



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 04/14/2022) DATE: March 31, 2022  
FROM: Kelly Murphy, Planner (879-6535) FILE: BLM 22-03  
SUBJECT: Boundary Line Modification 22-03 (Webb)  
1990 Dawncrest Drive, APNs 018-580-074, 018-580-075 and 018-580-076.

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## REQUEST

A request to modify the shared property lines of three parcels in the Belvedere Heights Subdivision located at the northern terminus of Dawncrest Drive on the eastern City limit (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-FDSD (Low Density Residential with Foothill Development overlay).

## BACKGROUND/ANALYSIS

As proposed, Parcel 1 (APN 018-580-074-000) and Parcel 3 (APN 018-580-076) would decrease in size from 8,664 square feet to 7,727 square feet, and 8,379 square feet to 7,671 square feet, respectively. Parcel 2 would be increased from 11,648 square feet to 13,293 square feet in size. No new construction is being proposed at this time. Future development of the resultant parcels is anticipated to be single family residences.

## RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-03 (Webb), subject to the following condition:

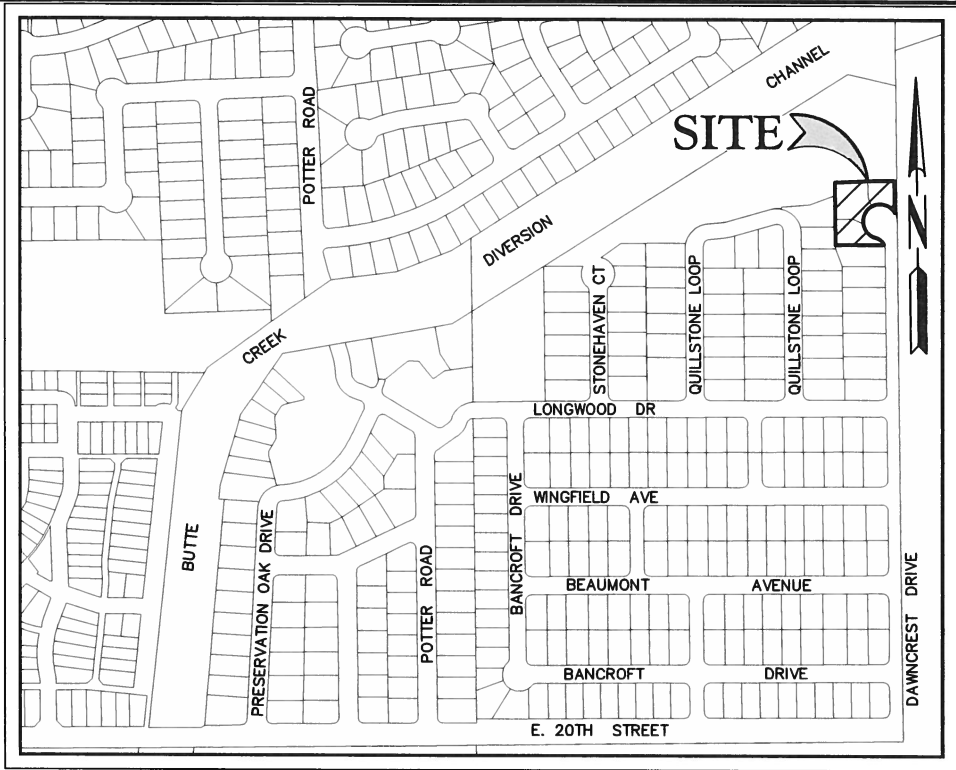
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

## ATTACHMENTS

- A. Location Map
- B. Plat

## DISTRIBUTION

cc: Bill Webb Construction, 121 Yellowstone Drive, Chico, CA 95973  
Rolls Anderson Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973  
BLM 22-03 File



LOCATION MAP

NO SCALE

**ZONING**

EXISTING: R1  
 PROPOSED: R1

**LAND USE**

EXISTING: RESIDENTIAL  
 PROPOSED: RESIDENTIAL

**NOTES**

1. THERE ARE NO EXISTING STRUCTURES ON THE PARCELS.
2. ALL EXISTING IMPROVEMENTS AGREE WITH THE PROPOSED PROPERTY LINE CONFIGURATION INCLUDING DRIVEWAYS, DRIVEWAY CURB CUTS, UTILITIES AND FENCES.
3. OFF-STREET PARKING WILL NOT BE AFFECTED BY THIS BOUNDARY LINE MODIFICATION.
4. NO TREES WILL BE REMOVED AS A RESULT OF THIS BOUNDARY LINE MODIFICATION
5. THERE ARE NO WELLS, SUMPS OR SEPTIC TANKS ON THE SUBJECT PROPERTIES.
6. THERE ARE NO IMPROVEMENTS PLANNED AS PART OF THIS BOUNDARY LINE MODIFICATION.



**LOT AREAS**

**EXISTING**

8,664 SQ.FT. (APN 018-580-074)  
 11,648 SQ.FT. (APN 018-580-075)  
 8,379 SQ.FT. (APN 018-580-076)

**PROPOSED**

7,727 SQ.FT.  
 13,293 SQ.FT.  
 7,671 SQ.FT.

CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CITY OF CHICO**

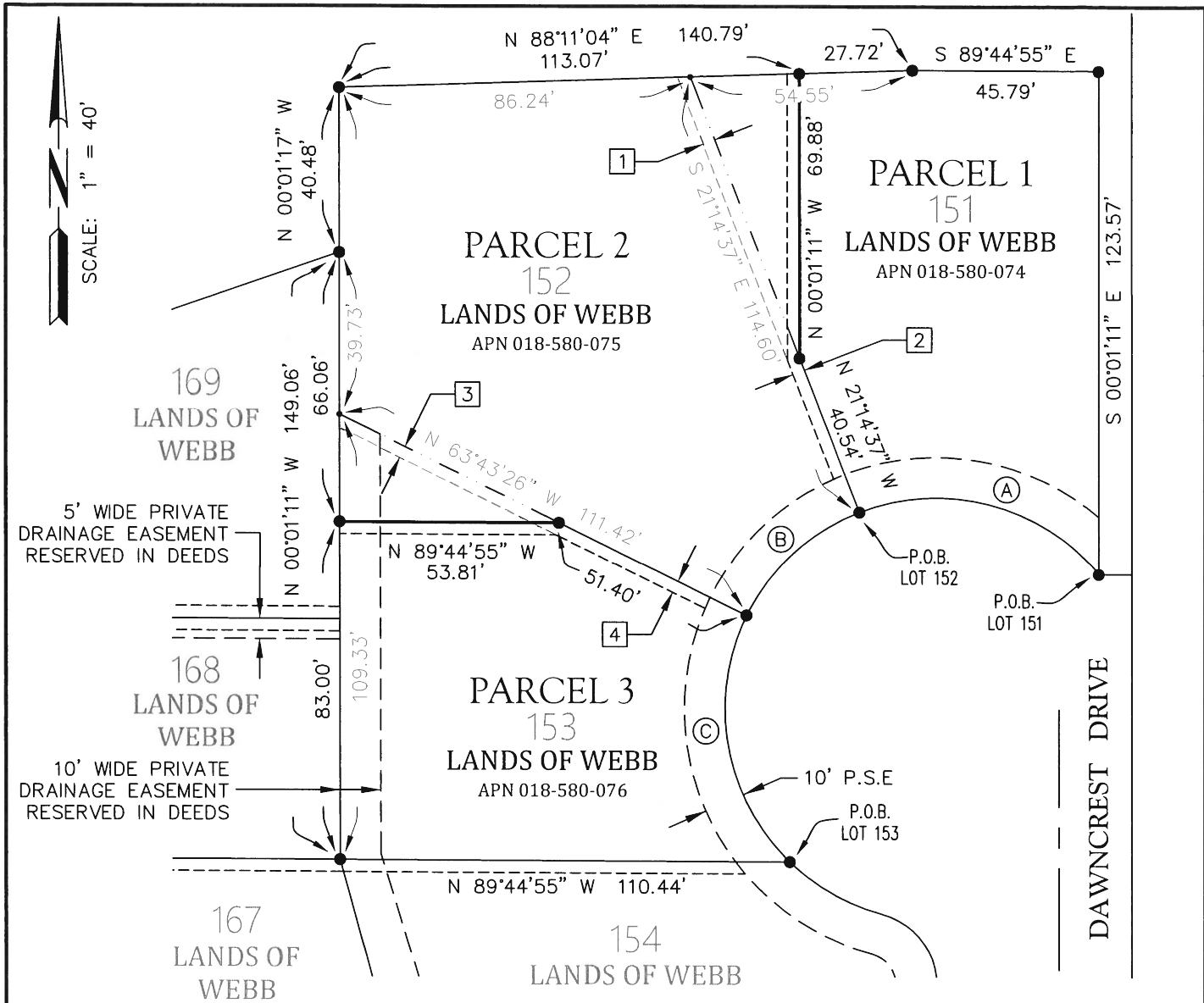
**COMMUNITY DEVELOPMENT DEPARTMENT**

DRAWN BY: RAR DATE: MARCH, 2022  
 CHECKED: \_\_\_\_\_ SCALE: NO SCALE  
 APPROVED: \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

**CITY OF CHICO**  
**BOUNDARY LINE MODIFICATION**  
**BLM 22-03**  
**(BILL WEBB CONSTRUCTION, INC.)**

**EXHIBIT**  
**"B"**

SHEET 1 OF 2



**EASEMENT NOTES**

- 1 3' P.U.E. TO BE ABANDONED BY DEED RECORDED \_\_\_\_\_
- 2 3' P.U.E. BY DEED RECORDED \_\_\_\_\_
- 3 3' P.U.E. TO BE ABANDONED BY DEED RECORDED \_\_\_\_\_
- 4 3' P.U.E. BY DEED RECORDED \_\_\_\_\_

**CURVE DATA**

- (A) D = 71°30'31" R = 52.00' L = 64.90'
- (B) D = 42°28'50" R = 52.00' L = 38.56'
- (C) D = 72°22'57" R = 52.00' L = 65.69'

**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- - - - - EXISTING PARCEL LINE TO BE ELIMINATED
- PROPOSED PARCEL LINE TO BE CREATED
- 167 LOT NUMBER PER BOOK 196 OF MAPS, PAGES 16-19
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.O.B. POINT OF BEGINNING

**CITY OF CHICO**

**COMMUNITY DEVELOPMENT DEPARTMENT**

DRAWN BY: RAR DATE: MARCH, 2022  
 CHECKED: \_\_\_\_\_ SCALE: 1"=40'  
 APPROVED: \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

**CITY OF CHICO**  
**BOUNDARY LINE MODIFICATION**  
**BLM 22-03**  
**(BILL WEBB CONSTRUCTION, INC.)**

**EXHIBIT**  
**"B"**

SHEET 2 OF 2