



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 22-12
SUBJECT: Boundary Line Modification 22-12 (Wilder)
1618, 1620 Locust Street and 1607 and 1631 Park Avenue; APNs 005-207-007, -008,
-009, and -012

REQUEST

A request to modify boundary lines between four legal parcels located along the northern side of Park Avenue and southern side of Locust Street (see Location Map, **Attachment A**). The two parcels along Locust Avenue are designated Residential Mixed Use (RMU) on the City of Chico General Plan Land Use Diagram and are zoned Residential Mixed Use with an -SD8 overlay zone. The two parcels along Park Avenue are designated Neighborhood Commercial (NC) on the City of Chico General Plan Land Use Diagram and are zoned Neighborhood Commercial (CN) with a -COS and -SD8 overlay zones.

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would adjust property lines to create a private accessway from East 16th Street to Lot B at 1620 Locust Street (APN 005-207-009) (See Plat, **Attachment B**). The proposed property line adjustment would mimic the appearance of a public alleyway that was abandoned. Lot A, Lot C, and Lot D's boundaries would be adjusted to provide Lot B an access to East 16th Street. All parcels would meet all applicable zoning standards under the proposed configuration.

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 22-12 (Wilder) subject to the following condition:

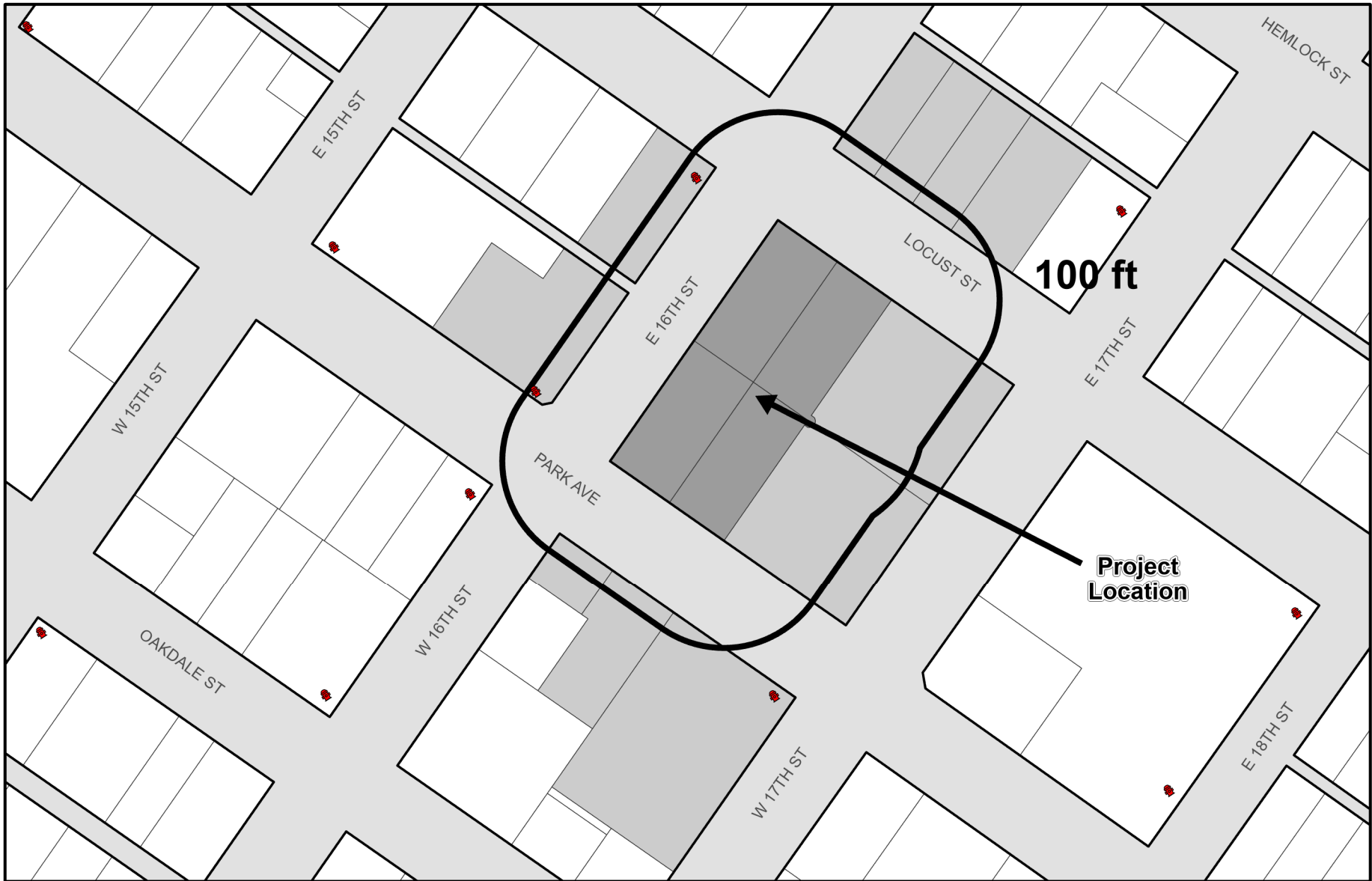
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Revise the Plat and legal descriptions to clearly label and associate the resultant parcels.
3. Resubmit plat and legal descriptions to the satisfaction of the Public Works Director.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

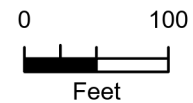
cc: Tom Wilder, twilder@csuchico.edu
Brien Hamilton, hei@hamiltonengineering.net
File: BLM 22-12

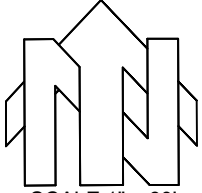


BLM 22-12 (Wilder)
 1618, 1620 Locust St and 1607, 1631 Park Ave
 APNs 005-207-008, -009, -007, and -012

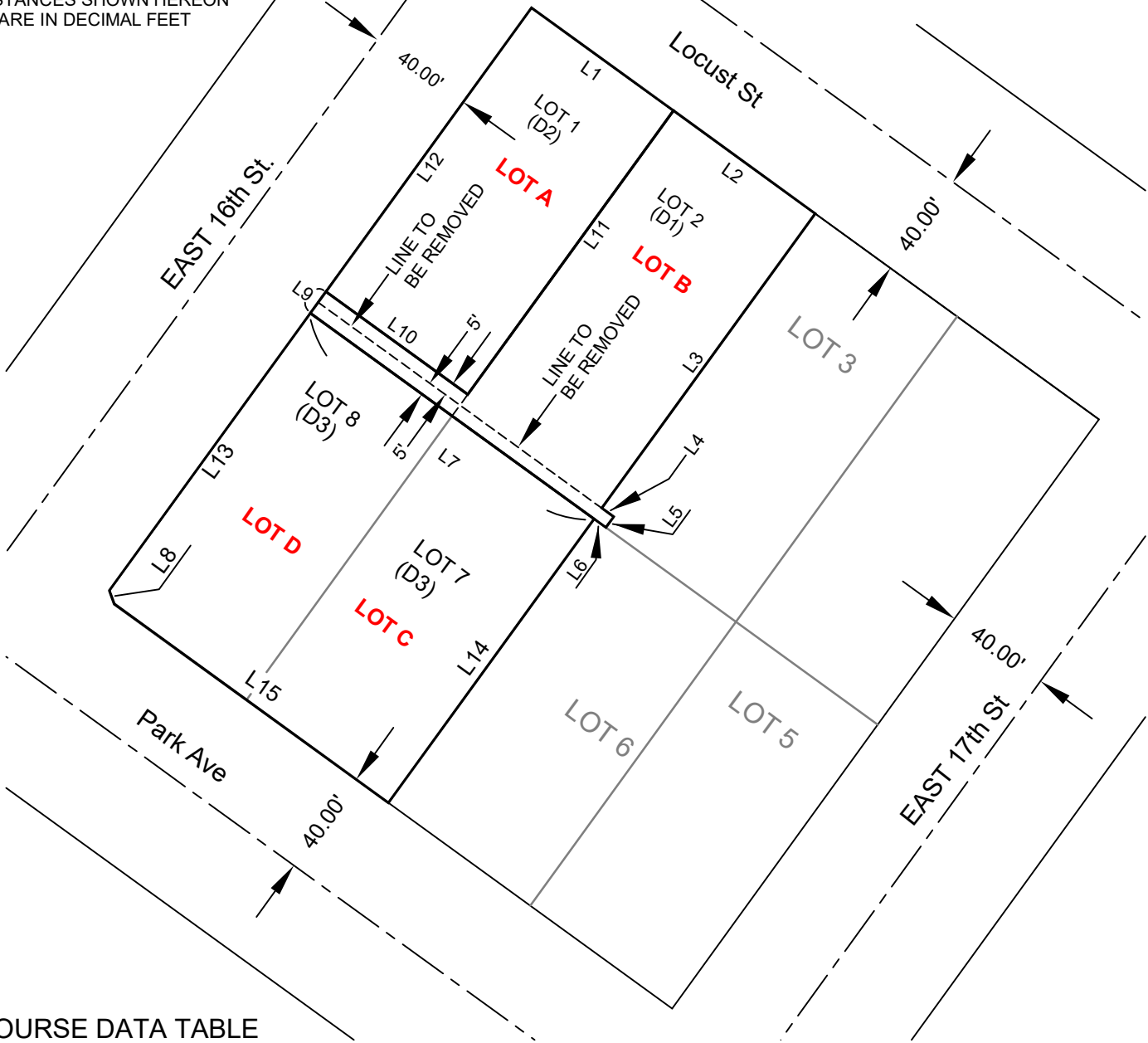
Date Saved: 3/27/2023

Noticed Parcels





SCALE 1" = 60'
DISTANCES SHOWN HEREON
ARE IN DECIMAL FEET



COURSE DATA TABLE

LINE	BEARING	LEN	LINE	BEARING	LEN
L1	S53° 44' 12"E	65.94	L9	N36° 19' 55"W	10.00
L2	S53° 44' 12"E	65.94	L10	N53° 38' 32"W	65.90
L3	S36° 21' 48"W	136.39	L11	S36° 20' 52"W	131.28
L4	S53° 38' 32"E	5.50	L12	N36° 19' 55"	131.18
L5	S36° 21' 48"W	5.00	L13	N36° 19' 55"	128.18
L6	S53° 38' 32"E	5.50	L14	S36° 21' 48"W	131.39
L7	S53° 38' 32"E	131.79	L15	N53° 33' 02"W	127.22
L8	N19° 53' 48"W	5.41			

SHEET LEGEND

- CENTERLINE OF ROADS
- BOUNDARY OF RESULTANT PARCEL
- - - PROPERTY LINE TO BE REMOVED
- (D1) O.R. 2019-00044981
- (D2) O.R. 2010-0004423
- (D3) O.R. 2007-0010500

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: HAMILTON DATE: 12-19-2022
 CHECKED : _____ SCALE: 1" = 60'
 APPROVED : _____
 PUBLIC WORKS DIRECTOR

CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 22-00012 (THOMAS & DONNA WILDER)

EXHIBIT
 "B"

SHEET 2 OF 2