



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 04/19/2018) DATE: April 11, 2018
FROM: Kimber Gutierrez, Associate Planner FILE: BLM 18-03
Christopher Smith, Planning Intern
SUBJECT: Boundary Line Modification 18-03 (Gonzales)
South side of Ryan Avenue between Marauder Street and Cohasset Road, (APN 047-560-119)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located on the south side of Ryan Avenue between Marauder Street and Cohasset Road (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Manufacturing and Warehousing (M&W) on the City of Chico General Plan Diagram, and located in an Airport, Manufacturing/Industrial (AM) zoning district with an Airport Overflight Zone C (AOC) overlay.

BACKGROUND/ANALYSIS

The two parcels that comprise the project site are currently either undeveloped or under construction. The proposed boundary line modification would shift the shared property line approximately 73 feet to the west, increasing the size of proposed Lot 2 by approximately 21,000 square feet (0.48-acre). This would result in a parcel size of 1.46 acres. Proposed Lot 1 would decrease in size from 4.39 acres to 3.9 acres.

Approval of the proposed Boundary Line Modification would allow the business on APN 047-560-120 to expand while keeping new development on independent lots.

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

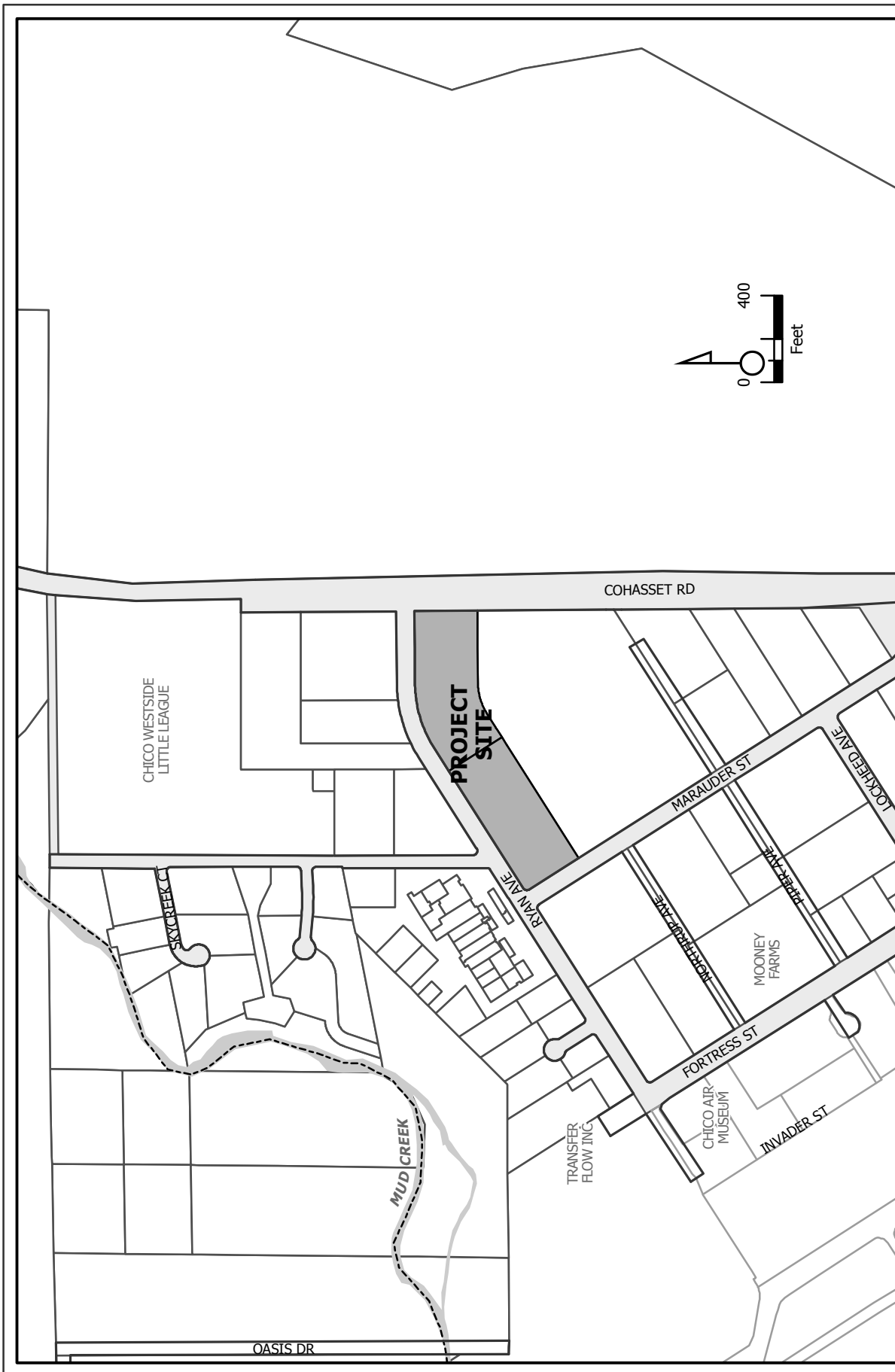
1. Prior to recordation of the Certificate of Compliance, the applicant shall complete the necessary work to satisfy the Development Engineering Division's requirement for ADA and Title 24 accessibility improvements.

ATTACHMENTS

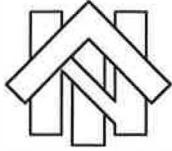
- A. Location Map
- B. Plat

DISTRIBUTION

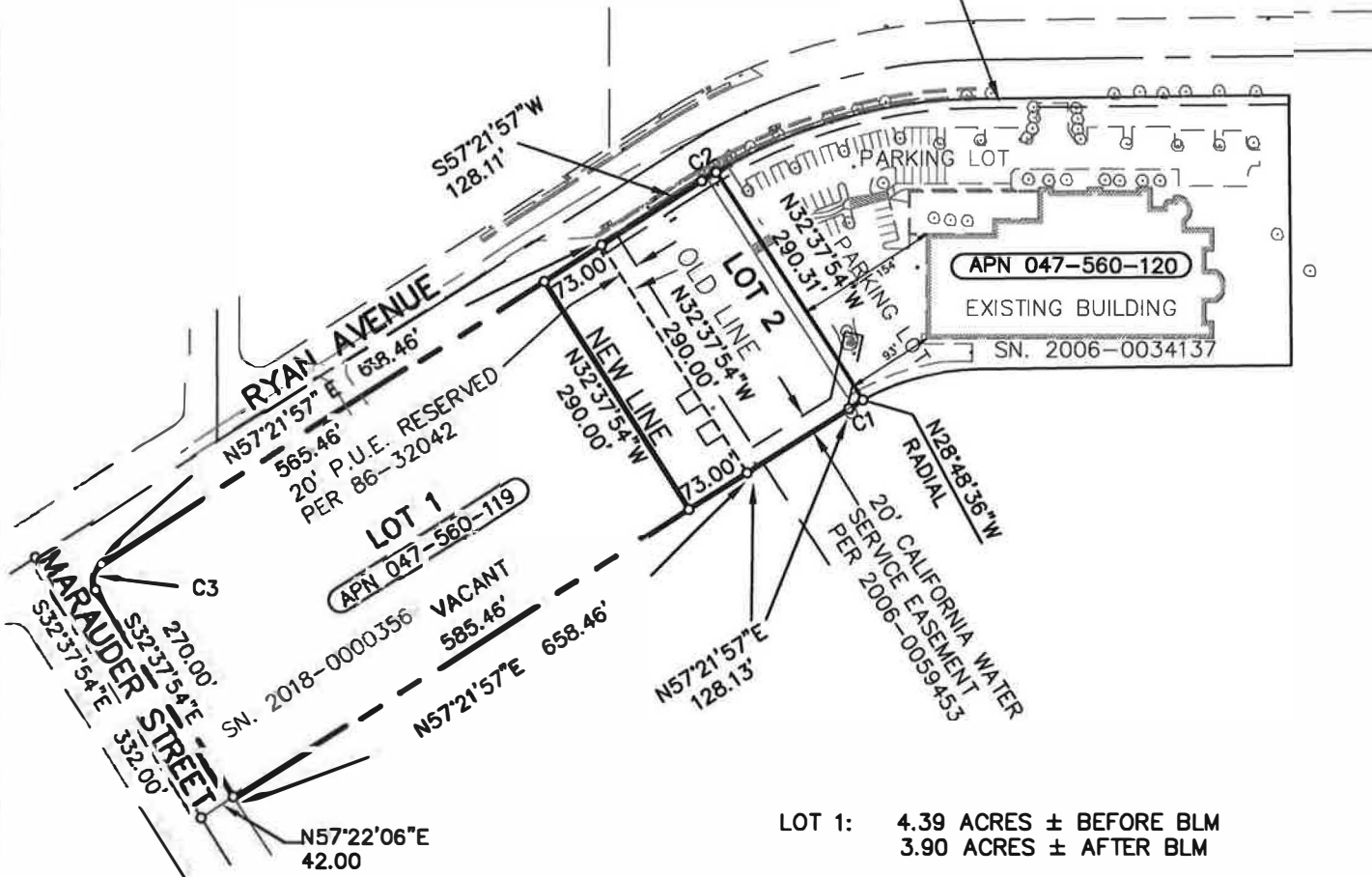
cc: Dan Gonzales, P.O. Box 7063, Chico, CA, 95927
NorthStar, attn.: Mark Herrick, 111 Mission Ranch BLVD., STE 100, Chico, CA, 95926



MLD 18-01 (Gonzales)
495 Ryan Avenue
APN 047-560-120-000



10' P.U.E. PER SN. 2006-0034138
 NOTE: SAID DEED IS UNCLEAR ON
 THIS EASEMENT AND MAY OR MAY
 NOT EXIST.



LOT 1: 4.39 ACRES ± BEFORE BLM
 3.90 ACRES ± AFTER BLM
 LOT 2: 0.97 ACRES ± BEFORE BLM
 1.46 ACRES ± AFTER BLM

PROPERTY ZONING: AM - AIRPORT
 MANUFACTURING/INDUSTRIAL

LOT 1 IS VACANT, NO IMPROVEMENTS PROPOSED AT THIS TIME.

LOT 2 IS PROPOSED TO HAVE A COMMERCIAL BUILDING AND ASSOCIATED PARKING IMPROVEMENTS CONSTRUCTED ON IT.

NO TREES ARE SLATED FOR DESTRUCTION WITH THIS APPLICATION

Curve Table			
Curve #	Length	Radius	Delta
C1	17.89'	268.00'	03°49'27"
C2	17.90'	558.00'	01°50'15"
C3	31.42	20.00	89°59'51"



111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

JOB NO. 17-168

CITY OF CHICO ENGINEERING DIVISION

DRAWN BY NS. DATE FEB., 2018
 CHECKED _____ SCALE 1" = 200'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 18-03
 (GONZALES FAMILY TRUST/FIFTH SUN, LLC)

Attachment
 "B"
 SHEET 2 OF 2