



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 05/12/2022) DATE: April 27, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 22-04
SUBJECT: Boundary Line Modification 22-04 (Moran)
2 & 3 Matada Court; APNs 018-020-141 and -0142

REQUEST

A request to modify the boundary of two legal parcels located the north side of Matada Court, between Chico Canyon Road and Canyon Oaks Terrace (see Location Map, **Attachment A**). The subject parcels are designated Very Low Density on the General Plan Land Use Diagram and located within the RS-1 (Suburban Residential) zoning district.

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would alter the shared property line to slightly increase the size of "Parcel A" (see Plat, **Attachment B**). This would increase the size of Parcel A from 61,088 gross square feet to 61,514 gross square feet and decrease "Parcel B" from 69,171 gross square feet to 68,747 gross square feet. The proposed shift would assist "Parcel A" in meeting side yard setback standards for a single-family residence.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-04 (Moran) subject to the following condition:

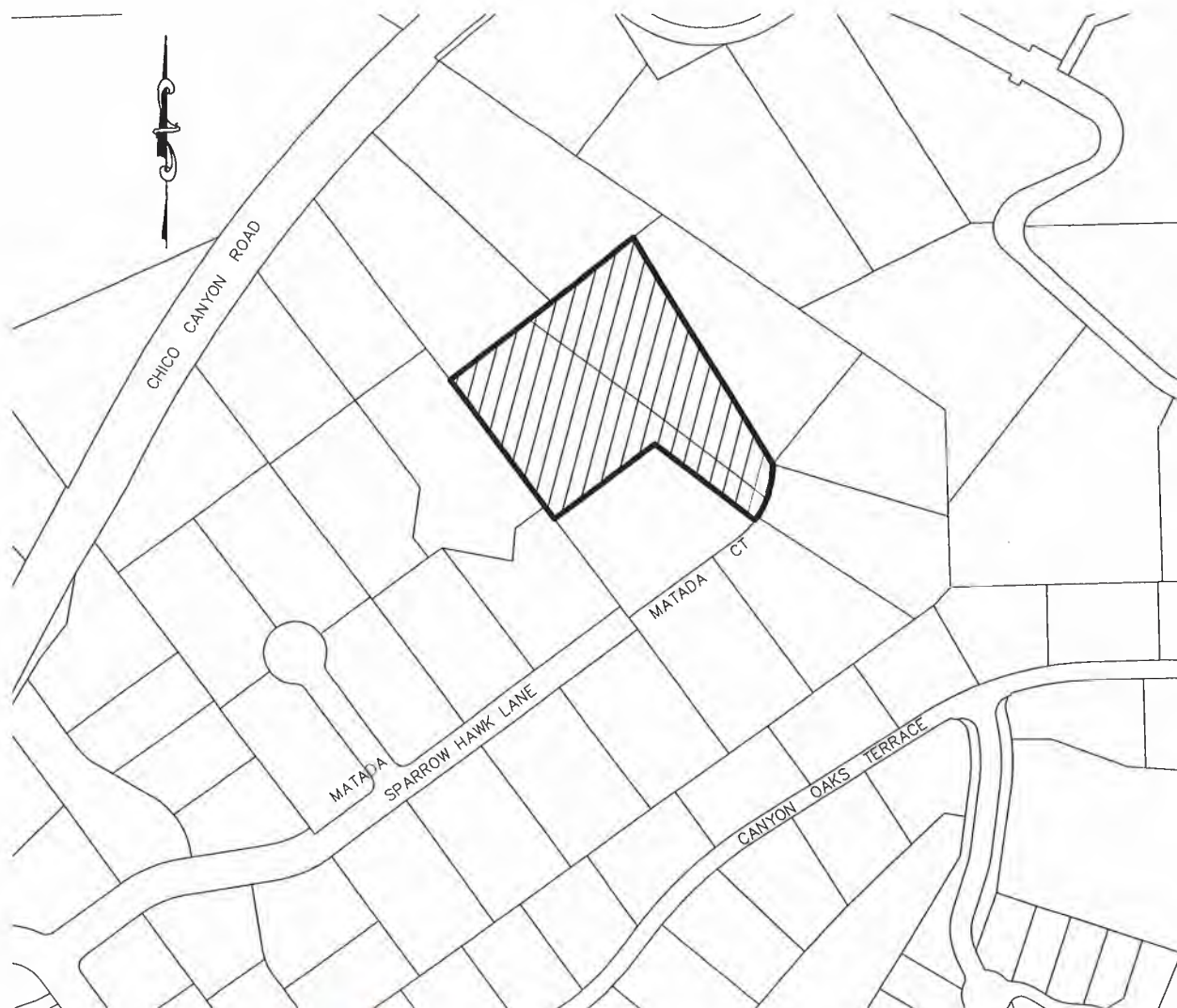
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Michel and Sandy Moran, 1053 Woodland Avenue, Chico, CA 95978
W. Gilbert Engineering, Attn: Wesley Gilbert, 140 Yellowstone Drive, Suite 110, Chico, CA 95973, email: ljmeswain@rarcivil.com



REGISTERED PROFESSIONAL ENGINEER
 WESLEY E. GILBERT
 No. 71683
 Exp. 12/31/22
 CIVIL
 STATE OF CALIFORNIA
3/31/22

 - BLM 22-04 (Moran)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

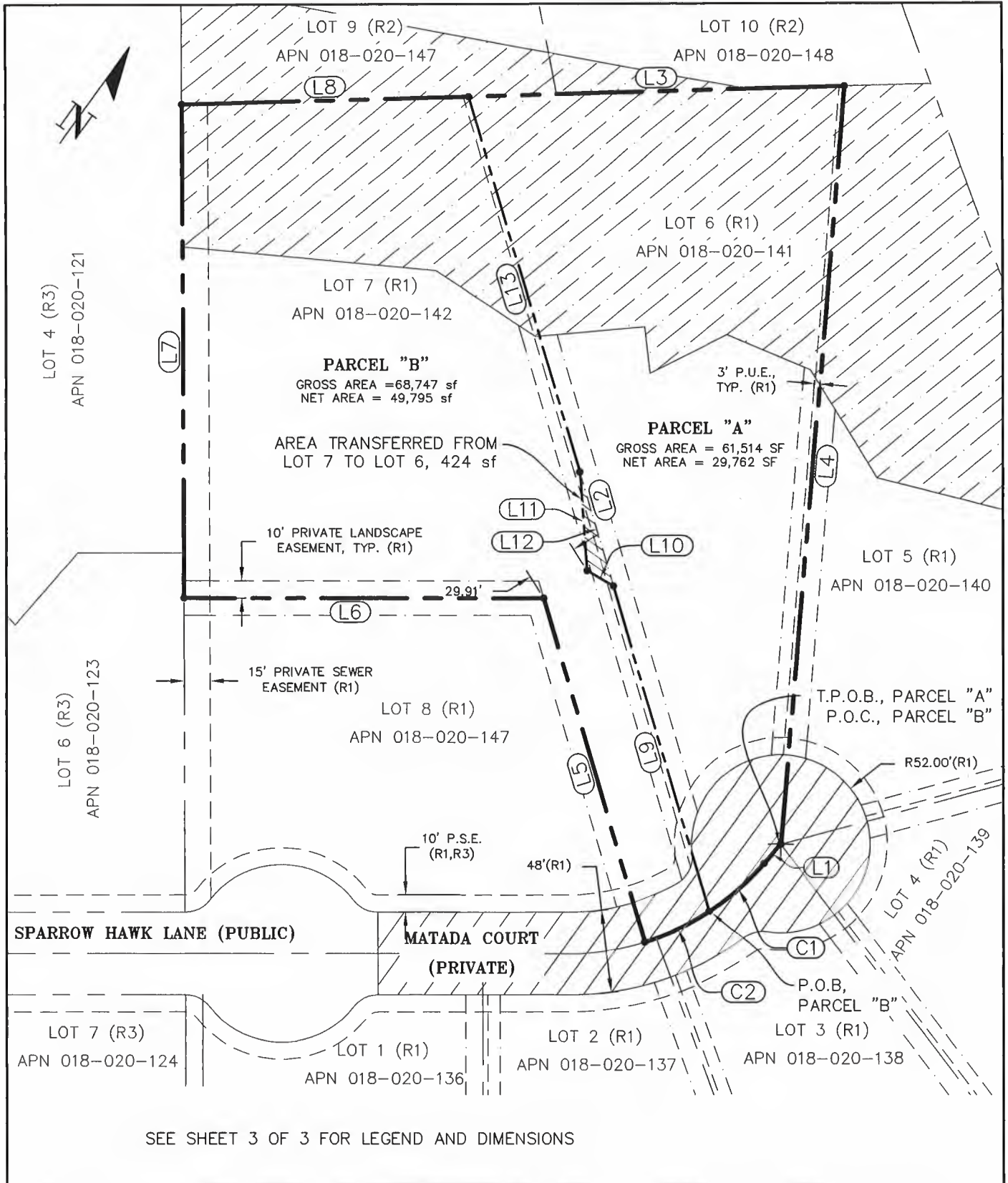
DRAWN BY WJN DATE MAR 2022
 CHECKED WEG SCALE 1" = 300'

APPROVED _____
 PUBLIC WORKS DIRECTOR

BLM 22-04 (Moran)
 FOR
 MICHEL & SANDY MORAN AND BRYAN & BEATRICE JUNG

EXHIBIT
 "B"

SHEET 1 OF 3



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY WJN DATE MAR 2022
 CHECKED WEG SCALE 1" = 80'










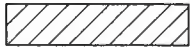
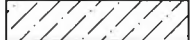
APPROVED _____
 PUBLIC WORKS DIRECTOR

BLM 22-04 (Moran)
 FOR
 MICHEL & SANDY MORAN AND BRYAN & BEATRICE JUNG

EXHIBIT
 "B"

SHEET 2 OF 3

LEGEND

-  LOT LINE ADJUSTMENT BOUNDARY
-  CENTERLINE
-  COURSE NUMBER
-  EXISTING PROPERTY LINE
-  EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS BLM
-  NEW PARCEL LINE BEING CREATED BY THIS BLM
-  PUBLIC UTILITY EASEMENT AND PUBLIC SERVICE EASEMENT
-  PRIVATE LANDSCAPE EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- T.P.O.B. POINT OF BEGINNING
-  AREA TO BE TRANSFERRED FROM LOT 7 TO LOT 6 (424 sf)
-  PRIVATE ROADWAY AND NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITY SERVICE LINES AND PUBLIC UTILITY EASEMENT (R1)
-  DECLARATION OF RESTRICTION EASEMENT (R1)

Parcel Line Table		
Line #	Length	Direction
L1	15.00'	N4°37'14"E
L2	495.78'	S52°08'46"E
L3	219.20'	S52°39'53"W
L4	443.61'	N30°54'08"W
L5	209.08'	N52°08'46"W
L6	209.12'	S54°10'50"W
L7	288.44'	N35°58'11"W
L8	166.88'	N52°39'53"E
L9	197.96'	S52°08'46"E
L10	17.67'	S84°10'24"W
L11	58.01'	N40°00'01"W
L12	69.50'	S52°08'46"E
L13	228.33'	N52°08'46"W

Curve Table			
Curve #	Length	Radius	Delta
C1	42.79'	150.00'	16°20'43"
C2	41.64'	150.00'	15°54'15"

RECORD REFERENCES:

- (R1)– SPARROW HAWK RIDGE SUBDIVISION PHASE 1 (S 03–12), BOOK 170 OF MAPS, PAGES 49–52
- (R2)– SPARROW HAWK RIDGE SUBDIVISION PHASE 2 (S 03–12), BOOK 176 OF MAPS, PAGES 93–95
- (R3)– RAPTOR RIDGE SUBDIVISION (S 01–10), BOOK 158 OF MAPS, PAGES 6–8

AREA SUMMARY:

BEFORE BLM:

LOT 6 – GROSS AREA = 61,088 sf, NET AREA = 57,707 sf
 LOT 7 – GROSS AREA = 69,171 sf, NET AREA = 68,137 sf

AFTER BLM:

PARCEL "A" – GROSS AREA = 61,514 sf, NET AREA = 58,132 sf
 PARCEL "B" – GROSS AREA = 68,747 sf, NET AREA = 49,795 sf

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY WJN DATE MAR 2022
 CHECKED WEG SCALE N/A

APPROVED _____
 PUBLIC WORKS DIRECTOR

**BLM 22-04 (Moran)
 FOR**

MICHEL & SANDY MORAN AND BRYAN & BEATRICE JUNG

**EXHIBIT
 "B"**

SHEET 3 OF 3