



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 06/14/2018) DATE: May 31, 2018
FROM: Kimber Gutierrez, Associate Planner FILE: BLM 18-04
Christopher Smith, Planning Intern
SUBJECT: Boundary Line Modification 18-04 (Smallfoot Properties)
13301 Garner Lane, (APNs 006-400-074, -075, and -076)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between three parcels located on the east side of Esplanade and the west side of Garner Lane (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Used (CMU) on the City of Chico General Plan Diagram and zoned Community Commercial (CC) with an Airport Overflight Zone D (-AOD) overlay.

BACKGROUND/ANALYSIS

The three parcels that comprise the project site are currently used as a driving range and practice golf course. The proposed BLM would shift the shared property line approximately 72.5 feet to the south, increasing the size of proposed Lot A by approximately 0.92-acre and Lot B by approximately 0.36-acre. Lot C would decrease by approximately 1.28-acre from 4.36 acres to 3.08 acres.

RECOMMENDATION

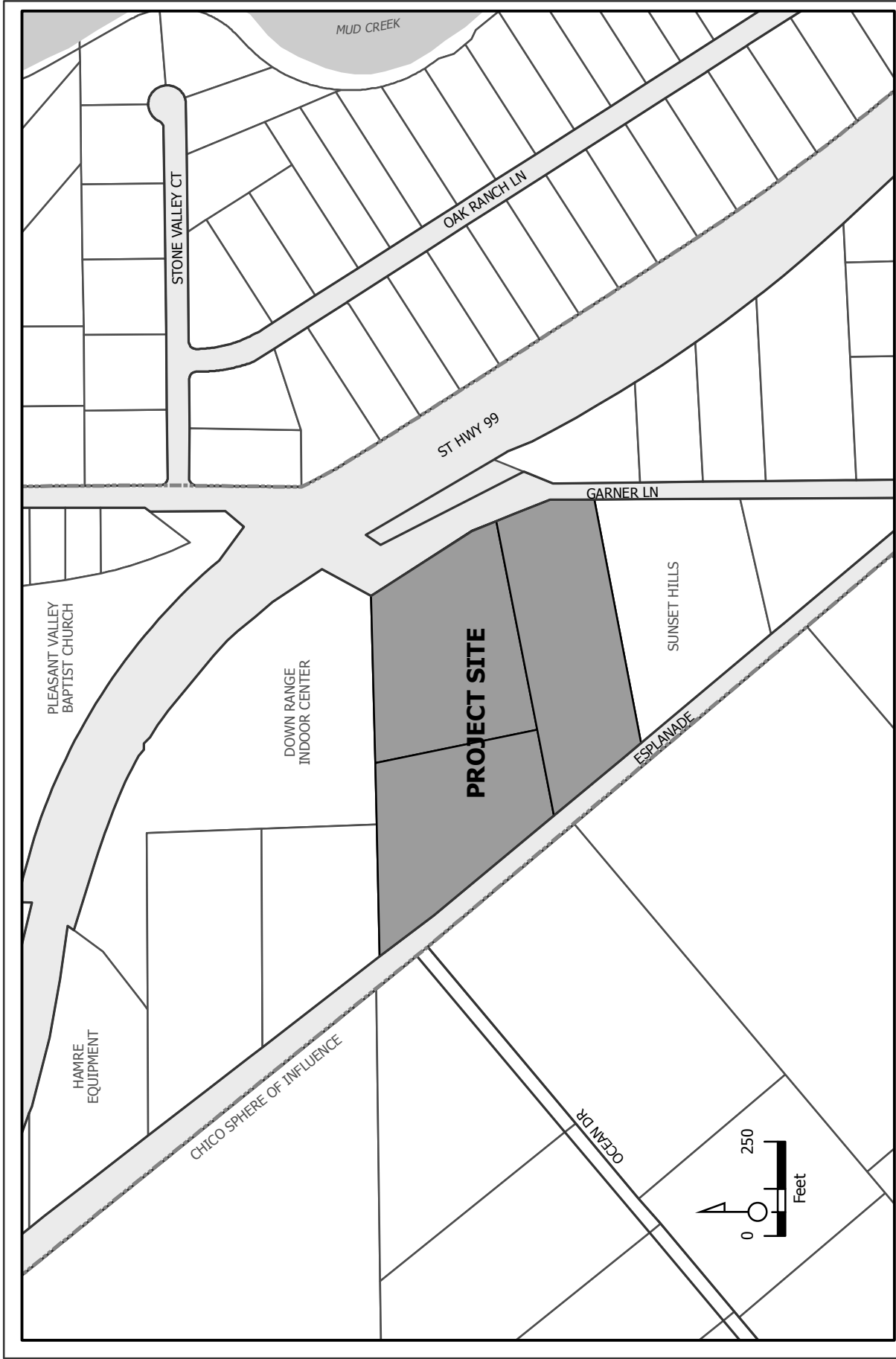
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve Boundary Line Modification 18-04 (Garner Lane).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Smallfoot Properties, 1075 E. 20th Street, Chico, CA, 95928
Robertson Erickson Engineers, Attn: Russ Erickson 888 Manzanita Court, Suite 101,
Chico, CA, 95926



BLM 18-04 (Erickson)
13301 Garner Lane
APN 006-400-(074, 075, 076)-000



GARNER LANE

NEW PROPERTY LINE

LOT LINE TO BE DELETED

LOT "D"
PER RSN
2016-0047965
NOT A PART

LOT "C"
4.36 Ac. OLD
3.08 Ac. NEW

LOT "A"
4.52 Ac. OLD
5.44 Ac. NEW

APN
006-400-059

LOT "B"
4.20 Ac. OLD
4.56 Ac. NEW

APN
006-400-023

ESPLANADE



Malcolm J. Macdonald
5/18/18

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY icm DATE 5/16/2018
CHECKED _____ SCALE 1" = 180'

BOUNDARY LINE
MODIFICATION 18-04
FOR
SMALLFOOT LLC

EXHIBIT
B

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 2 OF 5

Attachment B