



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 05/23/2017) DATE: May 3, 2017
FROM: Kelly Murphy, Assistant Planner (879-6535) FILE: MLD 17-02
SUBJECT: Minor Land Division 17-02 (Little Chico Creek)
1770 Humboldt Road, APN 002-050-246

REQUEST

This is a request to divide an existing 2.57-acre parcel located at 1770 Humboldt Road into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is partially developed with an assisted living facility for the elderly, “The Courtyard at Little Chico Creek”, accessed from Humboldt Road that would remain. The site is designated Office Mixed Use (OMU) on the City of Chico General Plan Diagram, and located in the OR (Office Residential) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the north side of Humboldt Road, between Fir Street and Forest Avenue. The site is bounded on the north by State Route 32. Proposed Parcel “A” would be approximately 1.7 acres in size and contain the existing assisted living facility. Proposed Parcel “B” would have an area of 0.845 acres. Currently, Parcel “B” is undeveloped.

Vehicle access to the site is provided via two (2) entrance drives off of Humboldt Road (see Preliminary Plat, **Attachment C**). Parcel A is connected to the city sewer and Parcel B has access for a future connection. The minor land division would not result in any loss of off-street parking for the existing facility. No new construction, improvements or tree removal are proposed at this time.

RECOMMENDATION

Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – *Minor Land Divisions*, and approve Minor Land Division 17-02 (Little Chico Creek), subject to the following conditions:

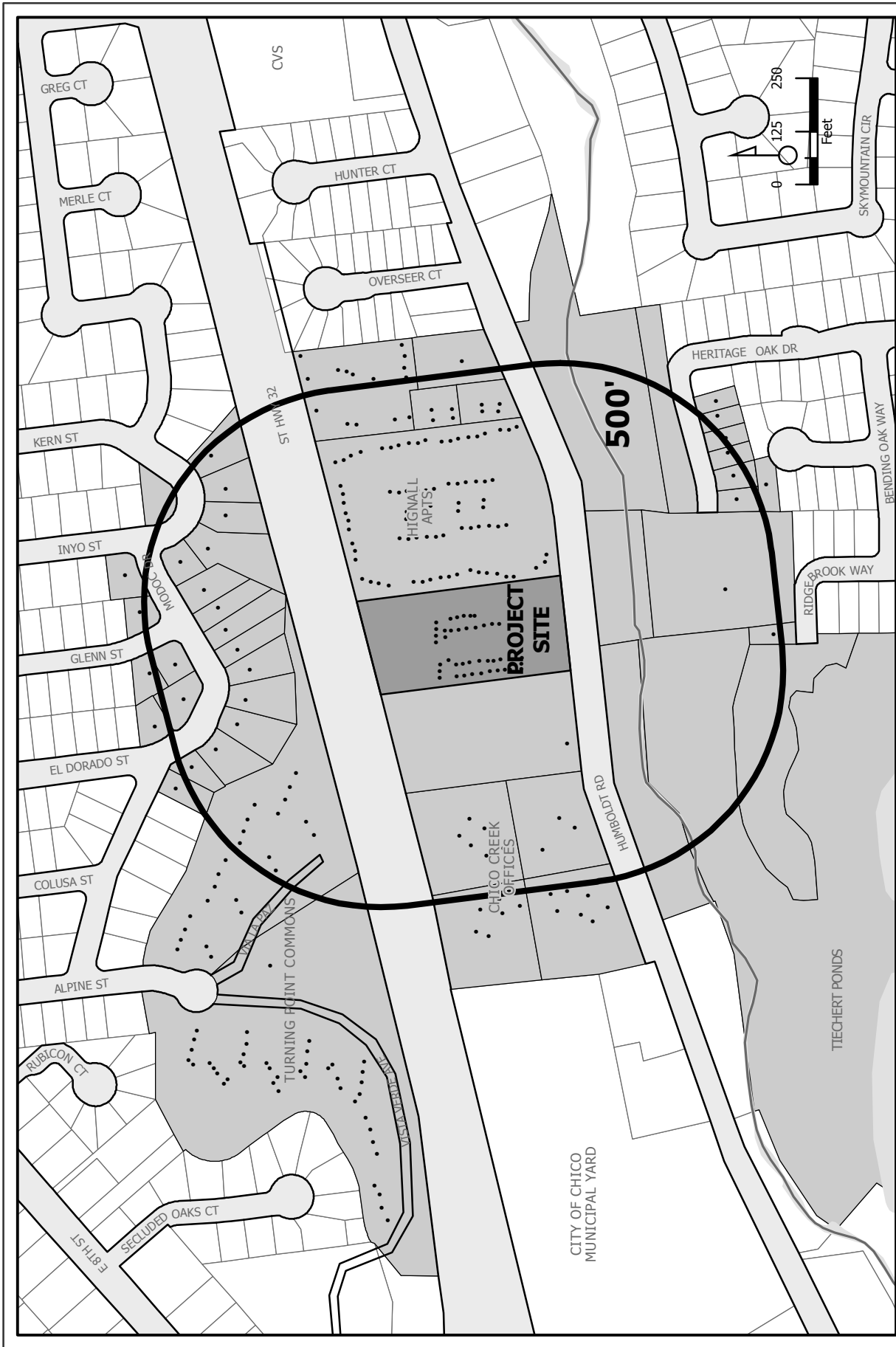
1. Prior to recording the Certificate of Compliance the owner shall segregate all private utilities that cross the proposed new property line. The owner is responsible for obtaining any necessary permits for this work, including but not limited to an electrical permit.
2. The applicant shall be responsible for replacing any damaged or deficient public improvements and the payment of storm drainage fees in accordance with CMC standards.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 17-02
- C. Preliminary Plat

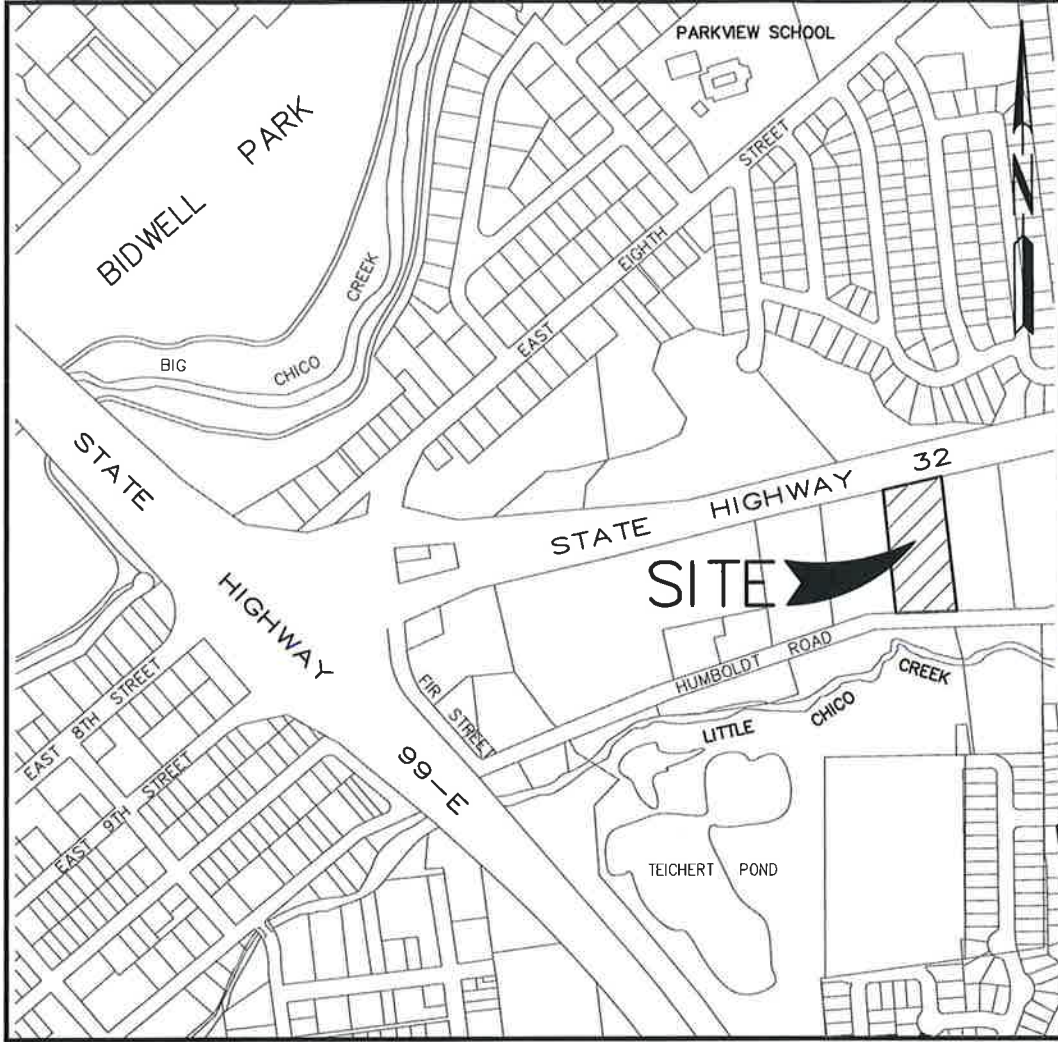
DISTRIBUTION

cc: Courtyard at Little Chico Creek LLC, 1750 Humboldt Road, Chico, CA 95928
Rolls, Anderson & Rolls, Attn: Keith Doglio, 115 Yellowstone Drive, Chico, CA 95973



- Notified Addresses
- ◻ Notified Parcels

MLD 17-02 (Courtyard at Little Chico Creek)
 1770 Humboldt Avenue
 APN 002-050-246-000



LOCATION MAP

NO SCALE



EXHIBIT "B"

RECEIVED PLANNING DIVISION 17-

MAR 01 2017

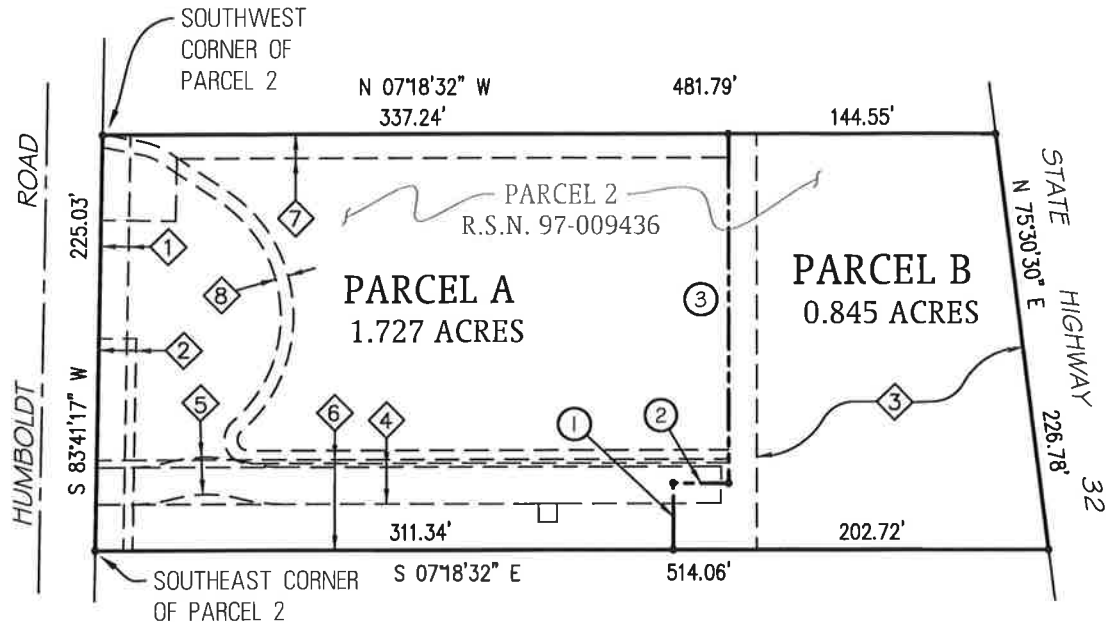
CITY OF CHICO
PLANNING SERVICES

FOR
THE COURTYARD AT
LITTLE CHICO CREEK, LLC

A DIVISION OF PARCEL 2
AS SHOWN ON CERTIFICATE OF
COMPLIANCE UNDER R.S.N. 97-009436
CITY OF CHICO, BUTTE COUNTY,
STATE OF CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE · CHICO, CALIFORNIA 95973-5811

APPROVED: _____
DATE: _____



EASEMENT DATA

- ① EXISTING 15' WIDE PUBLIC UTILITY EASEMENT PER SERIAL NO. 87-13862 OF OFFICIAL RECORDS
- ② EXISTING 20' WIDE STORM DRAIN EASEMENT PER SERIAL NO. 89-49113 OF OFFICIAL RECORDS
- ③ EXISTING EASEMENT AGREEMENT (PARKING LOT) PER SERIAL NO. 98-0021092 OF OFFICIAL RECORDS
- ④ EXISTING 20' WIDE CALWATER EASEMENT PER SERIAL NO. 98-0025362 OF OFFICIAL RECORDS
- ⑤ PROPOSED EASEMENT FOR INGRESS AND EGRESS
- ⑥ PROPOSED EASEMENT FOR WATER, GAS, STORM DRAIN, SANITARY SEWER AND APPURTENANCES
- ⑦ PROPOSED EASEMENT FOR ELECTRIC, TELEPHONE, COMMUNICATIONS, CABLE TV AND APPURTENANCES
- ⑧ PROPOSED EASEMENT FOR PATHWAYS AND APPURTENANCES

LINE DATA

- ① S 82°41'28" W 35.89'
- ② N 07°18'32" W 29.71'
- ③ S 82°43'12" W 189.11'

EXHIBIT "B" MINOR LAND DIVISION 17-

FOR
THE COURTYARD AT
LITTLE CHICO CREEK, LLC
A DIVISION OF PARCEL 2
AS SHOWN ON CERTIFICATE OF
COMPLIANCE UNDER R.S.N. 97-009436
CITY OF CHICO, BUTTE COUNTY,
STATE OF CALIFORNIA

LEGEND

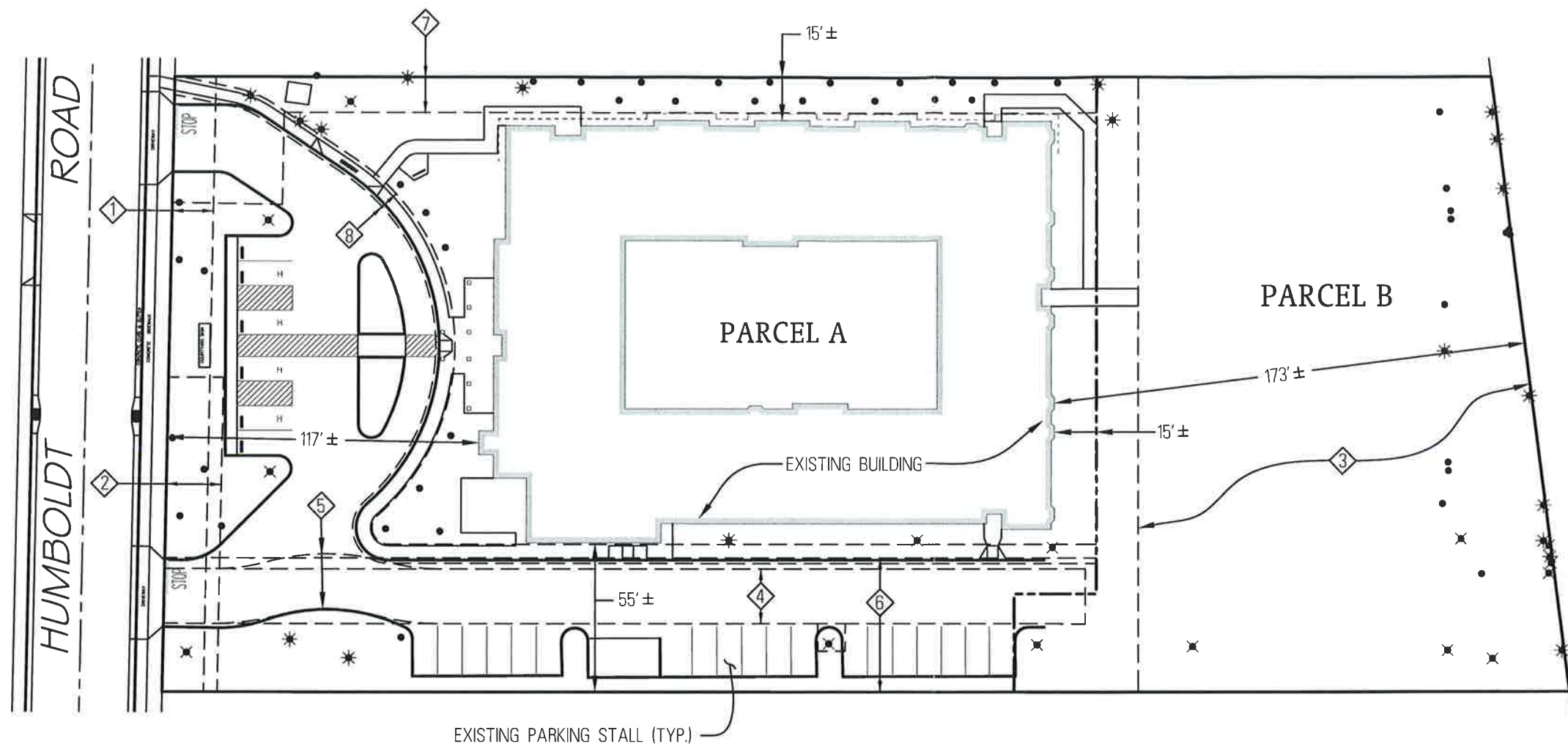
- EXISTING PARCEL LINE
- - - NEW PARCEL LINE

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE · CHICO, CALIFORNIA 95973-5811

PRELIMINARY

MARCH, 2017 16128 SHEET 2 OF 2

Attachment B



- LEGEND**
- EXISTING 6" TO 9" DIAMETER TREE
 - ✱ EXISTING 10" TO 15" DIAMETER TREE
 - ✱ EXISTING 16" TO 26" DIAMETER TREE
 - EXISTING PROPERTY LINE
 - - - NEW PROPERTY LINE



PRELIMINARY

RECEIVED
 MAR 01 2017
 CITY OF CHICO
 PLANNING SERVICES

WELL & SEPTIC SYSTEM NOTES:

1. NO EXISTING WELLS ARE LOCATED ON THE PARCELS.
2. PARCEL A IS CONNECTED TO CITY SEWER. PARCEL B HAS ACCESS FOR A FUTURE CONNECTION TO CITY SEWER VIA A SEWER PIPE STUBBED THRU PARCEL A.

OFF-STREET PARKING NOTES:

1. OFF-STREET PARKING IS AVAILABLE TO PARCEL A WITHIN AN EXISTING PARKING AREA.
2. OFF-STREET PARKING IS AVAILABLE TO PARCEL B WITHIN EXISTING OPEN SPACES.

PROPOSED IMPROVEMENTS NOTE:

1. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS MINOR LAND DIVISION.

TREE NOTE:

1. NO TREES ARE PROPOSED FOR REMOVAL.

EASEMENT DATA

- ① EXISTING 15' WIDE PUBLIC UTILITY EASEMENT PER BUTTE COUNTY RECORDER'S SERIAL NO. 87-13862
- ② EXISTING 20' WIDE STORM DRAIN EASEMENT PER BUTTE COUNTY RECORDER'S SERIAL NO. 89-49113
- ③ EXISTING EASEMENT AGREEMENT (PARKING LOT) PER BUTTE COUNTY RECORDER'S SERIAL NO. 98-0021092
- ④ EXISTING 20' WIDE CALWATER EASEMENT PER BUTTE COUNTY RECORDER'S SERIAL NO. 98-0025362
- ⑤ PROPOSED EASEMENT FOR INGRESS AND EGRESS
- ⑥ PROPOSED EASEMENT FOR WATER, GAS, STORM DRAIN, SANITARY SEWER AND APPURTENANCES
- ⑦ PROPOSED EASEMENT FOR ELECTRIC, TELEPHONE, COMMUNICATIONS, CABLE TV AND APPURTENANCES
- ⑧ PROPOSED EASEMENT FOR PATHWAYS AND APPURTENANCES

PRELIMINARY PLAT

FOR
 THE COURTYARD AT
 LITTLE CHICO CREEK, LLC
 A DIVISION OF PARCEL 2
 AS SHOWN ON MINOR LAND DIVISION
 96-10 R.S.N. 97-009436
 CITY OF CHICO, BUTTE COUNTY,
 STATE OF CALIFORNIA

