



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 10/13/2022) DATE: September 27, 2022  
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 22-09  
SUBJECT: Boundary Line Modification 22-09 (Amain); 2860 Fair Street; APNs 040-310-070 and -0142

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## REQUEST

A request to modify a shared boundary line between two legal parcels located on the south side of Fair Street, between Midway and Highway 99 (See Location Map, **Attachment A**). The subject parcels are designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and is zoned Light Manufacturing (ML).

## BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would alter the shared property line to increase the size of "Parcel A" (see Plat, **Attachment B**). This would increase the size of "Parcel A" from 10 acres to 12.55 acres and decrease the size of "Parcel B" from 6.35 acres to 3.80 acres. The proposed shift would allow for an expansion of an existing warehouse on "Parcel A".

## RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-09 (Amain) subject to the following condition:

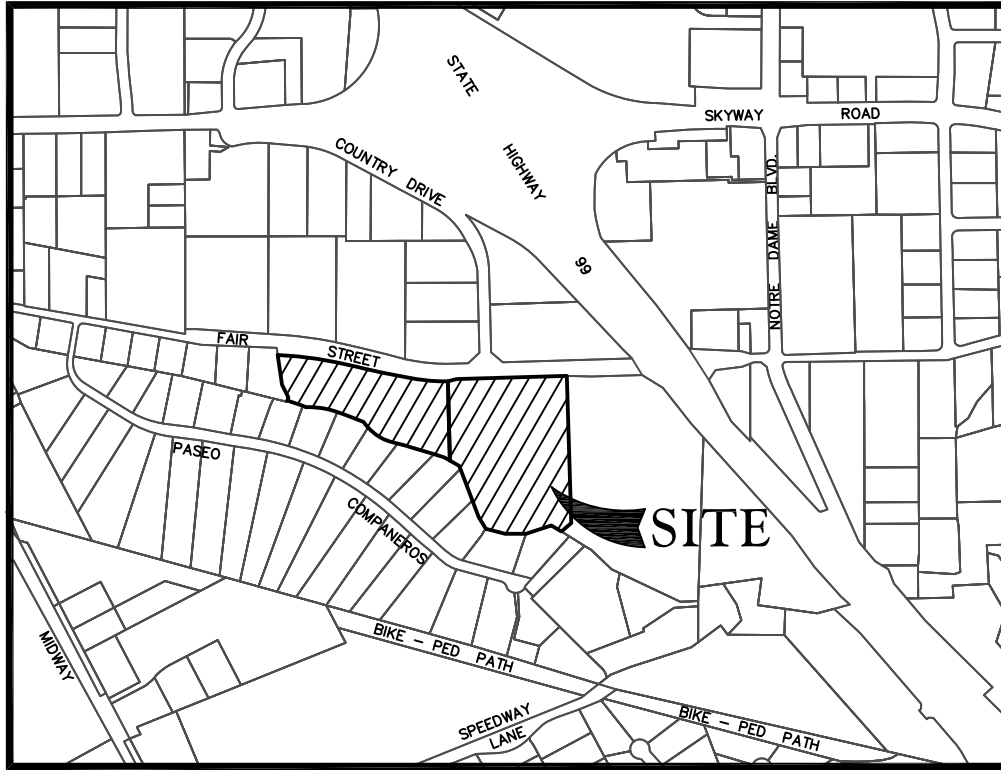
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

## ATTACHMENTS

- A. Location Map
- B. Plat

## DISTRIBUTION

cc: Amain.com, Inc., Attn: Tim Morrison, 424 Otterson Drive, Suite 160, Chico, CA 95928  
Rolls, Anderson & Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973. Email: [kdoglio@racivil.com](mailto:kdoglio@racivil.com)  
File: BLM 22-09



## LOCATION MAP

NO SCALE

### LEGEND

- EXISTING PARCEL LINE
- - - - - PROPOSED PARCEL LINE
- ××××× EXISTING PARCEL LINE TO BE ELIMINATED
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DIMENSION POINT

### PROPOSED AREA SUMMARY

PARCEL A	12.55 ACRES ±
PARCEL B	3.80 ACRES ±
	16.35 ACRES ±

### EXISTING AREA SUMMARY

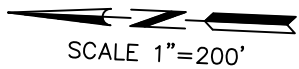
A.P. NO. 040-310-071	10.00 ACRES ±
A.P. NO. 040-310-070	6.35 ACRES ±
	16.35 ACRES ±



PRELIMINARY

S:\CIVIL 3D 2022 PROJECTS\21206 Amain Site\21206 Amain BLM 2022.dwg 08/16/22 7:07:43 AM

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT		
DRAWN BY: CAD	DATE: AUGUST, 2022	<b>CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 22-09 (AMAINCOM INC.)</b>		
CHECKED: _____	SCALE: NTS			EXHIBIT "B"
APPROVED: _____	PUBLIC WORKS DIRECTOR			SHEET 1 OF 4



P.O.B. PARCEL A  
P.O.C. PARCEL B

STREET  
COUNTRY DRIVE

PARCEL 2  
OR 89-06720  
APN 040-310-071  
10.00 AC.

PARCEL A  
12.55 AC.

FAIR

CREEK

COMANCHE

T.P.O.B.  
PARCEL B

PARCEL 1  
OR 89-06720  
APN 040-310-070  
6.35 AC.

PARCEL B  
3.80 AC.

**PRELIMINARY**

SEE SHEET 3 OF 4 FOR  
LINE & CURVE DATA

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: CAD DATE: AUGUST, 2022  
CHECKED: SCALE: 1" = 200'

APPROVED: PUBLIC WORKS DIRECTOR

CITY OF CHICO  
BOUNDARY LINE MODIFICATION  
BLM 22-09 (AMAINCOM INC.)

EXHIBIT  
"B"

SHEET 2 OF 4

Attachment B