



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 5/11/2017) DATE: April 24, 2017
FROM: Shannon Costa, Assistant Planner (879-6506) FILE: MLD 17-04
SUBJECT: Minor Land Division 17-04 (Jeter Family Trust)
1535, 1545, 1515 and 1555 Springfield Drive, APN 002-140-024

REQUEST

This is a request to divide an existing 5-acre parcel into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Diagram, and located in the Community Commercial (CC) zoning district. The site is currently developed as part of a retail shopping center and contains four (4) retail buildings and associated parking. The proposed split would allow the owner to retain separate financing for each proposed parcel.

BACKGROUND/ANALYSIS

The site is located on the west side of Springfield Drive, east of Highway 99 in the Springfield Village Shopping Center. Proposed Parcel "1" would be 2.2-acres in size and would contain three existing retail buildings and a portion of the parking area. Parcel "2" would be 2.64-acres in size, and would contain one retail building and a portion of the parking area. The proposed parcels conform with the required minimum lot sizes for the CC zoning district.

Primary vehicle access to the site is served from Springfield Drive, by means of the shopping center's main entrance. The applicant has indicated that the parcels would remain under one ownership, so a reciprocal easement for access is not necessary at this time. A cross-access easement would be recorded separately upon transfer of either parcel to another entity. Secondary access to the site is provided by a 25-foot-wide access way onto the westerly parcel that connects to the Chico Mall parking lot.

RECOMMENDATION

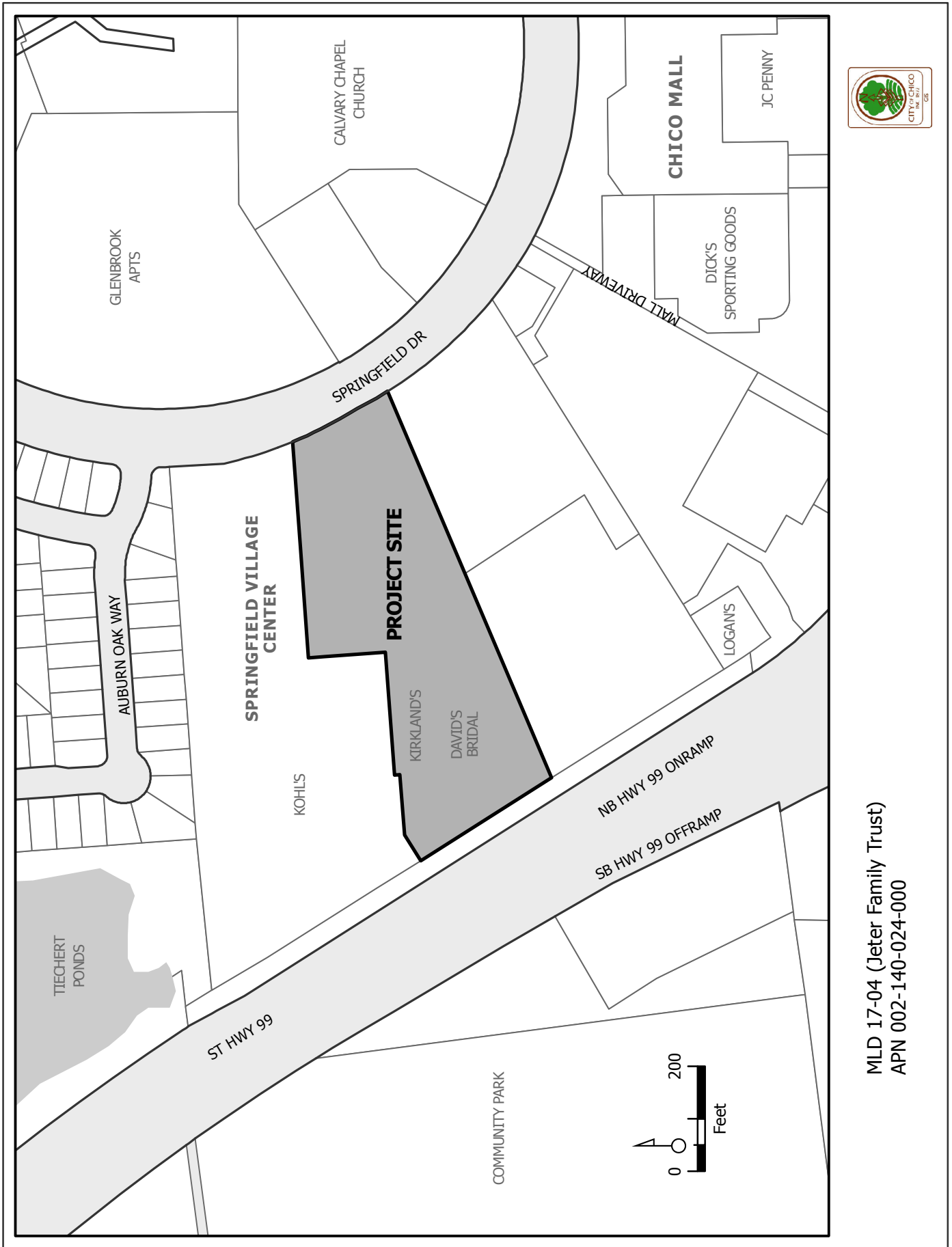
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions), and approve Minor Land Division 17-04 (Jeter Family Trust).

ATTACHMENTS

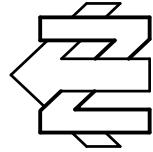
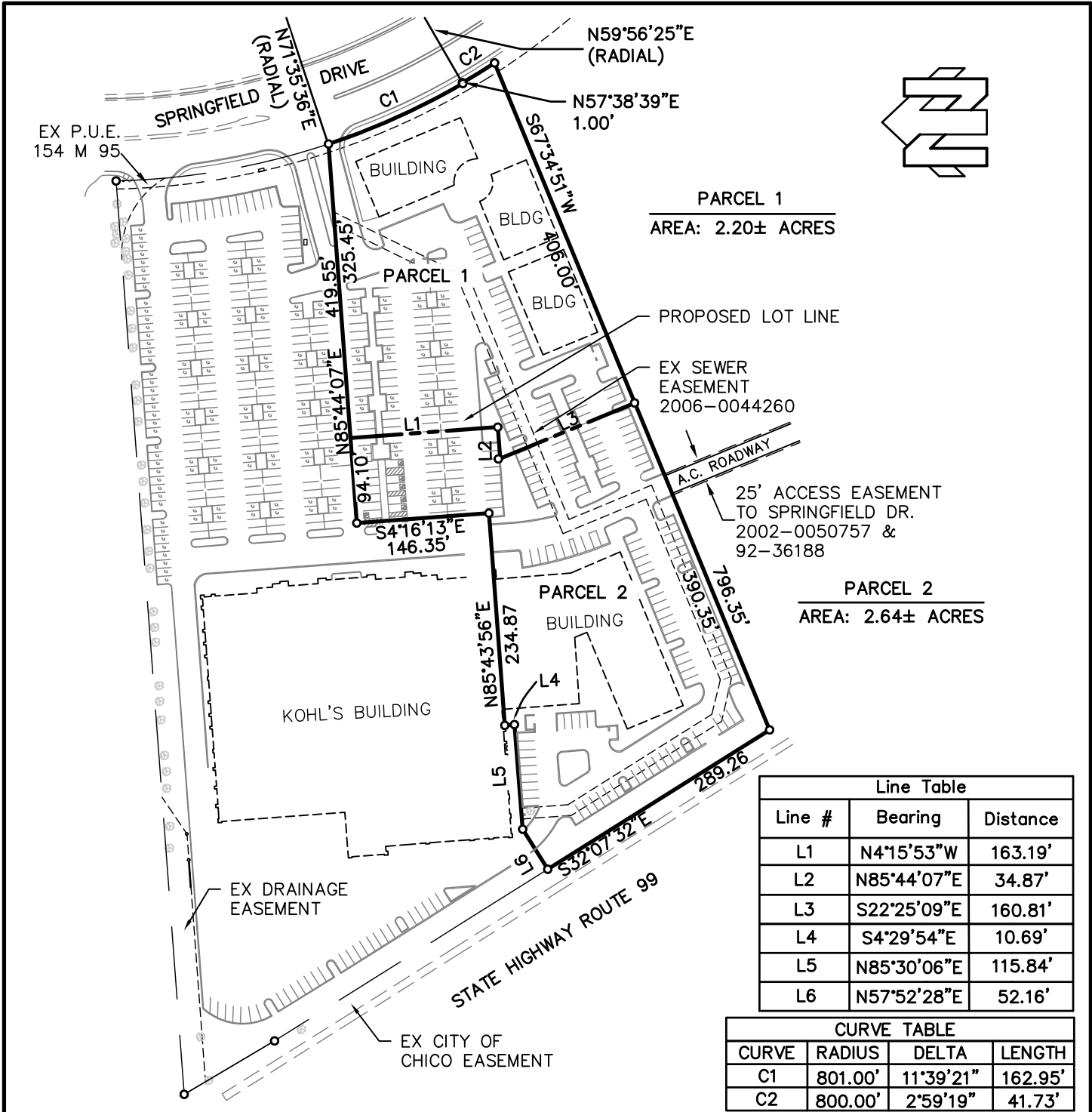
- A. Location Map
- B. Plat for MLD 17-04

DISTRIBUTION

cc: Jeter Family Trust, 1545 Springfield Drive, Chico, CA 95928
Northstar Engineering, Attn: Mike Mays, 111 Mission Ranch Blvd, #100, Chico, CA 95926



MLD 17-04 (Jeter Family Trust)
 APN 002-140-024-000



PARCEL 1
 AREA: 2.20± ACRES

PARCEL 2
 AREA: 2.64± ACRES

Line Table		
Line #	Bearing	Distance
L1	N4°15'53"W	163.19'
L2	N85°44'07"E	34.87'
L3	S22°25'09"E	160.81'
L4	S4°29'54"E	10.69'
L5	N85°30'06"E	115.84'
L6	N57°52'28"E	52.16'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	801.00'	11°39'21"	162.95'
C2	800.00'	2°59'19"	41.73'

LEGEND

- PARCEL BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINE
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING



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CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY EHK DATE 3-28-2017
 CHECKED MNL SCALE 1" = 160'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 17-04
 (SPRINGFIELD VILLAGE)

EXHIBIT
 "B"