



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/11/21) DATE: 2/19/21
FROM: Molly Marcussen, Associate Planner FILE: BLM 20-07
SUBJECT: Boundary Line Modification 20-07 (North Valley Animal Disaster Group) (APN 047-560-076 & 047-560-125)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two lots located south of Lockheed Avenue, between Marauder Street and Fortress Street. (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Use (CMU) on the City of Chico General Plan Diagram and is zoned Airport Commercial (AC).

BACKGROUND/ANALYSIS

The project site consists of two parcels located on the south side of Lockheed Avenue. Lot A is currently a vacant lot and Lot B has an existing parking area but no building. The proposal would increase the size of Lot A from 1.26 acres to 1.50 acres and decrease the size of Lot B from 1.12 acres to 0.88 acres.

The proposed boundary line modification would support the future development of a proposed training facility for North Valley Animal Disaster Group, a warehouse, and vehicle storage on Lot A and a new commercial building on Lot B. North Valley Animal Disaster Group has submitted an application for Site Design and Architecture Review for the new training facility, warehouse and vehicle storage.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 20-07 (North Valley Animal Disaster Group) subject to the following condition:

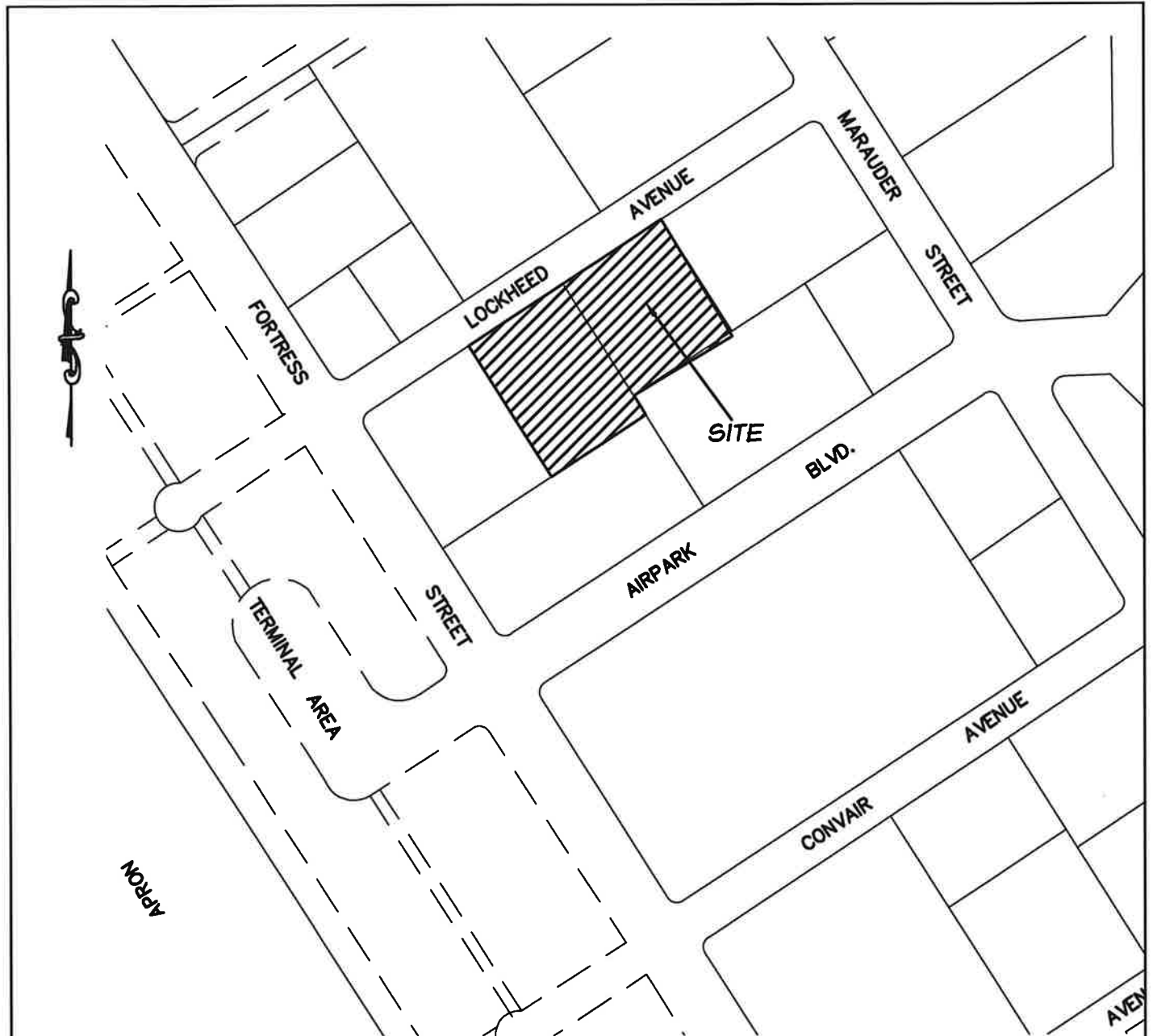
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Assessor's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: John Mazzoni, JMazzoni@robertsonerickson.com



888 Manzanita Ct.
 Suite 101
 Chico, CA 96028
 530-894-3500 Fax 530-894-8955
 robertsonerickson.com

VICINITY MAP
 CITY OF CHICO, CA
 NOT TO SCALE



Malcolm J. Macdonald
 2/3/2021

CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>lcm</u> DATE <u>2/3/2021</u> CHECKED <u>MJ</u> SCALE <u>NTS</u> APPROVED <u><i>Matt</i></u> PUBLIC WORKS DIRECTOR	BOUNDARY LINE MODIFICATION 20-07 FOR NORTH VALLEY ANIMAL DISASTER GROUP	EXHIBIT B SHEET 1 OF 4	

APN 047-560-125
 NORTH VALLEY ANIMAL
 DISASTER GROUP
 PARCEL 1
 187-MAPS-64
 RSN 2020-0001475

APN 047-560-126
 CRAIG LARES LIVING
 TRUST
 PARCEL 2
 187-MAPS-64

PORCION OF
 P/L TO BE
 DELETED

LOCKHEED AVENUE

LOT "B"
 1.12 Ac. Old
 0.88 Ac. New

APN 047-560-076
 NORTH VALLEY ANIMAL
 DISASTER GROUP
 RSN 2020-0001475

LOT "A"
 1.26 Ac. Old
 1.50 Ac. New

APN 047-560-011
 WAYNE COOK TRUST

PROPOSED P/L

APN 047-560-077
 WAYNE COOK TRUST

APN 047-560-078
 M & D LLC



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY icm DATE 2/3/2021
 CHECKED MJ SCALE 1" = 100'
 APPROVED *Matt*
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION 20-07
 FOR
 NORTH VALLEY ANIMAL DISASTER
 GROUP

EXHIBIT
 B

SHEET 2 OF 4



LOT LINE TO BE DELETED

APN 047-560-126
CRAIG LARES LIVING TRUST

LOCKHEED AVENUE

N57° 22' 06" E(D)
246.00'

LOT "B"
0.88 Ac. New

S32° 37' 54" E
227.00'

NEW PROPERTY LINE

LOT "A"
1.50 Ac. New

POB - WEST COR PER (D)

N32° 37' 54" W(D)
274.50' (D)

APN 047-560-011
WAYNE COOK TRUST

S32° 37' 54" E(D)
47.50'

S57° 22' 06" W(D, R)
46.00'

APN 047-560-077
WAYNE COOK TRUST

200.00' (D)
S57° 22' 06" W(D)

APN 047-560-078
M & D LLC

LEGEND

- POB POINT OF BEGINNING
- (R) RECORD DATA PER 187-MAPS-64
- (D) DEED DATA PER RSN-2020-0001475



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2/3/2021

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 2/3/2021
 CHECKED MS SCALE 1" = 80'
 APPROVED for Matt
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION 20-07
 FOR
 NORTH VALLEY ANIMAL DISASTER GROUP

EXHIBIT
B

SHEET 3 OF 4



POB- NORTH
COR PER (D,
R)

APN 047-560-126
CRAIG LARES LIVING
TRUST

LOCKHEED AVENUE

N57° 22' 06"E(D, R)
167.98'

S32° 37' 54"E(D, R)
227.00'(D, R)

LOT "B"
0.88 Ac. New

LOT LINE TO
BE DELETED

NEW
PROPERTY
LINE

LOT "A"
1.50 Ac. New

N32° 37' 54"W
227.00'

167.98'
S57° 22' 06"W (D, R)

APN 047-560-011
WAYNE COOK TRUST

APN 047-560-077
WAYNE COOK TRUST

APN 047-560-078
M & D LLC

LEGEND

- POB POINT OF BEGINNING
- (R) RECORD DATA PER 187-MAPS-64
- (D) DEED DATA PER R6N-2020-0001475



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PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 2/3/2021
 CHECKED MJ SCALE 1" = 80'
 APPROVED *Matthew J. ...*
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION 20-07
 FOR
 NORTH VALLEY ANIMAL DISASTER
 GROUP

EXHIBIT
B

SHEET 4 OF 4