



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 02/10/2022) DATE: January 24, 2022

FROM: Kelly Murphy, Planner (879-6535) FILE: EXT 21-06 for S/PDP 05-02

SUBJECT: Twin Creeks Vesting Tentative Subdivision Map and Planned Development Permit - Extension of Time Request; APN: 018-500-107

REQUEST

The applicant submitted a timely request on 11/16/2021 for an extension of time in which to file final maps for the Twin Creeks Vesting Tentative Subdivision Map and Planned Development Permit (S/PDP 05-02). The site is designated Low Density Residential and Primary Open Space on the City of Chico General Plan Land Use Diagram, and zoned RS2-PD-FD (Suburban Residential with Planned Development and Foothill Development overlays).

BACKGROUND/ANALYSIS

The subject site is identified as Parcel 8 of Canyon Oaks Subdivision, located south of the eastern terminus of Shadow Tree Lane (see Location Map, **Attachment A**). Final action approving the project was taken by the City Council on 01/16/07 (see Resolution, **Attachment B**), resulting in an initial expiration date of 01/16/10.

Four successive State legislative actions extended the life of the tentative map through 2017:

1. 12 months (Government Code Section (GCS) 66452.21)
2. 24 months (GCS 66452.22)
3. 24 months (GCS 66452.23)
4. 24 months (GCS 66452.24)

At its meeting on 03/24/16, the Map Advisory Committee approved a request for a four-year extension of time pursuant to SMA 66452.6(e), yielding a new expiration date of 01/16/21. However, pursuant to California Assembly Bill 1561, the expiration date for maps that were set to expire prior to December 31, 2021 shall be extended by eighteen (18) months.

The MAC may extend the time for expiration of tentative maps for a period or periods not to exceed a total of seventy-two months (six years). The applicant has utilized four of the six years available. Staff supports a two-year extension, consistent with SMA 66452.6(e).

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously analyzed in a mitigated negative declaration which was adopted by the City Council and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines; and (2) approve a two-year extension of time for the Twin Creeks Vesting Tentative Subdivision Map and Planned Development Permit (S/PDP 05-02), resulting in a new expiration date of 01/16/2023, subject to the following condition:

1. All conditions of approval shall apply as set forth in Planning Commission Resolution No. 08-07, adopted on January 16, 2007.

ATTACHMENTS

- A. Location Map
- B. Planning Commission Resolution No. 08-07

DISTRIBUTION

cc: NorthStar, Attn: Nicole Ledford, 111 Mission Ranch Blvd., Suite 110, Chico, CA 95926,
Email: nledford@northstareng.com

RESOLUTION NO. 08-07

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO
CONDITIONALLY APPROVING
TWIN CREEKS VESTING TENTATIVE SUBDIVISION MAP AND
PLANNED DEVELOPMENT PERMIT S/PDP 05-02 (RILEY)

WHEREAS, Kevin Riley and Riley Ventures, LLC (the "Applicant") have submitted a vesting tentative subdivision map and planned development permit (PDP) application for a vacant 68.06 acre parcel located south of the eastern terminus of Shadow Tree Lane, identified as Assessor's Parcel No. 018-500-107, which would subdivide the 68.06 acre parcel into 14 parcels consisting of 12 single-family residential lots, a 1.35 acre parcel for a private street, and a 3.78 acre parcel for public utility easement and open space. Approximately 38 acres would be preserved as permanent open space. The project creates a net density of 0.40 units per acre ("the Project"); and

WHEREAS, the PDP includes approval of height restrictions for new homes, and approval of conceptual building elevations for new homes; and

WHEREAS, the Planning Commission considered the vesting tentative subdivision map and final development plan for the planned development permit, staff report, initial study, and comments submitted at a noticed public hearing held on August 17, 2006 and approved the Project after adopting a mitigated negative declaration and mitigation monitoring program; and

WHEREAS, the Applicant filed a timely appeal of the Planning Commission's incorporation of three conditions of approval of the Project that would restrict the roof height and location of new homes; and

WHEREAS, following a public hearing on December 19, 2006, the City Council reviewed and considered the Project.

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

- A. The Council hereby denies the appeal and approves the Project subject to all of the same conditions set forth in Planning Commission Resolution No. 06-35 approving the Project, except that Condition No. 11, as set forth in Planning Commission Resolution No. 06-35 is modified to eliminate any reference to Lot 12 and to read as set forth in condition 11 set forth in Exhibit

DATE _____ AGENDA 1/16/07 COUNCIL _____
ADD. INFO _____ CM _____ ACM _____ CA _____
GSD _____ ISD _____ CLK _____ PLD
ENG _____ HR/RRM _____ FIN.D. _____ COP _____ FC _____
FILE _____ OTHER S.P. Summerville _____

1 II to this resolution.

2 B. With regard to the mitigated negative declaration:

3 1. The City Council, in exercising its independent judgment as the lead agency and after
4 considering the proposed mitigated negative declaration, all proposed conditions of
5 approval (including mitigation measures), all comments made in connection therewith,
6 and the recommendations of the Planning Director thereon, finds, on the basis of the
7 whole record before it, that:

8 a. The mitigated negative declaration has been prepared in conformance with the
9 provisions of the California Environmental Quality Act and the Chico Municipal
10 Code, Chapter 1.40, "Environmental Review Guidelines;" and

11 b. The mitigation measures set forth in Exhibit "I" hereto are in fact a part of the
12 Project, are appropriate, and will substantially reduce or avoid the described
13 environmental impacts to a less than significant level; and

14 c. There is no substantial evidence of a fair argument that the Project may have a
15 significant effect on the environment.

16 2. The City Council hereby adopts the mitigated negative declaration and the mitigation
17 monitoring program prepared for the Project and attached hereto as Exhibit "I."

18 C. With regard to the subdivision map, the City Council finds that:

19 1. The net Project density (excluding areas of permanent open space) of 0.40 dwelling units
20 per net acre is consistent with the Chico General Plan Diagram designation of Very Low
21 Density Residential and Resource Management Area and the RS-2 Suburban Residential-
22 2 acre minimum parcel size zoning district standards.

23 2. At a net density of 0.40 dwelling units per acre, the Project and its design and
24 improvements are consistent with the density requirements of the Chico General Plan
25 designation of Very Low Density Residential and Resource Management Area.

26 3. No substantial evidence has been presented that would require disapproval of the Project
27 pursuant to Government Code Section 66474.

28 4. As supported by the subdivision report prepared for the Project, and the staff report dated

1 July 28, 2006, the Project and its design conform with both the requirements of Title 18
2 and 19 of the Chico Municipal Code and the Chico General Plan.

3 D. With regard to the planned development permit:

- 4 1. The Project is allowed within the subject zoning district and generally complies with all
5 of the applicable provisions of these Regulations with modifications as specifically
6 approved, and applicable project design guidelines in that the project is allowed in the
7 RS2 Suburban Residential, 2-acre minimum lot size zoning district. Through the
8 planned development permit process, the applicant's requested design modifications
9 allows the creation of single-family lots that are less than the 2-acre minimum lot size
10 and establishes architectural concepts for the project's new homes. The site is also
11 located within the RM Resource Management overlay zoning district, consistent with its
12 classification by the General Plan as a Resource Management Area (RMA). Through the
13 planned development permit process, the proposal avoids development that would result
14 in adverse or unmitigated environmental impacts, consistent with the purpose of the RM
15 overlay zoning district.
- 16 2. The proposed development would be harmonious and compatible with existing and
17 future developments within the zoning district and general area, as well as with the land
18 uses presently on the subject property in that the project is consistent with existing
19 development in the Canyon Oaks Subdivision which is generally developed at very low
20 residential densities and adjacent to land designated for preservation of environmental
21 resources. The project is designed to preserve sensitive environmental resources and
22 characteristics of the site's foothill setting.
- 23 3. The proposed net density of 0.40 dwelling units per acre is consistent with the site's
24 General Plan designation of Very Low Density Residential which allows a density range
25 of 0.2 to 2.0 units per acre. The project site is designated by the General Plan as a
26 Resource Management Area (RMA) containing sensitive environmental habitat types
27 including blue oak woodland and blue oak savanna. In accordance with the requirements
28 of developing within an RMA, the project design locates road and lot development in

1 areas that avoid sensitive environmental resources (including populations of Butte
2 County Checkerbloom, blue oak trees, and archaeological sites) while still meeting the
3 density requirements of the General Plan. The project is consistent with numerous
4 General Plan policies pertaining to the preservation of natural features and the open
5 space character of the site.

6 4. The site is physically suitable for the type and density and/or intensity of use being
7 proposed in that the project site is constrained with sensitive environmental resources
8 including topographic, geologic, and biologic resources, and large areas designated for
9 permanent open space by the Canyon Oaks Subdivision Map (1986). Since the project
10 is designed to both integrate and protect these resources, the project is physically suitable
11 for the site.

12 5. There are adequate provisions for public and emergency vehicle access, sanitation, water,
13 and public utilities and services to ensure that the proposed development would not be
14 detrimental to public health and safety in that the City's sanitary sewer system has
15 adequate capacity to serve the project; domestic water will be provided by California
16 Water Service Company; electric and natural gas service will be provided Pacific, Gas,
17 and Electric Company (PG&E); storm water facilities will be constructed in accordance
18 with adopted City standards and the City's Best Management Practices; adequate access
19 will be provided to accommodate emergency vehicles including emergency pull-outs
20 with fire hydrants located approximately every 250 feet along the north side of the
21 project cul-de-sac road. A 25-foot wide emergency access easement is proposed to
22 extend from the east end of the cul-de-sac to natural open space adjacent to the east of
23 the site to allow emergency access for vehicles and equipment that may be necessary to
24 combat wildland fires.

25 6. The design, location, size and operating characteristics of the proposed development
26 would not be detrimental to the public interest, health, safety, convenience, or welfare
27 of the City in that the proposed density is consistent with the site's Very Low Density
28 Residential General Plan designation. As allowed through the planned development

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process, the design integrates and preserves sensitive environmental resources consistent with the site's designation as a Resource Management Area. The project will comply with all City zoning and building standards. Therefore, the project will not result in detrimental impacts to the public or the welfare of the City.

7. The City Council finds that the following modifications to the Design Criteria and Improvement Standards of Title 18R of the Chico Municipal Code are necessary in order for the proposed subdivision to conform to the existing modified improvements of the Canyon Oaks Subdivision and because geologic conditions, topographic slopes of the site, and preservation of the foothill character of the site are project characteristics that would be compromised with the implementation of City standard street improvements.

The modifications are:

- Allow pedestrian facilities on only one side of the street.
- Allow alternate street lights.
- Allow excessive cul-de-sac length.
- Allow a modified street width and construction per typical section on the tentative map.
- Allow reversing road curves.

E. Based on all of the above, the City Council hereby denies the appeal and upholds the approval of the Project by the Planning Commission, as set forth and conditioned in Exhibits "II" and "III," hereto.

F. The City Council 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 Planning Division.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of the City of Chico held on the 16th day of January 2007, by the following vote:

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1 AYES: Flynn, Nickell, Schwab, Holcombe

2 NOES: Bertagna, Gruendl, Wahl

3 ABSENT: None

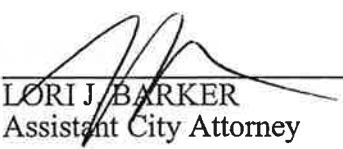
4 ABSTAIN: None

5 DISQUALIFIED: None

6 ATTEST:

7 APPROVED AS TO FORM:

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9 
10 DEBORAH R. PRESSON
City Clerk


LORI J. BARKER
Assistant City Attorney

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OWNER & SUBDIVIDER:
 RILEY VENTURES, LLC (KEVIN RILEY)
 235 IDYLLWILD CIRCLE
 CHICO, CA 95928
 (530) 345-7346

ENGINEER:
 GILBERT ENGINEERING
 WESLEY E. GILBERT, R.C.E. 31689
 70 DECLARATION DRIVE, SUITE 101
 CHICO, CALIFORNIA 95973
 (530) 899-9503

LAND USE:
 PRESENT: VACANT
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:
 PRESENT: RS-2
 FUTURE: RS-2

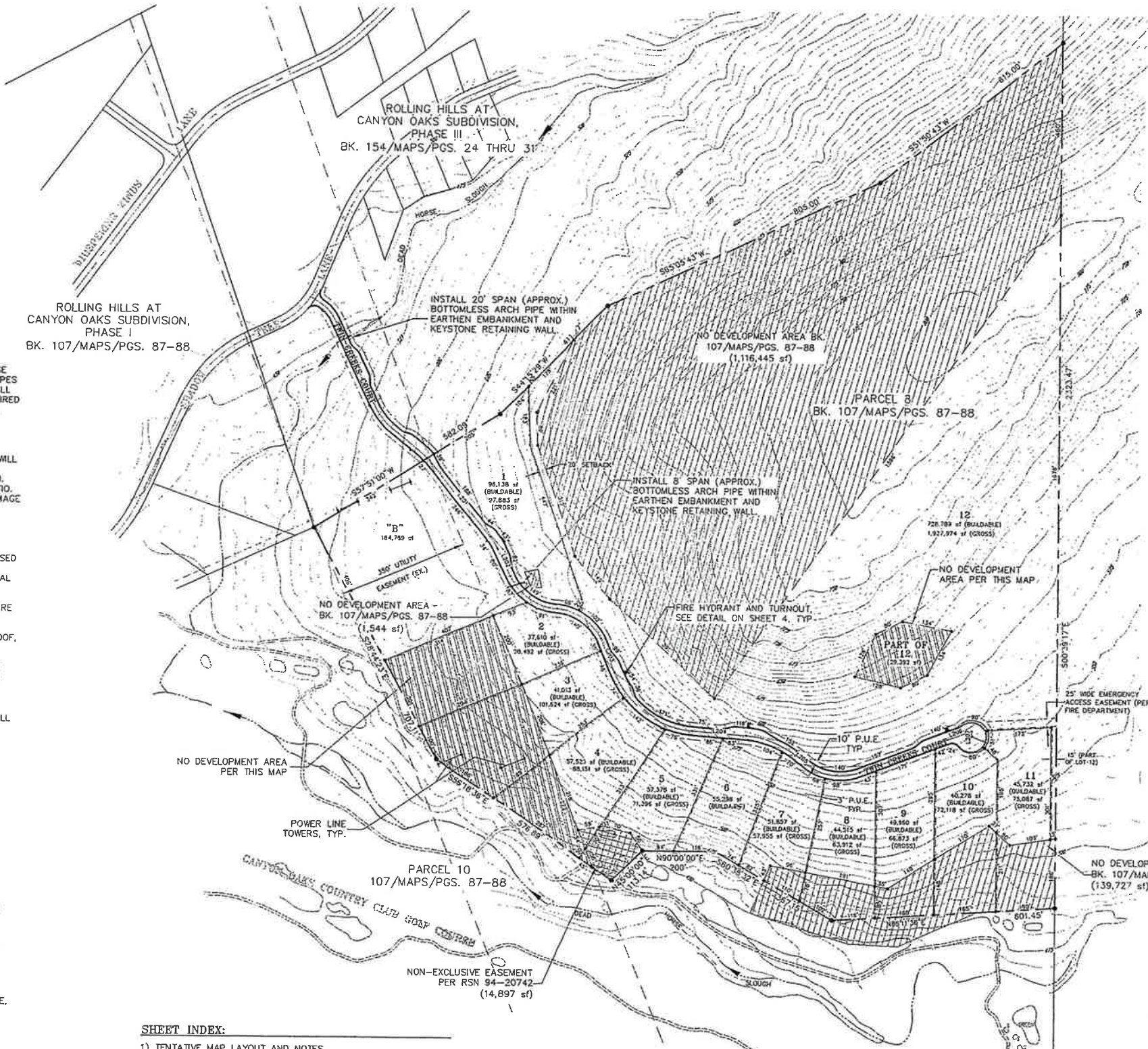
UTILITIES:
 SANITARY SEWER: PROPERTY OWNER'S ASSOCIATION
 WATER: CALIFORNIA WATER SERVICE COMPANY
 ELECTRIC & GAS: PACIFIC GAS & ELECTRIC COMPANY
 COMMUNICATIONS: SBC
 CABLE TV: COMCAST
 STORM DRAIN: OVERLAND FLOW ACROSS GOLF COURSE TO DEAD HORSE SLOUGH

SUBDIVISION NOTES:

- SUBDIVISION INFORMATION:
 APN: 018-500-107
 GROSS ACREAGE: 68.06 ACRES
 NET LOT AREA: 29.98 ACRES
 PERMANENT OPEN SPACE/NO DEVELOPMENT AREA: 38.08 ACRES
 NUMBER OF LOTS: 12
 NET DENSITY: 0.40 UNITS/ACRE
 GROSS DENSITY: 0.18 UNITS/ACRE
 LOT "A" (PRIVATE STREET): 58,927 sf
 LOT "B": 164,769 sf
 AVERAGE LOT SIZE (LOT 1 THRU LOT 12): 231,380 sf GROSS
 108,841 sf BUILDABLE

- STORM WATER QUALITY AND QUANTITY MITIGATION WILL BE PROVIDED THROUGH THE USE OF ROCKED SEDIMENT BASINS ALONG TWIN CREEKS ROADWAY. DUE TO THE TYPES OF SOILS THAT EXIST ON THE PROJECT SITE, ANY CHANGE IN QUANTITY OF RUNOFF WILL BE INSIGNIFICANT FOR THE ROADWAY, HOWEVER INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO SUBMIT STORM DRAINAGE PLANS FOR INCREASED RUNOFF AND QUALITY MITIGATION.
- NO WELLS, STRUCTURES OR SEPTIC TANKS EXIST ON THE SITE.
- THE PROJECT SHALL PRESERVE EXISTING OAK TREES TO THE MAXIMUM EXTENT PRACTICABLE. ANY TREES THAT ARE REMOVED FOR ROAD OR UTILITY CONSTRUCTION WILL BE REPLACED WITH A CITY APPROVED COMPARABLE SPECIES AT A TWO TO ONE TREE REPLACEMENT RATIO ON THE PROJECT SITE, OR WITHIN THE CANYON OAKS SUBDIVISION. TREES REMOVED FOR INDIVIDUAL LOT DEVELOPMENT SHALL BE REPLACED AT A 1:1 RATIO. SEE TREE SURVEY MAP AND REPORT DATED JANUARY 29, 2003 PREPARED BY LAND IMAGE LANDSCAPE ARCHITECTS. TREE LOCATIONS ALSO SHOWN ON SHEET 2 OF THIS MAP.
- MINIMAL GRADING IS PROPOSED FOR THE ROADWAYS. NO LOT GRADING WILL BE PERFORMED WITH THESE SUBDIVISION IMPROVEMENTS.
- STREET LIGHTING FOR THIS PROJECT WILL BE CONSISTENT WITH THE STREET LIGHTING USED THROUGHOUT THE CANYON OAKS SUBDIVISION, WHICH SHALL CONSIST OF WOOD POLE MOUNTED HIGH PRESSURE SODIUM LIGHTS AT EACH STREET INTERSECTION AND INDIVIDUAL LIGHTS MOUNTED ALONG THE STREETS AT EACH DRIVEWAY ENTRANCE.
- IN ADDITION TO SPACES PROVIDED WITHIN GARAGES, 4 OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH LOT.
- FIRE SPRINKLERS ARE REQUIRED FOR ALL BUILDINGS EXCEEDING 3,000 SQ.FT. UNDER ROOF, INCLUDING COVERED GARAGE AREAS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY A MAIN EXTENSION FROM WHISPERING WINDS LANE ALONG THE SOUTH SIDE OF ROLLING HILLS AT CANYON OAKS SUBDIVISION LOTS 102 THRU 106 AND ALONG THE SOUTHWEST AND SOUTHERLY PORTIONS OF THE SUBDIVISION LOTS.
- THE LOT AREAS OUTSIDE OF THE BUILDABLE AREAS ON THE 12 LOTS AND LOT "A" SHALL REMAIN AS PERMANENT OPEN SPACE AND CONSERVATION EASEMENT.
- LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH FOOTHILL STANDARDS CONTAINED IN CHAPTER 19.66 OF THE CITY MUNICIPAL CODE AND SHALL BE GRADED AS DESCRIBED BELOW:
 - GRADING SHALL BE DESIGNED TO:
 - CONSERVE NATURAL TOPOGRAPHIC FEATURES AND APPEARANCES BY MINIMIZING THE AMOUNT OF CUT AND FILL AND BY MEANS OF LAND FORM GRADING TO BLEND GRADED SLOPES AND BENCHES WITH NATURAL TOPOGRAPHY; AND
 - RETAIN MAJOR NATURAL TOPOGRAPHIC FEATURES, INCLUDING CANYONS, KNOLLS, RIDGELINES, AND PROMINENT LANDMARKS.
 - GRADING PLANS SHALL IDENTIFY SLOPES THAT ARE TO BE LAND FORM GRADED. "LAND FORM GRADING" SHALL MEAN A CONTOUR GRADING METHOD THAT CREATES ARTIFICIAL SLOPES WITH CURVES AND VARYING SLOPE RATIOS IN THE HORIZONTAL PLANE DESIGNED TO SIMULATE THE APPEARANCE OF SURROUNDING NATURAL TERRAIN.
 - ALL GRADED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION, IN COMPLIANCE TITLES 16 (BUILDINGS AND CONSTRUCTION) AND 16R (BUILDING STANDARDS) OF THE MUNICIPAL CODE. INTERIM EROSION CONTROL PLANS SHALL BE REQUIRED, CERTIFIED BY PROJECT ENGINEER, AND REVIEWED AND APPROVED BY THE CITY.
 - GENERALLY, SLOPES CREATED BY LOT GRADING SHALL NOT EXCEED A RATIO OF 3:1 WITHOUT A REPORT AND STABILIZATION STUDY INDICATING A GREATER PERMISSIBLE SLOPE, UNLESS IT IS DETERMINED BY THE DIRECTOR THAT SITE CONDITIONS AS SUPPORTED BY DATA DO NOT WARRANT THE REPORT AND STUDY. REMAINING GRADING SHALL BE IN CONFORMANCE WITH CITY STANDARDS IN TITLES 16R OF MUNICIPAL CODE.
- LOT "B" TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

- REQUESTED DESIGN CRITERIA MODIFICATIONS:**
- ALLOW PEDESTRIAN FACILITIES ON ONE SIDE OF STREET ONLY.
 - ALLOW ALTERNATIVE STREET LIGHTS.
 - ALLOW EXCESSIVE LENGTH CUL-DE-SAC.
 - ALLOW MODIFIED STREET WIDTH AND CONSTRUCTION PER TYPICAL SECTION ON MAP.
 - ALLOW 150' RADIUS CENTERLINE CURVES.
 - ALLOW REVERSING CURVES.

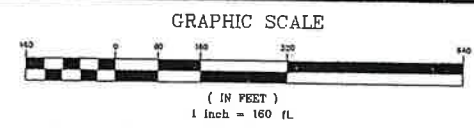


- SHEET INDEX:**
- TENTATIVE MAP LAYOUT AND NOTES
 - AERIAL VIEW WITH TREE LAYOUT & BLDG. PAD LOCATION EXAMPLES
 - PRELIMINARY STREET GRADES, DRIVEWAY & BLDG. REQUIREMENTS
 - TYPICAL SECTION EXAMPLES, DETAILS AND LOCATION MAP

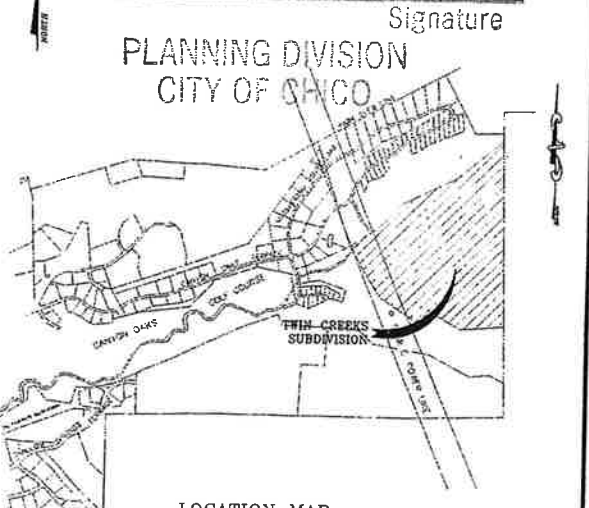
- HATCHING LEGEND:**
- [Diagonal lines] NO DEVELOPMENT AREAS PER BK. 107 OF MAPS AT PAGES 87 AND 88.
 - [Cross-hatch] NO DEVELOPMENT AREAS PER THIS TENTATIVE MAP.
 - [Dotted] NON-EXCLUSIVE EASEMENT PER RSN 94-20742.



THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
 BY: *Wesley E. Gilbert* DATE: 2/10/06
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/06



APPROVED
 1-16-07 S/PDP 05-02
 Date: *B. B. B.* File No. _____
 Signature



LOCATION MAP N.T.S.

LINE TABLE:

LINE	LENGTH	BEARING
L201	245.92'	N39°00'39"W
L202	81.39'	N24°44'19"W
L203	97.57'	N22°05'21"W
L204	148.99'	N85°45'10"W
L205	36.63'	N53°25'13"W
L206	320.18'	S69°02'54"W
L207	14.92'	N03°22'31"W

CURVE TABLE:

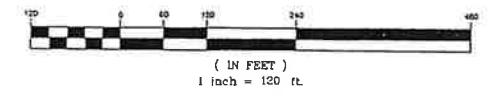
CURVE	LENGTH	RADIUS	DELTA
C201	25.26'	250.00'	5°47'24"
C202	37.36'	150.00'	14°16'20"
C203	163.45'	150.00'	62°29'00"
C204	153.91'	150.00'	58°47'25"
C205	277.78'	250.00'	63°39'48"
C206	145.44'	250.00'	33°19'57"
C207	153.24'	150.00'	58°31'53"

TWIN CREEKS SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP (S/PDP 05-02)

A PRIVATE STREET SUBDIVISION for RILEY VENTURES LLC
 A SUBDIVISION OF PARCEL 8 AS SHOWN ON PARCEL MAP NO. 76 RECORDED IN BOOK 107 OF MAPS, AT PAGES 87 THRU 88, BUTTE COUNTY OFFICIAL RECORDS CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

GILBERT ENGINEERING
 70 DECLARATION DRIVE, SUITE 101
 CHICO, CALIFORNIA 95973
 (530) 899-9503

GRAPHIC SCALE



*REFER TO TREE SURVEY BY LAND IMAGE, DATED JANUARY 29, 2003 FOR THE TREE TYPES (BY NUMBER) AND THEIR CONDITION OF HEALTH.

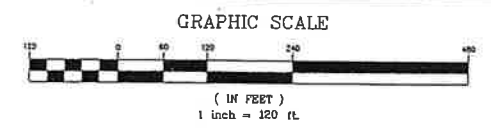
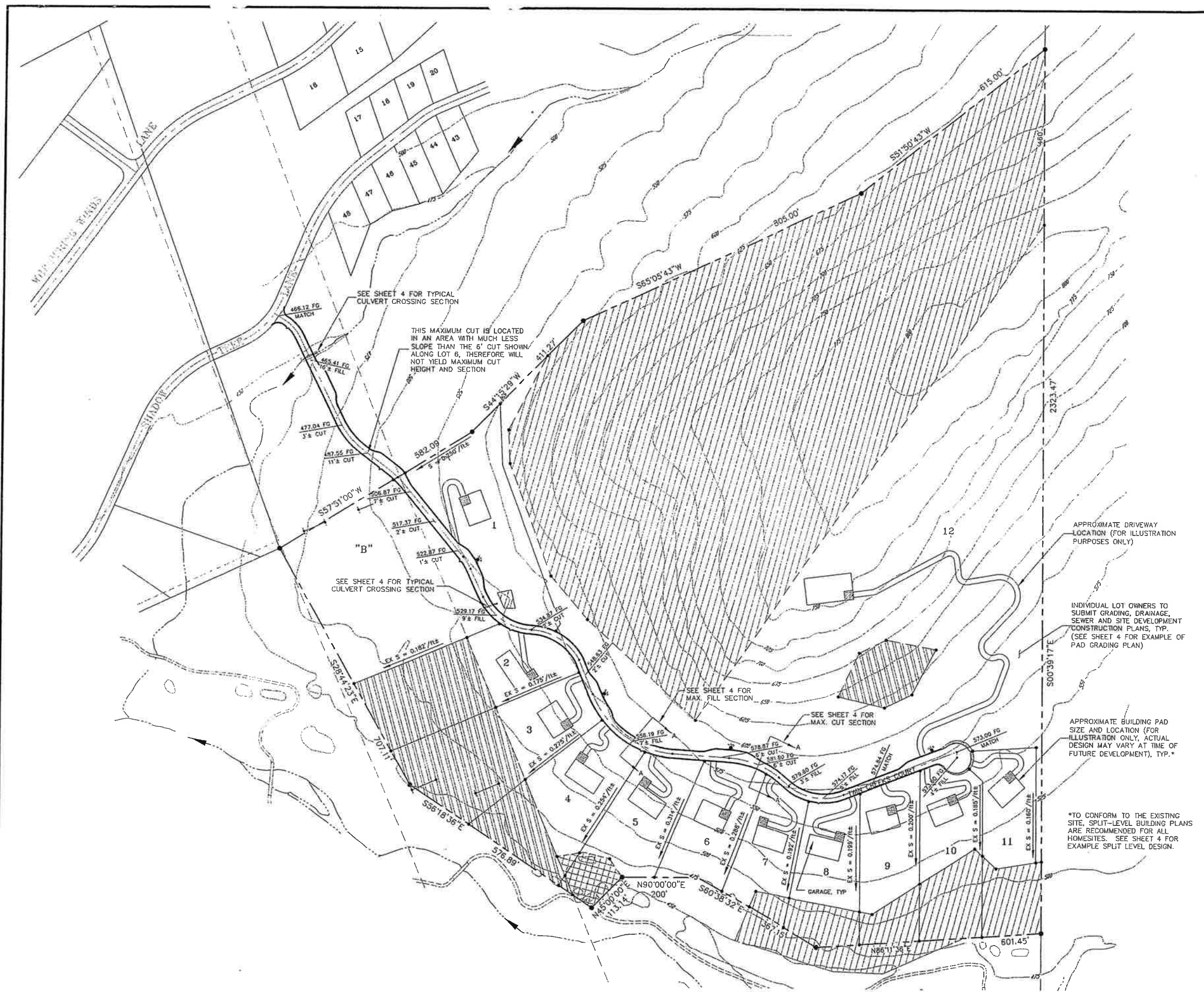
TWIN CREEKS SUBDIVISION VESTING
TENTATIVE SUBDIVISION MAP (S/PDP 05-02)

A PRIVATE STREET SUBDIVISION
for
RILEY VENTURES LLC

A SUBDIVISION OF PARCEL 8 AS SHOWN ON PARCEL MAP
NO. 76 RECORDED IN BOOK 107 OF MAPS, AT PAGES 87
THRU 88, BUTTE COUNTY OFFICIAL RECORDS
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

GILBERT ENGINEERING
70 DECLARATION DRIVE, SUITE
101 CHICO, CALIFORNIA 95973
(530) 899-9503

FEBRUARY 10, 2006



- NOTES:**
- 1) SPLIT LEVEL FOUNDATION CONSTRUCTION OF EACH HOME SHALL BE REQUIRED FOR ALL LOTS. LOT OWNER MUST DEMONSTRATE VISUAL IMPACTS ARE MITIGATED, AND MUST BE APPROVED BY CITY ENGINEERING AND PLANNING STAFF PRIOR TO HAVING ARCHITECT DESIGN SUCH FOUNDATION AND HOME.
 - 2) ALL GARAGES SHALL BE PLACED AS CLOSE AS POSSIBLE TO TWIN CREEKS COURT, TO MINIMIZE CUT/FILL SLOPE REQUIRED BY DRIVEWAY ENTRANCE. RETAINING WALLS WILL BE REQUIRED FOR DRIVEWAY CUTS THROUGH THE CUT/FILL SLOPE CONSTRUCTED AS PART OF TWIN CREEKS COURT ROADWAY. (SEE TABLE BELOW).
 - 3) LOT 12 SHALL HAVE DRIVEWAY CONSTRUCTION AND PLACEMENT OF HOUSE APPROVED BY CITY OF CHICO PLANNING AND ENGINEERING DEPARTMENT'S PRIOR TO SUBDIVISION IMPROVEMENT PLAN APPROVAL.
 - 4) AT THE TIME OF DEVELOPMENT, EACH LOT WILL BE REQUIRED TO SUBMIT GRADING AND DRAINAGE PLANS FOR APPROVAL OF CITY ENGINEERING AND PLANNING STAFF. TYPE OF BUILDING AND COLOR/VISUAL IMPACTS MUST BE APPROVED BY THE PLANNING DEPARTMENT. IN ADDITION, DESIGN GUIDELINES WILL BE CONDITIONED AND RECORDED FOR EACH LOT.
 - 5) REFER TO TABLE BELOW FOR ADDITIONAL HOUSE HEIGHT RESTRICTIONS PER LEVEL.

BUILDING CONSTRAINTS PER LOT				
LOT NUMBER	TOTAL BLDG. HEIGHT	HEIGHT RESTRICTION PER LEVEL	GARAGE ORIENTATION	MAX. BLDG. SETBACK
1	25'	15'	N/W	50'
2	25'	15'	S/SE	50'
3	25'	15'	N/NE	75'
4	25'	15'	N/NE	100'
5	25'	15'	N/NW	100'
6	25'	15'	N/NE	100'
7	25'	15'	N/NE	100'
8	25'	15'	N/NE	75'
9	25'	15'	N/NE	50'
10	25'	15'	N/NW	50'
11	25'	15'	N/NW	100'
12	25'	15'	N/NE	---

* MAXIMUM BUILDING SETBACK REFERS TO THE MAXIMUM DISTANCE ALLOWED BETWEEN TWIN CREEKS COURT RIGHT OF WAY AND START OF BUILDING PAD PLACEMENT - THIS REQUIREMENT IS INTENDED TO LIMIT THE LENGTH OF DRIVEWAY THAT SERVES EACH LOT AND TO ALLOW GREATER SEPARATION BETWEEN GOLF COURSE AND . IT IS RECOMMENDED TO PLACE THE GARAGE AND DRIVEWAY TO MINIMIZE CUTS AND FILLS OF EACH LOT FROM ROW.

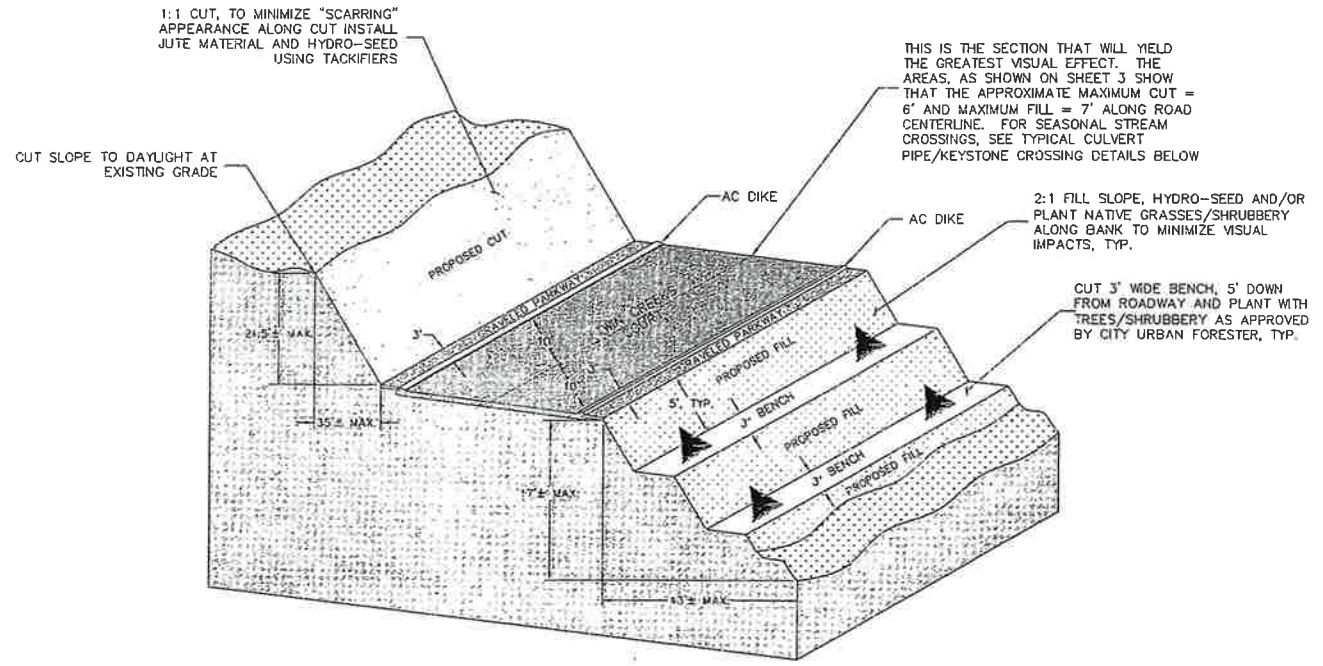
**TWIN CREEKS SUBDIVISION VESTING
 TENTATIVE SUBDIVISION MAP (S/PDP 05-02)**

A PRIVATE STREET SUBDIVISION
 for
 RILEY VENTURES LLC

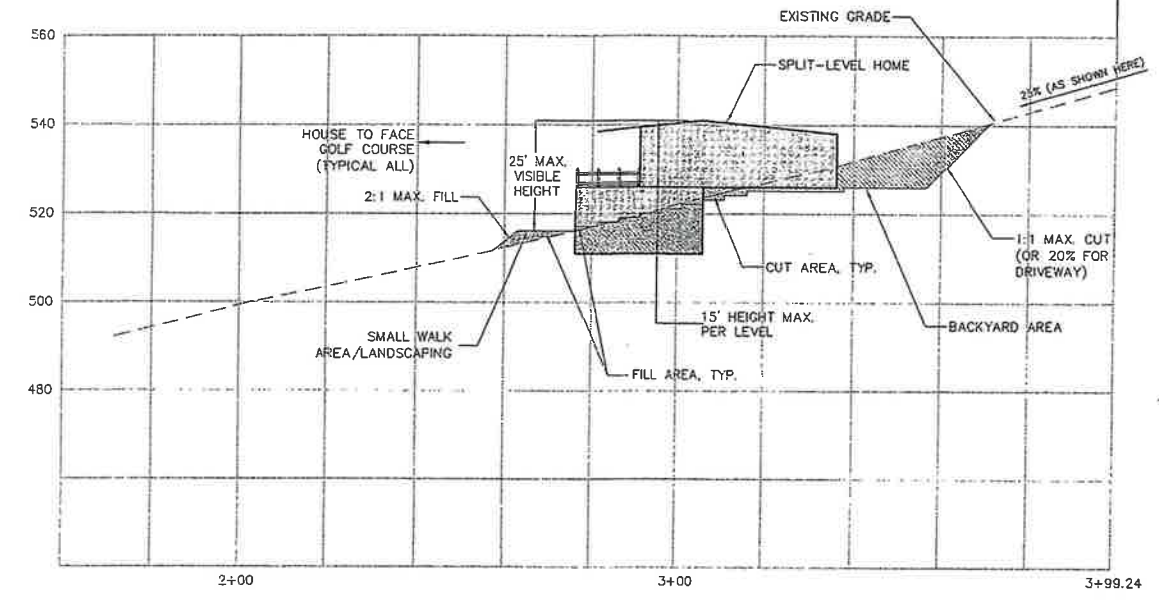
A SUBDIVISION OF PARCEL B AS SHOWN ON PARCEL MAP NO. 76 RECORDED IN BOOK 107 OF MAPS, AT PAGES 87 THRU 88, BUTTE COUNTY OFFICIAL RECORDS CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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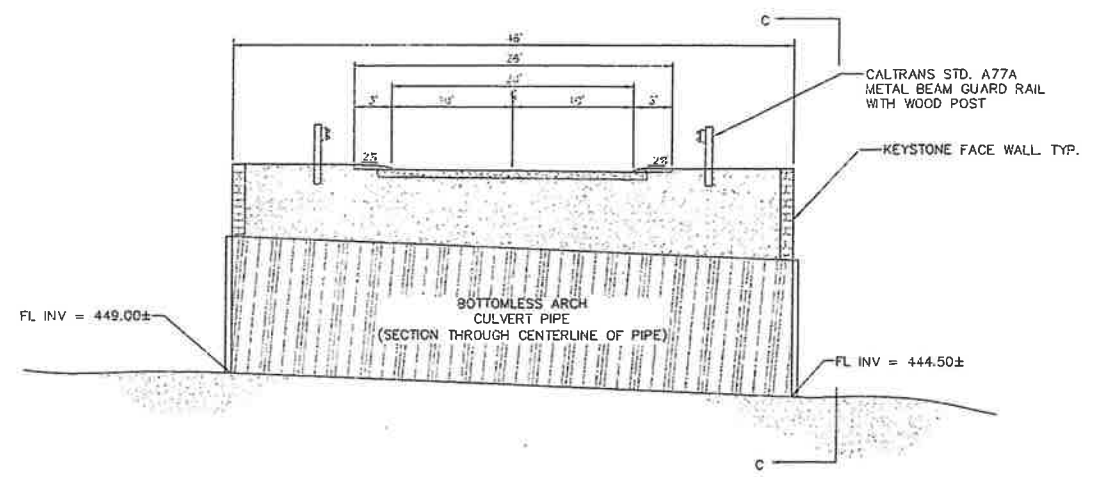
ATTACHMENT B3



TYPICAL STREET CROSS-SECTION A - A
N.T.S.

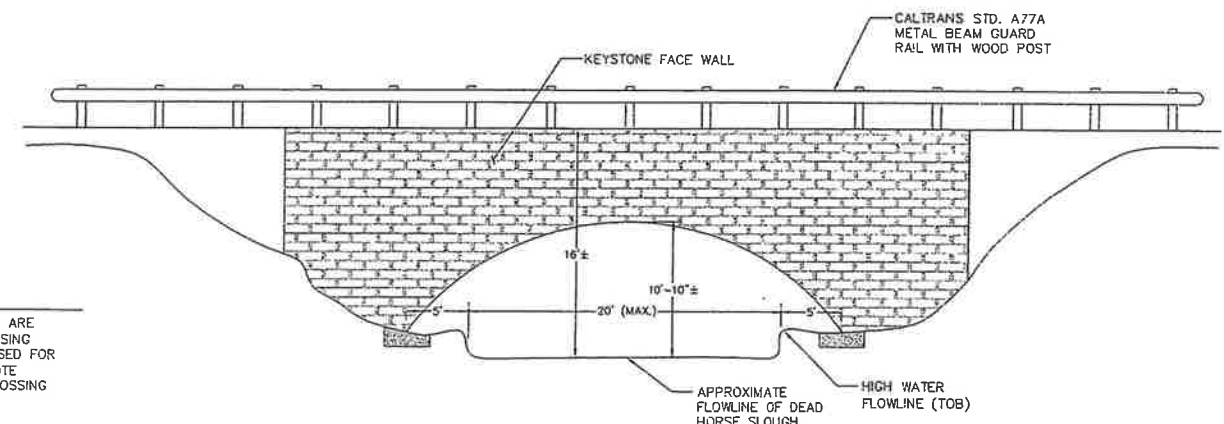


"SPLIT-LEVEL CONSTRUCTION"
TYPICAL SIDE VIEW OF HOUSE -
CONFORMANCE TO EXISTING GRADE
N.T.S.

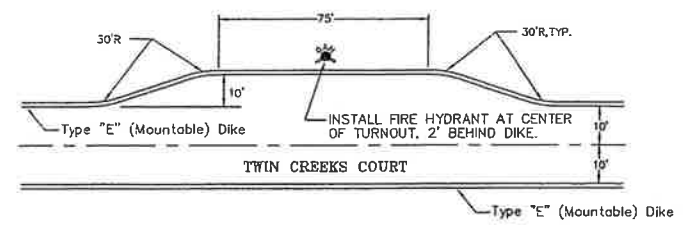


CULVERT PIPE/KEYSTONE CROSSING DETAIL - SECTION B - B
N.T.S.

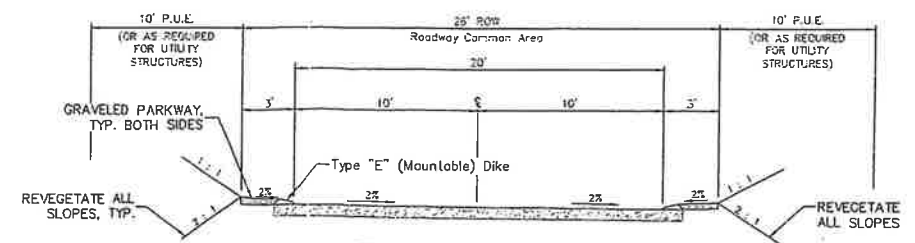
NOTE:
THIS DETAIL AND DIMENSIONS SHOWN ARE FOR 20' SPAN CULVERT; SAME CROSSING TYPE AND CONSTRUCTION WILL BE USED FOR THE 8' SPAN CROSSING. PLEASE NOTE THAT THE TOTAL HEIGHT AT THIS CROSSING SHALL BE 9'±.



SECTION C - C
N.T.S.



FIRE HYDRANT AND
TURNOUT DETAIL
N.T.S.



TWIN CREEKS COURT
TYPICAL STREET SECTION
N.T.S.

TWIN CREEKS SUBDIVISION VESTING
TENTATIVE SUBDIVISION MAP (S/PDP 05-02)
A PRIVATE STREET SUBDIVISION
for
RILEY VENTURES LLC
A SUBDIVISION OF PARCEL B AS SHOWN ON PARCEL MAP NO. 76 RECORDED IN BOOK 107 OF MAPS, AT PAGES 87 THRU 88, BUTTE COUNTY OFFICIAL RECORDS CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA