



DATE: February 21, 2023

Files: GPA/RZ 21-01,  
S 21-02

TO: PLANNING COMMISSION

FROM: Tina Wilson, Associate Planner (879-6807, [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov))

RE: General Plan Amendment 21-01, Rezone 21-01, and Vesting Tentative Subdivision Map 21-02 (PR Gosal Investments LLC) – 442 E. Eaton Road, APN 007-240-034

## SUMMARY

The applicant proposes to: (1) amend the General Plan, (2) change the zoning classification, and (3) subdivide a 2.93-acre site located in northwest Chico into 17 lots for single-family residential development.

Entitlements requested for the project include:

- A General Plan Amendment (GPA 21-01) to reconfigure and change the Land Use Designation of the site from Very Low Density Residential (VLDR) to Low Density Residential (LDR);
- A rezone (RZ 21-01) to reconfigure and change the zoning district of the site from RS-20 (Suburban Residential, 20,000 square-foot minimum lot size) to R1 (Low Density Residential) to conform to the proposed General Plan land use designation; and
- A subdivision (S 21-02) of the site into 17 single-family residential lots on 2.93 acres and public right-of-way.

The project site is located on the north side of Eaton Road, east of Hicks Lane, and north of the terminus of Silverbell Road. No major issues have been identified.

### Recommendation:

The Community Development Director recommends that the Planning Commission hold a public hearing and adopt Resolution No. 23-02 recommending that the City Council approve General Plan Amendment/Rezone 21-01 and Vesting Tentative Subdivision Map 21-02 (**Attachment A**).

### Proposed Motion:

I move that the Planning Commission adopt Resolution No. 23-02 recommending that the City Council approve General Plan Amendment/Rezone 21-01 and Vesting Tentative Subdivision Map 21-02.

## BACKGROUND

The applicant proposes to amend the General Plan land use designation from VLDR to LDR, rezone the property from RS-20-AOC to R1-AOC, and subdivide an approximately 2.93-acre site into 17 parcels for single-family residential development on the north side of Eaton Road (see Location/Notification Map **Attachment B**). The project site is currently designated VLDR

(0.2 to 2.0 dwelling units per acre) on the General Plan Land Use Diagram and zoned RS-20-AOC (Suburban Residential, 20,000 square-foot minimum lot size, with Aircraft Overflight Zone C overlay). Surrounding land uses include residential uses to the west, north, and east. In addition, there is vacant property to the west zoned PQ-AOC (Public/Quasi Public Facilities, with Aircraft Overflight Zone C overlay) and developed property to the south zoned CS-AOC (Commercial Services, with Aircraft Overflight Zone C overlay).

The project site consists of one residential parcel. A pool existing on the site would be removed. An existing well and septic system would be abandoned. The existing residence would remain with a reconfigured new driveway to the proposed street and the existing driveway on Eaton Road would be removed. All utilities are available nearby to serve the project and the new homes would be connected to Cal Water and City sewer.

## **PROJECT DESCRIPTION AND ANALYSIS**

The proposed project involves the following applications:

- 1) A GPA to apply a new land use designation to the site that conforms to proposed future development;
- 2) A rezone application to apply zoning district boundaries that match the corresponding proposed General Plan land use designation; and
- 3) A vesting tentative subdivision map to divide the site into 17 single-family residential lots on 2.93 acres (**Attachment C**).

The proposed vesting tentative subdivision map would divide the site into 17 single-family residential lots and public right-of-way.

The following describes each major component of the map in more detail:

### *Single-Family Residential*

The 2.93-acre site would be divided into 17 lots for development with single-family homes. This land use would incorporate homes on lots of various sizes, ranging from approximately 4,500 square feet (sq. ft.) to 8,683 square feet. The overall design of the subdivision would include a central street with a cul-de-sac. Residential lots would be loaded on both sides of the street with parkways and sidewalks on both sides. The largest proposed lot (Lot 17) is currently developed with a single-family residence that is proposed to remain. The existing well and septic system for this house would be abandoned and the existing pool would be removed and filled.

### *Roadway Improvements*

The subdivision would include public right-of-way dedications and full urban improvements for internal Street "A" and the frontage of Eaton Road during construction. The street sections on the tentative map indicate that the northerly frontage of Eaton Road would be improved with a seven-foot wide landscaped parkway and five-foot wide sidewalk that would continue along Street "A" and around its cul-de-sac. See the tentative map for descriptions of all proposed roadway improvements.

### Design Criteria and Improvement Standards

The applicant has not requested any modifications to the Subdivision Design Criteria and Improvement Standards Title 18R.

### Subdivision Design

The R1 zoning district allows for a minimum lot size of 4,500 square feet for interior lots and 5,500 square feet for corner lots. Minimum lot widths are 45 feet for interior lots and 50 feet for corner lots.

The proposed lot configuration appears to be a suitable way to subdivide the property. All proposed lots meet the minimum lot size and width requirements of the proposed R1 zoning district. The average lot size for the subdivision is 5,467 square feet.

The proposed development includes the construction of one (1) new public street to serve the 17 new residential lots, with one vehicular access point along Eaton Road. As a result of the subdivision, curbs, gutter and sidewalk improvements would be installed to connect to existing improvements. No trees are proposed to be removed.

Each application is discussed below, followed by the staff analysis and recommended findings.

## **1. General Plan Amendment (GPA 21-01)**

The proposed GPA would reconfigure and change the Land Use Diagram designation of the site from Very-Low Density Residential to Low Density Residential. The proposed land use designation would conform to the proposed future development of single-family homes.

The proposed land use designation would provide for compatible residential land uses that are anticipated to be compatible with one another, as well as the existing and future surrounding uses. 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 proposed residential density of 5.7 dwelling units per acre, the proposed development would be consistent with the proposed LDR land use designation and proposed R1 zoning district for the property.

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-4.2.2: 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-4.2.2), and providing a variety of property sizes while maintaining neighborhood character (H-1, H-3, and LU-4.2.2). All proposed lots meet minimum size and width criteria and any future development on the site must meet all setback and design requirements. The proposal is consistent with the General Plan, as proposed to be amended.

## **2. Rezone (RZ 21-01)**

The proposed rezone would reconfigure and change the zoning district of the site from RS-20 (Very-Low Density Residential, 20,000 square-foot minimum lot size) to R1 (Low Density Residential) allowing 2.1 to 7 units per acre. The -AOC zoning overlay would remain unchanged.

The proposed rezone is supported for the same reasons provided above for the GPA.

## **3. Vesting Tentative Subdivision Map S 21-02**

Staff has not identified any elements of the proposed subdivision that would require the Planning Commission to make any of the required findings for denial.

The proposed subdivision is consistent with the General Plan, as proposed to be amended, as it would facilitate compatible infill development. The subdivision is consistent with the same General Plan policies cited above, for the same reasons provided for the GPA.

The proposed subdivision is consistent with Municipal Code requirements for minimum lot area and legal access, and the resultant parcels will be served by all necessary utilities. The site is suitable for the type and density of the proposed development in that the development area is relatively flat and is adjacent to compatible residential land uses. The design of the subdivision would not conflict with public easements for access through the subdivision.

## **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 applicable 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.

## **REQUIRED FINDINGS**

### General Plan Amendment Findings (Chico Municipal Code (CMC) Section 19.06.050)

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed General Plan Amendment based on the required findings noted below. An amendment to the General Plan may be approved only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the plan being amended.*

The General Plan will remain internally consistent because the proposed land use designation would encourage compatible infill development (CD-5, LU-4 and LU-4.2) and provide a variety of property sizes while maintaining neighborhood character (H-1, H-3, and LU-4.2.2). All proposed lots meet minimum size and width criteria and any future development on the site must meet all setback and design requirements. The proposal is consistent with the General Plan, as proposed to be amended.

2. *The site is physically suitable, including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the proposed land use or development.*

There are no physical constraints on the property which would prohibit development and use of the site consistent with the proposed land use designation. Utilities exist in the area and would be extended into the site along with construction of the proposed new street. Conformance with City development standards will ensure that the residential lots are developed in a manner that is compatible with adjoining land uses. The area proposed for development is physically suitable to support the proposed residential designation.

### Rezone Findings (CMC Section 19.06.050.B)

The Planning Commission must make a written recommendation to the Council whether to approve, approve in modified form, or deny the proposed zoning map amendment based on the required findings noted below. An amendment to the zoning map may be approved only if all of the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan, any applicable specific plan, and any applicable neighborhood and area plans.*

The proposed rezone is consistent with the General Plan, as it would apply the zoning district (i.e., R1) that is consistent with the proposed land use designation, LDR (LU-2.7), which together are anticipated to facilitate compatible infill development and would allow single family residential development, which is the type of development that is also allowed under the current zoning district.

2. *Finding for Zoning Map Amendments: The site is physically suitable, including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the requested zoning designations and anticipated land use and*

*development.*

The site is physically suitable for the requested zoning designation and anticipated land uses for the same reasons provided above under the General Plan Amendment findings, which cite the availability of utilities in the area. In addition, future review of building plans for conformance with City development standards will ensure that the residential lots are developed in a manner that is compatible with adjoining land uses. The area proposed for development is physically suitable to support the proposed residential designation.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the approving or recommending body 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 approving body 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 General Plan.

Also, the Subdivision Map Act (under Government Code Section 66474), requires denial of a tentative map if any of the following findings are made:

- 1) *The proposed map is not consistent with applicable general and specific plans.*
- 2) *The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- 3) *The site is not physically suitable for the type of development.*
- 4) *The site is not physically suitable for the proposed density of development.*
- 5) *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- 6) *The design of the subdivision or type of improvements is likely to cause serious public health problems.*
- 7) *The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision.*

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**

Neighborhood Meeting

As required by the Chico Municipal Code, a pre-application neighborhood meeting was held online on May 18, 2022. The meeting was attended by approximately 10 neighbors and the applicant. Questions were raised at the meeting, mainly pertaining to infrastructure improvements within and surrounding the proposed subdivision. Overall, those who attended

the meeting did not express opposition or significant concerns regarding the proposed project.

Public Hearing Notice

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

Tina Wilson, Associate Planner

Bruce Ambo, Principal Planner

File(s): S 21-02, GPA 21-01, and RZ 21-01

*External*

PR Gosal Investments LLC, Parmjit and Ranjit Gosal, Email: [psgosal@yahoo.com](mailto:psgosal@yahoo.com)

Hamilton Engineering Inc., Brien Hamilton, Email: [hei@hamiltonengineering.net](mailto:hei@hamiltonengineering.net)

**ATTACHMENTS:**

- A. Planning Commission Resolution No. 23-02
  - Exhibit I Conditions of Approval for S 21-02, GPA 21-01, and RZ 21-01
  - Exhibit II Subdivision Report - Engineering
- B. Location/Notification Map
- C. PR Gosal Investments LLC Vesting Tentative Subdivision Map (1 sheet)





1 Conformance with City development standards will ensure that the residential lots are  
2 developed in a manner that is compatible with adjoining land uses. The area proposed for  
3 development is physically suitable to support the proposed residential designation.

4 2. With regard to Rezone 21-01 the Planning Commission finds that:

5 A. The proposed rezone is consistent with the General Plan, as it would apply the zoning  
6 district (i.e., R1) that is consistent with the proposed land use designation, LDR (LU-2.7),  
7 which together are anticipated to facilitate compatible infill development and would allow  
8 single family residential development, which is the type of development that is allowed  
9 under the current zoning district.

10 B. The site is physically suitable for the requested zoning designation and anticipated land  
11 uses for the same reasons provided above under the General Plan Amendment findings,  
12 which cite the availability of utilities in the area. In addition, future review of building  
13 plans for conformance with City development standards will ensure that the residential lots  
14 are developed in a manner that is compatible with adjoining land uses. The area proposed  
15 for development is physically suitable to support the proposed residential designation.

16 3. With regard to Vesting Tentative Subdivision Map 21-02 the Planning Commission finds that:

17 A. The overall density of the Project is 5.7 dwelling units per gross acre, which is consistent  
18 with the proposed Chico General Plan Diagram designation of Low Density Residential,  
19 the proposed R1 zoning district, and the provisions in Title 19 of the Chico Municipal  
20 Code; and

21 B. No substantial evidence has been presented that would require disapproval of the Project  
22 pursuant to Government Code Section 66474; and

23 C. As supported by the subdivision report prepared for the Project, and the agenda report, the  
24 Project and its design conform with both the requirements of Title 18 and 19 of the Chico  
25 Municipal Code and the Chico General Plan.

26 4. The Planning Commission hereby recommends that the Chico City Council approve General  
27 Plan Amendment 21-01, including a land use designation amendment to Figure LU-1 as described  
28 herein.

1 5. The Planning Commission further recommends that the Chico City Council adopt an ordinance  
2 to approve Rezone 21-01.

3 6. The Planning Commission further recommends that the Chico City Council approve Vesting  
4 Tentative Subdivision Map 21-02 subject to compliance with: (a) the conditions of approval set  
5 forth in Exhibit I, and (b) the provisions of the Subdivision Report set forth in Exhibit II.

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1 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning  
2 Commission of the City of Chico held on March 2, 2023, by the following vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAINED:

7 DISQUALIFIED:

8  
9 ATTEST:

APPROVED AS TO FORM:

10  
11 \_\_\_\_\_  
12 BRUCE AMBO

13 Planning Commission Secretary

10  
11 \_\_\_\_\_  
12 Vincent C. Ewing, City Attorney\*

14  
15 \*Pursuant to The Charter of  
16 the City of Chico, Section 906(E)

**EXHIBIT “I”  
CONDITIONS OF APPROVAL**

**PR Gosal Investments LLC  
General Plan Amendment (GPA 21-01), Rezone (RZ 21-01), and  
Vesting Tentative Subdivision Map (S 21-02)**

1. The creation and improvement of 17 lots is authorized, as depicted on the “PR Gosal Investments LLC Vesting Tentative Subdivision Map No. S 21-02” and accompanying project materials dated February 13, 2022 except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.

**Tentative Map Conditions:**

3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

*“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”*

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. Prior to the recordation of the Final Map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcels by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
7. Place a note on a separate document which to be recorded concurrently with the Final Map or and additional map sheet that states: “An Avigation Easement is recorded above the parcels

for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.”

8. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: “The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight.”
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: “Airspace review by the Airport Land Use Commission is required for all objects over 70 feet in height in the C Compatibility Zone, and 100 feet in height in the D Compatibility Zone, above ground level.”
10. All trees not approved for removal shall be preserved on and adjacent to the project site.
11. 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 at 879-6800. 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.
12. 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.



## Subdivision Report

Meeting Date 3/2/2023

DATE: 2/6/2023

File: S 21-02

TO: PLANNING COMMISSION

FROM: Nathaniel Kratochvil - Development Engineering, 879-6937  
Public Works Department

RE: **Gosal Vesting Tentative Subdivision Map (S 21-02)**

### Exhibit "II"

This office has reviewed the vesting Tentative Map (S 21-02) 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 certain modifications to Titles 18R of the Chico Municipal Code (CMC) at this time.

**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 Vesting Tentative Subdivision Map. Street structural sections to be determined based upon findings from the Soils Report and Traffic Indexes provided by the City of Chico.

- 1) Interior to subdivision – Full urban improvements.
- 2) Adjacent to subdivision – Half Street Urban Improvements

b) All corner lots shall be subject to intersection sight distance criteria as established by the Public Works Director. Appropriate easements shall be dedicated as needed on the Final Map.

c) Street names shall be approved concurrent with the improvement plans and prior to recordation of the Final Map.

##### **2. Storm Drainage**

a) Facility Construction

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

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

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

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

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

b) Post Construction Standard Plans

Implement City of Chico 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 the SUDAD Ditch.
- 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.
- Open, natural swales.
- Improved channels.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- 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 the SUDAD Ditch.
- 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 filing the recordation of the Final Map.

3. Sanitary Sewer

a) Facility Construction

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

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



- 2) Adjacent to Subdivision - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage and serving Lots 1 thru 17.
- 3) Exterior to Subdivision - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in compliance with the terms and conditions of the Application for Sewer Connection.

b) **Sanitary Sewer Analysis**

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a sanitary sewer analysis to the Public Works Department for review and approval. Said analysis shall cover the entirety of the tributary area served by the sewer system required herein and shall include analysis and design of the following sewer system elements:

- 1) Size, grade, depth and location of gravity sewer lines.
- 2) Approved pumping plants, including service to an interim tributary area, if applicable.
- 3) Preliminary system design for future upstream tributary areas, if applicable.
- 4) Downstream sanitary sewer system capacity.

c) **Sanitary Sewer Fees**

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection. If applicable, the Subdivider shall pay the remaining balance owed on any "Assessment In Lieu of Payment of Sewer Connection Fees" prior to recordation of the Final Map.

**4. Well and Septic Abandonment**

The Subdivider shall obtain all necessary permits from the 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, and bicycle facilities 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 City of Chico Parks Department.

**8. Landscaping**

The Subdivider shall install landscaping and an irrigation system at the following locations:

- a) Along Eaton Road as depicted on the Vesting Tentative Map.
- b) Along Street "A" as depicted on the Vesting Tentative Map.

**C. PUBLIC FACILITIES MAINTENANCE**

Prior to the 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. Landscape and Irrigation along Eaton Road as depicted on the Vesting Tentative Map.
2. Landscape and Irrigation along Street "A" as depicted on the Vesting Tentative Map.

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

## **F. OTHER PUBLIC SERVICES**

### **1. Public Utilities**

#### a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

#### b) Easement Obstructions

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

#### c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

### **2. Fire Protection**

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

### **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. 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.

## **H. 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 requirements prior to commencing any construction activities on the site.

## **I. DESIGN CRITERIA AND IMPROVEMENT STANDARDS**

All public and joint-use private 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 and joint-use private improvements.

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

## **J. ADMINISTRATIVE REQUIREMENTS**

### **1. Subdivision Improvement Agreement**

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

### **2. Subdivision Fees**

#### **a) Plan Checking Fee**

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


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

#### **b) Inspection Fee**

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

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

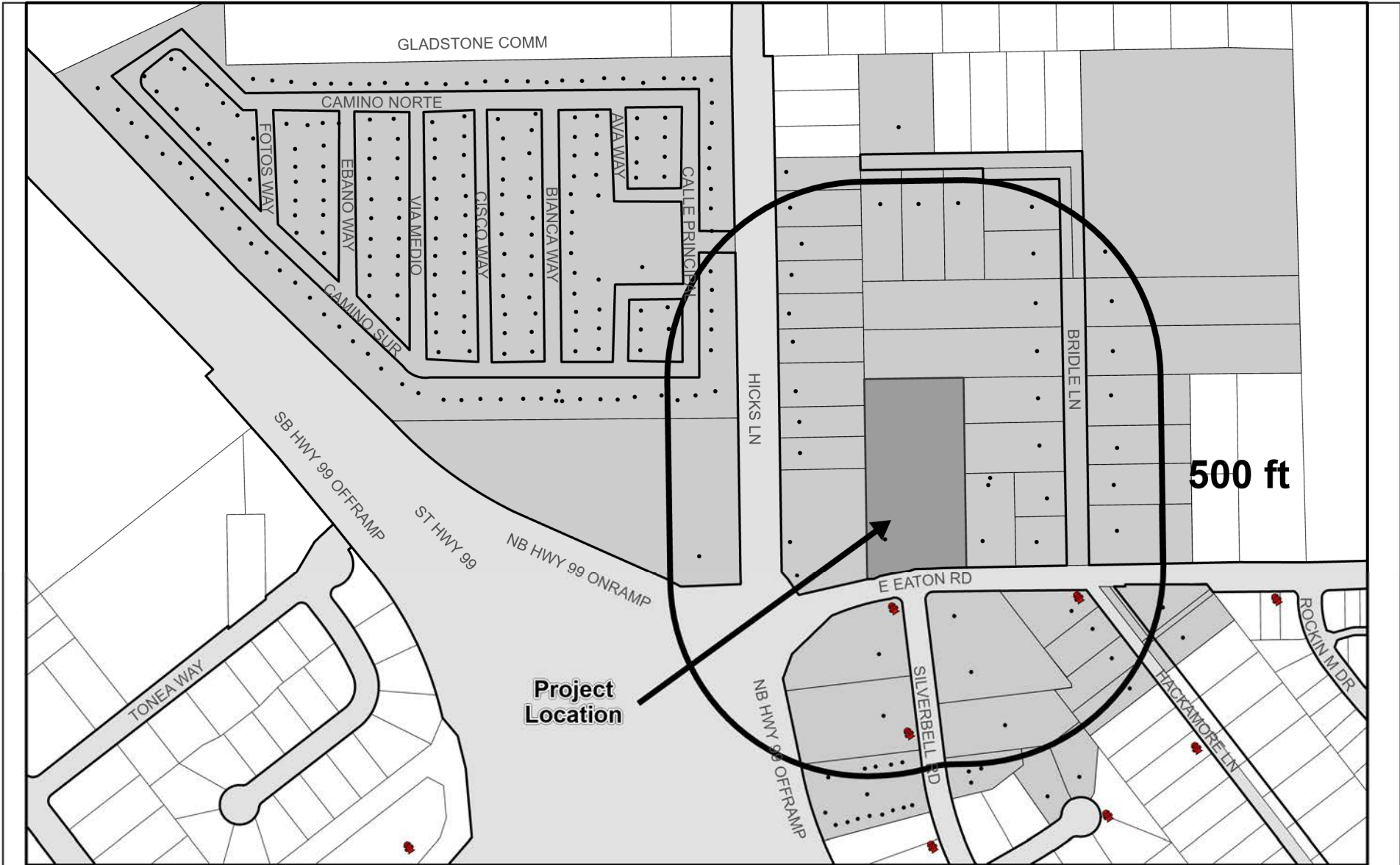
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.

A handwritten signature in black ink, appearing to read 'Nathaniel Kratochvil', written over a horizontal line.


Nathaniel Kratochvil – Development Engineering


Distribution:

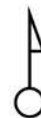
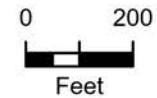
Original - Planning S 21-02 File  
Development Engineering Subdivision File



GPA 21-01, Rezone 21-01, and VTS Map 21-02 (PR Gosal Investments LLC);  
 442 E. Eaton Road,  
 APN 007-240-034

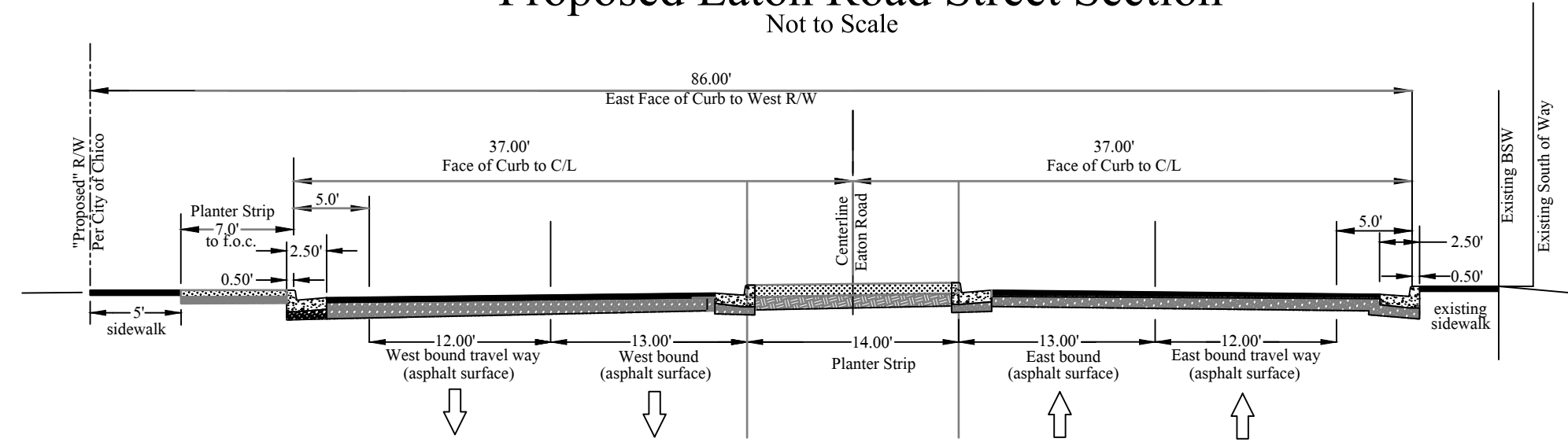
 Fire Hydrants

 Noticed Parcels  
 • Noticed Addresses



Date Saved: 2/13/2023

**Proposed Eaton Road Street Section**  
Not to Scale



**Note 1: Existing Well, Septic System & Pool**

Existing well located North and East of the Existing swimming pool is to be abandoned per Chico of requirements  
Existing Septic tank and leach field located West of the Existing swimming pool is to be abandoned per Chico of requirements  
Existing Swimming Pool to be removed/filled in per City of Chico Requirements

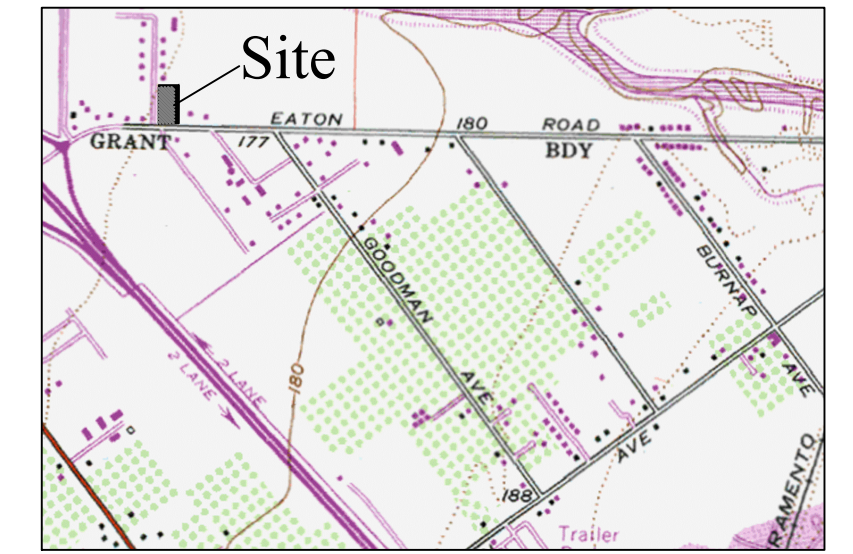
**Note 2: No subdivision modifications proposed at this time.**

**Note 3: Existing Residence**

Existing to remain. Existing driveway connecting the existing residence to Eaton Road is to be removed and the residence's driveway is to be connected to proposed Street "A"

**Note 4: Setbacks**

Side Setback: 4 feet  
Back yard Setback: 15 feet  
Front Setback: 15 feet for Main Building,  
20 feet for Garage/carpport  
Minimum Width at front Setback: Interior Lots: 45 feet  
Corner Lots: 50 feet

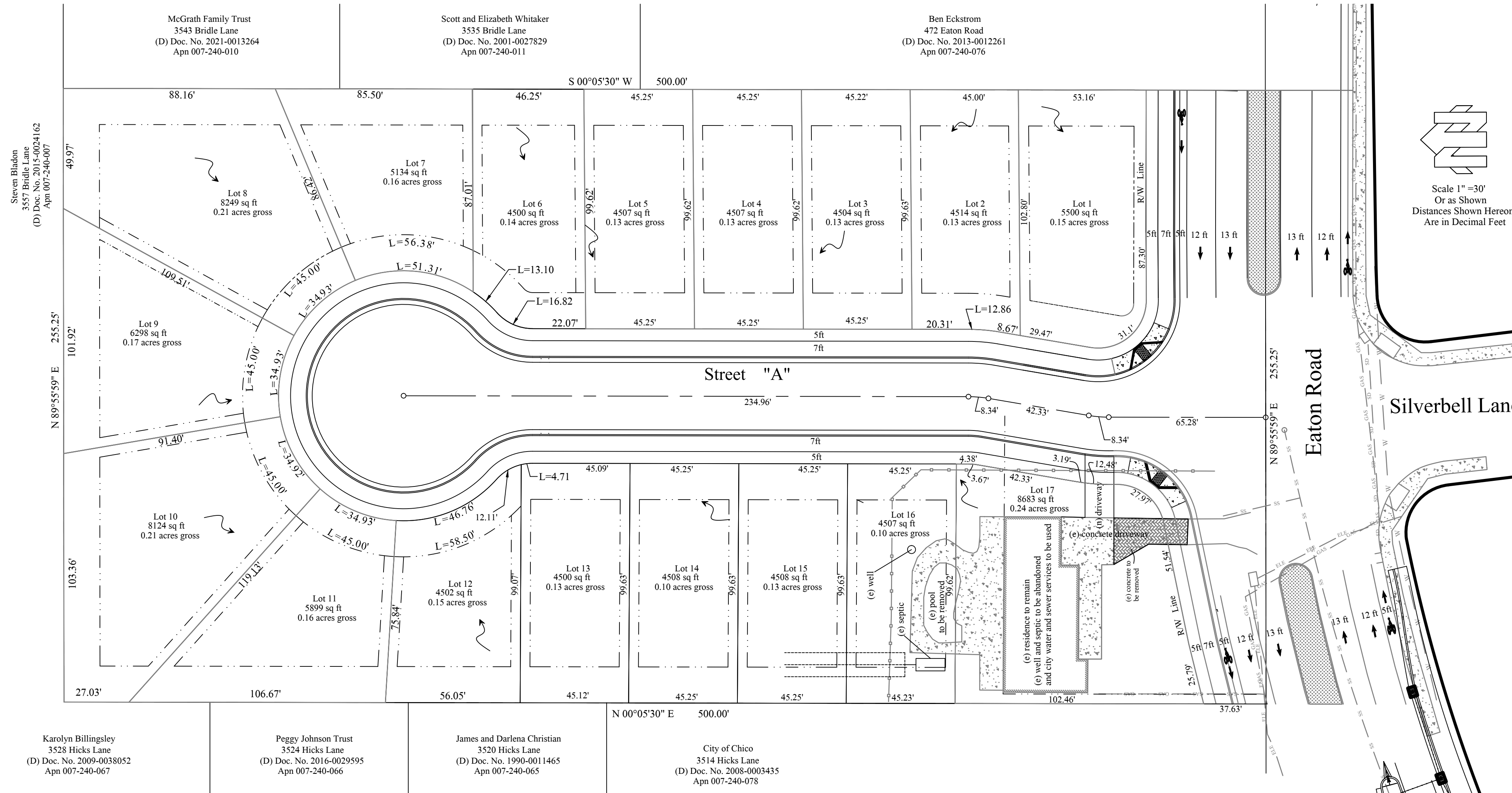


Project Engineer / Surveyor

*Brian G. Hamilton*  
Brien G. Hamilton, R.C.E. 67133, L.S. 8484  
Hamilton Engineering Incorporated



Scale 1" = 30'  
Or as Shown  
Distances Shown Hereon  
Are in Decimal Feet



**General Notes**

Assessor Parcel No. 007-240-034  
Parcel Size: 127,630.00 sq. ft. gross, (2.93 acres to property line)  
2.98 acres gross (measured to the center line of Eaton)  
Current Zoning: RS-20-AOC (Suburban Residential)  
20,000 sq. ft. minimum with Airport Overflight Zone C overlay)  
Current General Plan Use Designation: VLDR  
Proposed General Plan Use Designation: LDR  
Primary Use: Single Family Residential  
Proposed Zoning: R1 (Low Density Residential).  
AOC overlay (Airport Overflight Zone C) will remain.  
Power By: Pacific Gas and Electric Co.  
350 Salem Street, Chico, Ca 95928  
Drainage By: City of Chico Drainage System  
Public Works Department  
411 Main Street Chico, Ca 95928  
Sewage By: City of Chico Sewer System  
Public Works Department  
411 Main Street Chico, Ca 95928  
Domestic Water By: California Water Co.  
2222 Dr Martin Luther King Jr.  
Chico, Ca 95928  
Phone By: AT and T  
Chico, Ca 95928

**Sheet Legend**

- (p) Denotes proposed features
- (e) Denotes existing features
- Proposed asphalt surface
- Existing asphalt surface
- Existing structure envelope
- Existing concrete surfaces
- Existing concrete to be removed
- (e) electrical lines
- (e) gas lines
- (e) and (p) water lines
- Existing fence lines
- (e) and (p) storm drainage lines
- (e) and (p) sanitary sewer lines
- Centerline of right of way
- Boundary of parcel
- Proposed right of way dedication
- Ultimate right of way line

**Note 4: Density Calculation**

Gross Acreage: 2.98 ac  
Number of Units proposed: 17  
Proposed Density: 5.7 units per acre

**Flood Zone Note**

The property shown falls within F.E.M.A. Flood Zone X (area outside 0.2% annual chance floodplain)  
Panel No. 06007C340E dated January 6, 2011

**Owner and Subdivider's**

PR Gosal Investments LLC  
848 Whispering Winds Lane  
Chico, California 95928  
Phone: 530-781-3447

We the undersigned owners  
hereby consent to the preparation  
of this tentative map

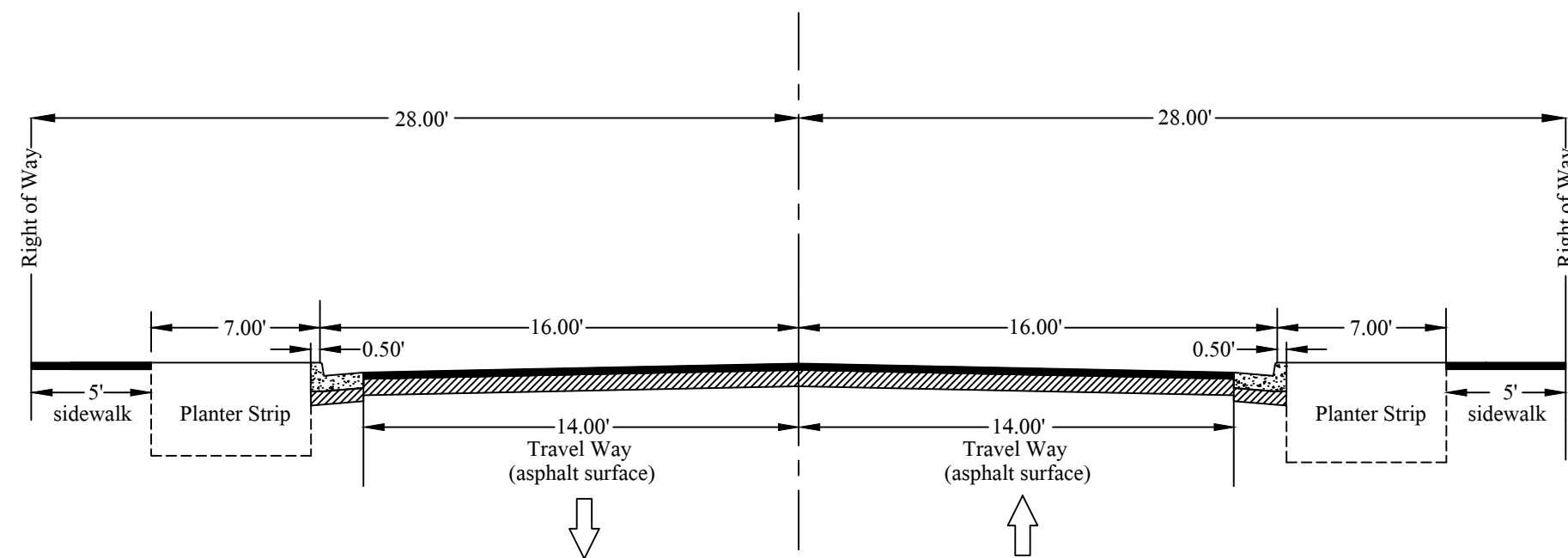
*Parmjit S. Gosal*  
Parmjit S. Gosal  
*Parmjit K. Gosal*  
Parmjit K. Gosal

**Note 5: Sewer Connection**

Sewer connection to be made to the existing sewer line in Eaton Road

**Note 6: Storm Drainage**

Increased run-off to be detained onsite. Over flow to be tied to off-site storm drainage system.



**Proposed Street "A" Section**  
Not to Scale