



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/10/2022) DATE: February 25, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 22-01
SUBJECT: Boundary Line Modification 22-01 (Mechoopda Indian Tribe)
Alcott Avenue; APNs 002-690-020 and -021

REQUEST

A request to modify the boundary of two legal parcels located on the west side of Alcott Avenue, between Springfield Drive and East 20th Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Special Mixed Use on the General Plan Land Use Diagram and located within the TND (Traditional Neighborhood Development) zoning district.

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would shift the shared property line 30 feet south. This would increase the size of Parcel II from 0.63 acres to 0.73 acres and decrease the size of Parcel I from 1.19 acres to 1.09 acres. The adjustment would situate new site improvements (10 parking spaces) to the Mechoopda Tribal Headquarters building currently under construction.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-01 (Mechoopda Indian Tribe), subject to the following condition:

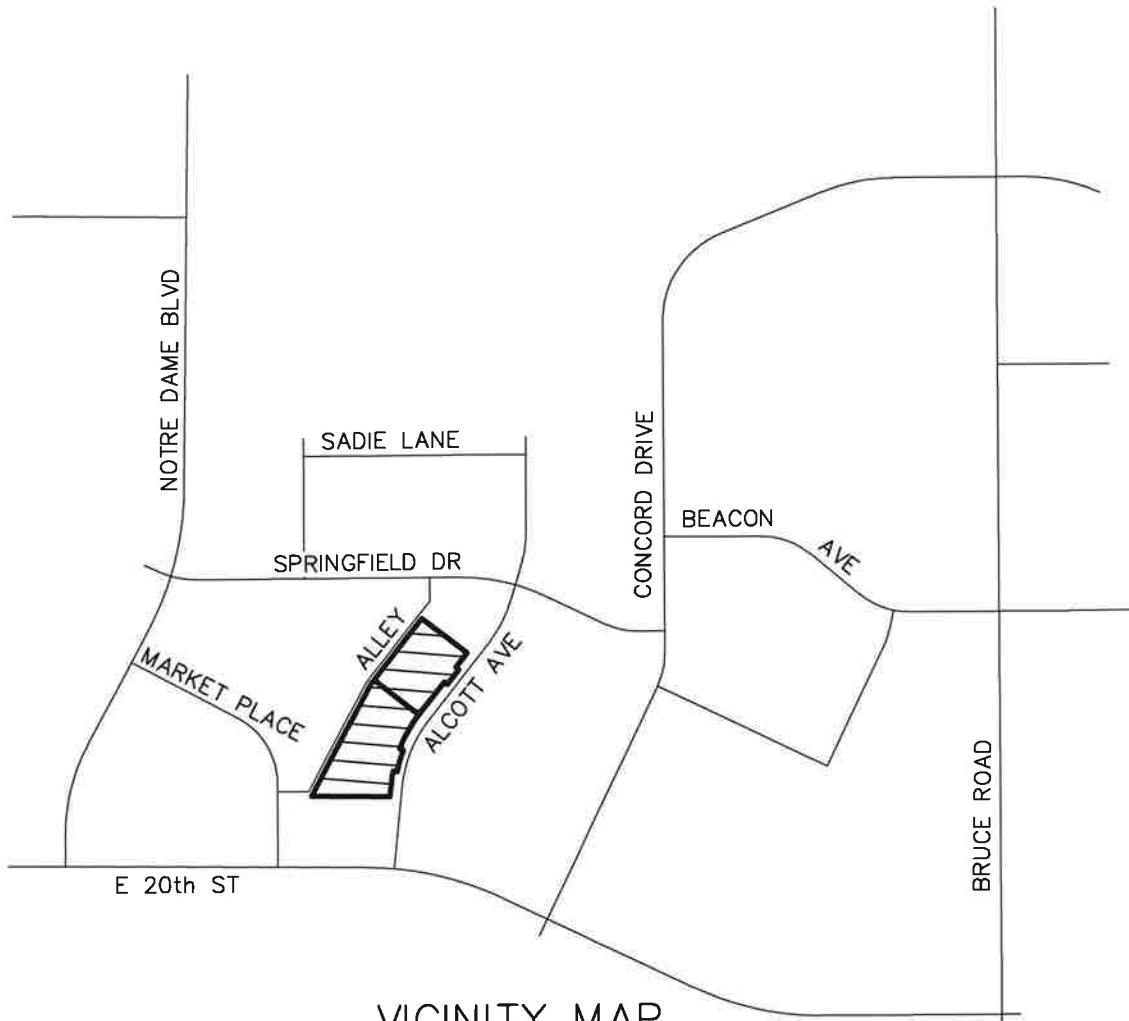
1. Prior to recordation of the Certificate of Compliance, the applicant shall prove to the Recorder's office with evidence of a the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Mechoopda Indian Tribe of Chico Rancheria, 125 Mission Ranch Blvd, Chico, CA 95928
NorthStar, Attn: Mark Herrick, 111 Mission Ranch Blvd. Ste 100, Chico, CA 95928, email:
mherrick@northstareng.com



VICINITY MAP
NOT TO SCALE



Mark R. Herrick
11/31/2022



NORTHSTAR

111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 863-1600 www.northstareng.com

PROPOSED IMPROVEMENTS

- PARCEL I – NO PROPOSED IMPROVEMENTS AT THIS TIME
- PARCEL II – BUILDING UNDER CONSTRUCTION AND PARKING LOT AND ASSOCIATED UTILITIES

PARCEL TABLE						
EXISTING PARCEL	EXISTING AREA	PROPOSED AREA	GP	ZONING	EXISTING USE	PROPOSED USE
LOT 302	1.19 AC±	PARCEL I 1.09 AC±	SMU	TND	VACANT	COMMERCIAL
LOT 303	0.63 AC±	PARCEL II 0.73 AC±	SMU	TND	COMMERCIAL	COMMERCIAL

PROJECT 14-088

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE AUG 2021
 CHECKED BY MRH SCALE NA
 APPROVED *[Signature]*
 For: PUBLIC WORKS DIRECTOR

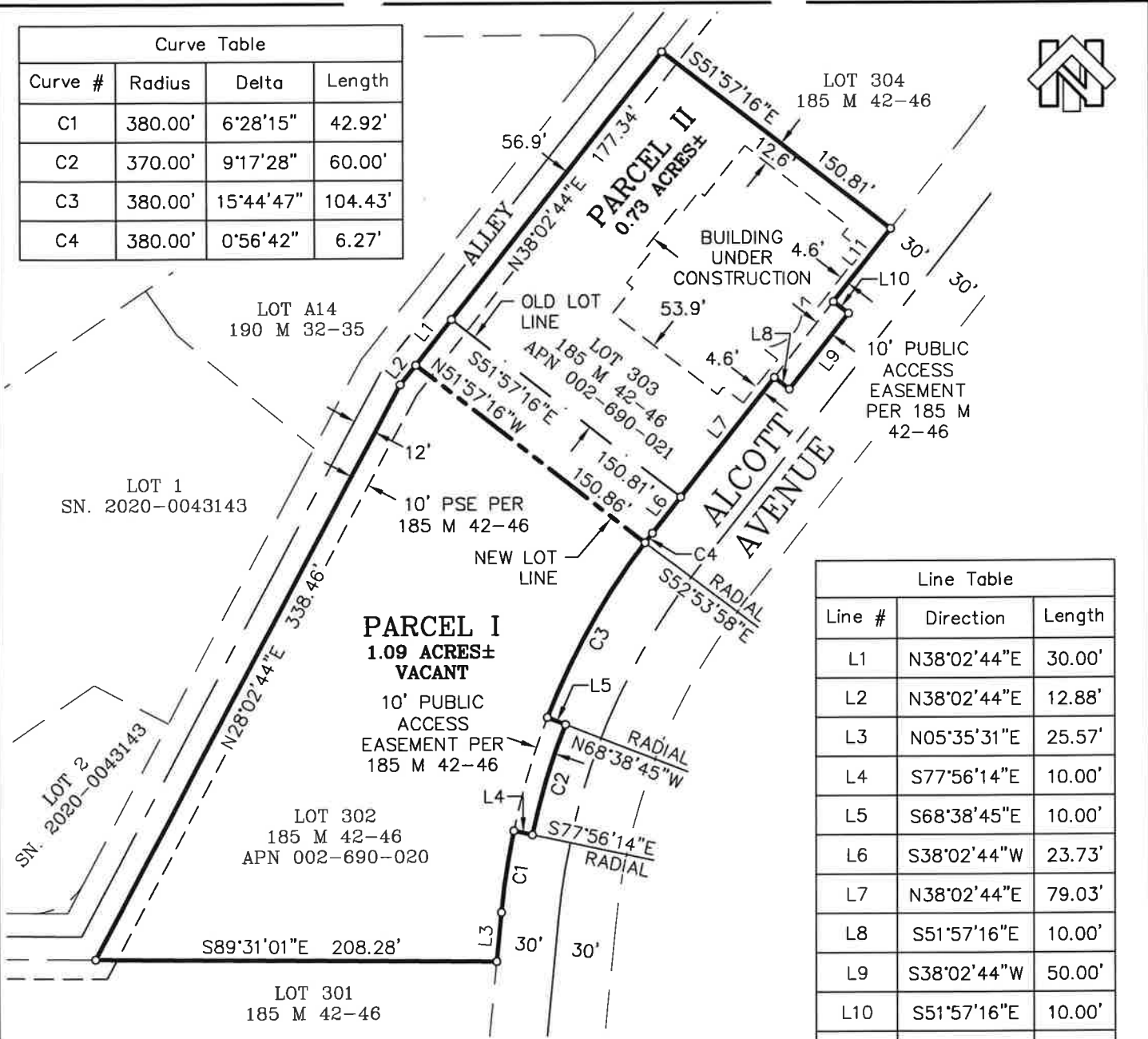
**BOUNDARY LINE MODIFICATION
NO. 22-01
MECHOOPDA INDIAN TRIBE**

EXHIBIT
"B"

SHEET 1 OF 2



Curve Table			
Curve #	Radius	Delta	Length
C1	380.00'	6°28'15"	42.92'
C2	370.00'	9°17'28"	60.00'
C3	380.00'	15°44'47"	104.43'
C4	380.00'	0°56'42"	6.27'



Line Table		
Line #	Direction	Length
L1	N38°02'44"E	30.00'
L2	N38°02'44"E	12.88'
L3	N05°35'31"E	25.57'
L4	S77°56'14"E	10.00'
L5	S68°38'45"E	10.00'
L6	S38°02'44"W	23.73'
L7	N38°02'44"E	79.03'
L8	S51°57'16"E	10.00'
L9	S38°02'44"W	50.00'
L10	S51°57'16"E	10.00'
L11	N38°02'44"E	48.30'

NOTES:
 BOOK 2057 O.R. 612 PROVIDES FOR AN EASEMENT TO STATE TV CABLE FOR AERIAL AND UNDERGROUND WIRES ALONG HUMBOLDT ROAD AND BRUCE ROAD. THE EASEMENT IS NOT DEFINED AND ITS EXACT LOCATION IS NOT LOCATABLE.

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT
	ADJACENT PROPERTY LINE
	PROPERTY LINE NEW
	PROPERTY LINE OLD



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PROJECT 14-088

CITY OF CHICO ENGINEERING DIVISION

DRAWN BY TDA DATE AUG 2021
 CHECKED BY MBH SCALE 1"=80'
 APPROVED For: PUBLIC WORKS DIRECTOR

**BOUNDARY LINE MODIFICATION
 NO. 22-01
 MECHOOPDA INDIAN TRIBE**

EXHIBIT "B"
 SHEET 2 OF 2