



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 8/13/2020) DATE: June 23, 2020  
FROM: Molly Marcussen Associate Planner (879-6808) FILE: BLM 20-04  
SUBJECT: Boundary Line Modification 20-04 (LDI Land and Home INC)  
1349 and 1395 West Lindo Avenue APNs 043-630-002 and 043-630-003

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## **REQUEST**

This is a request to modify the shared property lines between two lots located on West Lindo Avenue (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 R1 (Low Density) zoning district.

## **BACKGROUND/ANALYSIS**

The project site consists of two parcels located on the south side of West Lindo Avenue in between Fern Avenue and Moyer Way. The parcels are currently developed with single-family homes and accessory structures which most are being demolished to build out the subdivision. At its December 18, 2019 meeting, the City of Chico Planning Commission voted to approve a tentative subdivision map involving the two parcels that would result in 5 lots for single-family residential development (see **Attachment C**, VTSM 19-06 (Covenant Court)).

The proposal would reduce the size of Parcel "A" (043-630-002) from 0.55 acres to 0.33 acres and increase the size of Parcel "B" (043-630-003) from 0.48 acres to 0.67 acres. The resulting configuration of the lots would support the future development of the site with the previously approved VTSM. Staff has identified no issues with the request.

## **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 20-04 (LDI Land and Home Inc), subject to the following conditions:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.
2. All terms and conditions of Planning Commission Resolution No. 19-20 (Covenant Court) shall remain in full force and effect with regard to the future subdivision.

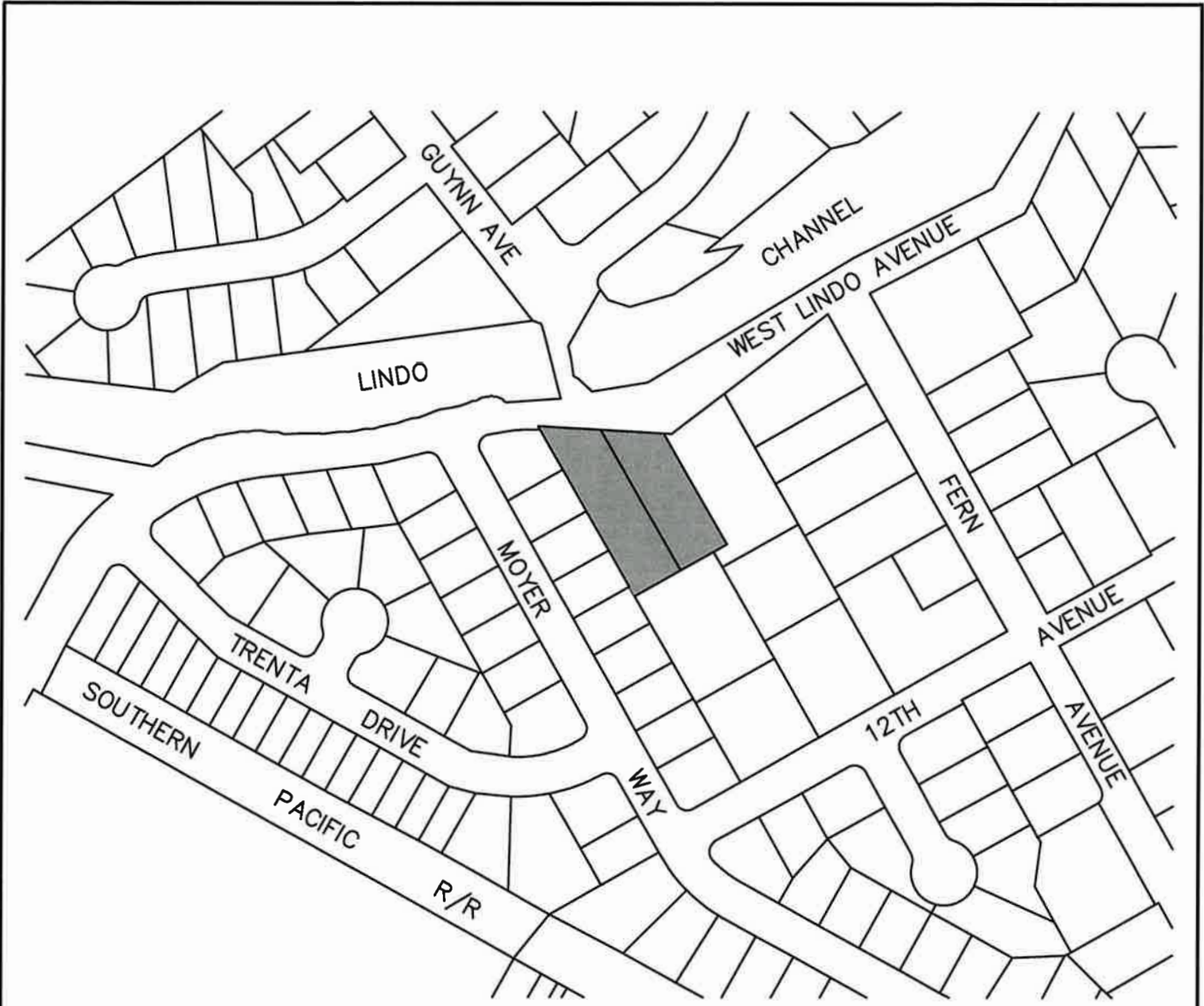
## **ATTACHMENTS**

- A. Location Map
- B. Plat
- C. VTSM 19-06 (Covenant Court)

## **DISTRIBUTION**

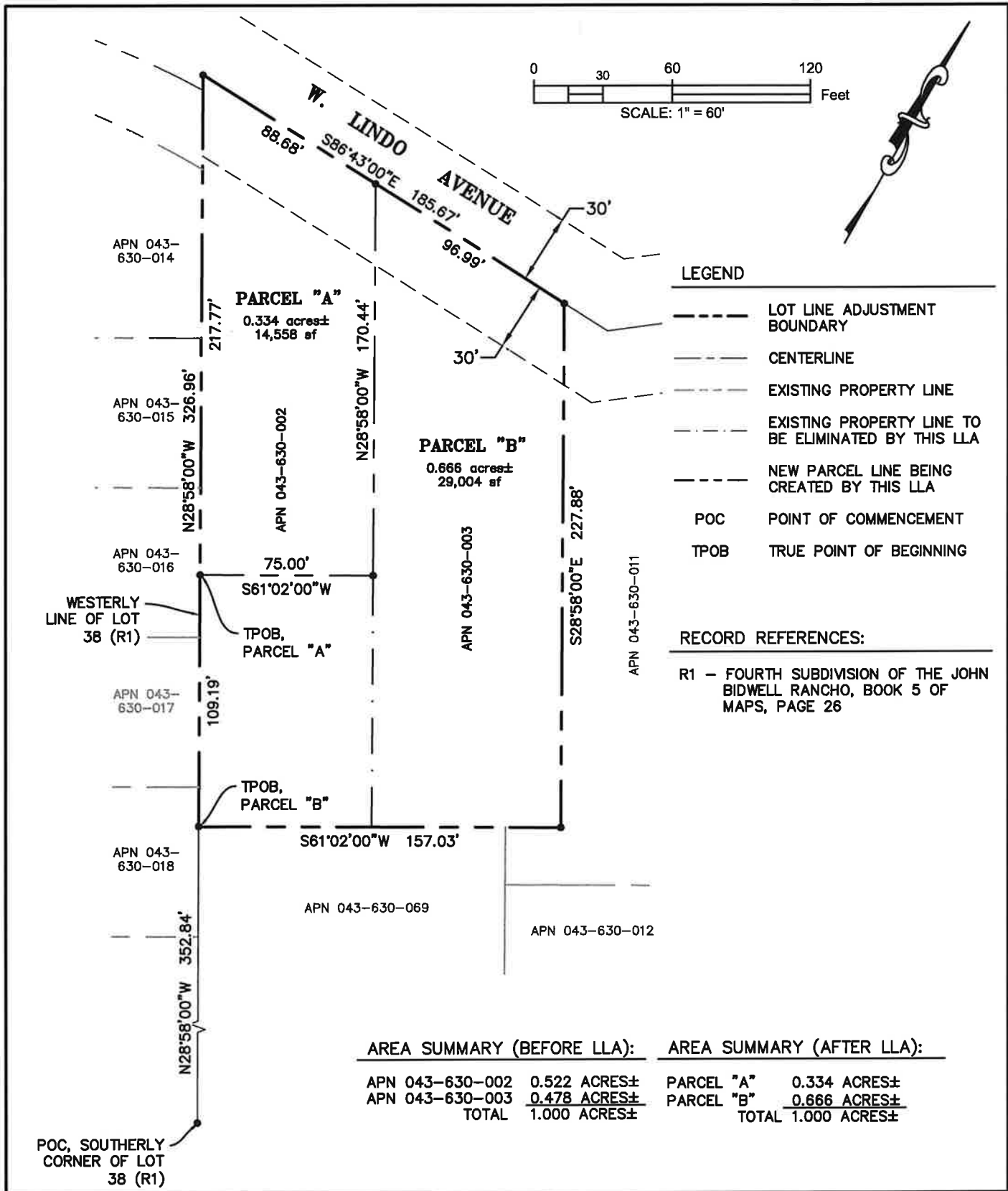
cc: LDI Land and Home INC P.O Box 617, Chico, CA 95927  
W. Gilbert Engineering, c/o Wes Gilbert, 140 Yellowstone Drive, #110, Chico, CA 95973,

email: [wes@gilbertengineering.com](mailto:wes@gilbertengineering.com)  
BLM 20-04 File



**- BLM 20-04 (LDI LAND AND HOME)**  
 (APN 043-630-002 AND 043-630-003)

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY <u>NMQ</u> DATE <u>MAY 2020</u> CHECKED <u>WEG</u> SCALE <u>1" = 250'</u>	BLM 20-04 (LDI LAND AND HOME) FOR SHARON DEMEYER AND ROBERT KARCH LDI LAND AND HOME, INC.	EXHIBIT "B"	
APPROVED WEG PUBLIC WORKS DIRECTOR			SHEET 1 OF 2



- LEGEND**
- LOT LINE ADJUSTMENT BOUNDARY
  - CENTERLINE
  - EXISTING PROPERTY LINE
  - EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS LLA
  - NEW PARCEL LINE BEING CREATED BY THIS LLA
  - POC POINT OF COMMENCEMENT
  - TPOB TRUE POINT OF BEGINNING

**RECORD REFERENCES:**

R1 - FOURTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, BOOK 5 OF MAPS, PAGE 26

AREA SUMMARY (BEFORE LLA):		AREA SUMMARY (AFTER LLA):	
APN 043-630-002	0.522 ACRES±	PARCEL "A"	0.334 ACRES±
APN 043-630-003	0.478 ACRES±	PARCEL "B"	0.666 ACRES±
<b>TOTAL</b>	<b>1.000 ACRES±</b>	<b>TOTAL</b>	<b>1.000 ACRES±</b>

**CITY OF CHICO COMMUNITY DEVELOPMENT DEPARTMENT**

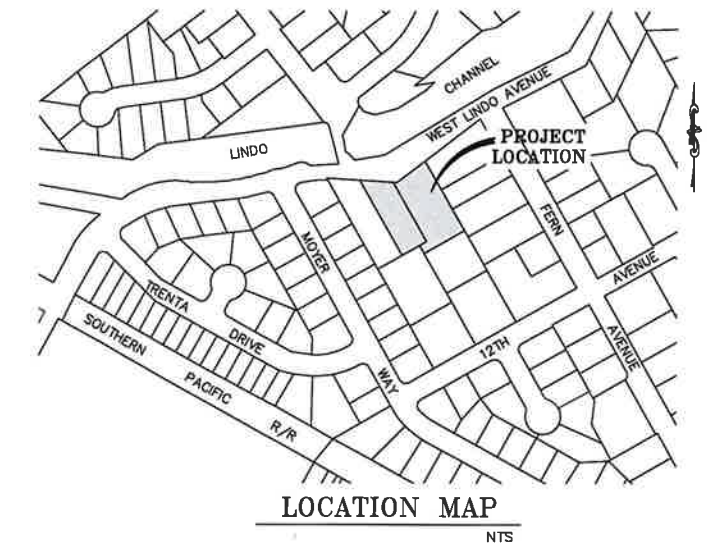
DRAWN BY NMQ DATE MAY 2020  
 CHECKED WEG SCALE 1" = 60'  
 APPROVED [Signature]  
 PUBLIC WORKS DIRECTOR

BLM 20-04 (LDI LAND AND HOME)  
 FOR  
 SHARON DEMEYER AND ROBERT KARCH  
 LDI LAND AND HOME, INC.

EXHIBIT  
 "B"  
 SHEET 2 OF 2

**LEGEND:**

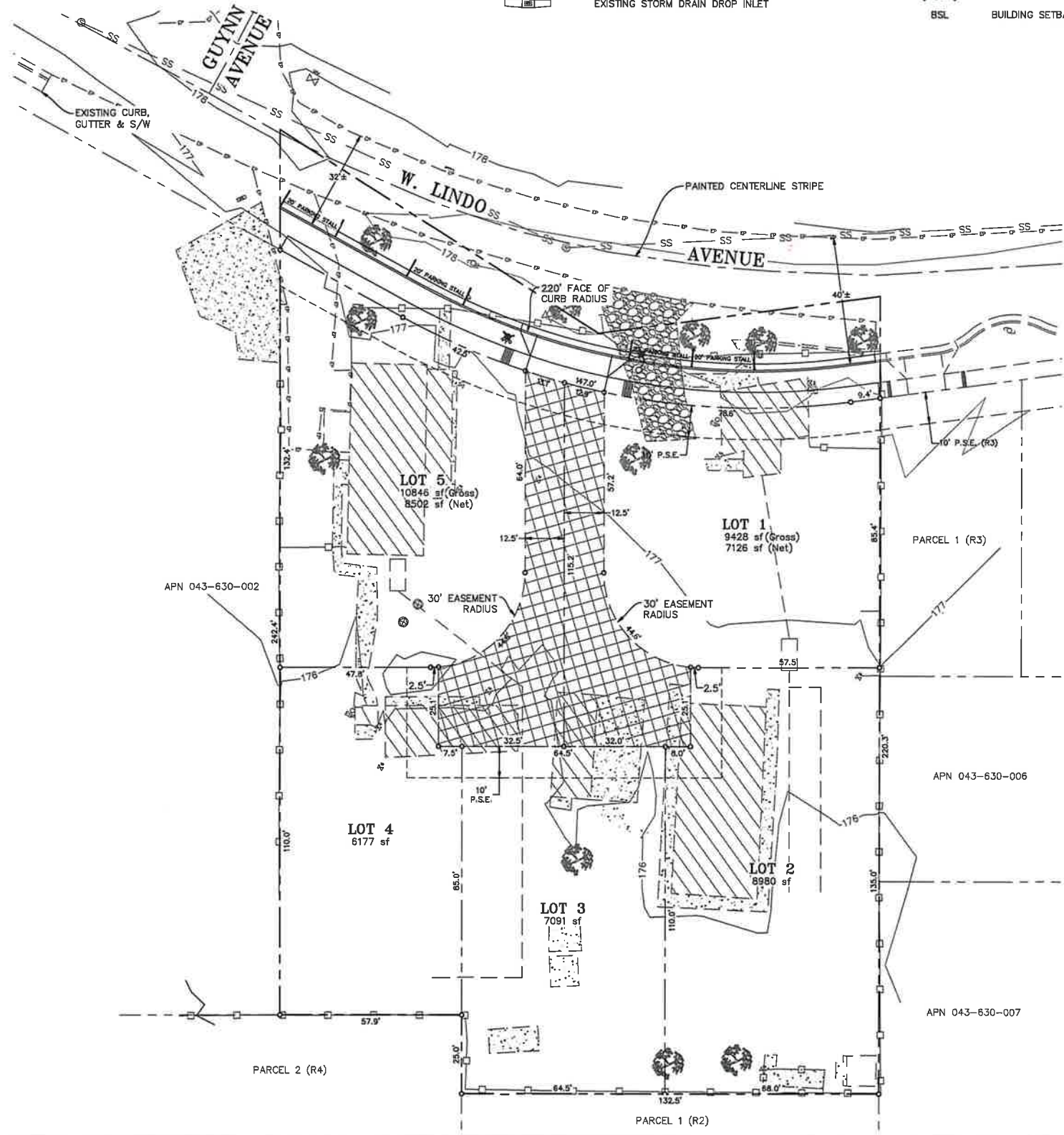
—177—	EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)	EG	EXISTING GROUND ELEVATION	—○—	EXISTING FENCE
---	SUBDIVISION BOUNDARY	FG	FINISH GRADE ELEVATION	⊗	EXISTING FIRE HYDRANT
- - -	PROPOSED LOT LINE	PUE	PUBLIC UTILITY EASEMENT	⊗	PROPOSED FIRE HYDRANT
- - -	CENTER LINE	PSE	PUBLIC SERVICE EASEMENT	⊗	EXISTING WATER VALVE
- - -	EASEMENT	ROW	RIGHT OF WAY	⊗	EXISTING HOSE BIB
---	EXISTING CURB, GUTTER AND SIDEWALK	BOC	BACK OF CURB	⊗	EXISTING GRAVEL DRIVEWAY
---	EXISTING SANITARY SEWER MAN HOLE AND SEWER LINE	BOW	BACK OF WALK	⊗	PROPOSED STREET LIGHT
---	PROPOSED CURB AND GUTTER	EXISTING TREE		⊗	EXISTING BUILDING TO BE REMOVED
---	PROPOSED CONCRETE AREA	EXISTING TREE TO BE REMOVED		⊗	NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SEWER, STORM DRAIN AND PUBLIC UTILITY PURPOSES
---	EXISTING AND FINISH GRADE	BSL	BUILDING SETBACK LINE		
---	EXISTING STORM DRAIN DROP INLET				



**RECEIVED**

**NOV 15 2019**

**CITY OF CHICO  
PLANNING SERVICES**



**OWNER/SUBDIVIDER:**

LDI LAND AND HOME INC.  
P.O. BOX 617  
CHICO, CA 95927  
(530) 588-5510

**ENGINEER:**

W. GILBERT ENGINEERING  
WESLEY E. GILBERT, R.C.E. 31689  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315

**ASSESSOR'S PARCEL NUMBER:**

043-630-003 AND 011

**LAND USE:**

PRESENT: SINGLE FAMILY RESIDENTIAL  
FUTURE: SINGLE FAMILY RESIDENTIAL

**ZONING:**

PRESENT: R1  
FUTURE: R1

**UTILITIES:**

SANITARY SEWER: CITY OF CHICO  
WATER: CALIFORNIA WATER SERVICE COMPANY  
POWER: PACIFIC GAS & ELECTRIC  
COMMUNICATIONS: AT&T  
CABLE TV: COMCAST  
STORM DRAIN: CITY OF CHICO

**DESIGN MODIFICATIONS:**

- NON-STANDARD PUBLIC STREET SECTIONS. (18R.08.020.F.1)
- ALLOW ACCESSWAY TO SERVE THREE (3) LOTS (18R.08.010.D.b.1)
- ALLOW ACCESSWAY TO BE CONSTRUCTED WITHOUT CURB, GUTTER OR VALLEY GUTTER (18R.08.035.E.2)

**RECORD REFERENCES:**

- FOURTH SUBDIVISION OF THE JOHN BIDWELL RANCHO, BOOK 5 OF MAPS, PAGE 26
- PARCEL MAP, BOOK 105 OF MAPS, PAGE 40
- PARCEL MAP (18-04), BOOK 192 OF MAPS, PAGES 48 THRU 51
- PARCEL MAP, BOOK 144 OF MAPS, PAGES 19 THRU 21

**SUBDIVISION NOTES:**

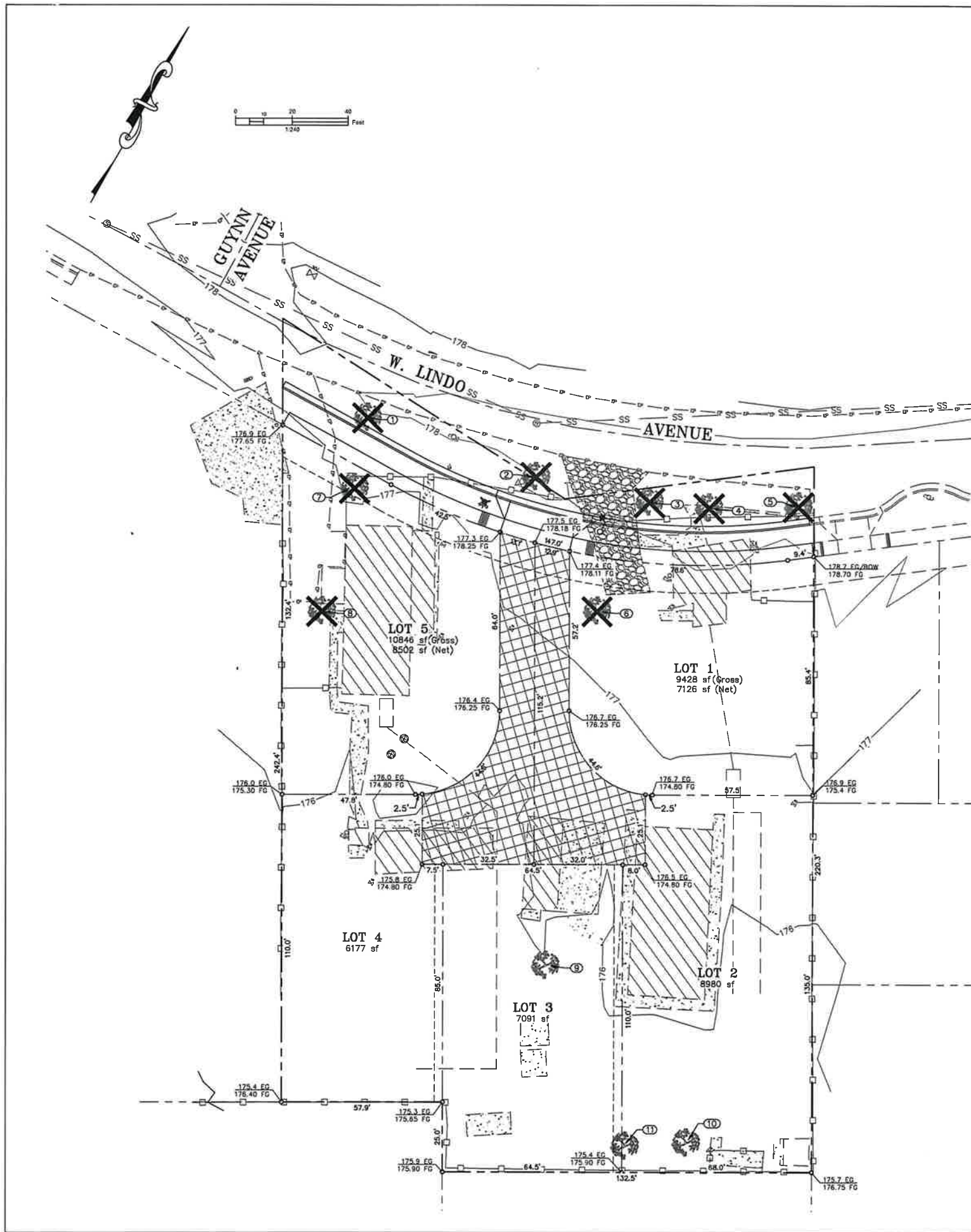
- PARCEL MAP INFORMATION:  
TOTAL ACREAGE (TO CL): 1.106  
NET ACREAGE: 0.976  
TOTAL NUMBER OF LOTS: 5  
UNITS PER GROSS ACRE: 4.5  
AVERAGE NET LOT SIZE: 7,575 SF
- GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
- THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL LOT FRONTAGES AS SHOWN HEREON.
- SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION #
- THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBERS 06007C0485E AND 06007C0505E DATED JANUARY 6, 2011.
- STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY A STORM WATER INTERCEPTOR, OVERSIZED STORM DRAIN PIPES AND STORM WATER LEACH TRENCHES CONNECTED TO THE EXISTING 72" STORM DRAIN PIPE IN MOYER WAY THAT OUTFALLS INTO LINDO CHANNEL.
- EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED IN ACCORDANCE WITH B.C.E.H.D. PERMIT REQUIREMENTS.
- LOTS 1 AND 5 WILL TAKE PRIMARY VEHICLE ACCESS FROM W. LINDO AVENUE. LOTS 2, 3 AND 4 WILL TAKE PRIMARY VEHICLE ACCESS FROM W. LINDO AVENUE VIA THE PROPOSED PRIVATE STREET ACROSS LOTS 1 AND 5.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES WILL BE CREATED OVER LOTS 1 AND 5 ON THE FINAL MAP THAT WILL INCLUDE THE HAMMERHEAD AREA. A SEPARATE LOT IS NOT BEING CREATED FOR THE PRIVATE STREET AND HAMMERHEAD.

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION  
BY: *Wesley E. Gilbert* DATE: 11/12/19  
WESLEY E. GILBERT  
R.C.E. 31689  
EXPIRES: 12/31/20



**COVENANT COURT VESTING TENTATIVE  
SUBDIVISION MAP  
S 19-06  
(PRIVATE STREET SUBDIVISION)**

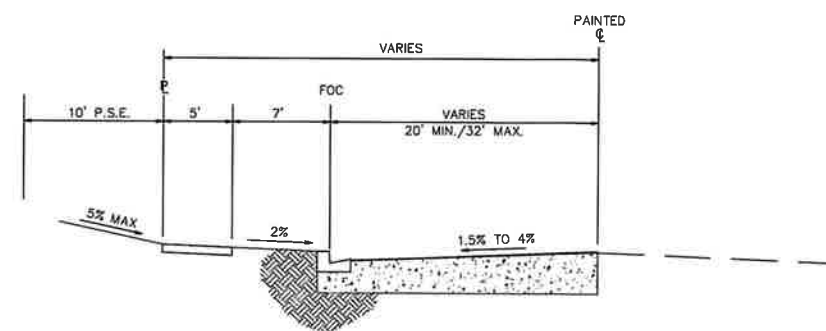
FOR  
LDI LAND & HOME, INC.  
BEING A PORTION OF LOT 38 OF THE FOURTH SUBDIVISION OF THE JOHN BIDWELL RANCHO AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 5 OF MAPS, AT PAGE 26  
CITY OF CHICO, COUNTY OF BUTTE  
STATE OF CALIFORNIA  
W. GILBERT ENGINEERING  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315



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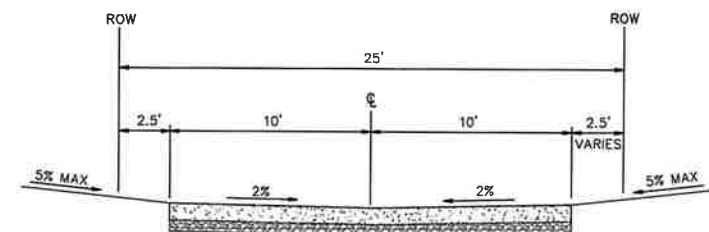
NOV 15 2019

CITY OF CHICO  
PLANNING SERVICES



WEST LINDO AVENUE  
WITH ON-STREET PARKING  
TYPICAL SECTION

N.T.S.



STREET "A"  
PRIVATE STREET  
WITH NO ON-STREET PARKING  
TYPICAL SECTION

N.T.S.

TREE TABLE\*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	VALLEY OAK(QUERCUS LOBATA)	29"	43.5'	REMOVE	29"
2	BLACK WALNUT(JUGLANS NIGRA)	25"	37.5'	REMOVE	25"
3	BLACK WALNUT(JUGLANS NIGRA)	31"	46.5'	REMOVE	31"
4	BLACK WALNUT(JUGLANS NIGRA)	24"	37'	REMOVE	24"
5	BLACK WALNUT(JUGLANS NIGRA)	25"	37'	REMOVE	25"
6	BLACK WALNUT(JUGLANS NIGRA)	43"	64.5'	REMOVE	43"
7	INCENSE CEDAR(CALOCEDRUS DECURRENS)	26"	39'	REMOVE	26"
8	ASH(FRANISNUS SP.)	35"	36'	REMOVE	35"
9	APPLE(MALUS SP.)	12.5"	18.5'	REMOVE	-
10	APPLE(MALUS SP.)	20"	20'	REMOVE	-
11	APPLE(MALUS SP.)	20"	20'	REMOVE	-

TOTAL INCHES REQUIRING MITIGATION = 235" DIVIDED BY 6 = 40 REPLACEMENT TREES REQUIRED.

COVENANT COURT VESTING TENTATIVE  
SUBDIVISION MAP  
S 19-06  
(PRIVATE STREET SUBDIVISION)

FOR  
LDI LAND & HOME, INC.

BEING A PORTION OF LOT 38 OF THE FOURTH SUBDIVISION OF THE JOHN BIDWELL RANCHO AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 5 OF MAPS, AT PAGE 26 CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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