



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 10/13/2018) DATE: September 10, 2018
FROM: Shannon Costa, Assistant Planner FILE: MLD 18-03
Alec McGregor, Planning Intern
SUBJECT: Minor Land Division 18-03 (Prater Partnership), 1991 E. 8th Street, APN 002-050-261

REQUEST

The applicant requests approval to divide an existing 0.31-acre parcel into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Low Density Residential on the City of Chico General Plan Diagram and zoned R1 (Low Density Residential). The site currently contains a single-family home. The proposed division would split the undeveloped side yard portion of the site from the main developed portion.

BACKGROUND/ANALYSIS

The site is located on the south side of E. 8th Street, between Forest Avenue and Lionsgate Way. Proposed Parcel A would be 5,297 square-feet in size and would be undeveloped. Proposed Parcel B would be 8,510 square-feet in size and would contain the existing single-family home. No construction is proposed at this time. A shared driveway easement is proposed over "Parcel A" for the benefit of "Parcel B" and is supported by staff as it limits the number of driveway points along E. 8th Street. Further, additional driveway points could interfere with the existing bus turnout located on the parcel's frontage.

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 18-03 (Prater Partnership), subject to the following conditions:

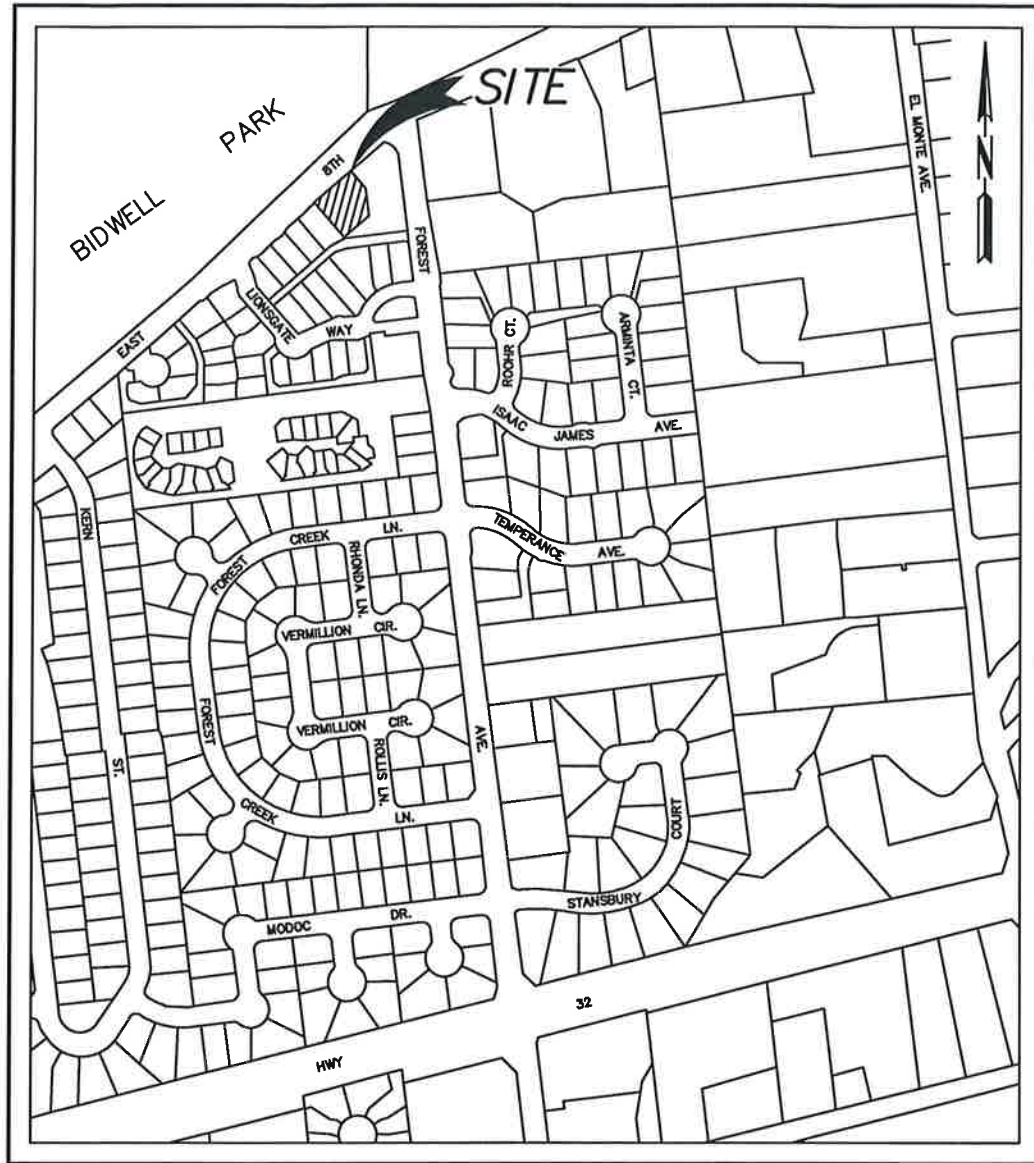
1. Prior to recordation of the Certificate of Compliance, the applicant shall complete the necessary work to satisfy the Development Engineering staff's requirements, including but not limited to sanitary sewer connection and the payment of storm drain fees.
2. Prior to recording the Certificate of Compliance, 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.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 18-03

DISTRIBUTION

cc: Prater Partnership 1991 East 8th Street, Chico, CA, 95928
Rolls, Anderson and Rolls, Attn.: Herbert Votaw, 115 Yellowstone Drive, Suite 122, Chico, CA, 95973



LOCATION MAP

 LOCATION OF MINOR LAND DIVISION



08-07-18

EXHIBIT "B"

MINOR LAND DIVISION NO. 18-03

FOR
PRATER PARTNERSHIP

A DIVISION OF PARCEL 1
PER CERTIFICATE OF COMPLIANCE
FOR BOUNDARY LINE MODIFICATION 10-03
RECORDED IN OFFICIAL RECORD 2011-0013350
CITY OF CHICO, BUTTE COUNTY, CALIFORNIA

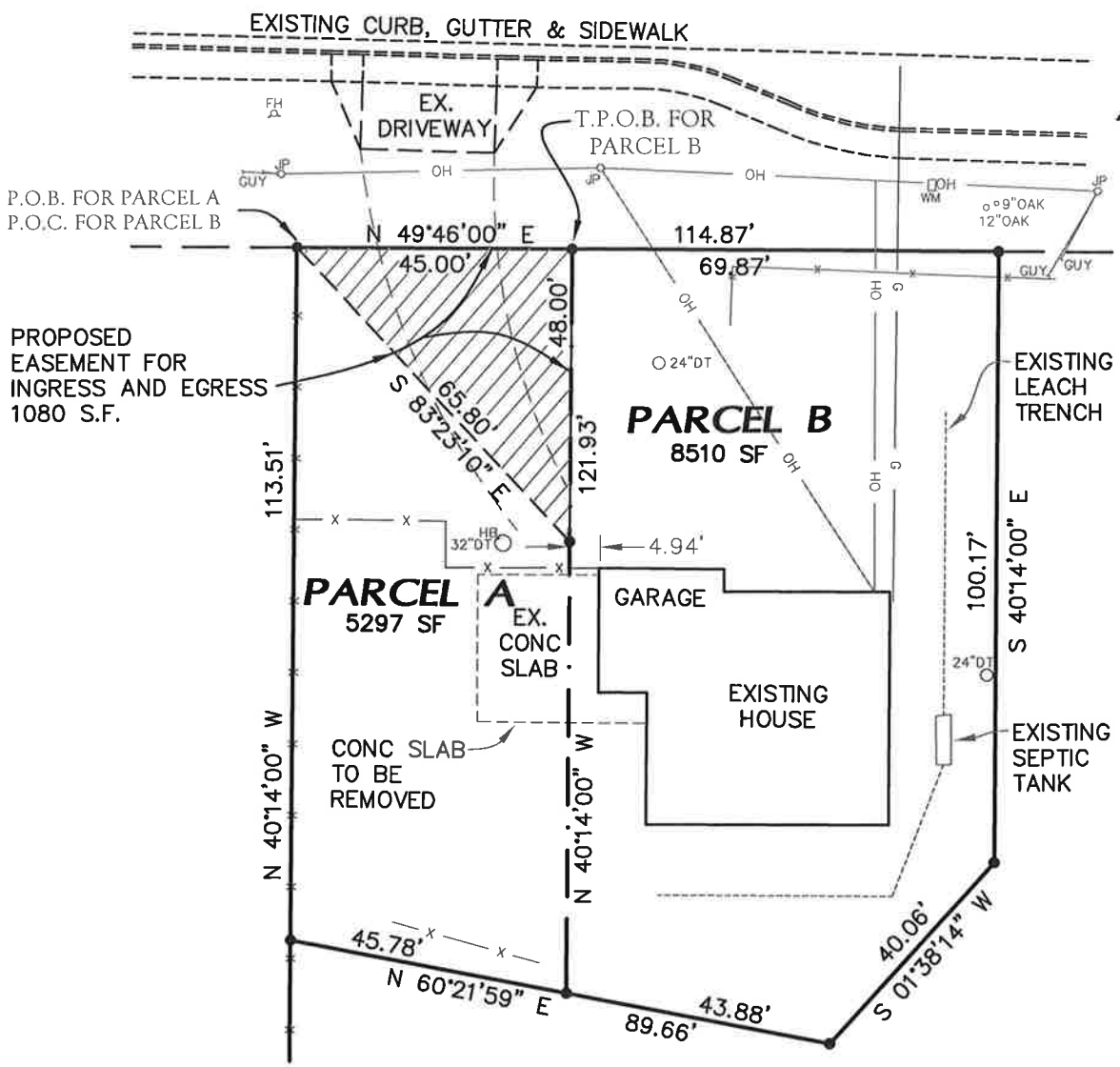
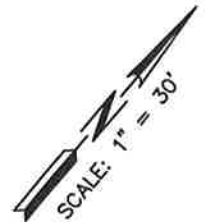
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ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE · CHICO, CALIFORNIA 95973-5811
TELEPHONE 530-895-1422

AUGUST, 2018

18091

SHEET 1 OF 2

E. 8th STREET



PROPOSED EASEMENT FOR INGRESS AND EGRESS 1080 S.F.

LEGEND

- APPROXIMATE LOCATION EXISTING LEACH LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- x — x — EXISTING FENCE LINE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- JP EXISTING JOINT POLE
- GUY EXISTING GUY WIRE
- WM EXISTING WATER METER
- FH EXISTING FIRE HYDRANT
- HB EXISTING HOSE BIB
- 32"DT EXISTING TREE WITH SIZE AND TYPE - TO REMAIN

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