



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 09/13/2018) DATE: July 24, 2018
FROM: Mike Sawley, Senior Planner FILE: BLM 18-05
Christopher Smith, Planning Intern
SUBJECT: Boundary Line Modification 18-05 (Gonzales Dev. Co., LLC)
Lots B4, B5, and B6 per 189 M 1-6 (APNs 002-180-185, -186, and -187)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to consolidate three parcels into two parcels located on the west side of Carlisle Lane, north of Craigie Lane (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Special Mixed Use (SMU) on the City of Chico General Plan Diagram and are zoned Traditional Neighborhood Development (TND).

BACKGROUND/ANALYSIS

The three subject parcels (B4, B5, B6) are currently undeveloped. The proposed BLM would remove two shared property lines that enclose the center parcel (B5), and add a single new line, resulting in two larger parcels, eliminating the center lot. Currently the two westerly parcels (B4, B5) are approximately 9,500 square feet each, with the third (B6) just under 12,900 square feet. The new westerly parcel (Parcel 1) would be approximately 16,500 square feet. The new easterly parcel (Parcel 2) would be approximately 15,500 square feet.

RECOMMENDATION

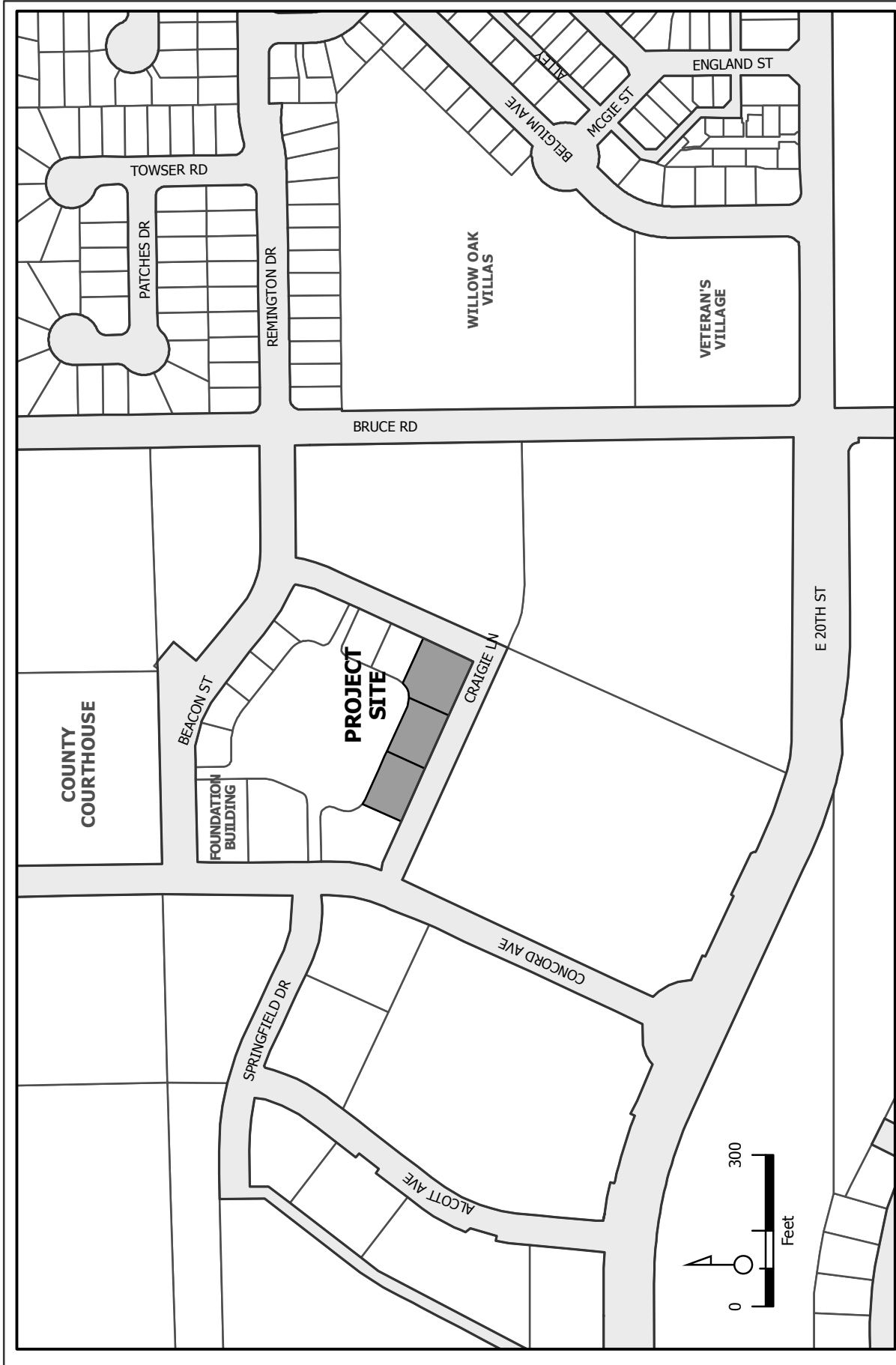
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 18-05 (Gonzales Dev. Co., LLC).

ATTACHMENTS

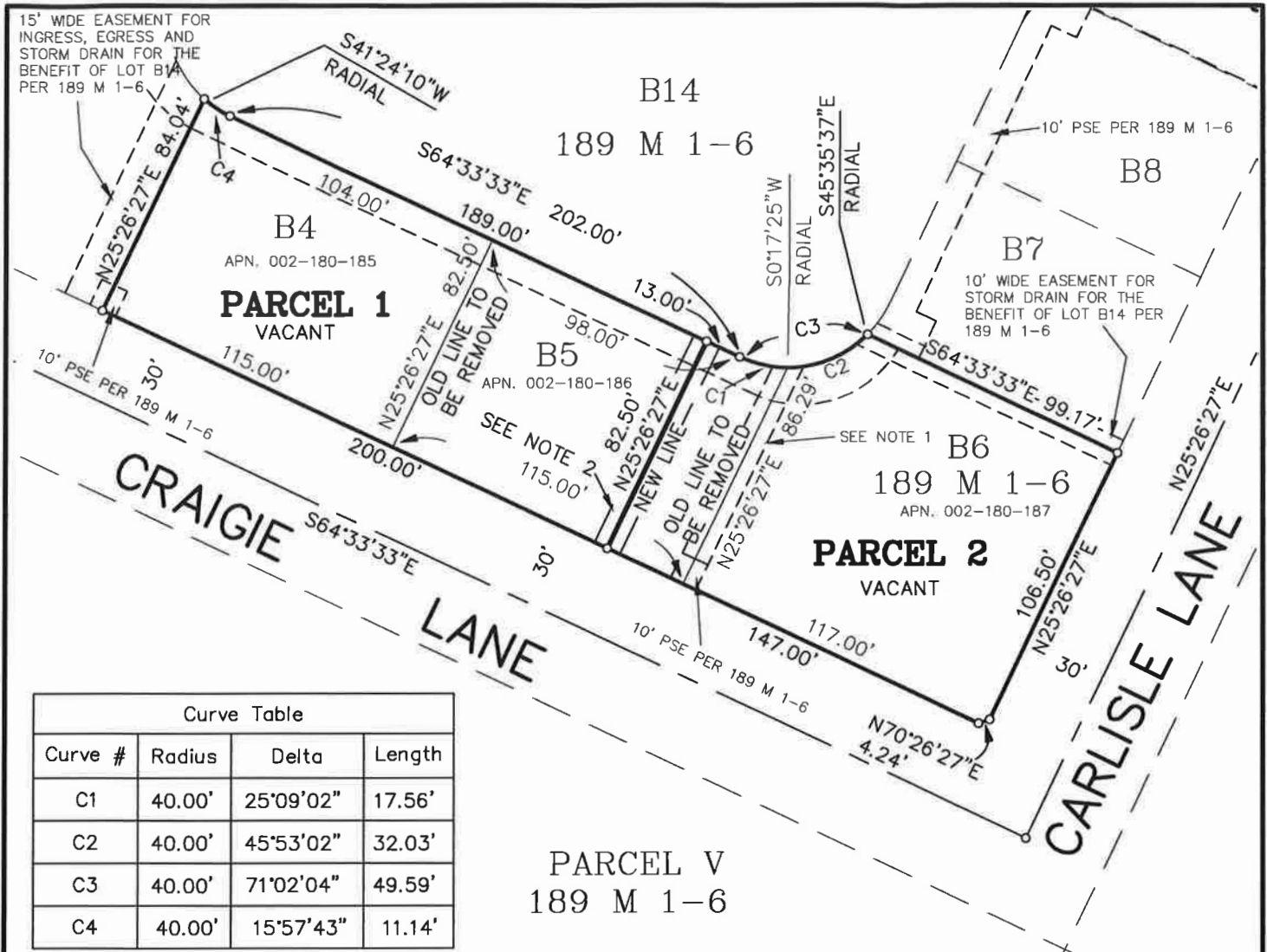
- A. Location Map
- B. Plat

DISTRIBUTION

cc: Gonzales Dev. Co., LLC, P.O. Box 7063, Chico, CA, 95927
NorthStar, Attn: Mark Herrick, 111 Mission Ranch Blvd, Suite 100, Chico, CA, 95926



UP 18-05 (Gonzales)
APNs 002-180-(185, 186, 187)-000



Curve Table			
Curve #	Radius	Delta	Length
C1	40.00'	25°09'02"	17.56'
C2	40.00'	45°53'02"	32.03'
C3	40.00'	71°02'04"	49.59'
C4	40.00'	15°57'43"	11.14'

PARCEL 1: 19,002 SQUARE FEET ± BEFORE BLM
16,505 SQUARE FEET ± AFTER BLM

PARCEL 2: 12,827 SQUARE FEET ± BEFORE BLM
15,323 SQUARE FEET ± AFTER BLM

- NOTE:
- INGRESS/EGRESS EASEMENT RESERVED IN DEEDS FOR THE BENEFIT OF LOT B14 AS SHOWN ON 189 M 1-6 ABANDONED PER _____
 - INGRESS/EGRESS EASEMENT TO BE RESERVED IN DEEDS FOR THE BENEFIT OF LOT B14.
 - PARCEL ZONING: TND GENERAL PLAN: SMU



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JOB NO. 15-235

CITY OF CHICO		ENGINEERING DIVISION	
DRAWN BY <u>NS. E.</u>	DATE <u>JUNE, 2018</u>	BOUNDARY LINE MODIFICATION	
CHECKED _____	SCALE <u>1" = 60'</u>	NO. _____	
APPROVED _____	PUBLIC WORKS DIRECTOR	GONZALES DEVELOPMENT COMPANY	
			EXHIBIT "B"
			SHEET 2 OF 2