



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/09/2017) DATE: February 22, 2017
FROM: Kelly Murphy, Assistant Planner (879-6535) FILE: BLM 16-07
SUBJECT: Boundary Line Modification 16-07 (Stonehaven-Draper)
2 & 3 Stonehaven Court, APNs 018-560-068 and -069

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located at 2 and 3 Stonehaven Court (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 Residential) zoning district.

BACKGROUND/ANALYSIS

The project site is currently undeveloped and located on the west side of Stonehaven Court. The subject parcels are within the Belvedere Heights subdivision (Lots 89 and 90), which was approved in 2004. The proposed boundary line modification would move the public utility easement and shared property line between the two parcels, decreasing Parcel 1 (APN 018-560-068) from 0.239 to 0.226 acres, and increasing Parcel 2 (APN 018-560-069) from 0.210 to 0.223 acres. No development is proposed at this time. The resulting parcels would conform to the applicable requirements of the Chico Municipal Code. Staff has identified no issues or conditions needed to approve this 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 BLM 16-07 (Stonehaven-Draper).

ATTACHMENTS

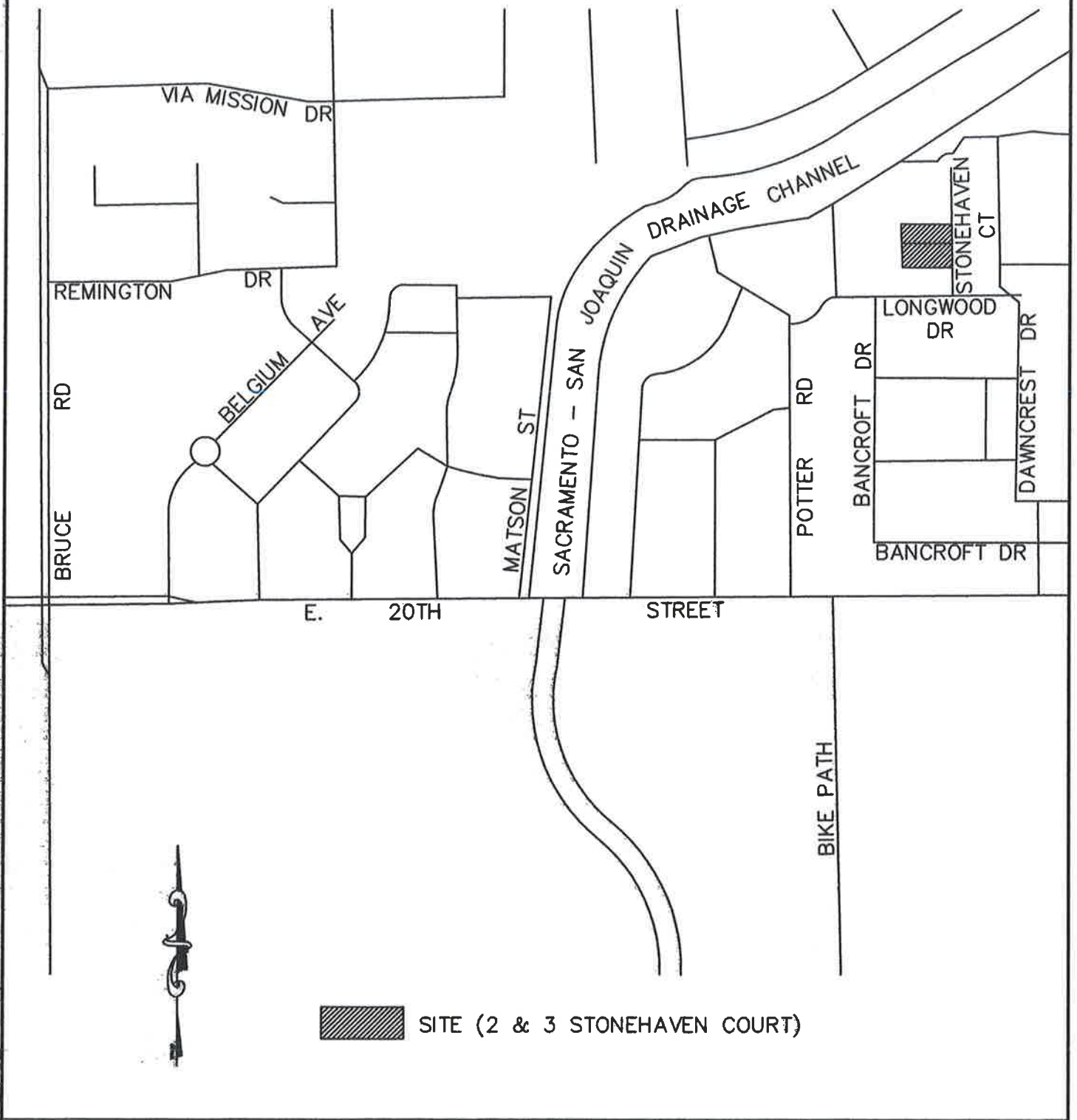
- A. Location Map
- B. Plat


DISTRIBUTION

cc: Feeney Engineering & Surveying, Attn: Lauren McSwain, P.O. Box 301, Chico, CA 95926
Northcoast Drywall, Inc., John Draper, 6685 Nedry Drive, Paradise, CA 95969
BLM 16-07 File

VICINITY MAP

APN: 018-560-068 & 069



 SITE (2 & 3 STONEHAVEN COURT)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: LJM DATE: 2/13/2017

CHECKED: [Signature] SCALE: NTS

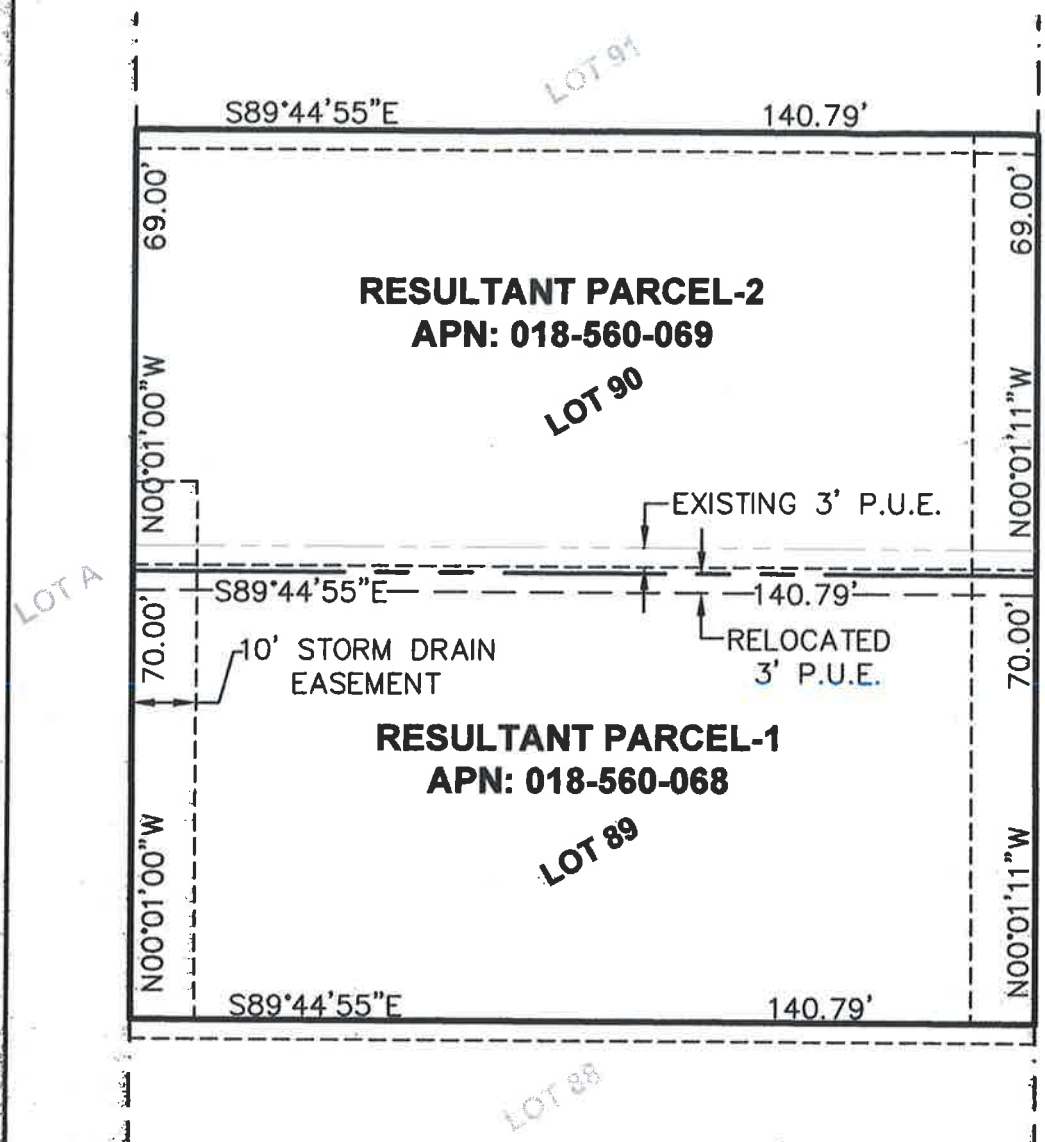
APPROVED: [Signature]

[Signature] PUBLIC WORKS DIRECTOR

CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 16-07

EXHIBIT
"B"

SHEET 1 OF 2



STONEHAVEN COURT



SCALE:
1"=30'

NOTES:

- 1.) EXISTING & PROPOSED: ZONING=R1 GENERAL PLAN=LDR
- 2.) RESIDENTIAL
- 3.) EXISTING LOTS ARE VACANT
- 4.) RESULTANT PARCEL-1: EX AREA=0.239 AC PR AREA=0.226 AC
- 5.) RESULTANT PARCEL-2: EX AREA=0.210 AC PR AREA=0.223 AC



LEGEND:

PROPERTY BOUNDARY	—————
OLD PROPERTY LINE	- - - - -
NEW PROPERTY LINE	—————
ADJACENT BOUNDARY	- · - · -
CENTERLINE	—————
EASEMENT	—————
NEW EASEMENT	—————
LOT PER BELVEDERE SUB	—————
BK 171 PGS 1-8	—————

BOUNDARY LINE MODIFICATION

LOTS 89 & 90 OF THE BELVEDERE HEIGHTS
SUBDIVISION PHASE 1 BOOK 171 OF MAPS PAGES
1-8, CITY OF CHICO, COUNTY OF BUTTE, STATE OF
CALIFORNIA

2 & 3 STONEHAVEN COURT

FOR
JOHN DRAPER
BY

FEENEY ENGINEERING & SURVEYING, INC.
FEBRUARY 13, 2017