



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 11/14/2019) DATE: November 14, 2019
FROM: Shannon Costa, Associate Planner FILE: BLM 19-05
Steven Peters, Planning Department Intern
SUBJECT: Boundary Line Modification 19-05 (Lendco), Native Oak Dr., APN 018-600-078,
018-500-158

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the property line between two parcels located on Native Oak Drive (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Medium Density Residential (MDR) on the City of Chico General Plan Diagram. Parcel A is zoned R2-SD2-FDSD (Medium Density Residential with Humboldt Road-Foothill Special Design Considerations and Foothill Development overlays) and Parcel B is zoned R2-SD2 (Medium Density Residential with Humboldt Road-Foothill Special Design Considerations overlay).

BACKGROUND/ANALYSIS

The project site is located to the south of State Highway 32, west of Cork Oak Way, north of Native Oak Drive, and east of Bruce Road. The proposal would shift the shared property line such that a 0.46 acre strip on the southwesterly edge of Parcel A would be transferred to Parcel B. The resulting Parcel A would be 4.97 acres in size and the resulting Parcel B would be 11.14 acres in size. The proposed BLM would accommodate the future development of Parcel A. The proposed parcels meet all applicable development standards.

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 19-05 (Lendco), subject to the following conditions:

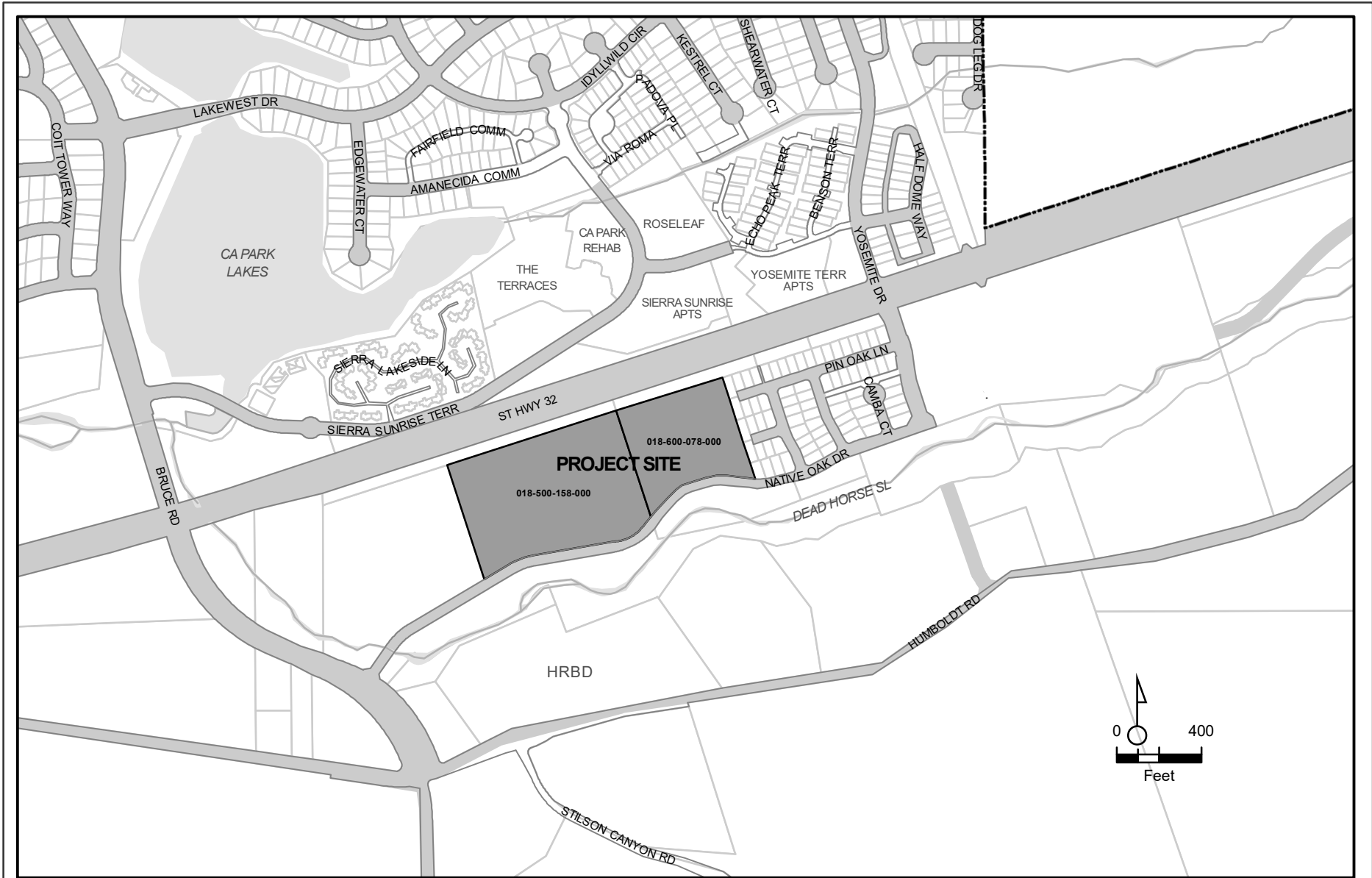
1. Prior to the recording of the certificate of compliance for BLM 19-05, the property owner shall document to the satisfaction of the Director of Public Works that existing monumentation is adequate. In the absence of such, the property owner shall have the new boundaries monumented in accordance with the applicable provisions of Title 18 of the Chico Municipal Code and as required by the Professional Land Surveyors Act.

ATTACHMENTS

- A. Location Map
- B. Plat

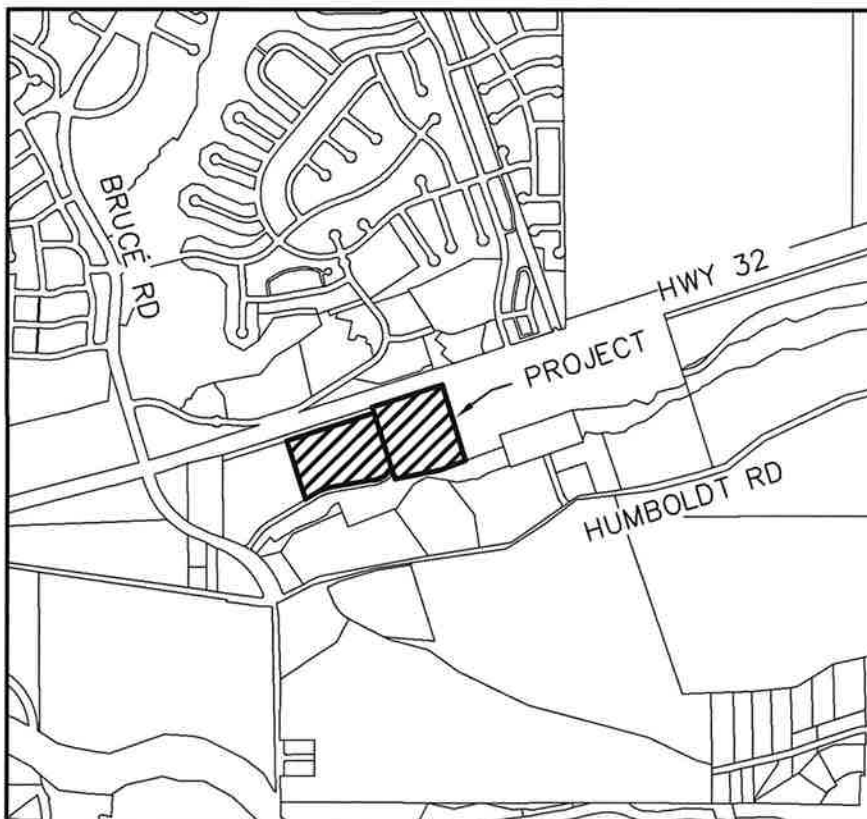
DISTRIBUTION

cc: File: BLM 19-05
Lendco LLC, 591 Colusa Ave. Yuba City, CA 95991
NorthStar, Attn.: Nicole Ledford, 111 Mission Ranch Blvd., Suite 100, Chico, CA 95926
Email: nledford@northstareng.com



BLM 19-05
 APNs 018-600-078-000 and 018-500-158-000





LOCATION MAP

NOT TO SCALE

NOTES

- 1. APNs: 018-600-078 GP: MDR ZONING: R2
018-500-158 GP: MDR ZONING: R2
- 2. OWNERS: APN 018-600-078 CAL SIERRA LIMITED PO BOX 591 MARYSVILLE, CA 95901
APN 018-500-158 LENDCO LLC 591 COLUSA AVE YUBA CITY, CA 95991
- 3. SURVEYOR: NORTHSTAR
MARK HERRICK, PLS 8323
111 MISSION RANCH BLVD., STE 100
CHICO CA, 95926
(530)893-1600
- 4. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON RECORD DATA FROM 176 M 28-39 AND 187 M 20-25.
- 5. THE BASIS OF BEARINGS OF THIS MAP IS THE NORTH LINE OF LOT B AS SHOWN ON 176 M 28-39.



Mark R. Herrick
10-28-19

LEGEND

- 018-500-158 ASSESSOR'S PARCEL NUMBER
- EXISTING PARCEL LINE
- - - - ORIGINAL PROPERTY LINE
- ADJOINING PARCEL LINE



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

PROJECT #15-011

CITY OF CHICO

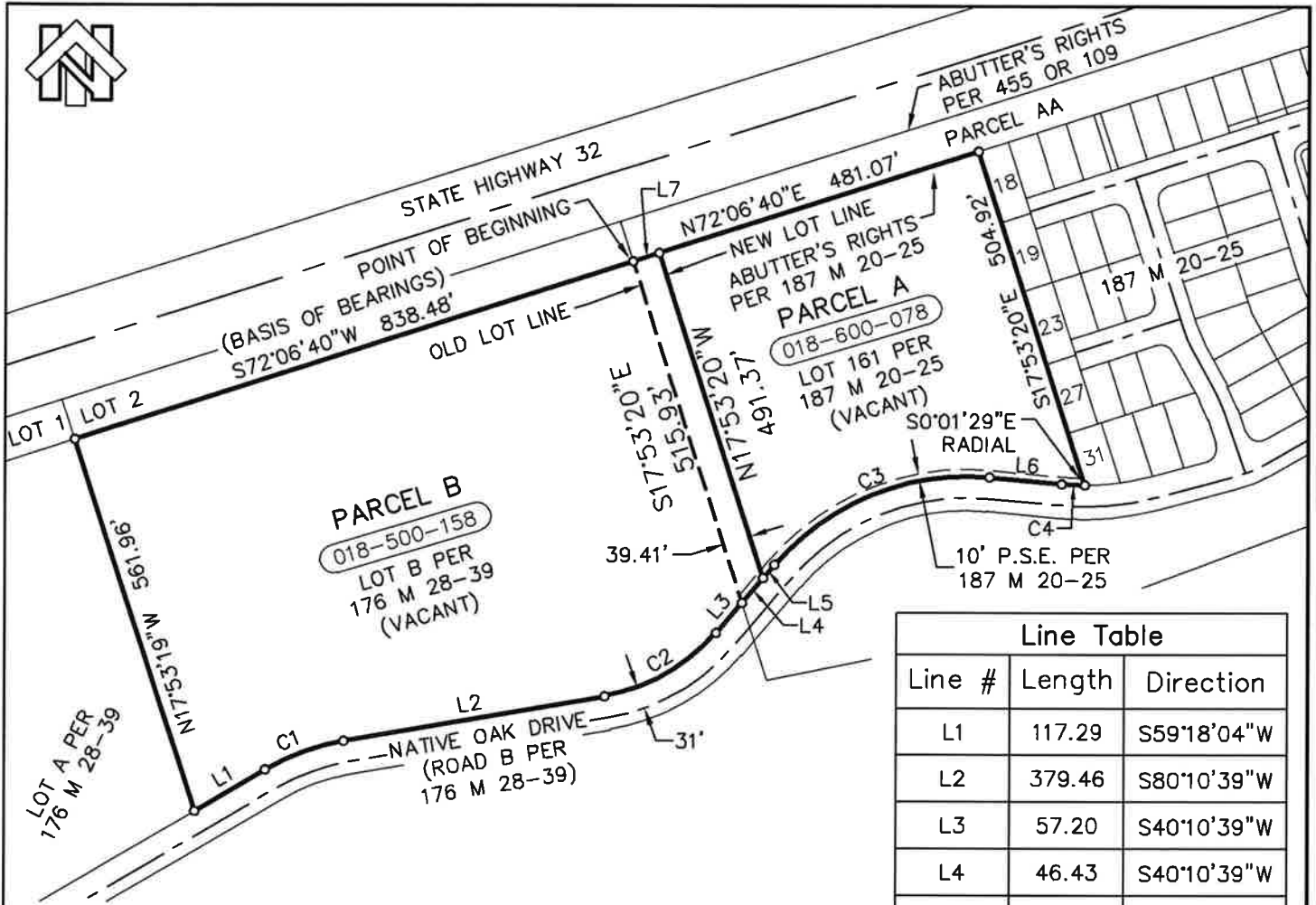
ENGINEERING DIVISION

DRAWN BY TDA DATE 10/22/19
 CHECKED MRH SCALE NO SCALE
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 19-05
 (CAL SIERRA/LENDCO)

EXHIBIT
 "B"

SHEET 1 OF 2



EASEMENT NOTES:

- APN 018-500-158**
 THE LOCATION OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM RECORD DATA
- BOOK 203 OF DEEDS, PAGE 450, INGRESS/EGRESS EASEMENT
 - BOOK 1306 OF OFFICIAL RECORDS, AT PAGE 51, WATER PIPE EASEMENT
 - BOOK 1341 OF OFFICIAL RECORDS, AT PAGE 616, WATER PIPE EASEMENT

- APN 018-600-078**
- SERIAL NO. 2016-0002948
 THE RIGHT TO PUMP, TAKE OR OTHERWISE EXTRACT WATER FROM BENEATH THE HEREIN DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO ENTER UP THE HEREIN DESCRIBED LAND.

Line #	Length	Direction
L1	117.29	S59°18'04"W
L2	379.46	S80°10'39"W
L3	57.20	S40°10'39"W
L4	46.43	S40°10'39"W
L5	25.14	S40°10'39"W
L6	104.65	S84°49'21"E
L7	39.41	N72°06'40"E

Curve #	Length	Radius	Delta
C1	120.60	331.00	20°52'35"
C2	187.80	269.00	40°00'00"
C3	346.54	361.00	55°00'00"
C4	33.19	369.00	5°09'10"

PARCEL AREAS	OLD	NEW
PARCEL A	±5.43 AC	±4.97 AC
PARCEL B	±10.68 AC	±11.14 AC



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 898-1800 www.northstareng.com

PROJECT #15-011

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TA DATE 10/22/19
 CHECKED MRH SCALE 1"=250'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 19-05
 (CAL SIERRA/LENDCO)

EXHIBIT
 "B"

SHEET 2 OF 2