE	
37	BLACK WALNUT/JUGLANS HINDSII	43"	X	REMOVE	
38	BLACK WALNUT/JUGLANS HINDSII	41"		REMOVE	
39	CHINESE PISTACHE/PISTACIA CHINENSIS	8"		REMOVE	
40	CHINESE PISTACHE/PISTACIA CHINENSIS	32"		REMOVE	
41	VALLEY OAK/QUERCUS LOBATA	18"		REMOVE	18"
42	BLACK WALNUT/JUGLANS HINDSII	18.5"		REMOVE	
43	CHINESE PISTACHE/PISTACIA CHINENSIS	41"		REMOVE	
44	VALLEY OAK/QUERCUS LOBATA	8"		REMOVE	8"
45	VALLEY OAK/QUERCUS LOBATA	14.5"	X	REMOVE	
46	GOLDENRAIN TREE/KOELREUTERIA BIPINNATA	6"	X	REMOVE	
47	PISTACHIO/PISTACIA VERA	7"		REMOVE	
48	BOX ELDER/ACER NEGUNDO	13"		REMOVE	
49	BLACK WALNUT/JUGLANS HINDSII	13"		REMOVE	

TOTAL INCHES REQUIRING MITIGATION = 52.5" DIVIDED BY 6 = 9 REPLACEMENT TREES REQUIRED.



JOHN JONES SUBDIVISION VESTING TENTATIVE MAP S 20-05 (A SMALL LOT/PUBLIC STREET SUBDIVISION)

FOR CHUCK TATREAU CONSTRUCTION, INC. BEING A PORTION OF LOT 11 SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE EVANS TRACT", RECORDED IN BOOK 3 OF MAPS, AT PAGE 67. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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