



DATE: November 4, 2021

TO: PLANNING COMMISSION

FROM: Madison Driscoll, Assistant Planner (879-6810, madison.driscoll@chicoca.gov)

RE: Vesting Tentative Parcel Map 21-05 (Lamb), 745 W. 11th Avenue, APN 043-420-020

SUMMARY

The applicant proposes to subdivide 0.62 acre site into three parcels for residential development. The site is located on the south side of West 11th Avenue. The resulting density for the project would be 4.0 units per acre (u/ac) which falls within the permitted density range for the R1 zoning district. No project issues have been identified and Planning staff recommends approval, subject to conditions.

Recommendation:

Planning staff recommends adoption of Resolution No. 21-07 (**Attachment A**), approving the parcel map, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 21-07 approving the parcel map, subject to the attached conditions.

BACKGROUND

The project site is located on the southeast side of West 11th Avenue (see Location Map, **Attachment B**). The proposed project includes a Parcel Map to subdivide a partially developed 0.62 acre lot into three parcels for single-family residential development. The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1 (Low Density Residential). Surrounding land uses include single family development to the north, south, east, and west.

The project site consists of a residential parcel that fronts on West 11th Avenue. The site is approximately 150 feet deep by 180 feet wide and is relatively flat. The residence exists in the middle of the parcel towards the front, accompanied by a shop towards the rear and carport towards the west side of the site.

DISCUSSION

Parcel Map Design

The proposed parcel map would subdivide the property into three parcels ranging in size from 7,448 square feet to 9,138 square feet. The average lot size would be 8,961 square feet and result in a density of 4 units per gross acre, which falls within the allowed density of 2.1 to 7 dwelling units per gross acre for the R1 zoning district and Low Density Residential General

Plan designation. Surrounding land uses include single family homes with parcels ranging in size from 8,300 square feet to 16,500 square feet. Public improvements would include constructing new curb, gutter, and sidewalk along West 11th Avenue. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

Tree Removal

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 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 10 trees on site, a total of 8 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 pecan, mulberry, Aleppo pine, and Douglas fir. Trees Nos. 6, 8, 9, and 10 are located in areas significant to the development of the parcel. Staff supports the request for tree removal and a condition of approval is recommended (see Condition of Approval #6) 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 required by the Chico Municipal Code, a pre-application neighborhood meeting was conducted on the project site on August 16, 2021. The meeting was attended by two neighbors, the project engineer, the applicants, and City staff. The sign-in sheet is provided as **Attachment E**. No questions or concerns were raised by the neighbors.

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 4.0 units per acre the project is within the allowable density range and is compatible with surrounding existing residential development.

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, LU-4.2.3 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-4.2.3: 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.*
- 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 meets all these criteria.

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 respectively 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 Madison Driscoll
Files: PM 20-05

External

Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973
email: wes@wgilbertengineering.com
Jim and Patti Lamb, email: jpnanni@aol.com

ATTACHMENTS:

- A. Planning Commission Resolution No. 21-07
 - Exhibit I Conditions of Approval for PM 21-05
 - Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Vesting Tentative Parcel Map 21-05 (2 sheets)
- D. Arborist Report
- E. Neighborhood Meeting Sign-In Sheet

X:\Current Planning\Parcel Map\2021\21-05 Lamb (72268)\For PC\PM 21-05 Lamb PC REPORT.docx

1 **RESOLUTION NO. 21-07**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING LAMB PARCEL MAP PM 21-05**
4 **(LAMB)**

5 WHEREAS, an application has been submitted to subdivide a 0.62 acre site into 3 lots on
6 the south side West 11th Avenue, identified as Accessor's Parcel No. 043-420-020 (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 November 4, 2021; and

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 15301 (Existing
12 Facilities).

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 4.0 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. No substantial evidence has been presented that would require disapproval of the Project
20 pursuant to Government Code Section 66474;
- 21 C. No modifications to design criteria are requested;
- 22 D. The proposed lots conform to minimum lot size for the zoning district (4,500 square foot
23 minimum); and
- 24 E. As supported by the subdivision report prepared for the Project, and the agenda report,
25 the Project and its design conform with both the requirements of Title 18 and 19 of the
26 Chico Municipal Code and the Chico General Plan.
- 27 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to
28 the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth

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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 November 4, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

BRUCE AMBO
Planning Commission Secretary

Vincent C. Ewing, City Attorney*

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

EXHIBIT I
CONDITIONS OF APPROVAL
Parcel Map (PM) 21-05 (Lamb)

1. The creation and improvement of three lots is authorized, as depicted on the "Vesting Tentative Parcel Map (PM) 21-05" and accompanying project materials date stamped August 23, 2021, 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. 21-07. 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. 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.
6. As required by CMC 16.66, trees removed shall be replaced as follows:
 - 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.
7. 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.
8. 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.

9. 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 10/4/2021

DATE: 10/21/2021

File: PM 21-05

TO: PLANNING COMMISSION

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

RE: **Tentative Parcel Map PM 21-05 Lamb**

Exhibit "II"

This office has reviewed the vesting Tentative Map (PM 21-05) and herewith submits the following findings and recommendations for same.

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

The Subdivider has requested no modifications to Titles 18R of the Chico Municipal Code (CMC).

B. PUBLIC FACILITY CONSTRUCTION

1. West 11th Avenue

The Subdivider shall construct City standard streets and appurtenant facilities at the following locations in conformance with the typical sections. Street structural section to be determined based upon findings from the Soils Report and Traffic Indexes provided by the City.

2. Storm Drainage

a) Facility Construction

The Subdivider shall design and install curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage connecting 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 Engineering 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.

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 of 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 the Final Map.

3. Sanitary Sewer

a) Facility Construction

The Subdivider shall design and install the underground sanitary sewer laterals, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in West 11th Avenue.

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 the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

4. Well and Septic Abandonment

The Subdivider shall obtain all necessary permits from Butte County Environmental Health Department and abandon all wells and septic systems in accordance with their requirements

5. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, pavement striping and pavement markings on all streets that they are required herein to construct.

6. Street Lights

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

7. Street Trees

Street trees shall be planted in accordance with the recommendation of the Parks Department.

C. MAINTENANCE

Prior to filing 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. Underground storm water quantity and quality measures.

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.

Please be advised that the vicinity of this project has previously demonstrated shallow water tables that may rise to a shallow depth and impact subsurface drainage disposal facilities or otherwise reach the surface and impact surface drainage. The possibility of this condition shall be investigated, and its impact addressed. This investigation shall occur during the wet season to ensure that an accurate minimum depth to the water table is determined.

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 test and all other substantiating data shall be included in the Final Grading Report.

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

E. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate additional public right-of-way along the West 11th Avenue frontage as depicted on the Tentative Map.
- b) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.

F. OTHER PUBLIC SERVICES

1. Public Utilities

- a) 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.

- b) 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, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the Fire Department, City of Chico.

3. United States Postal Service

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

4. California Regional Water Quality Control Board

The State of California, Regional Water Quality Control Board, Central Valley Region, as of the date of this report, did not respond to a request for comments.

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 Parks Department. The Subdivider shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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

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

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

I. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

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

2. Subdivision Fees

a) Plan Checking Fee

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


An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

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

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

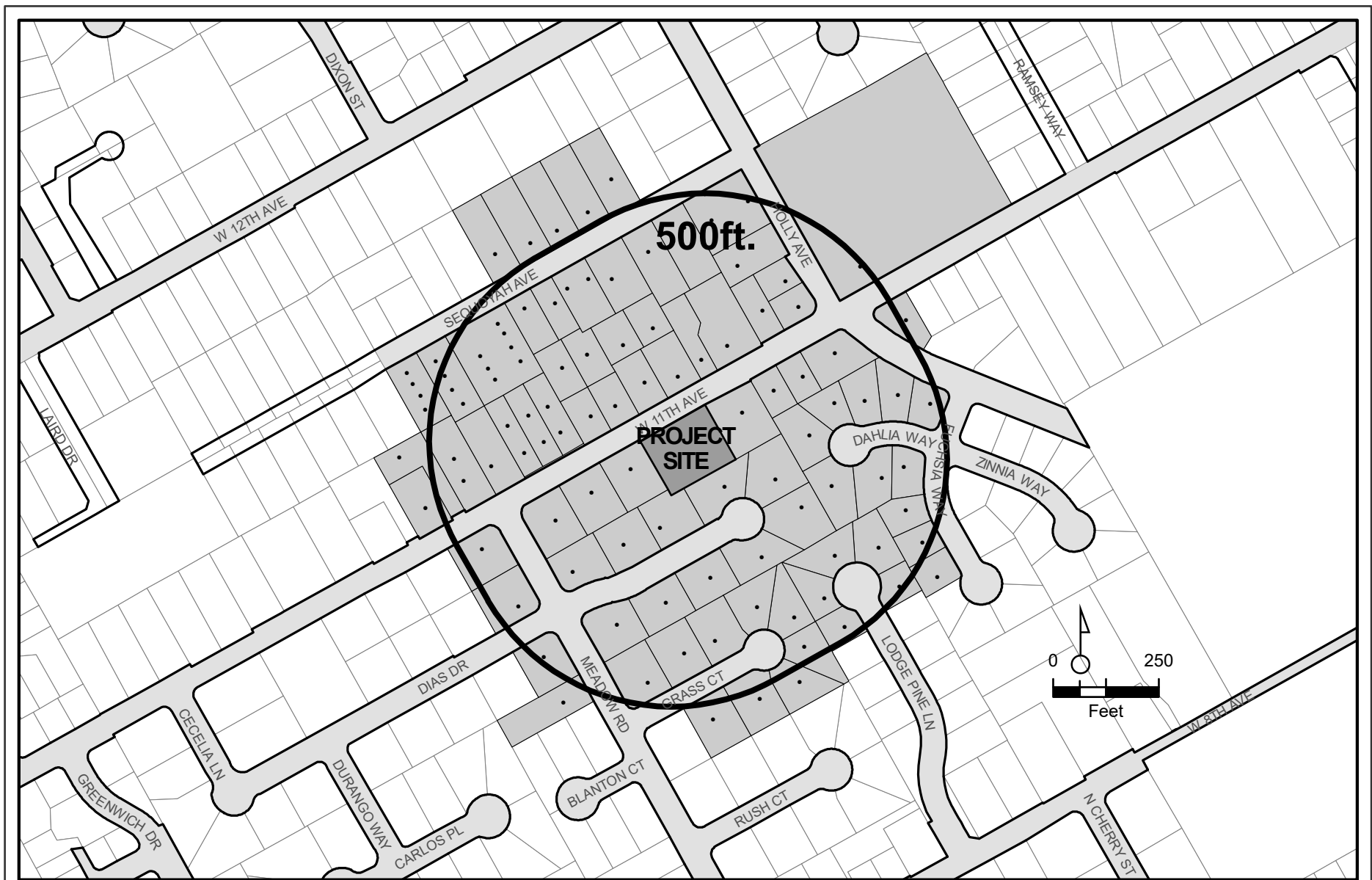
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.





For: Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning PM 21-05 File
Development Engineering Parcel Map File



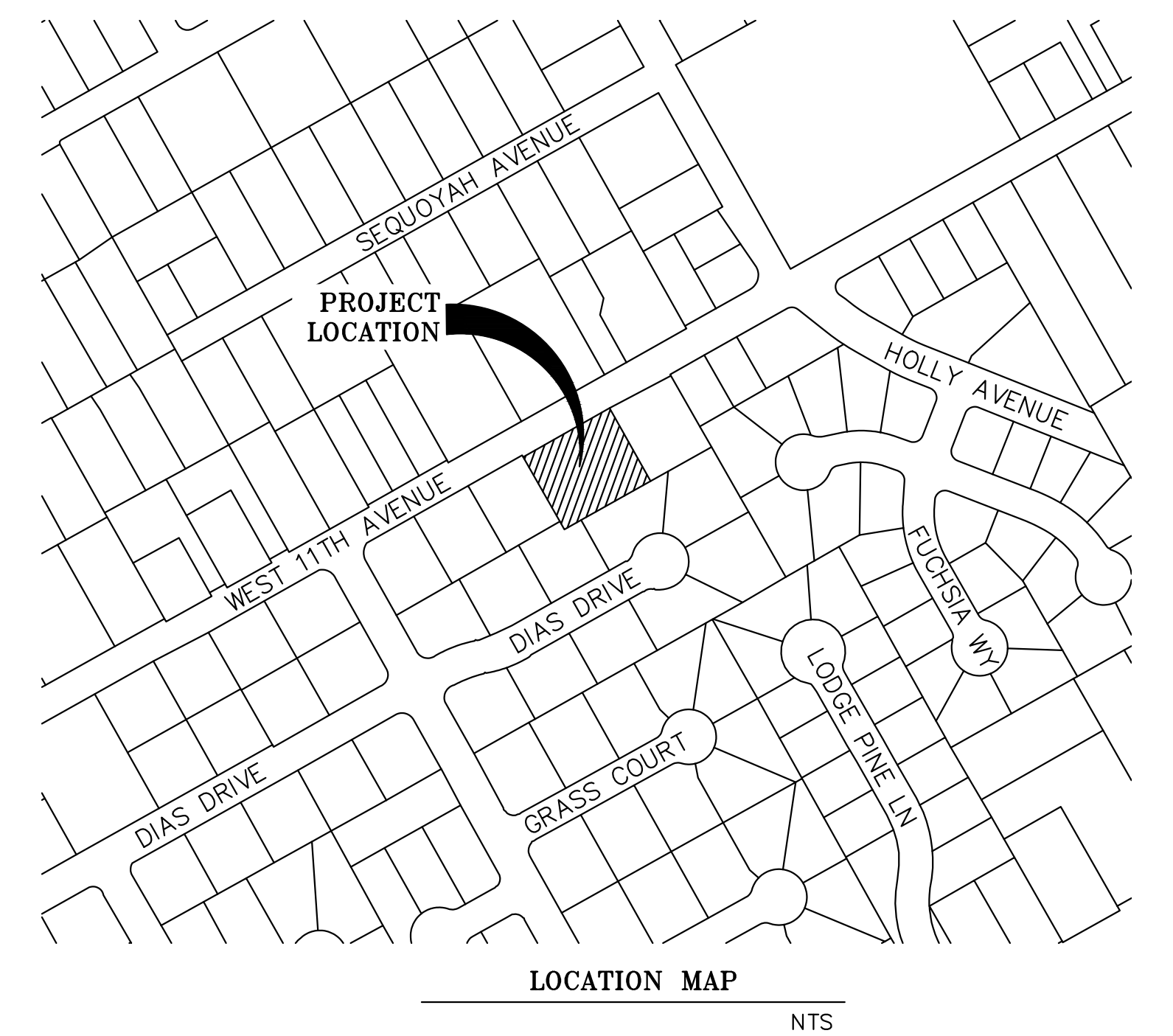
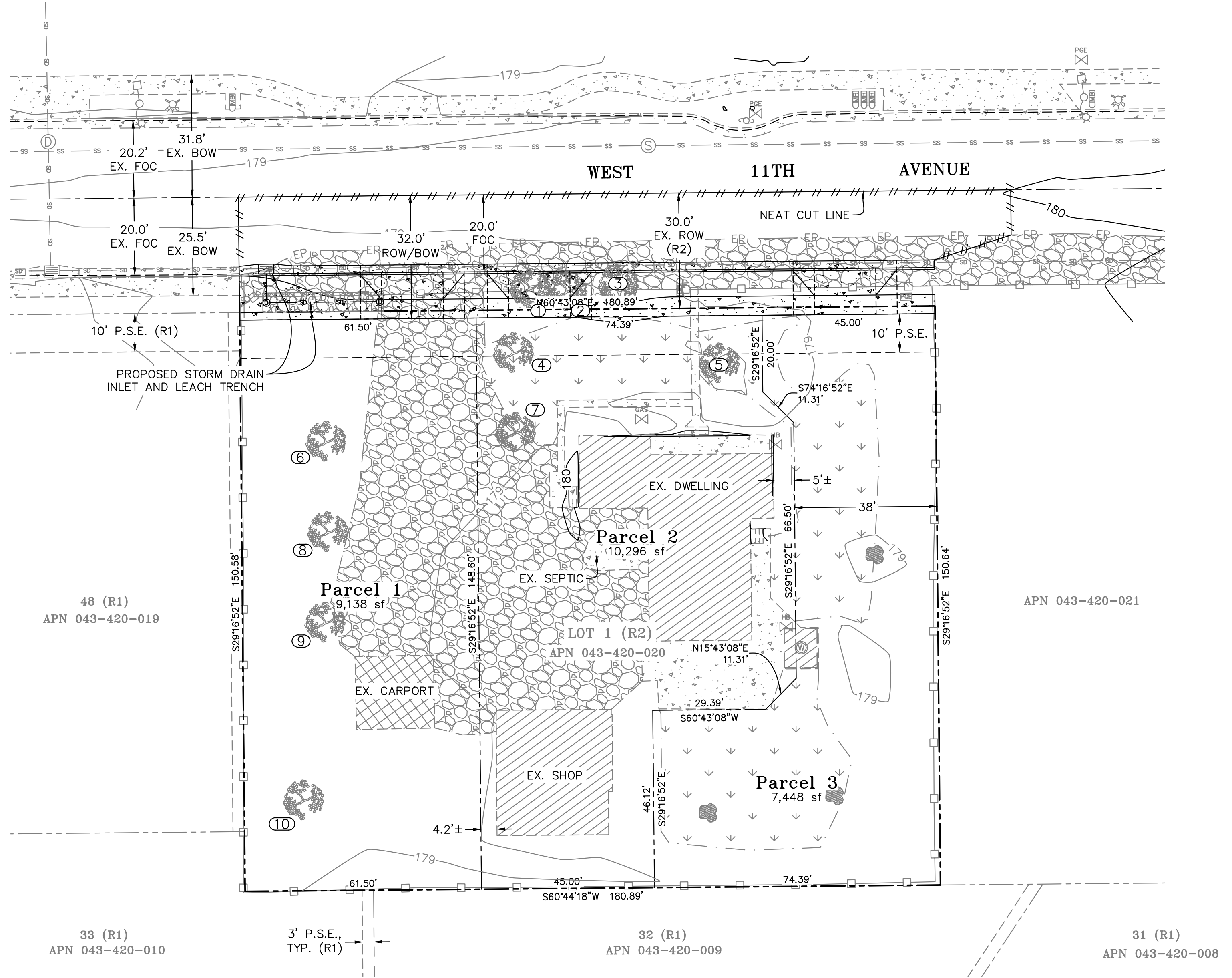
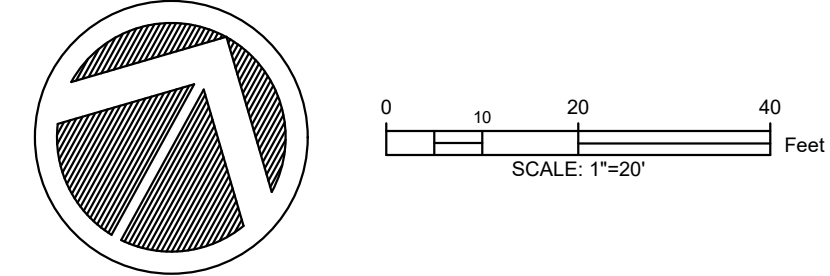
Parcel Map Pre Application Neighborhood Meeting
745 W 11th Ave
APN 043-420-020-000

-  Noticed Parcels
-  Noticed Addresses



LEGEND:

- 179— EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- - - - - SUBDIVISION BOUNDARY
- - - - - PROPOSED LOT LINE
- - - - - CENTER LINE
- - - - - EASEMENT
- ==== EXISTING CURB, GUTTER AND SIDEWALK
- ⊕-ss-ss- EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE
- ⊕-ss-ss- EXISTING STORM DRAIN MAN HOLE AND SD PIPE
- ==== PROPOSED CURB AND GUTTER
- ==== PROPOSED CONCRETE AREA
- 125.02 EG
124.75 FG EXISTING AND FINISH GRADE
- ⊕-ss-ss- EXISTING STORM DRAIN DROP INLET
- ⊕-ss-ss- PROPOSED STORM DRAIN DROP INLET
- EG EXISTING GROUND ELEVATION
- FG FINISH GRADE ELEVATION
- PSE PUBLIC SERVICE EASEMENT
- ROW RIGHT OF WAY
- BOC BACK OF CURB
- BOW BACK OF WALK
- ⊕ EXISTING TREE
- ⊕ EXISTING TREE TO BE REMOVED
- ⊕ EXISTING TREE STUMP
- ⊕ EXISTING FENCE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING HOSE BIB
- ⊕ EXISTING GAS METER
- ⊕ EXISTING PG&E PEDESTAL
- ⊕ EXISTING STREET SIGN
- ⊕ EXISTING MAILBOX
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING WELL
- ▨ EXISTING BUILDING TO REMAIN
- ▨ EXISTING BUILDING TO BE REMOVED
- ▨ EXISTING GRAVEL DRIVEWAY
- ▨ EXISTING GRASS LANDSCAPING



DESIGN MODIFICATIONS:

NO DESIGN MODIFICATIONS ARE REQUESTED.

RECORD REFERENCES:

- (R1) – MEADOW ESTATES SUBDIVISION UNIT 3, BOOK 80 OF MAPS, PAGES 62–65
- (R2) – PARCEL MAP, BOOK 73 OF MAPS, PAGE 28

BENCHMARK:

THE BENCHMARK FOR THIS PROJECT IS A BRASS DISC LOCATED IN THE TOP OF CURB AT A STORM DRAIN INLET ON THE SOUTH SIDE OF WEST 8TH AVENUE, APPROXIMATELY 250' EAST OF THE RAILROAD TRACKS. ELEVATION = 177.95, CITY OF CHICO DATUM.

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 BY: Wesley E. Gilbert DATE: 8/23/2021
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/22



OWNER AND SUBDIVIDER:

JIM LAMB
 1261 W. LINDO AVEUNE
 CHICO, CA 95926
 (530) 864-6140

LAND USE:

PRESENT: SINGLE FAMILY RESIDENTIAL
 FUTURE: SINGLE FAMILY RESIDENTIAL

ENGINEER:

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

ZONING:

PRESENT: R1
 FUTURE: R1

UTILITIES:

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

ASSESSOR'S PARCEL NUMBER:

043-420-020

SUBDIVISION NOTES:

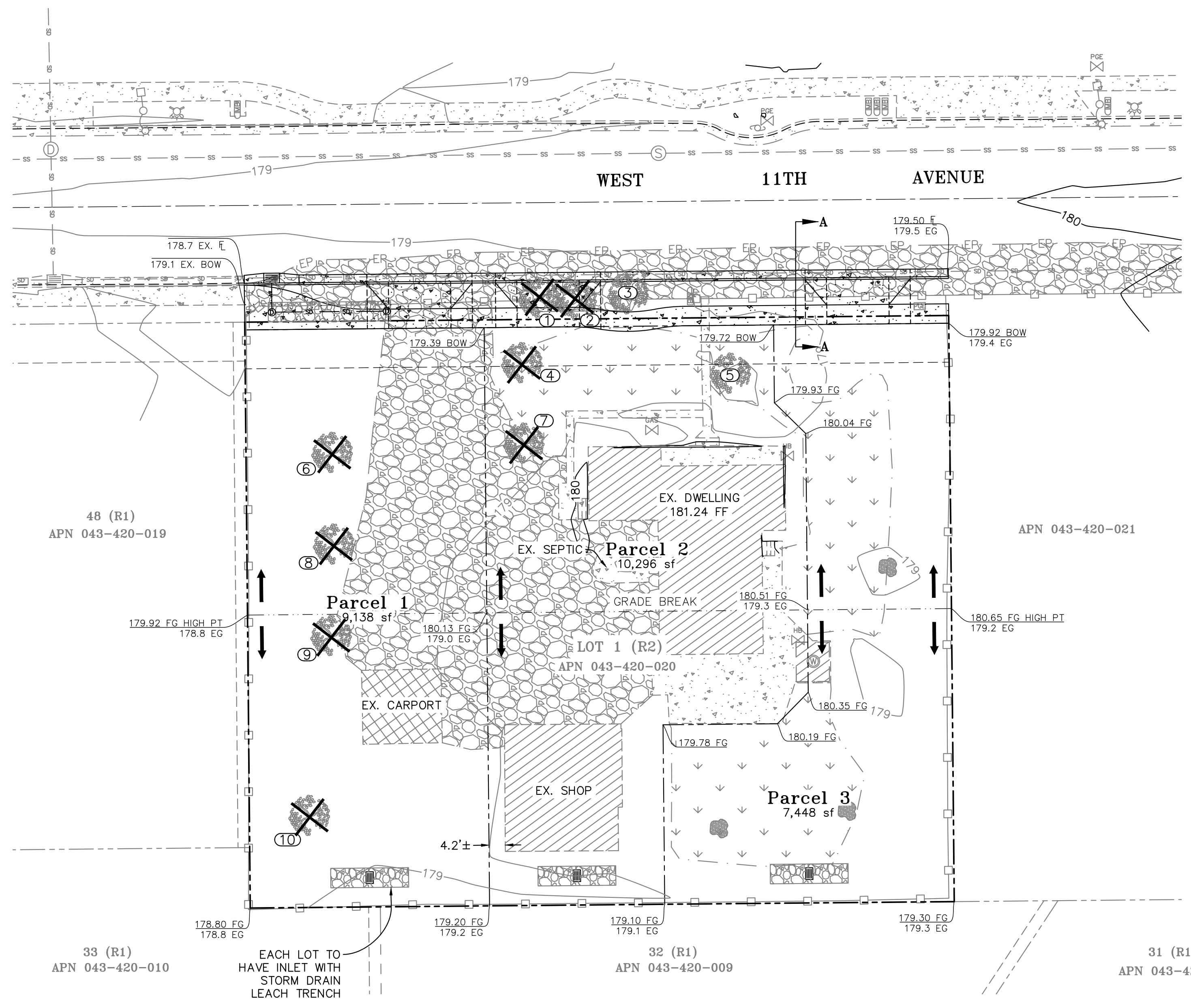
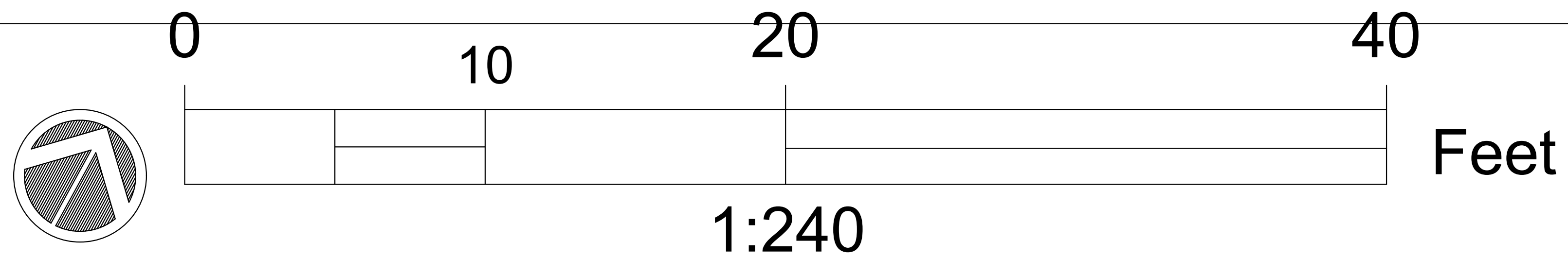
- 1) PARCEL MAP INFORMATION:
 TOTAL ACREAGE (TO CL): 0.750
 NET ACREAGE: 0.625
 TOTAL NUMBER OF PARCELS: 3
 UNITS PER GROSS ACRE: 4.00
 AVERAGE PARCEL SIZE: 8,961 SF
- 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN 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 # _____
- 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER O6007C0505E DATED JANUARY 6, 2011.
- 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY STORM WATER LEACH TRENCHES LOCATED ALONG W. 11TH AVENUE AND AT THE REAR OF EACH LOT.
- 7) EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. PERMIT REQUIREMENTS.

**TENTATIVE PARCEL MAP
 PM 21-05
 (A PUBLIC STREET SUBDIVISION)**

FOR
 JIM LAMB

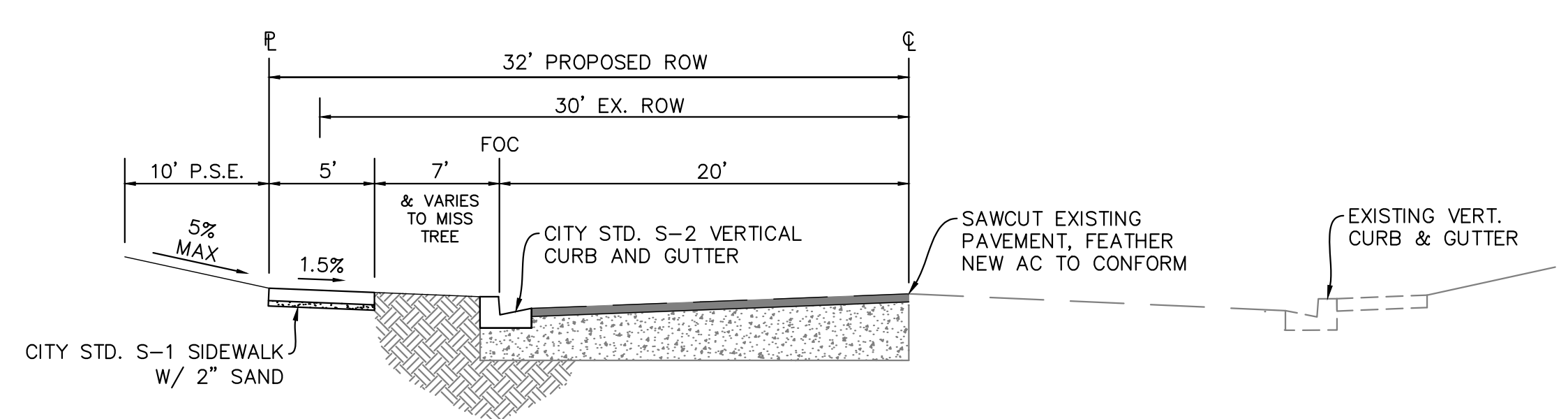
BEING A DIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 73 OF MAPS, AT PAGE 28 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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



TREE TABLE*					
TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT /IN-LIEU FEES
1	DOUGLAS FIR	21"	6'	REMOVE	-
2	ALEPPO PINE	7"	4'	REMOVE	-
3	ALEPPO PINE	26"	14'	PROTECT	-
4	MULBERRY	24"	8'	REMOVE	24"
5	BAY	10"	12'	PROTECT	-
6	PECAN	20"	14'	REMOVE	-
7	MULBERRY	24"	6'	REMOVE	24"
8	PECAN	15"	20'	REMOVE	-
9	PECAN	15"	13'	REMOVE	-
10	PECAN	17"	13'	REMOVE	-

TOTAL INCHES REQUIRING MITIGATION = 48" DIVIDED BY 6 = 8 REPLACEMENT TREES REQUIRED.



WEST 11TH AVENUE WITH ON-STREET PARKING TYPICAL SECTION
N.T.S.

TENTATIVE PARCEL MAP PM 21-05 (A PUBLIC STREET SUBDIVISION)

FOR JIM LAMB

BEING A DIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 73 OF MAPS, AT PAGE 28 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

W. GILBERT ENGINEERING
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gallaway

ENTERPRISES

117 Meyers Street • Suite 120 • Chico CA 95928 • 530-332-9909

July 27, 2021

W.G. Civil Engineers Inc.
C/O: Wesley Gilbert
140 Yellowstone Drive, Suite 110
Chico CA, 95973

Re: Tree Health Assessment for the West 11th Avenue Tentative Parcel Map (TPM) Project, Chico, CA.

Mr. Gilbert,

Gallaway Enterprises conducted a Tree Health Assessment for the West 11th Avenue Tentative Parcel Map (TPM) Project (Project) in Chico, CA on July 15, 2021. Please find enclosed a summary of the results of the inventory conducted.

Project Location

The Project site is located at 745 West 11th Avenue in Chico CA, Assessor's Parcel Number 043-420-020. The Project site is approximately 0.62 acres and is located within an urbanized residential area.

Environmental Setting

The Project site is composed of an existing residence, gravel driveway, storage outbuilding and carport and landscaped yard. The landscaped yard included a row of pecan trees along the western fence line that had an understory of gravel/dirt, a row of conifer trees within the gravel road shoulder/street frontage and a few trees adjacent to a lawn towards the front of the residence. A few old tree stumps were observed in the southeastern portion of the Project site. Residential development surrounds the Project site.

Survey Method

The Tree Inventory was conducted on July 15, 2021 by ISA Certified Arborist Elena Gregg. The entire Project boundary was surveyed for trees with a diameter at breast height (dbh) of 6 inches or greater. Each inventoried tree was assigned a number and the location was logged using a Trimble Geo Explorer 6000 Series GPS Receiver. Data for each tree inventoried including the tree species, size (dbh), and health. The health assessment was performed by conducting a level 2 basic visual assessment (per ISA's ANSI A300 Part 9 and companion BMP guidelines) of each tree from the ground, walking completely around the tree, as access allowed, and looking at the site, trunk, trunk collar, and branches. Following this visual assessment, each inventoried tree was assigned a health rating of 0 to 5, with 0 being almost dead, 1 being poor and 5 being excellent. The health ratings were based on the following standards:

0: These trees are almost completely dead with little to no green leaves and extensive decay and/or dead branches.

1: These trees have a major defect that could result in instability of the tree or a portion of the tree failing. The defect is typically extensive dead and/or decay.

2: These are generally sound trees but often have prominent leans, trunk elongation from competition with other trees, or general branching defects. Other potential health detractors include excessive deadwood or decay in the branches or overgrowth by vines.

3: These are average trees; generally, in good health and without prominent defects in their branching pattern and overall structure. These trees also have adequate growing room and are not overgrown with vines (i.e. mistletoe and ivy).

4: These trees are above average, with good branch form. The trees are not overcrowded or light-starved and have plenty of room to grow. These trees often look much like a “3” except they are larger, older, and better established in the tree stand.

5: These trees are considered excellent in all aspects: form, branching, and structure.

Results of the Tree Inventory

A total of 10 trees were inventoried within the Project boundary (**Attachment A**). The trees present within the Project boundary included pecan trees (*Carya illinoensis*), mulberry (*Morus* sp.), bay laurel (*Laurus nobilis*), Aleppo pine (*Pinus halepensis*), and Douglas fir (*Pseudotsuga menziesii*). A table listing all of the trees identified within the Project boundary, their assessed health rating rationale and recommendations is provided as **Attachment B**.

The average dbh of the trees present on the site was 18.2 inches. The average health rating of the trees present on the site was 2.7. The low average health rating was largely due to the growth form of the trees, with many of them having very poor branching form and weak crotches as well as evidence of some decay in the branches. A total of four trees had a health rating of 2, a total of five trees had a health rating of 3, and only one tree had a health rating of 4.

A level 2 basic visual assessment from ground level was conducted; however, visual signs of decline may not have been outwardly evident or evident from the ground surface. As such, the accuracy of the health rating is limited by the visual appearance of the trees at the time of the survey. An Arborist’s Disclaimer Statement is provided as **Attachment C**.

Recommendations

Due to aesthetic and structural abnormalities as well as signs of stress and/or dead/decayed branches, trees with a health rating of 2 or 3 are recommended for retention if feasible but with additional management measures. These management measures include trimming dead or decayed branches or branches with weak crotches and ensuring appropriate watering needs are being met since all of the trees observed within the survey area appeared to be experiencing some degree of drought stress. Trees with a health rating of 4 should be preserved whenever feasible.

The removal of any trees on the Property must be in compliance with the City's tree ordinance. If trees are proposed to be removed on the site, a drawing showing all trees 6 inches or greater in dbh present within the Property must be included in the tree removal permit application. Although the four pecan trees were mapped within the Project site during this tree inventory, these trees are not included in the City's tree ordinance as species requiring a permit or mitigation for removal. Mitigation for removal of trees will be determined through consultation with the City.

Should you have any questions or need any information on preserving and managing trees during construction, please do not hesitate to contact me via phone at (530) 332-9909 or via email at elena@gallawayenterprises.com.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Elena Gregg', written in black ink.

Elena Gregg, ISA Certified Arborist (WE-8033A)
Gallaway Enterprises

Attachment A: Tree Map

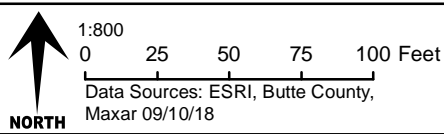
Attachment B: Tree Table with Health Rating Rational and Recommendations

Attachment C: Arborist's Disclaimer

Attachment A

Tree Health Assessment Map

Label	Species	Health Rating	Dripline	DBH 1 (in)	DBH 2 (in)	DBH 3 (in)
T1	Douglas Fir	2	6	21	0	0
T2	Aleppo Pine	2	4	7	0	0
T3	Aleppo Pine	4	14	26	0	0
T4	Mulberry	3	8	24	0	0
T5	Bay	3	12	10	13	13
T6	Pecan	3	14	20	0	0
T7	Mulberry	3	6	24	0	0
T8	Pecan	2	13	15	0	0
T9	Pecan	2	13	15	0	0
T10	Pecan	3	13	17	0	0



West 11th Ave TPM
Tree Health Assessment
Attachment A

Attachment B

Tree Table with Health Rating Rationale and Recommendations

Attachment B

Label	Species	Health Rating	Dripline	DBH 1 (in)	DBH 2 (in)	DBH 3 (in)	Rationale	Recommendations
T1	Douglas Fir	2	6	21	0	0	extensive dead branches, suckering	trim out dead, supplemental watering
T2	Aleppo Pine	2	4	7	0	0	very crowded, poor growth/stunted	trim adj. trees to allow more room for growth
T3	Aleppo Pine	4	14	26	0	0	some evidence of drought stress (browning needles)	supplemental watering
T4	Mulberry	3	8	24	0	0	pollarded - some decay in old cuts	supplemental watering
T5	Bay	3	12	10	13	13	few dead/poor branching, some suckering	trim out dead/poor branching, water
T6	Pecan	3	14	20	0	0	aphids, some dead/ poor branching	trim out dead/poor branching, water
T7	Mulberry	3	6	24	0	0	pollarded - minimal healing of old cuts	supplemental watering
T8	Pecan	2	13	15	0	0	aphids, dead/decay, poor/weak branching and crotches	trim out dead/poor branching, water
T9	Pecan	2	13	15	0	0	aphids, very poor branching, weak crotches	trim out dead/poor branching, water
T10	Pecan	3	13	17	0	0	aphids, some dead/poor branching	trim out dead/poor branching, water

Attachment C
Arborist's Disclaimer

Arborist Disclaimer Statement

Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice. This report does not include a risk assessment. An arborist with a Tree Risk Assessment Qualification (TRAQ) should be contacted if an assessment of tree risk is desired.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even a healthy tree to fail. Any entity who develops land and builds structures with a tree in the vicinity should be aware and inform future residents of the risks of living with trees and this arborists disclaimer.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise remedial treatments cannot be guaranteed 100%.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, disputes between neighbors and other issues. Consulting arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Neither this author nor Gallaway Enterprises has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage, which may result therefrom. To live near trees is to accept some degree of risk.

Elena Gregg
ISA Certified Arborist WE-8033A
Gallaway Enterprises

