



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 07/13/23) DATE: June 21, 2023
FROM: Molly Marcussen, Associate Planner 879-6808 FILE: MLD 20-08
SUBJECT: Minor Land Division 20-08 (Santos) – 460 Ryan Ave APN 047-560-031

REQUEST

A request to divide an existing 6.09 acre parcel into two separate lots. The project site is an “L” shaped parcel that currently takes access from Ryan Avenue, leading back to the bulk of the site which abuts Cohasset Road to the east and City-owned property to the north and west (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and zoned AM-AOC (Airport Manufacturing/Industrial with Airport Overflight Zone C overlay).

BACKGROUND/ANALYSIS

The subject parcel is currently developed for a contractor’s yard, including storage and repair of vehicles and equipment, bulk materials storage, wash rack, barbed wire fencing and other site features. As proposed, resultant Parcel 1 would be 4.62 acres and Parcel 2 would be approximately 1.47 acres. Parcel 1 would retain the contractor’s yard, and Parcel 2 would be developed with a warehouse and an office building that were approved under separate applications in 2022.

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 two lots and does not have an average slope greater than 20% thus meeting the categorical exemption criteria. In addition, no trees are proposed to be removed as part of the project.

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 20-08 (Santos), subject to the following conditions:

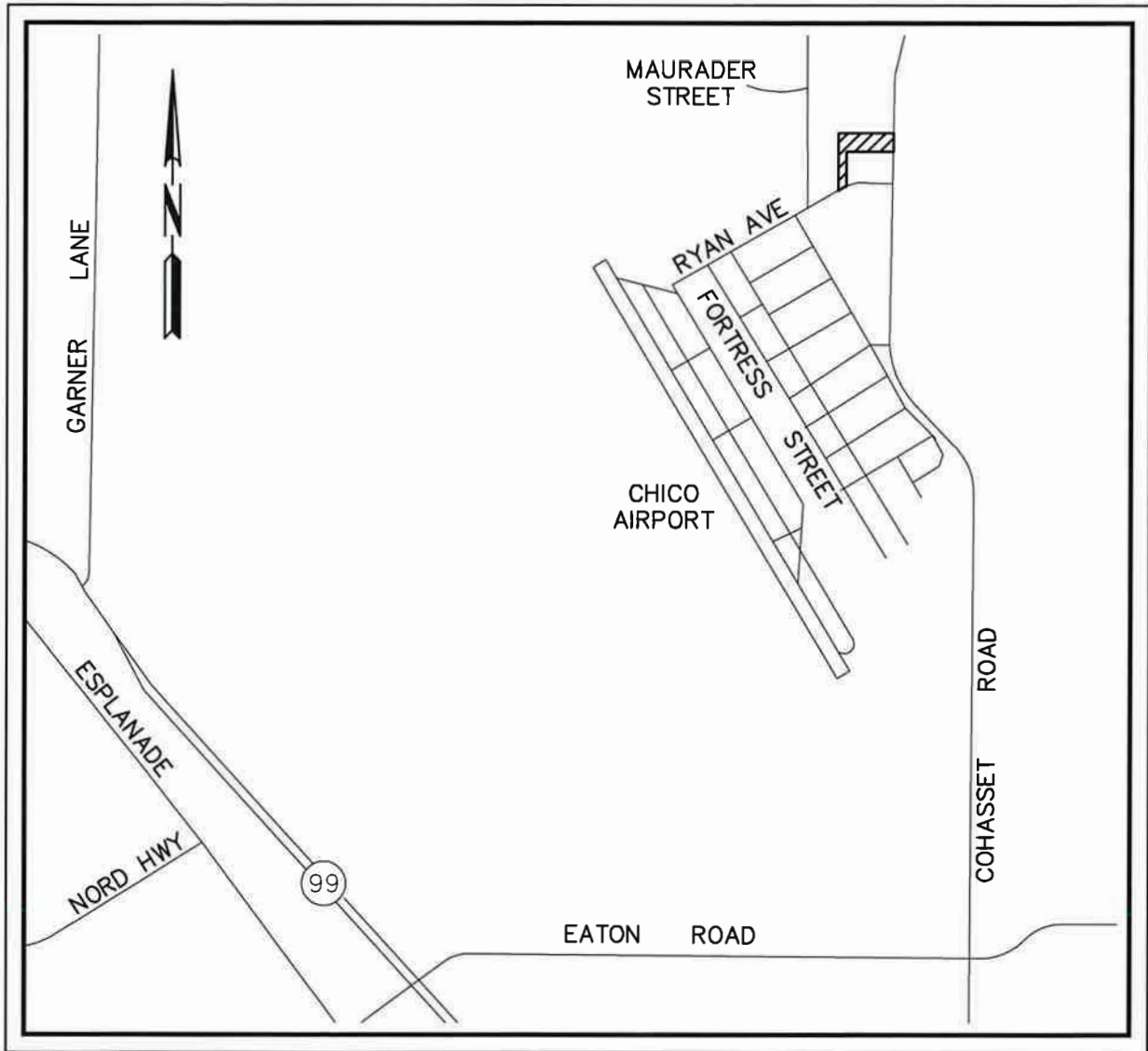
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder’s office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant’s engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Lauren J. McSwain. Rolls Anderson and Rolls. 115 Yellowstone Dr, Chico, CA
George Santos. P.O Box 146, Chico, CA 95927
MLD 20-08 File



LOCATION MAP

NO SCALE

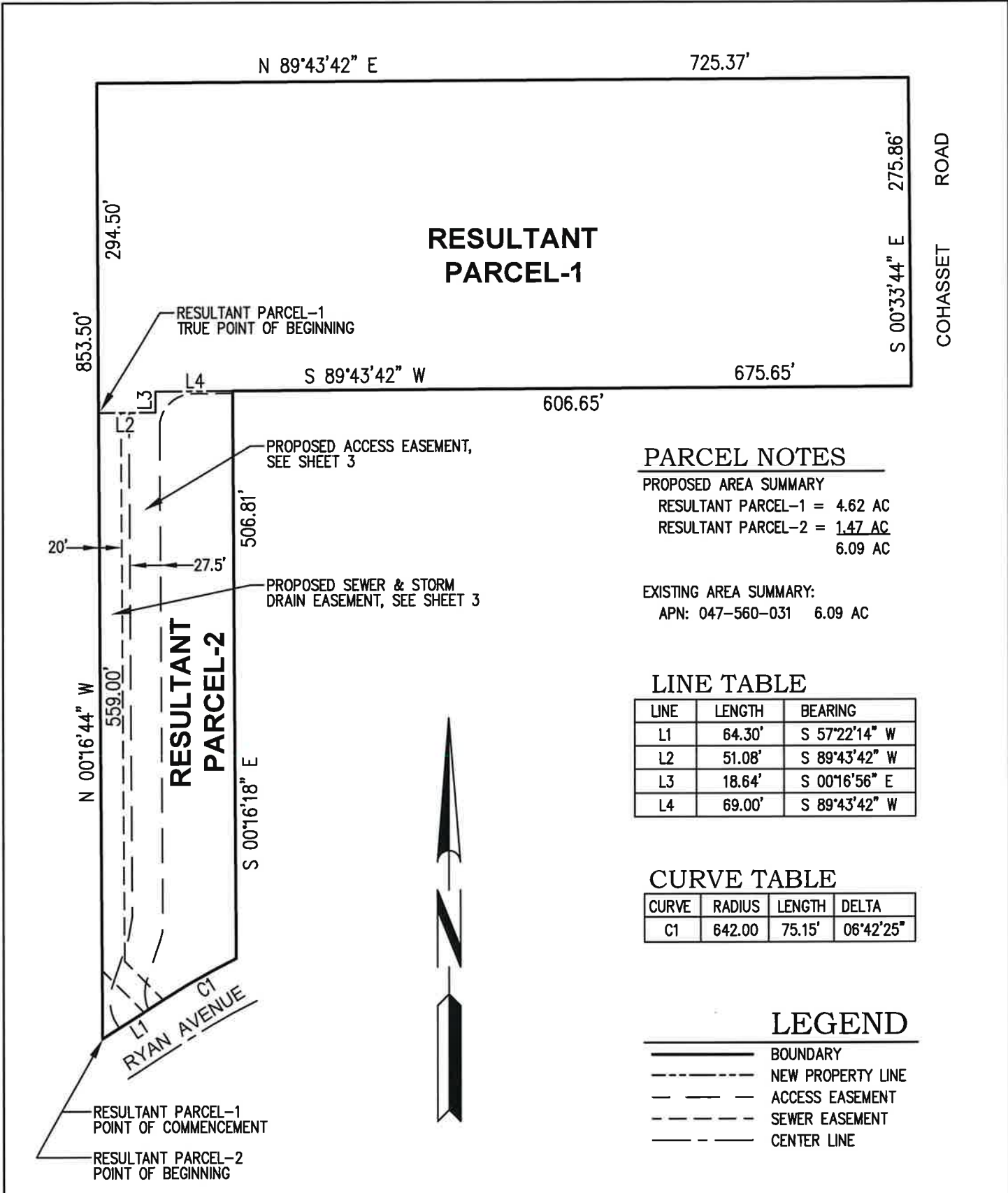


Lauren J. McSwain
6/16/2023



PROJECT LOCATION
(APN: 047-560-031)

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY <u>R.A.R.</u> DATE <u>MAY, 2023</u>	CHECKED _____ SCALE <u>N/A</u>	MINOR LAND DIVISION MLD 20-08 SANTOS	EXHIBIT "B"
APPROVED DIRECTOR OF PUBLIC WORKS		SHEET 1 OF 3	



PARCEL NOTES

PROPOSED AREA SUMMARY
 RESULTANT PARCEL-1 = 4.62 AC
 RESULTANT PARCEL-2 = 1.47 AC
 6.09 AC

EXISTING AREA SUMMARY:
 APN: 047-560-031 6.09 AC

LINE TABLE

LINE	LENGTH	BEARING
L1	64.30'	S 57°22'14" W
L2	51.08'	S 89°43'42" W
L3	18.64'	S 00°16'56" E
L4	69.00'	S 89°43'42" W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	642.00	75.15'	06°42'25"

LEGEND

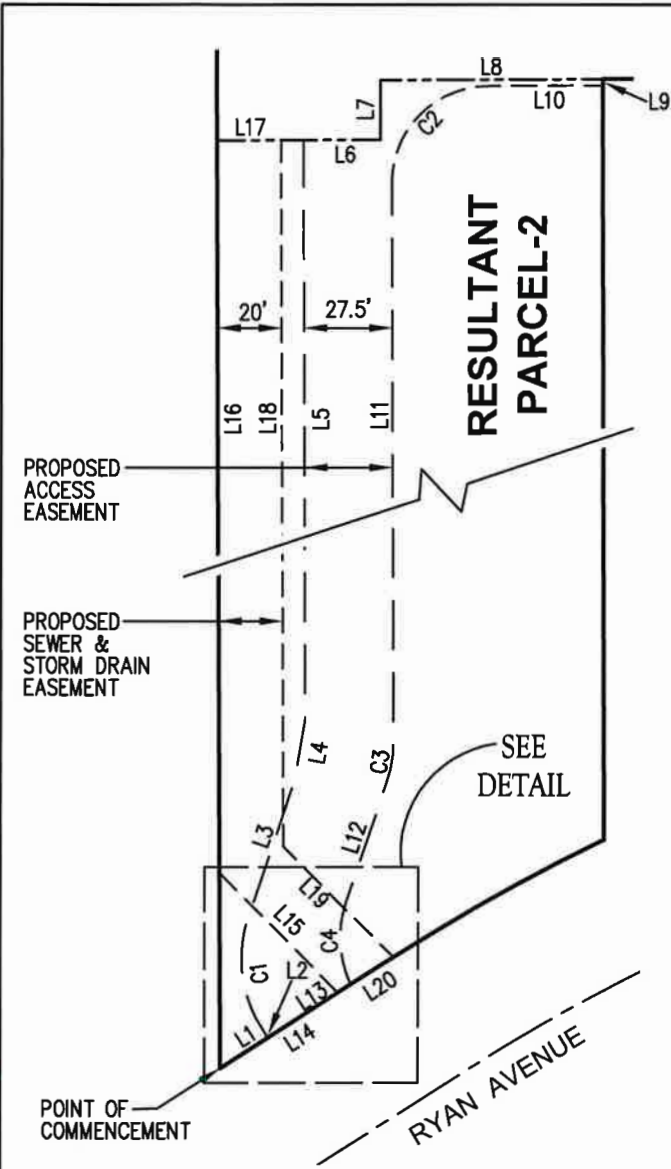
- BOUNDARY
- NEW PROPERTY LINE
- - - - ACCESS EASEMENT
- SEWER EASEMENT
- CENTER LINE

CITY OF CHICO COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE MAY, 2023
 CHECKED _____ SCALE 1"=100'
 APPROVED *Be Ota*
 DIRECTOR OF PUBLIC WORKS

MINOR LAND DIVISION
 MLD 20-08
 SANTOS

EXHIBIT
 "B"

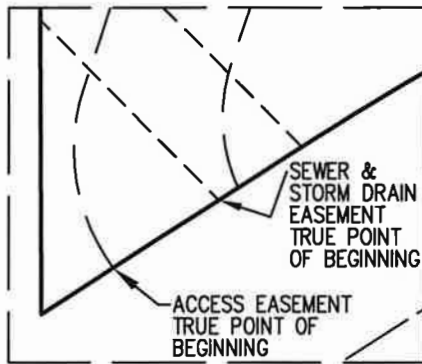


LINE TABLE

LINE	LENGTH	BEARING
L1	17.79'	N 57°22'14" E
L2	3.24'	N 33°09'40" W
L3	45.22	N 18°33'23" E
L4	18.96'	N 10°06'00" E
L5	450.69'	N 00°16'18" W
L6	24.00'	N 89°43'42" E
L7	18.64'	N 00°16'56" W
L8	69.00'	N 89°43'42" E
L9	2.00'	S 00°16'18" E
L10	35.50'	S 89°43'42" W
L11	444.06'	S 00°16'18" E
L12	39.23'	S 18°33'23" W
L13	30.81'	S 57°22'14" W
L14	43.83'	N 57°22'14" E
L15	52.72'	N 44°53'59" W
L16	498.02'	N 00°16'44" W
L17	20.00'	N 89°43'42" E
L18	489.81'	S 00°16'44" E
L19	48.86'	S 44°53'59" E
L20	20.47'	S 57°22'14" W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	40.00	36.11'	51°43'00"
C2	30.00	47.12'	90°00'00"
C3	39.00	12.82'	18°49'42"
C4	35.00	26.52'	43°25'03"



DETAIL

SCALE: 1"=40'



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE MAY, 2023

CHECKED _____ SCALE 1"=60'

APPROVED *Be Oca*
DIRECTOR OF PUBLIC WORKS

MINOR LAND DIVISION
MLD 20-08
SANTOS

EXHIBIT
"B"

SHEET 3 OF 3

Attachment B