



- CITY OF BIGGS -
PLANNING DEPARTMENT STAFF REPORT

465 C Street /
P.O. Box 1134
Biggs, CA 95917

PHONE: (530) 868-5493
FAX: (530) 868-5239

DATE: August 13, 2013

TO: Honorable Mayor and Members of the City Council

FROM: Scott Friend, AICP - City Planner

SUBJECT: TPM 2013-01 (Casey) – Tentative Parcel Map at 568 B Street. A request by Mr. Rufus Casey, owner, to re-subdivide portions of three existing lots described as lots 3 and 4 and a portion of lot 2 of parcel 181.

Report Summary:

The applicant/owner, Mr. Rufus Casey, has submitted a Tentative Parcel Map (TPM2013-01) to re-divide all or a portion of three (3) existing parcels of land located on the north side of B Street between Tenth and Eleventh Streets and further identified as APN 001-181-004. Approval of the map would result in the creation of two (2) lots, with each meeting the parcel size and dimensional requirements of the City of Biggs Zoning Ordinance and Subdivision Code. The subject parcel is designated Low Density Residential (LDR) by the City of Biggs General Plan and is located in the Medium Density Residential (R-2, MDR) zoning district. No change of land use designation or zoning is requested with this action.

Background / Discussion:

The proposed map seeks to create two legal parcels sized consistent with the requirements of the Biggs Municipal Code and oriented consistent with the existing dwellings on each parcel from all or portions of three existing lots having one assessor's parcel number. The three (3) parcels from which the newly created two (2) parcels will be created are approximately 0.592 acres (25,798 square feet) in size and have two (2) existing single-family residences on the property. The two proposed parcels would be located in an established neighborhood composed primarily of single family residential dwelling units (please see **Attachment A** - Project Location map, attached). Parcel 1 is accessed via Eleventh Street and B Street. Parcel 2 is accessed via Tenth Street and B Street. On-site parking for the existing residences is accommodated by dirt access from Tenth Street and Eleventh Street behind the existing houses. Neither of the existing dwellings has a functioning residential garage.

As proposed, the two new lots would be 70' x 151.75' (10,622.5 square feet) for Parcel 1 and 100' x 151.75 (15,175 square feet) for Parcel 2. No new construction has been proposed with the proposed map beyond the renovations occurring on the existing dwellings. Removal of an existing shed, 15' x 18' located on Parcel 2, and located along the proposed lot line between Parcel 1 and Parcel 2 is proposed.

The two (2) existing residences are currently served by City water, sewer and electrical service. However, the utility services for the lot to be located adjacent to Tenth Street and to the east appears to be provided through the parcel located to the west and off of Eleventh Street. As such, the City Engineer has placed a condition of approval on the parcel map to have the utility services for each

parcel separated and re—routed such that both of the new parcels is provided utility service directly from the adjacent public street and having utility connections that do not cross the adjacent parcel.

Rolled curb and gutter with a four-foot wide sidewalk exist along Tenth Street, fronting the east boundary of Parcel 2. No curb, gutter or sidewalk currently exists along B Street or Eleventh Street. Section 9.05.010 of the Biggs Municipal Code only requires the installation of curb, gutter and sidewalk improvements for new construction / new development. Because the proposed parcels have existing dwelling units on them, new curb, gutter and sidewalk has not been added as a condition of approval for this map.

Review Criteria:

State of California – Government Code:

California Government Code Section 66473.5 guides subdivisions at the local level:

No local agency shall approve a tentative map... unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.

In addition, California Government Code Section 66474 requires that findings be made to support approval or denial of a Map. These findings have been included in this report and are added as **Attachment E**.

City of Biggs General Plan:

The Low Density Residential (LDR) classification allows for development at a density from 2 dwelling units per acre to not more than 6 dwelling units per acre. Assuming a household size of three persons, corresponding population ranges, depending on housing density and types, would extend from 6 to 21 people per acre. This classification is intended to provide primarily single family detached houses on individual lots.

If approved, the project would result in the creation of two (2) new legal parcels, both having an existing residential structure on it, designated LDR. No change of land use designation or zoning is requested. The size of the new lots would serve to meet the density requirements of – and would be required to be consistent with – the LDR designation. Therefore, as proposed, the Tentative Parcel Map is consistent with the General Plan.

City of Biggs Zoning Ordinance:

The subject parcel is located within the City of Biggs' R-2 Medium Density Residential zone district, which intends to "provide areas of low to medium density residential development at densities not less than 6.0 and not more than 14.0 units per gross acre. Single-family detached an duplex dwelling units are allowed by right..." [Ord. 320 § 1, 1999].

In guiding the nature of development, each zone district defines lot requirements. New lots created in each district must be consistent with those requirements. Following are the lot requirements for the R-2 district:

14.110.080 Minimum lot area.

Minimum lot area in the R-2 district shall be 7,200 square feet of usable land. Land subject to public easements which is not available to the property owner for typical yard uses (excluding permanent improvements or structures) shall not be considered as meeting the minimum lot area requirements. [Ord. 320 § 1, 1999]

14.110.090 Minimum lot width.

Minimum lot width for 7,200-square-foot lots within the R-2 district is 60 feet and widths of between 55 feet and 70 feet are considered acceptable. Lot widths of less than 60 feet may be considered by the city incases where property ownership or physical constraints requires variation. However, all options for maintaining appropriate widths of lots must be considered and found infeasible prior to approval of lot widths outside the typical range. [Ord. 320 § 1, 1999]

The two lots that would result from the Tentative Parcel Map would be consistent with the R-2 district lot size requirements. The subject parcels are approximately 0.244 acres (+/-10,622 square feet) and 0.348 acres (15,175 square feet). As proposed, the two lots would be 70' x 151.75' and 100 x 151.75' respectively.

Each of the new lots has an existing dwelling unit and various accessory structures on it. These structures must be consistent with the setback requirements identified in the municipal code. Following are the set back requirements for the R-2 district:

- 14.110.040 Front yard setbacks. 20'*
- 14.110.050 Side yard setbacks. 20% of the average lot width; not less than 5'*
Street side setback: 15'
- 14.60.040 Accessory buildings - Detached*

<i>Accessory Building Height</i>	<i>Minimum Side and Rear Yard Setbacks</i>
<i><6'</i>	<i>0'</i>
<i>6'-9'</i>	<i>3'</i>
<i>10'</i>	<i>4'</i>
<i>11'</i>	<i>5'</i>
<i>12'</i>	<i>6'</i>
<i>13'</i>	<i>7'</i>
<i>14'</i>	<i>8'</i>

The existing structures on the two lots that would result from the Tentative Parcel Map would be consistent with the R-2 district front and side yard setback requirements. Both the existing shed and garage on Parcel 2 would not be consistent with the R-2 district setback requirements for accessory buildings. The shed is proposed for removal, while the garage, which is approximately 11 feet in height, is located approximately one foot from the proposed rear yard lot line.

City of Biggs Subdivision Ordinance:

Under TITLE 13 SUBDIVISIONS of the City of Biggs Municipal Code, procedure relevant to the subject application is included as follows:

13.20.010 Procedure (4)

... the planning commission [City Council] shall determine whether the tentative map is in accordance with the provisions of law and of this title and shall thereupon approve, conditionally approve, or disapprove the map or it may conditionally reject, subject to revision, such map. In the case of conditional rejection, the subdivider may submit a revised map without additional filing fee within a period of 60 days after such conditional rejection, which period may be extended, for good cause by the planning commission. In the event the subdivider shall fail to

submit a revised map within said 60 days, or any extension thereof, the planning commission shall enter an order specifically disapproving the map so conditionally rejected. In the event the planning commission shall disapprove the tentative map no further action shall be taken thereon except after public hearing thereon in the manner provided by said Subdivision Map Act. A new tentative map may be filed for the same area, or a portion thereof, at any time after rejection by payment of a new filling fee.

Fiscal Impact:

The applicant has paid all required application fees associated with the processing of this request. Do direct fiscal associated with the processing of this request is anticipated. Minor increases in property tax collection and utility revenue may result from the approval of the map.

Environmental Review:

Staff has reviewed the project to determine the required level of review under the California Environmental Quality Act (CEQA). Section 15315 *Minor Land Divisions* (a Class 15 exemption), of the CEQA Guidelines allow exemptions for certain actions that involve minor land divisions in “*urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.*”

Therefore, staff has determined that the project is *exempt* from further review under the California Environmental Quality Act.

Recommendation:

Staff recommends that the City Council open the Public Hearing, accept public testimony, and make a determination to approve or deny the Tentative Parcel Map. Should the Council approve the proposed Tentative Parcel Map, staff recommends that the Council do so making the *Findings* outlined shown on **Attachment E** and subject to the *Conditions of Approval* shown on **Attachment F**, in the motion to approve the project.

Specifically, staff recommends that the following actions take place:

1. California Environmental Quality Act: Move that the project is Categorically Exempt from review under the California Environmental Quality Act (CEQA) section 15315, Minor Land Divisions.
2. Tentative Parcel Map: Move to approve Resolution No. 2013-27 approving application number TPM2013-01 as presented subject to the Findings and Conditions of Approval shown on Attachments E and F of this report.

Attachments:

- Attachment A - Project Location Map
- Attachment B - Copy of Tentative Parcel Map Application 2013-01
- Attachment C - Copy of Tentative Parcel Map 2013-01
- Attachment D - Notice of Exemption
- Attachment E - Findings
- Attachment F - Conditions of Approval
- Attachment G - Resolution

Project Location Map – TPM#2013-01 (Casey)



Casey Parcel Map – TPM#2013-01
August 13, 2013

Attachment A



City of Biggs
 Planning Department
 3016 Sixth Street
 P.O. Box 1134
 Biggs, CA 95917

Application for:
Tentative Parcel Map

<input checked="" type="checkbox"/> Parcel Map		<input type="checkbox"/> Subdivision Map	
<input type="checkbox"/> Check box if application is for a vesting map			
Applicant		Name: RUFUS CASEY	
Street Address: 704 JUSTESON ROAD		Daytime Phone: 530-846-3324	
City: GRIDLEY	State: CA	Zip: 95948	
Property Owner		<input checked="" type="checkbox"/> Check box if same as applicant	
Name:		Daytime Phone:	
Address:			
City:	State:	Zip:	
Project Engineer/Surveyor			
Firm Name: SANNAR LAND SURVEYING		Day Phone: 530-680-7212	
Name: RICHARD F. SANNAR		License Number: PLS 4835	
Address: 556 LITTLE AVE.			
City: GRIDLEY	State: CA	Zip: 95948	
Property/Project Description			
Property Address: 568 B ST.		AP#: 001-181-004	
Number of Proposed Lots: 2	Average Lot Size: 12,899 S.F.	Project Acreage: 25,798 S.F.	
Within City Limits: (y/n) YES	Existing Land Use: RESIDENTIAL		
Proposed Land Use: RESIDENTIAL			
Present Zoning: R-2 MDR	General Plan Designation: LDR		
Related Applications: NONE			

I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. (Before signing, see note on back.)

Applicant's Signature *Rufus Casey* Date 5-15-13
 Property Owner's Signature or letter of acknowledgement *Rufus Casey* Date 5-15-13

For Office Use Only	
Submittal Information Application received by: <u><i>[Signature]</i></u> Date: <u>5-16-13</u>	Planning Commission Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date _____ Vote _____
Fees: Receipt No. <u>95537</u> Application Fee \$ <u>1145-</u> Environmental Review \$ <u>25-</u> Total Fee \$ _____	City Council Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date _____ Vote _____ Resolution No. _____

See back and attachments for additional information.



City of Biggs
 Planning Department
 3016 Sixth Street
 P.O. Box 307
 Biggs, CA 95917

Project Information Form

(Attach additional sheets as necessary.)

Contact Person		
Name: RICHARD F. SANNAR, PLS	Phone: 530-680-7212	Fax:
Street Address: 556 LITTLE AVE.		
City: GRIDLEY	State: CA	Zip: 959488
Area of property involved (acres): 0.59 AC.		
Describe the existing use of the site: TWO RESIDENCES ARE EXISTING ON THE SITE. THERE ARE ALSO TWO DETACHED GARAGES AND TWO SHEDS ON THE SITE.		
Describe the proposed use of the site: SAME AS EXISTING		
If applicable, describe this project's relationship to a larger project or series of projects: NOT APPLICABLE		
Describe the site as it exists, including information on topography, soil stability, types of vegetation, animal life, and cultural, historical, or scenic aspects: THERE ARE TWO RESIDENTIAL STRUCTURES ON THE SITE ONE RESIDENCE IS A SINGLE STORY HOUSE OF APPROXIMATELY 1175 S.F. THE OTHER HOUSE IS AN OLDER TWO STORY OF APPROXIMATELY 2485 S.F. THERE ARE FIVE VALLEY OAKS, TWO BLACK WALNUTS, TWO LOCUSTS, THREE INCENSE CEDARS, FOUR ASH, TWO ORANGE, ONE LOQUAT AND ONE OLEANDAR GROWING ON THE SITE. THE SITE IS LEVEL, THE SOIL IS STABLE. THERE ARE NO KNOWN CULTURAL, SCENIC OR HISTORICAL ASPECTS OF SIGNIFICANCE.		

I (we) certify that the above information is true and correct.

Signature Richard F. Sannar Date 5-15-13

Signature _____ Date _____

Requirements For A Complete Minor Land Division Application

The following items are required for a complete application:

- Completed and Signed Application Form (Note: If the applicant is not the owner, a letter from the owner authorizing the applicant to act as their representative must be submitted.)
- Current Title Report (within past 9 months)
- One 8 1/2" X 11" location map depicting the subdivision location, adjacent parcels and area streets
- One original 8 1/2" X 11" reproducible preliminary minor land division plat and attachments, depicting the proposed modification clearly and legibly with accurate dimensions, including: existing and proposed zoning; existing and proposed uses of the property; and, proposed improvements
- Completed Environmental Questionnaire Form
- Application and Environmental Fees

As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the proposal.

Time Limits

The total time for processing a complete minor land division application is usually 30 to 60 days. However, pursuant to California Government Code Sections 65943 and 65940, the City has 30 days from the date of submittal to determine if an application is complete; and six months from the date of complete application to take final action in those cases when an environmental impact report is not required.

Notice of Pending Amendments

Pursuant to California Government Code Section 65945, an applicant can make a written request to receive notice of any pending amendments to: the General Plan, Specific Plans, the land use regulations, ordinances affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the applicant's project.

Note

By signing the front of this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.





LOCATION MAP

TENTATIVE PARCEL MAP

OF LOTS 3, 4 & A PORTION OF LOT 2, BLOCK 11, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF BIGGS, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 27, 1878, IN BOOK 1 OF MAPS, AT PAGE 78.

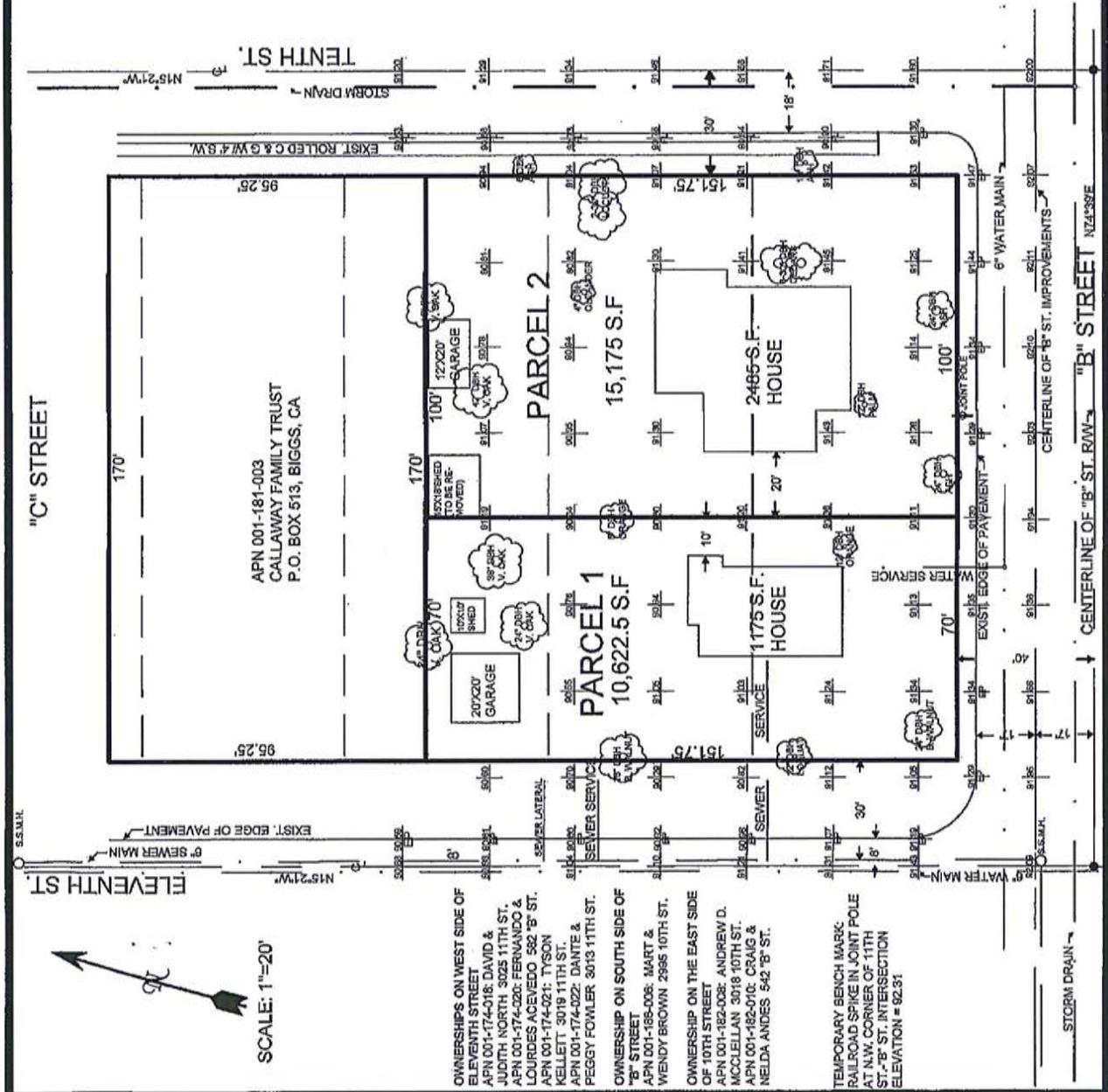
OWNERSHIP: RUFUS L. CASEY
704 JUSTESON ROAD, GRIDLEY, CA 95948

MARCH, 2013

EXISTING ZONING: R-2 MDR
GENERAL PLAN DESIGNATION: LDR
EXIST. & PROP. LAND USE: RESIDENTIAL
TOTAL SUBDIVISION AREA: 25,798 S.F.

BUTTE CO. APN: 001-181-004

RICHARD F. SANNAR
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4835
556 LITTLE AVENUE
GRIDLEY, CA 95948
TELEPHONE: (530) 680-7212



OWNERSHIPS ON WEST SIDE OF ELEVENTH STREET
APN 001-174-018: DAVID & JUDITH NORTH 3025 11TH ST.
APN 001-174-020: FERNANDO & LOURDES ACEVEDO 582 'B' ST.
APN 001-174-021: TYSON KELLETT 3019 11TH ST.
APN 001-174-022: DANIE & PEGGY FOWLER 3013 11TH ST.

OWNERSHIP ON SOUTH SIDE OF 'B' STREET
APN 001-188-008: MART & WENDY BROWN 2985 10TH ST.
OWNERSHIP ON THE EAST SIDE OF 10TH STREET
APN 001-182-038: ANDREW D. MCCLELLAN 3018 10TH ST.
APN 001-182-010: CRAIG & NELDA ANDRES 542 'B' ST.

TEMPORARY BENCH MARK: RAILROAD SPIKE IN JOINT POLE AT N.W. CORNER OF 11TH ST. & 'B' ST. INTERSECTION ELEVATION = 92.31

CENTERLINE OF 'B' ST. RW = 'B' STREET NZ4-397F

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

County Clerk-Recorder
Butte County
25 County Center Drive
Oroville, CA 95965

From: City of Biggs
Planning Department
P.O. Box 1134
Biggs, CA 95917

Project Title: Rufus Casey Project

Project Location - Specific: City of Biggs – North side of B Street between Tenth and Eleventh Streets.

Assessor's Parcel Number(s): 001-181-004

Project Location – City: Biggs

Project Location – County: Butte

Project Description: A Tentative Parcel Map to split an existing parcel of land in the City of Biggs. The proposed map would result in two lots, with each meeting the minimum parcel size as required by the City of Biggs Zoning Ordinance. The subject parcel is designated Low Density Residential (LDR) by the City of Biggs General Plan and is located in the Medium Density Residential (R-2, MDR) zoning district. No change of land use designation or zoning is requested.

The subject parcel is approximately 0.592 acres (25,798 square feet) in size with two existing residences on the site. As proposed, the two new lots would be 70' x 151.75' (10,622.5 square feet) for Parcel 1 and 100' x 151.75 (15,175 square feet) for Parcel 2.

Lead Agency: City of Biggs

Lead Agency Contact Person and Phone Number: Scott Friend, City Planner
(530) 894-3469 x 13214

Applicant: Rufus Casey

- Exemption Status:**
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - General Rule [Section 15061(b)(3)];
 - Categorical Exemption a Class 15 exemption, Section 15315
 - Statutory Exemption

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

A Class 15 Categorical Exemption (CEQA Guidelines Section 15315) applies to certain actions that involve minor land divisions in "urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent." As identified in the Project Description, the project qualifies for a Class 15 exemption and no further environmental review is required.

City of Biggs
Planning Department

By _____
Scott Friend, AICP City Planner
Date: August 13, 2013

**FINDINGS OF APPROVAL FOR
TENTATIVE PARCEL MAP #2013-01**

Rufus Casey (Owner/Applicant)

**Location is bound by B Street, Tenth Street, and Eleventh Streets on the south, east, and west
respectively, in the City of Biggs**

Assessor's Parcel Number: 001-181-004

Findings for determination of Categorical Exemption: The project has been determined to be categorically exempt from environmental review under the California Environmental Quality Act. In accordance with the State CEQA Guidelines, as developed under Public Resources Code Section 21084, the project has been determined to be categorically exempt pursuant to Section 15315 of the State CEQA Guidelines. The project has been determined to be exempt from CEQA review based upon the findings that “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment”. In this instance, the Project as presented would result solely in the division of one existing parcel of land into two parcels of land as otherwise permitted by Section 66410 of the California Government Code. Approval of the project would not allow for any use or development of the property not otherwise already allowed without the approval of a discretionary action by the City. Further, the Project as submitted does not propose to make any site improvements that could have a physical effect on the environment as the action being contemplated is only related only to the division of property. The project meets all the requirements for this categorical exemption.

Findings for Approval of Parcel Map 2013-01 (Casey):

1. Upon implementation of the Conditions of Approval and the engagement of the requirements of Section 66462.5 of the State of California Subdivision Map Act, the tentative parcel map conforms to the provisions of the Subdivision Map Act and to the provisions of Biggs Municipal Code Title 13 – Subdivisions (BMC Section 13.20.010).
2. Upon implementation of the Conditions of Approval and the engagement of the requirements of Section 66462.5 of the State of California Subdivision Map Act, the tentative parcel map conforms to the provisions of the City of Biggs General Plan (BMC Section 13.20.010).
3. The tentative parcel map is consistent with good planning and engineering practice (OMC Section BMC Section 13.20.010).
4. Upon implementation of the Conditions of Approval the project is consistent with the standards and guidelines of the City of Biggs General Plan and Municipal Code.
5. The project will not be harmful to the public health and safety or the general welfare of the persons residing or working in the area.
6. The project will not result in substantial environmental impacts.

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 2013-01 (Casey)
Assessor's Parcel Number: 001-181-004**

Approved Use: A Tentative Parcel Map resulting in the creation of two new parcels, from an existing lot identified as APN 001-181-004 generally located on the north side of B Street between Tenth and Eleventh Streets in the City of Biggs.

CITY OF BIGGS – GENERAL:

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the City prior to filing of the Final Map.
2. Owner or an agent of Owner shall satisfy, and the project shall meet, all applicable requirements provided by federal, state, and local laws, City of Biggs Municipal Code, City of Biggs Land Division Standards, Zoning Ordinance, City of Biggs Development Requirements, City of Biggs General Plan, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410).
3. Pursuant to section 66474.9 of the California Government Code the subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the Planning Commission or City Council concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. The City shall promptly notify the applicant of any such claim, action or proceeding and shall cooperate fully in the defense of the action. If the City fails to so notify the applicant or to cooperate fully in the defense, the applicant shall not be obligated by this condition.

PUBLIC WORKS DEPARTMENT:

4. All of the following Conditions must be met for the approval of the Parcel Map.
5. Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to the filing of the Parcel Map.
6. Prior to the filing of the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the Map is submitted to the City for recording. In lieu of the abovementioned requirements the subdivider may choose to have the County Tax Collector execute a Tax Collector's Certificate placed on the face of the Parcel Map. The Certificate shall be executed by the Tax Collector prior to submitting the Parcel Map to the City for recording.

7. Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of the City of Biggs for checking, approval and filing of the Parcel Map. An updated Parcel Map Guarantee shall be provided two days prior to filing the parcel map with the Butte County Recorder.
8. Owner shall provide monumentation in conformance with requirements of the California Subdivision Map Act (Government Code section 66410 and following).
9. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
10. All easements of record that affect this property are to be shown on the Parcel Map.
11. Any and all conflicting existing utilities shall be relocated at the developer's expense.
12. Applicant shall provide screened labels for lot numbers 1 2 3 4 of block 11 on the final map.
13. Applicant shall show the location of sewer and water services for existing house on proposed Parcel 2 on the final map.
14. Applicant shall provide a copy of the vacation resolution referenced in the proposed Parcel descriptions in the Preliminary Parcel Map Guarantee.

PLANNING DEPARTMENT:

15. No new principal dwelling units or structures may be constructed on the lots.
16. Owner/applicant shall apply for and receive all permits deemed necessary from the County of Butte Building Department, and City of Biggs Engineering, Public Works, and Electric Departments, wherever applicable for work on the existing dwellings.

