



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/10/22) DATE: 2/25/22
FROM: Tina Wilson, Associate Planner FILE: MLD 21-03
SUBJECT: Minor Land Division 21-03 (Stofa)
279 East 6th Avenue; APN 003-042-003

REQUEST

A request to divide an existing 0.4-acre residential parcel into three separate parcels (see Location Map, **Attachment A** and Plat, **Attachment B**). The site is located on the south side of East 6th Avenue between Laburnum and Oleander Avenues. The site is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and is zoned Low Density Residential (R1).

BACKGROUND/ANALYSIS

The subject parcel is currently developed with one single-family residence, proposed to remain on proposed Parcel 1. Pursuant to Chico Municipal Code (CMC) Section 19.42.030, residential lots zoned R1 shall have a minimum lot size of 4,500 square feet for interior lots and 5,500 square feet for corner lots. The proposed minor land division would divide the parcel into three separate parcels with lot sizes as follows: 5,969 square feet (Parcel 1), 6,000 square feet (Parcel 2), and 6,000 square feet (Parcel 3).

Pursuant to CMC Section 18.16.030, "A minor land division map is permitted, in lieu of a tentative map and parcel map, for all subdivisions creating less than five parcels...where no modifications from the requirements of this title are requested to accommodate the design of the proposed subdivision." No modifications from the subdivision design standards are proposed.

Staff recommends finding the project to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions), which applies to "the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels and the parcel does not have an average slope greater than 20 percent." The proposed map would divide the subject parcel into three lots and does not have a slope greater than 20% thus meeting the categorical exemption criteria. The project proposes one tree to be removed within the proposed driveway approach that would serve proposed Parcels 2 and 3. In accordance with the CMC, a Tree Removal Permit shall be required (see **Condition No. 1**). No new construction is being proposed at this time.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Minor Land Division 21-03 (Stofa), subject to the following conditions:

1. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
2. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Recorder's Office of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

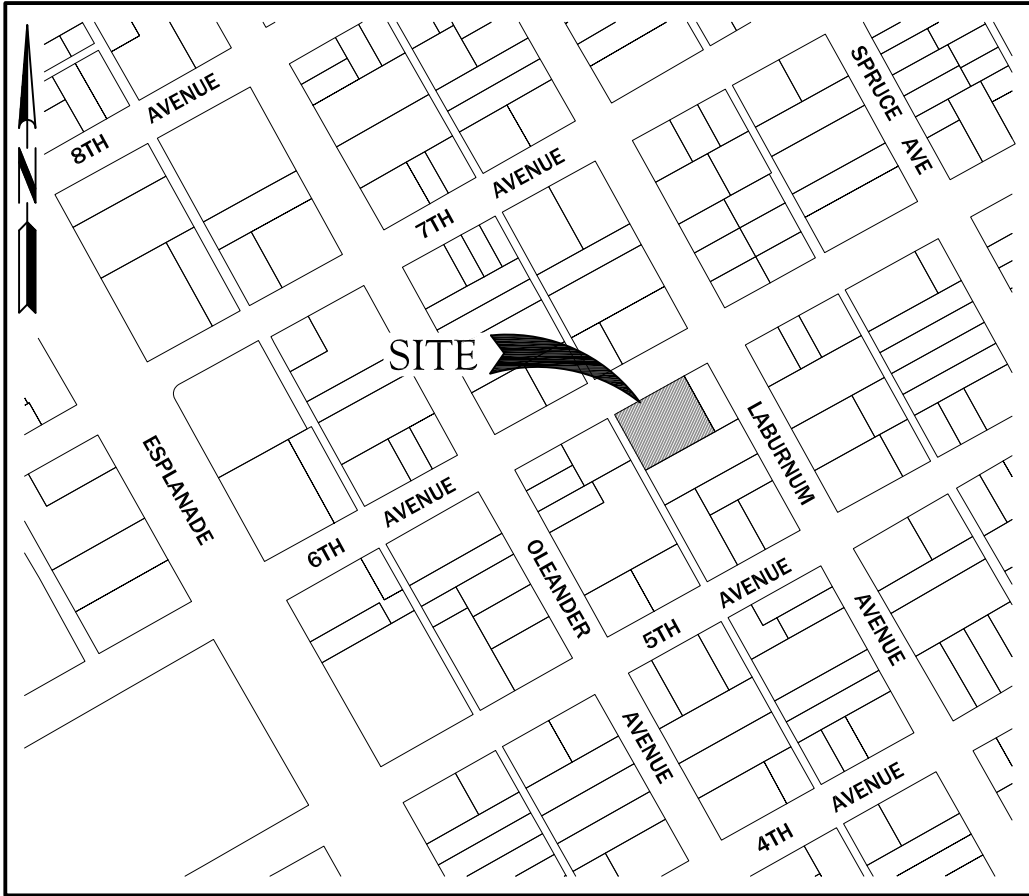
DISTRIBUTION

cc: Eric Stofa, Email: Eric.Stofa@coldwellbanker.com
Rolls, Anderson & Rolls, Attn: Lauren J. McSwain, Email: ljmcswain@rarcivil.com



MLD 21-03 (Stofa)
279 E 6th Avenue
APN 003-042-003-000





LOCATION MAP

NO SCALE



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

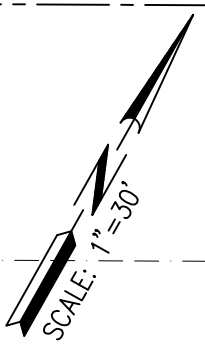
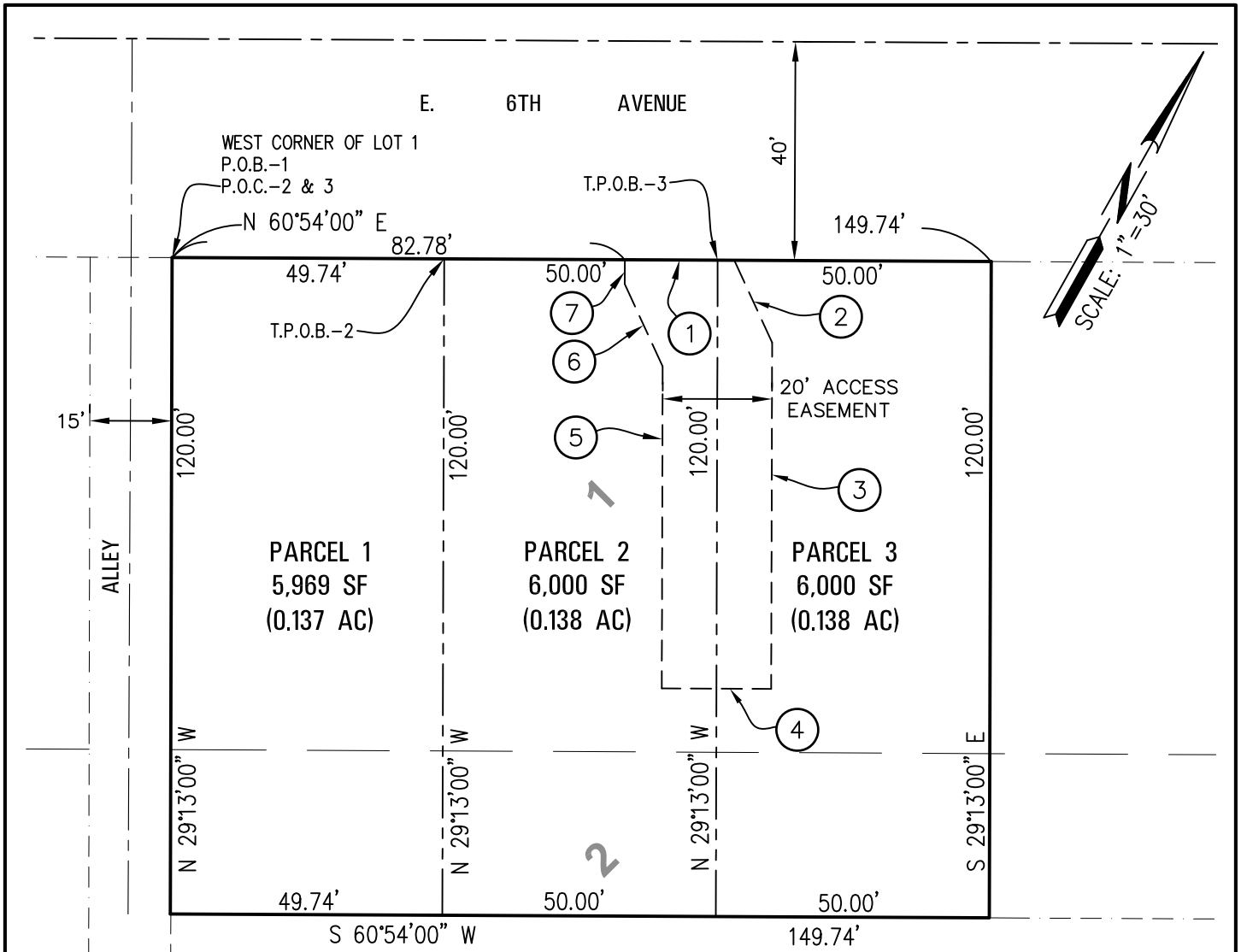
DRAWN BY R.A.R. DATE FEBRUARY, 2022
 CHECKED _____ SCALE N/A

APPROVED _____
 DIRECTOR OF PUBLIC WORKS

CITY OF CHICO
 MINOR LAND DIVISION
 MLD 21-03 (STOFA ETAL)

EXHIBIT
 "B"

SHEET 1 OF 2

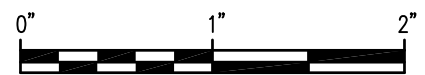


LEGEND

- BOUNDARY LINE
- - - - EXISTING RIGHT-OF-WAY CENTERLINE
- - - - PROPOSED LOT LINE
- - - - ADJACENT PROPERTY LINE
- LOT LINE PER CHICO VECINO SUBDIVISION
- 2 LOT NUMBER PER CHICO VECINO SUBDIVISION
- P.O.B. POINT OF BEGINNING

LINE & CURVE DATA

- ① N 60°54'00" E 20.00'
- ② S 53°45'50" E 16.51'
- ③ S 29°13'00" E 63.33'
- ④ S 60°54'00" E 20.00'
- ⑤ N 29°13'00" W 58.94'
- ⑥ N 53°45'50" W 16.53'
- ⑦ N 29°06'00" W 4.37'



THIS BAR ON THE ORIGINAL IS 2 INCHES LONG

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE FEBRUARY, 2022
 CHECKED _____ SCALE N/A

APPROVED _____
 DIRECTOR OF PUBLIC WORKS

CITY OF CHICO
 MINOR LAND DIVISION
 MLD 21-03 (STOFA ETAL)

EXHIBIT
 "B"

SHEET 2 OF 2