



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 4/13/2023) DATE: March 27, 2023  
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 23-03  
SUBJECT: Boundary Line Modification 23-03 (Bettencourt)  
1366 and 1372 Vallombrosa Avenue; APNs 045-340-042 and 045-312-035

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## **REQUEST**

A request to modify a shared boundary line between two legal parcels located on the northwest side of Vallombrosa Avenue between Vallombrosa Lane and Crister Avenue (see Location Map, **Attachment A**). The subject parcels are designated Low Density Residential on the City of Chico General Plan Land Use Diagram and are zoned R1 (Low Density Residential).

## **BACKGROUND/ANALYSIS**

The proposed Boundary Line Modification would shift the common property line and increase the size of Parcel A (see Plat, **Attachment B**). Parcel A would increase in size from 0.22 acres to 0.32 acres and decrease the size of Parcel B from 1.05 acres to 0.95 acres. The proposed shift would allow Parcel A's sewer lateral to be located on its own property. All reluctant parcels would meet all applicable zoning code standards.

## **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 23-03 (Bettencourt) subject to the following condition:

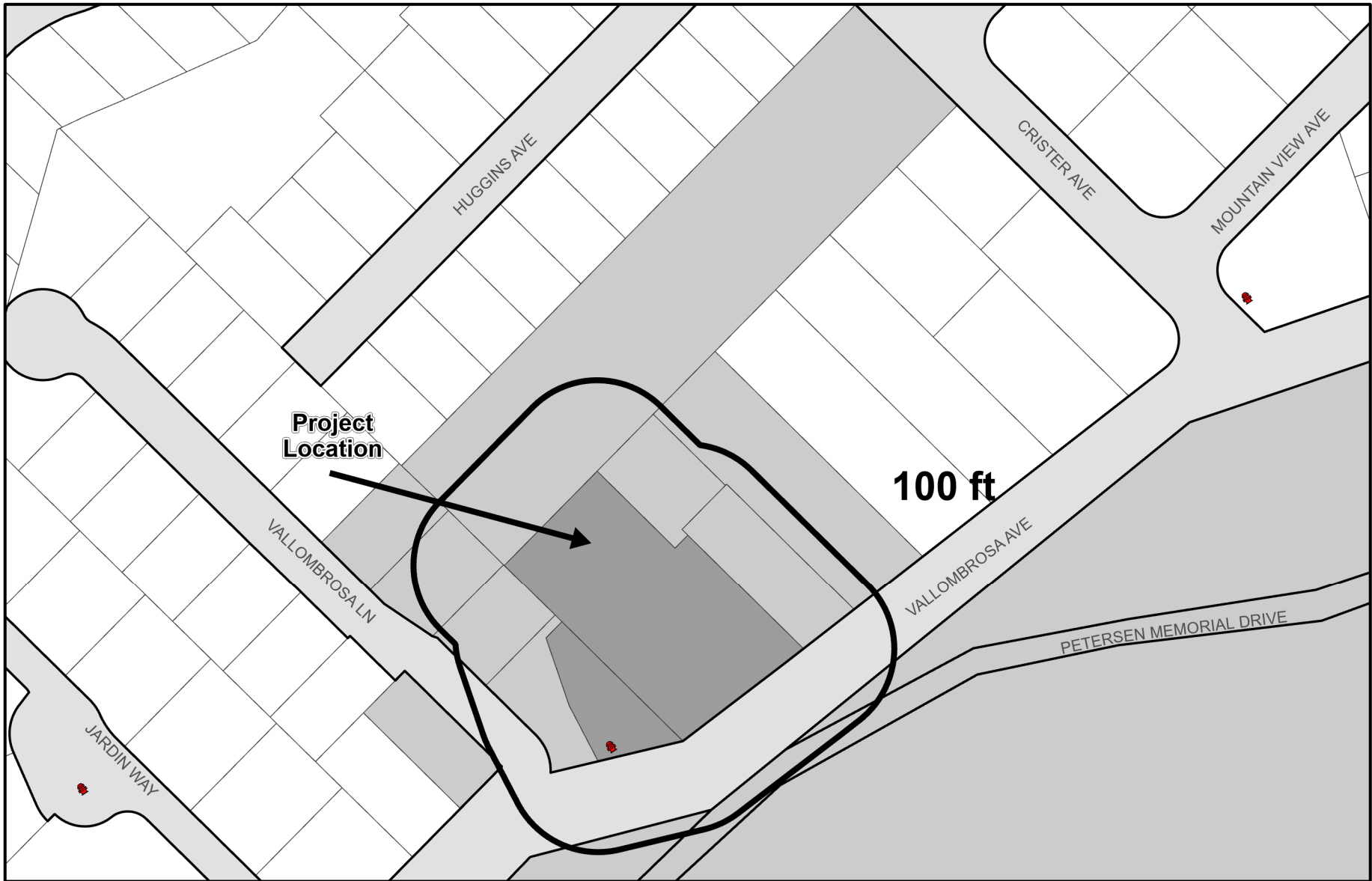
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

## **ATTACHMENTS**

- A. Location Map
- B. Plat

## **DISTRIBUTION**

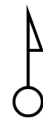
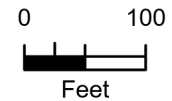
cc: William Bettencourt, 52 Williams Drive, Moraga, CA 94556  
Mark Herrick, [mherrick@northstarae.com](mailto:mherrick@northstarae.com)  
File: BLM 23-03

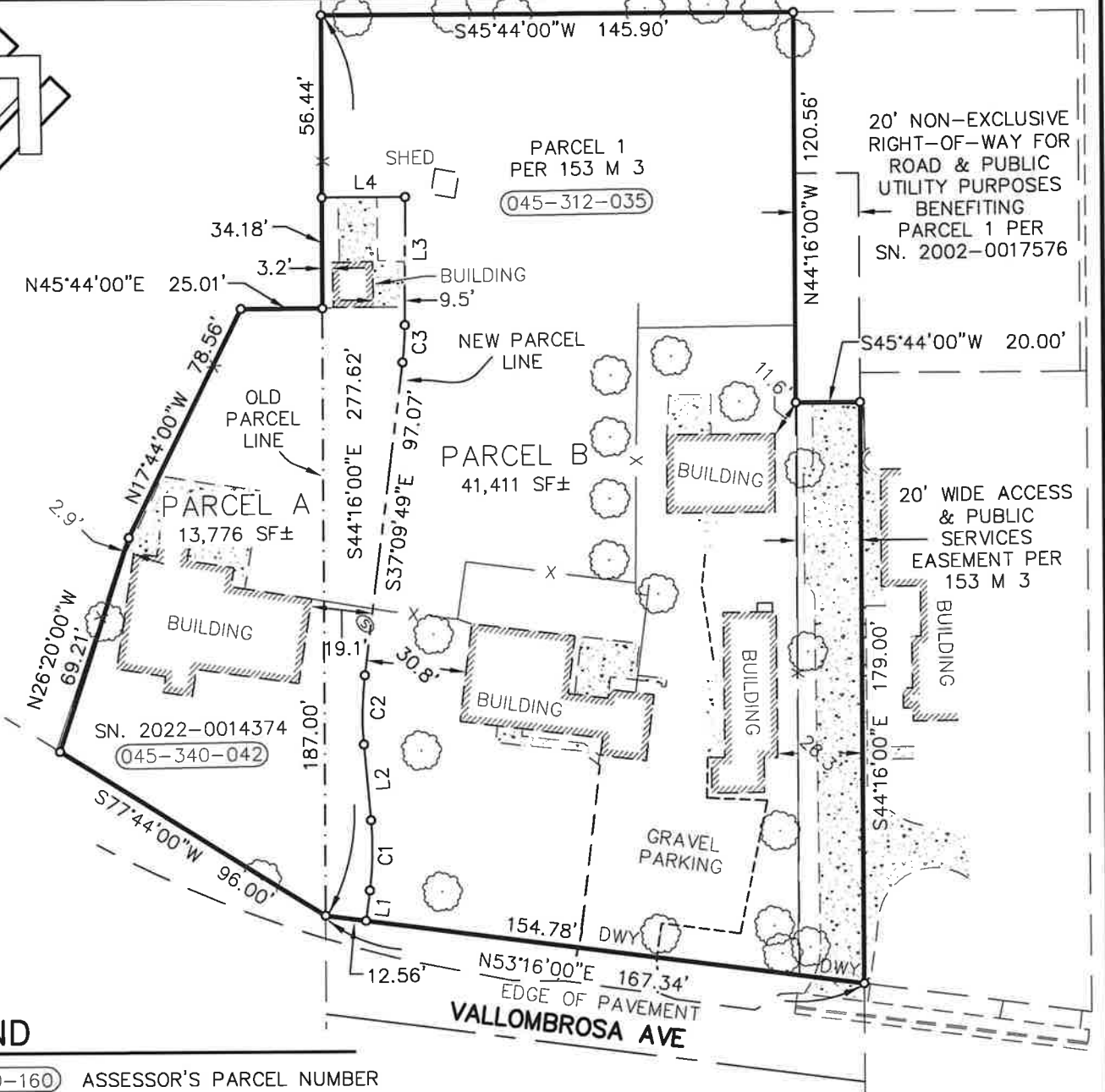


BLM 23-03 (Bettencourt)  
 1366 and 1372 Vallombrosa Avenue  
 APNs 045-340-042 and 045-312-035

Date Saved: 3/27/2023

Noticed Parcels





**LEGEND**

- 018-500-160 ASSESSOR'S PARCEL NUMBER
- SOLID LINE EXISTING PARCEL LINE
- DASHED LINE ADJOINING PARCEL LINE
- Ⓢ SANITARY SEWER CLEANOUT
- ⊙ EXISTING TREE
- ▨ EXISTING CONCRETE



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Curve #	Length	Radius	Delta
C1	21.65	99.00	012°31'39"
C2	21.32	101.00	012°05'50"
C3	11.56	99.00	006°41'31"

Line #	Direction	Length
L1	N36°44'00"W	9.38'
L2	N49°15'39"W	23.45'
L3	N43°51'20"W	39.45'
L4	S45°41'16"W	25.55'

PROJECT #22-050

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE JAN 2023  
CHECKED BY MRH SCALE 1"=50'  
APPROVED \_\_\_\_\_  
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION  
NO. 23-03  
BETTENCOURT

EXHIBIT  
"B"

SHEET 2 OF 2