



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg.10/28/2021) DATE: October 21, 2021  
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 21-08, 10, & 11  
SUBJECT: Boundary Line Modification 21-08, 21-10, & 21-11 (Webb)  
APNs 018-580-080, -081, -086, -087, -077, -090, -078, -079, -088, -089

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## REQUEST

The applicant requests approval of three Boundary Line Modification (BLM) to modify the shared property lines between ten parcels in the Belvedere Subdivision. The parcels are located north of East 20<sup>th</sup> Street between Dawncrest Drive and Quillstone Loop (See Location Map, **Attachment A**). The subject parcels are designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential).

## BACKGROUND/ANALYSIS

### BLM 21-08

The proposed BLM would adjust the shared rear lot line to the west 2.1 feet to conform with an existing retaining wall (See Plat, **Attachment B**). Currently the parcel to the west (Lot 167) is 7,572 square feet and to the east (Lot 154) is 8,470 square feet. The proposed adjustment would result in Lot 167 being 7,498 square feet and Lot 154 being 8,545 square feet.

### BLM 21-10 and BLM 21-11

These proposed BLMs would each adjust the shared rear lot lines between four lots west by 2.3 feet to align with an existing retaining wall built on the site marking the boundary (See Plats, **Attachment C and Attachment D**). Currently all eight parcels are 8,855 square feet each. With the proposed adjustment the four westerly parcels (163, 164, 165, and 166) would be 8,694 square feet while the four new easterly parcels (155, 156, 157, and 158) would be 9,019 square feet.

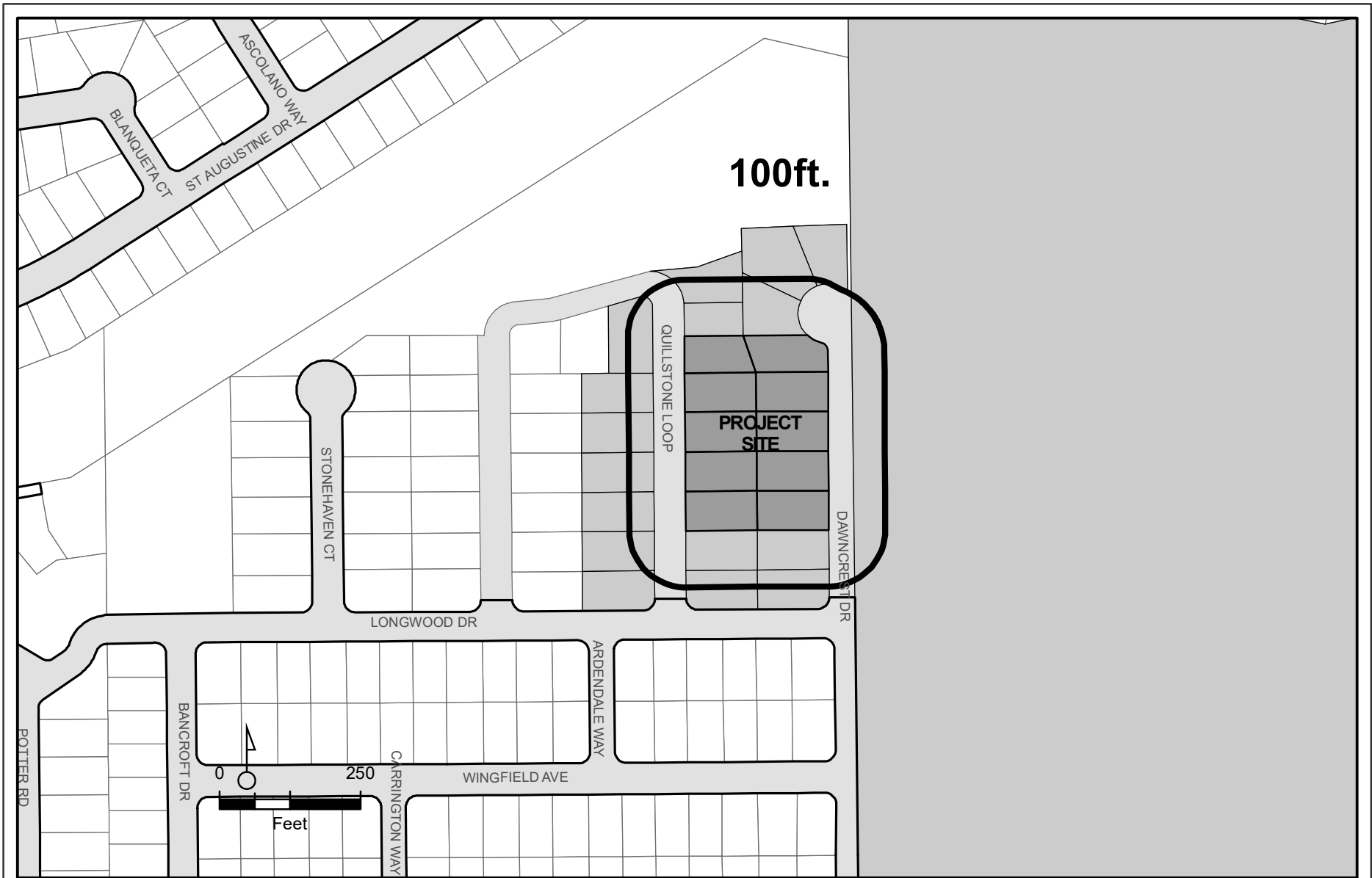
## RECOMMENDATION

Staff recommends that the Committee determine the BLMs are each categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modifications 21-08, 21-10, and 21-11 (Webb), 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 the required tax deposit made to Butte County.

## ATTACHMENTS

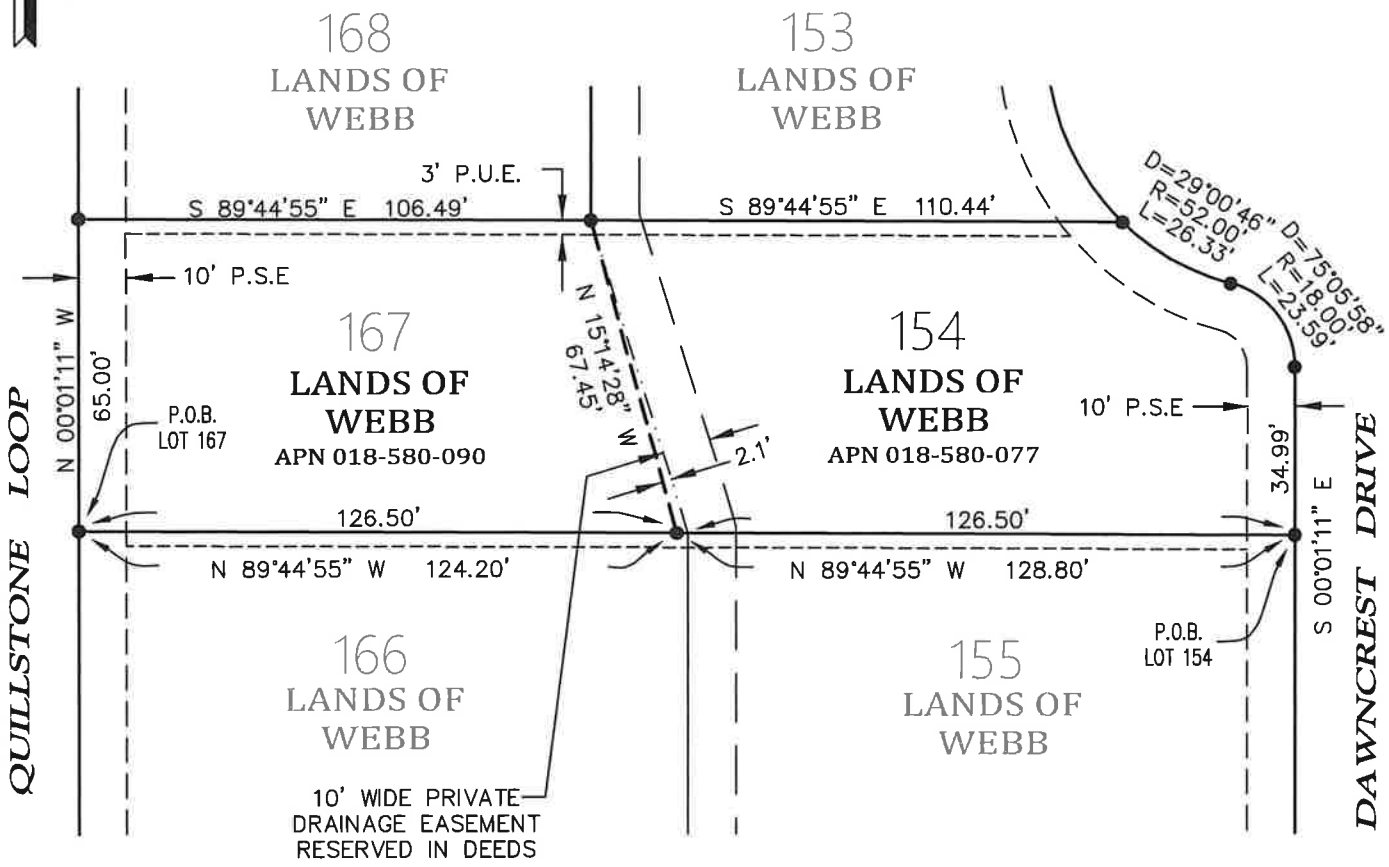
- A. Location Map
- B. BLM 21-08 Plat
- C. BLM 21-10 Plat
- D. BLM 21-11 Plat



BLM 21-08, 21-10, and 21-11 (Webb)  
 APNs 018-580-077, -078, -079, -080, -081, -086,  
 -087, -088, -089, -090

- Noticed Parcels
- Noticed Addresses





**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- EXISTING PARCEL LINE TO BE ELIMINATED
- PROPOSED PARCEL LINE TO BE CREATED
- 167** LOT NUMBER PER BOOK 196 OF MAPS, PAGES 16-19
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.O.B. POINT OF BEGINNING

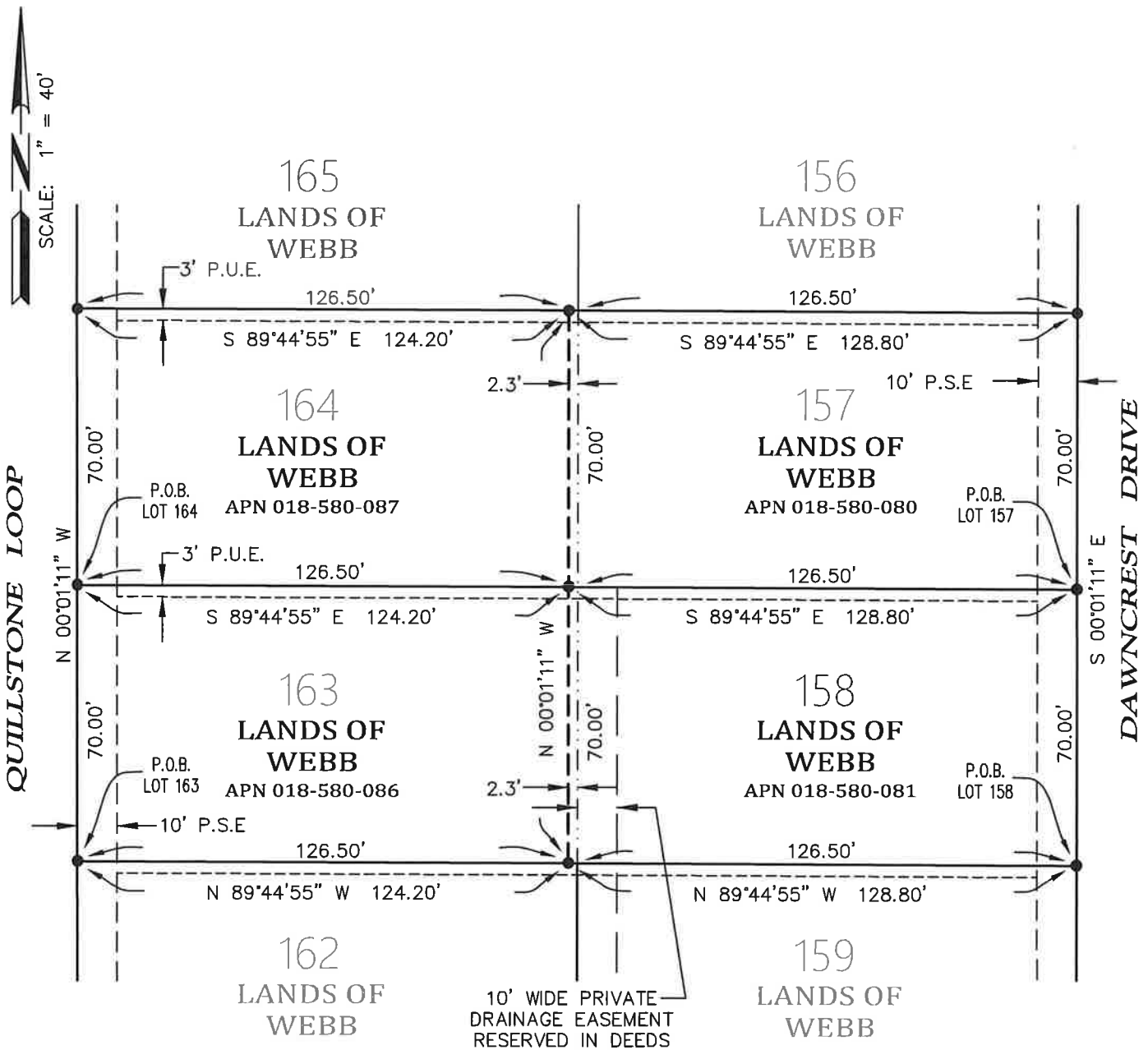
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**EXHIBIT "C"**




**BOUNDARY LINE MODIFICATION XX-XX**

FOR  
**BILL WEBB CONSTRUCTION, INC.**

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



**LEGEND**

-  EXISTING PARCEL LINE TO REMAIN
-  EXISTING PARCEL LINE TO BE ELIMINATED
-  PROPOSED PARCEL LINE TO BE CREATED
- 163** LOT NUMBER PER BOOK 196 OF MAPS, PAGE 16-19
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.O.B. POINT OF BEGINNING

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**EXHIBIT "E"**

**BOUNDARY LINE MODIFICATION XX-XX**

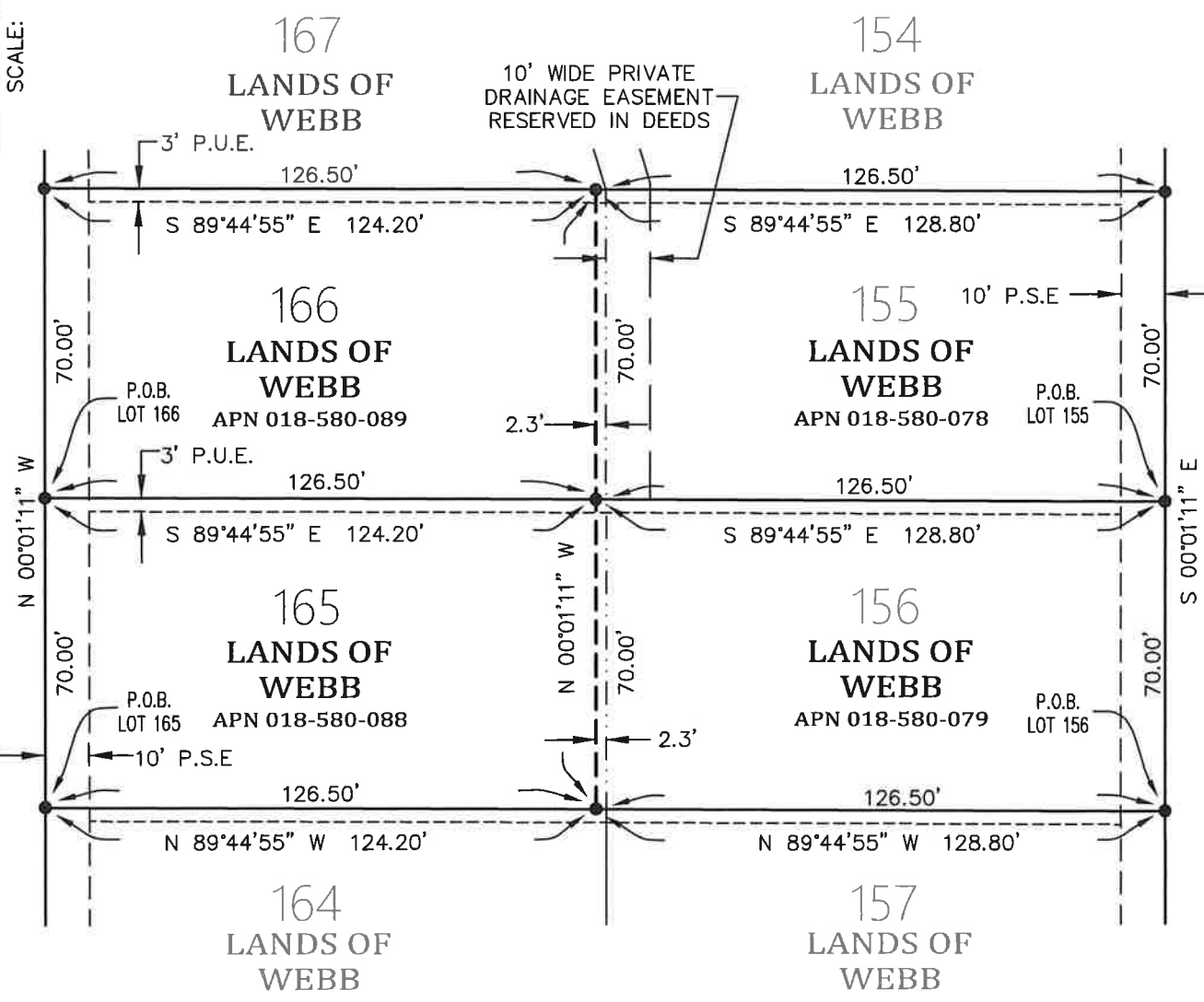
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QUILLSTONE LOOP

DAWNCREST DRIVE



**LEGEND**

- EXISTING PARCEL LINE TO REMAIN
- EXISTING PARCEL LINE TO BE ELIMINATED
- PROPOSED PARCEL LINE TO BE CREATED
  
- 165      LOT NUMBER PER BOOK 196 OF MAPS, PAGE 16-19
- P.U.E.    PUBLIC UTILITY EASEMENT
- P.S.E.    PUBLIC SERVICE EASEMENT
- P.O.B.    POINT OF BEGINNING

DRAFT COPY

EXHIBIT "E"

BOUNDARY LINE MODIFICATION XX-XX

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