



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 04/14/2022) DATE: March 30, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 22-02
SUBJECT: Boundary Line Modification 22-02 (Dam Trust)
620 West 4th Avenue; APNs 043-132-016 and -017

REQUEST

A request to modify the boundary of two legal parcels located on the north side of West 4th Avenue, between Warner Street and North Cherry Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Low Density Residential on the General Plan Land Use Diagram and located within the R-1 (Low Density Residential) zoning district.

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would shift the shared property line to the south. This would increase the size of Parcel 2A from 1,785 square feet to 4,487 square feet and decrease the size of Parcel 1A from 7,187 square feet to 4,487 square feet. Currently, Parcel 2A is considered a legal non-conforming lot as it does not meet the minimum size requirement for an interior parcel of the R-1 zoning district. Expanding "Parcel 2A" will bring the lot closer to compliance in size and allow for a larger yard space.

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 22-02 (Dam Trust), 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 a the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Damon A. Minch, 14884 Meridian Meadows Lane, Chico, CA 95973
Rolls Anderson & Rolls, Attn: Lauren J. McSwain, 115 Yellowstone Drive, Chico, CA 95973,
email: ljmcswain@rarcivil.com



LOCATION MAP

NO SCALE

PROPOSED AREA SUMMARY

PARCEL 1A	0.103 ACRES ±
PARCEL 2A	0.103 ACRES ±
	<u>0.206 ACRES ±</u>

EXISTING AREA SUMMARY

A.P. NO. 043-132-016	0.041 ACRES ±
A.P. NO. 043-132-017	0.165 ACRES ±
	<u>0.206 ACRES ±</u>



RAR
ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811 - TELEPHONE 530-895-1422
 (21191)

CITY OF CHICO

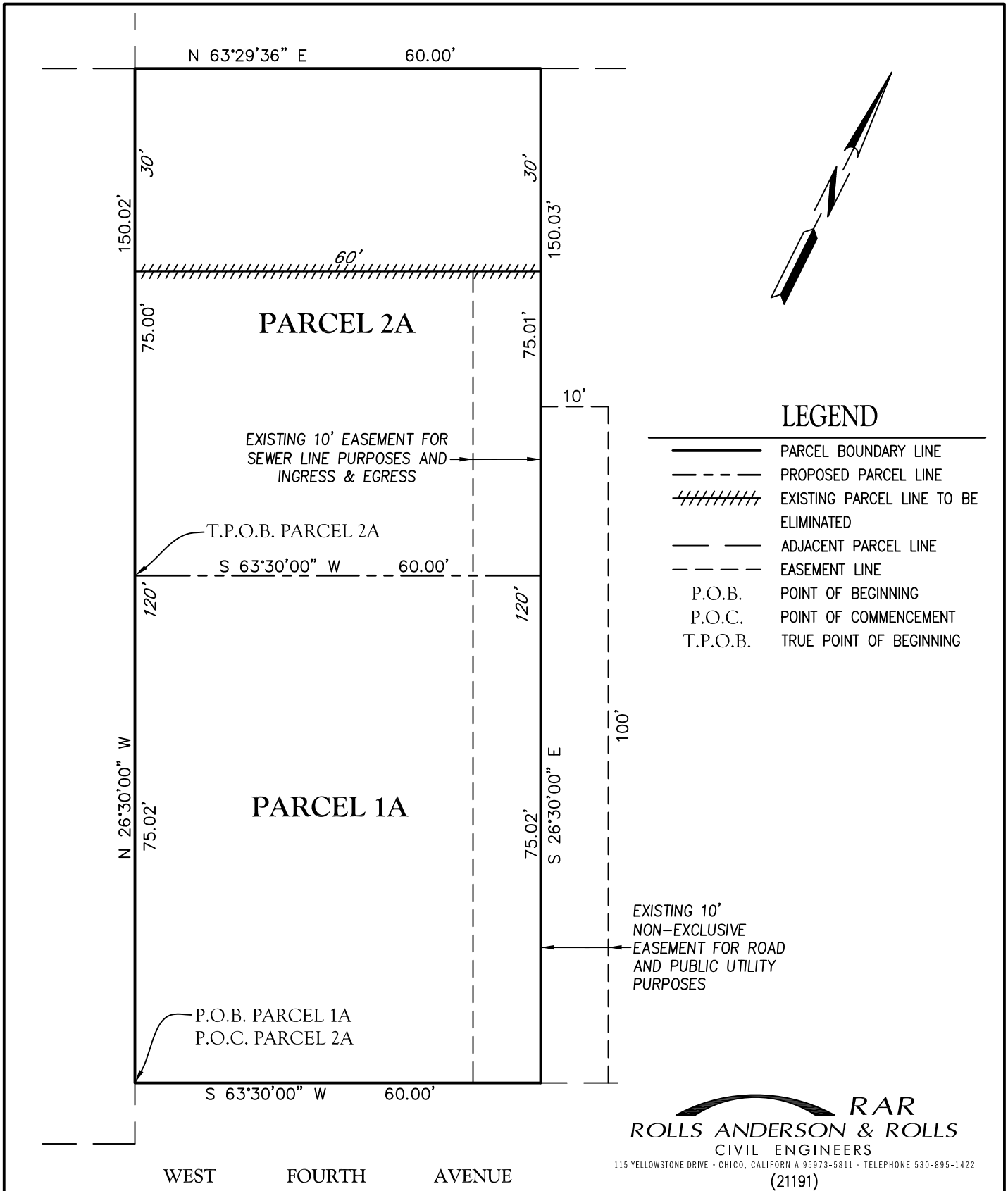
PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2022
 CHECKED _____ SCALE N/A
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 22-02
 (DAM TRUST)

EXHIBIT
"B"

SHEET 1 OF 2




RAR
ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811 - TELEPHONE 530-895-1422
 (21191)

CITY OF CHICO PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2022
 CHECKED _____ SCALE 1" = 20'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 22-02
 (DAM TRUST)

EXHIBIT
"B"
 SHEET 2 OF 2