CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 06/14/2018) DATE: June 1, 2018
FROM: Kimber Gutierrez, Associate Planner (530) 879-6810 FILE: S 14-05
SUBJECT: Mariposa Manor Vesting Tentative Subdivision Map
Extension of Time Request

REQUEST
The applicant submitted a timely request on 05/01/18 for an extension of time in which to file a final map for the Mariposa Manor Vesting Tentative Subdivision Map (S 14-05). The site is designated Low Density Residential on the General Plan diagram and zoned R1-AOC (Low Density Residential with Airport Overflight Zone C overlay).

BACKGROUND/ANALYSIS
The subject site is located on the east side of Mariposa Avenue, opposite Whitewood Way (see Location Map, Attachment A). The subdivision was approved by the Planning Commission on 05/07/15, resulting in an expiration date of 05/07/18 (see Resolution, Attachment B).

The applicant has requested a three year extension of time pursuant to SMA Section 66452.6(e). The MAC may extend the time for expiration of tentative maps for a period or periods not to exceed a total of six years.

RECOMMENDATION
Staff recommends that the Committee (1) determine that the project was previously analyzed in the Mitigated Negative Declaration which was adopted by the Planning Commission and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines; and (2) approve a three year extension of time for the Mariposa Manor Vesting Tentative Subdivision Map (S 14-05) subject to the following condition:

1. All conditions of approval shall apply as set forth in Planning Commission Resolution No. 15-06, adopted on May 7, 2015.

ATTACHMENTS
A. Location Map
B. Planning Commission Resolution No. 15-06

DISTRIBUTION
cc: J.D. Zink, 250 Vallombrosa, Suite 175, Chico, CA 95926
Email: jdzink@pacbell.net
File: S 14-05
RESOLUTION NO. 15-06

RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING THE MARIPOSA MANOR SUBDIVISION S 14-05
(Bidwell Property Investment, LLC)

WHEREAS, an application has been submitted to subdivide a 4.76-acre site into 34 lots on Mariposa Avenue, opposite Whitewood Way, identified as Assessor’s Parcel No. 016-060-020 (the “Project”); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on May 7, 2015; and

WHEREAS, the Planning Commission has considered the Initial Study and proposed mitigated negative declaration which conclude that the Project, with mitigation included, will not result in a significant impact on the environment.

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

1. With regard to the mitigated negative declaration the Planning Commission finds that:
   A. There is no substantial evidence supporting a fair argument that the Project may have a significant effect on the environment;
   B. The mitigated negative declaration has been prepared in conformance with the provisions of the California Environmental Quality Act and the Chico Municipal Code (CMC), Chapter 1.40, "Environmental Review Guidelines; and
   C. The mitigated negative declaration prepared for the Project reflects the independent judgment of the City of Chico.

2. With regard to the vesting tentative subdivision map the Planning Commission finds that:
   A. The overall density of the Project is 6.8 dwelling units per gross acre, which is consistent with the Chico General Plan Diagram designation of Low Density Residential and the provisions in Title 19 of the Chico Municipal Code;
   B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474; and
C. As supported by the subdivision report prepared for the Project, and the agenda report, the Project and its design conform with both the requirements of Title 18 and 19 of the Chico Municipal Code and the Chico General Plan.

3. Based on all of the above, the Planning Commission hereby:
   A. Adopts the mitigated negative declaration and mitigation monitoring program as set forth in Exhibit I, attached hereto; and
   B. Approves the Project, subject to the conditions set forth in Exhibit II, and the provisions of the Subdivision Report set forth in Exhibit III, attached hereto.

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

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on May 7, 2015, by the following vote:

AYES: Arregui, Bennett, Evans, Scott and Worley.
NOES: None.
ABSENT: Howlett and Juhl-Darlington.
ABSTAIN: None.
DISQUALIFIED: None.

ATTEST: APPROVED AS TO FORM AND CONTENT:

MARK WOLFE
Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney

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EXHIBIT "I"
MITIGATED NEGATIVE DECLARATION
& MITIGATION MONITORING PROGRAM
CITY OF CHICO PLANNING DIVISION

Based upon the analysis and findings contained within the attached Initial Study, a Mitigated Negative Declaration is proposed by the City of Chico Planning Division for the following project:

PROJECT NAME AND NUMBER: Mariposa Manor Subdivision (S 14-05)

APPLICANT'S NAME: Bidwell Property Investment, LLC.
250 Vallombrosa Avenue, Suite 175, Chico, CA 92926

PROJECT LOCATION: East side of Mariposa Avenue, opposite Whitewood Way,
Chico, Butte County, CA
AP No. 016-060-020

PROJECT DESCRIPTION: The proposal would utilize the city’s small-lot subdivision standards to divide the 4.76-acre site into 34 parcels for future development with single-family homes. The average lot size would be 4,400 square feet, and typical lots would be 44 feet wide and 100 feet deep. Gross density for the project would be 6.8 units per acre. As part of the improvements the developer would construct adjacent portions of Mariposa Avenue as well as internal streets. The new streets would connect Mariposa Avenue to Lucy Way, which stubs into the eastern side of the site, and Swallowtail Way, which stubs into the southern side of the site. A short cul-de-sac is also proposed as part of the internal street network.

FINDING: As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District’s CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:
• Limiting idling of construction vehicles to 5 minutes or less.
• Ensuring that all small engines are tuned to the manufacturer’s specifications.
• Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
• Utilizing construction equipment that meets ARB’s 2007 certification standard or cleaner.
• Using electric powered equipment when feasible.

MITIGATION MONITORING C.1: Prior to approving grading permits or subdivision improvement plans City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate.

Implementation of the above measure will minimize potential air quality impacts to a level that is considered less than significant with mitigation incorporated.

Attachment B
MITIGATION D.1 (Biological Resources): Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

MITIGATION MONITORING D.1: Planning and Engineering staff will require final copies of the required permits or letters documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above measure will avoid potential timing conflicts between City approvals and permit approvals issued by state and federal agencies, and will reduce potential impacts associated with wetland disturbance to a level that is considered less than significant with mitigation incorporated.

MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff 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. Further, Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.

Mitigation Monitoring E.1: Planning staff will verify that the above wording is included on construction plans. Should cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

Implementation of the above measure will minimize potentially significant impacts to previously unknown cultural resources that could be unearthed during construction activities, and will reduce potential impacts to cultural resources to a level that is considered less than significant with mitigation incorporated.
PROJECT APPLICANT'S INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:

I have reviewed the Initial Study for the Mariposa Manor Subdivision (S 14-05), and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.

[Signature]

Authorized Signature, Project Applicant

J. D. Zink

Printed Name

Prepared by: [Signature] Mike Sawley, Associate Planner Community Development Department

March 30, 2015

Date

Adopted via: Resolution No: 15-06 City of Chico Planning Commission

May 7, 2015

Date
EXHIBIT "II"
CONDITIONS OF APPROVAL
Mariposa Manor Subdivision S 14-05 (Bidwell Property Investment, LLC)

1. The creation and improvement of 34 lots is authorized, as depicted on the "Mariposa Manor (S 14-05) Vesting Tentative Subdivision Map" date stamped February 02, 2015, 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.

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 such final map or parcel map. The transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee 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 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 parcel(s) 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 is to be recorded concurrently with the final map or on an additional map sheet that states: “An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.”

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 100 feet in height above ground level.”

Mitigation Measures from the Mariposa Manor Subdivision Initial Study/Mitigated Negative Declaration:

10. **MITIGATION C.1 (Air Quality):** To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District’s CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:
   a. Limiting idling of construction vehicles to 5 minutes or less.
   b. Ensuring that all small engines are tuned to the manufacturer’s specifications.
   c. Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
   d. Utilizing construction equipment that meets ARB’s 2007 certification standard or cleaner.
   e. Using electric powered equipment when feasible.

11. **MITIGATION D.1 (Biological Resources):** Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.
12. MITIGATION E.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff 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. Further, Planning 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 Director, 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 plans to ensure contractor knowledge and responsibility for proper implementation.
Subdivision Report

DATE: April 22, 2015

TO: PLANNING COMMISSION

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

RE: Vesting Tentative Subdivision Map S 14-05 Mariposa Manor

Exhibit “III”

This office has reviewed the vesting Tentative Subdivision Map S 14-05 Mariposa Manor 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

None requested.

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 at the following locations in conformance with the typical sections depicted on the Tentative Map:

1) Interior to subdivision - Full urban improvements as depicted on the Tentative Map.
2) Adjacent to subdivision - Full urban improvements including a 12-foot southbound travel lane and 4-foot aggregate base rock shoulder as depicted on the Tentative Map.
3) Exterior to subdivision - A continuation of full urban improvements southerly (approximately 25 feet) to connected to existing City Mariposa Avenue public 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) Notice is hereby given to future owners of lots within this subdivision that the City of Chico will require the construction of additional traffic circulation improvements under the circumstances described below. An appropriate note shall be placed on the Final Map.
d) Street 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.

   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.

   3) **Exterior to Subdivision** - An underground storm drain system discharging to existing City storm drain facilities in Mariposa Avenue.

   b) NPDES Requirements

   Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

   c) Storm Water Quality and Quantity Mitigation

   The Subdivider shall design and install a storm water interceptor for quality and oversized storm drain pipes for quantity detention.

   d) Storm Drainage Master Plan

   In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Building & Development Services Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

   The Storm Drainage Master Plan shall address the following elements:

   1) **Storm Water Runoff Management**

   The runoff management plan shall establish specific measures to accomplish the following:

   - No net increase in peak flow into existing City facilities within the Pleasant Valley Ditch storm drain basin.
• Erosion control.
• Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
• Restricted area protection.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

• Underground pipes.
• Storm water runoff management facilities.
• Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

e) Statement of Effective Storm Water Disposal

The storm drainage system for this project shall meet the following standards:

• No net increase in the peak flow into existing City facilities within the Pleasant Valley Ditch storm drain basin.
• 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 drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico’s Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

f) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recordation of the Final Map.
3. **Sanitary Sewer**
   
a) **Facility Construction**

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

   1) **Interior to Subdivision** - An underground sanitary sewer system, with all appurtenances, serving all lots.
   2) **Adjacent to Subdivision** - An underground sanitary sewer system, with all appurtenances, along the subdivision frontage.
   3) **Exterior to Subdivision** - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico facilities in compliance with Application for Sewer Connection.

b) **Sanitary Sewer Fees**

   The Subdivider shall complete an Application for Sewer Connection.

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

   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, if applicable.

4. **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.

5. **Street Lights**

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

6. **Street Trees**

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

C. **PUBLIC FACILITIES MAINTENANCE**

   Prior to recordation of the Final Map, the Subdivider shall be required to make provisions to fund the maintenance of certain public improvements. The improvements to be covered shall be:
Storm Water Quality and Quantity Mitigation Facilities.

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 or alternate funding mechanism 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 Building & Development Services 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 Mariposa Avenue public right-of-way to result in a total half width right-of-way of 32 feet along the Mariposa Avenue subdivision frontage.
b) Dedicate public right-of-way for Lucy Way, Swallowtail Way, and Court “A” as depicted on the Tentative Map.
c) Convey to the City all abutter’s rights of access along the street side yards of Lots 4, 5, 12, 13, 20, and 34 as depicted on the Tentative Map.
d) Dedicate an Avigation Easement to the City over the lots within the subdivision boundary.
e) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.
f) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.
g) Dedicate a total of 56-foot public right-of-way over Lots 8 and 9 as depicted on the Tentative Map.

F. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install the following utilities underground:

1) All new utilities serving this subdivision.

b) Easement Obstructions

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

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

2. Fire Protection

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

3. United States Postal Service

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

4. California Regional Water Quality Control Board

The Subdivider shall comply with all State of California Water Boards Central Valley Regional Water Quality Control Board requirements and regulations.

G. 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.

H. 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 $1\%\%$ of the estimated cost of all public 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 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 Community Development Department.

Matt Johnson, Senior Development Engineer

Distribution:
Original - Planning S 14-05 File
Development Engineering Subdivision File