



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 06/09/22) DATE: May 23, 2022
FROM: Tina Wilson, Associate Planner FILE: BLM 22-05
SUBJECT: Boundary Line Modification 22-05 (Fogarty)
(APNs 018-500-160, -161 and -162)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify shared property lines between three lots located on the north side of Humboldt Road at the future extension of Yosemite 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 Land Use Diagram and are zoned Medium Density Residential (R2) and within Special Design considerations (-SD2, Humboldt Road-Foothill) and Foothill Development (-FDSD) overlay zones.

BACKGROUND/ANALYSIS

The project site consists of three parcels located on the north side of Humboldt Road, east of Bruce Road, on both sides of the future extension of Yosemite Drive. The three parcels are currently vacant. No development is proposed as part of this project. The proposed reconfiguration of the parcels would result in each parcel continuing to meet required minimum parcel sizes of 4,500 square feet for interior lots and 5,500 square feet for corner lots. The resultant parcels would be approximately sized as follows: 2.34 acres (Parcel A), 8.92 acres (Parcel B), and 5.90 acres (Parcel C).

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-05 (Fogarty) subject to the following conditions:

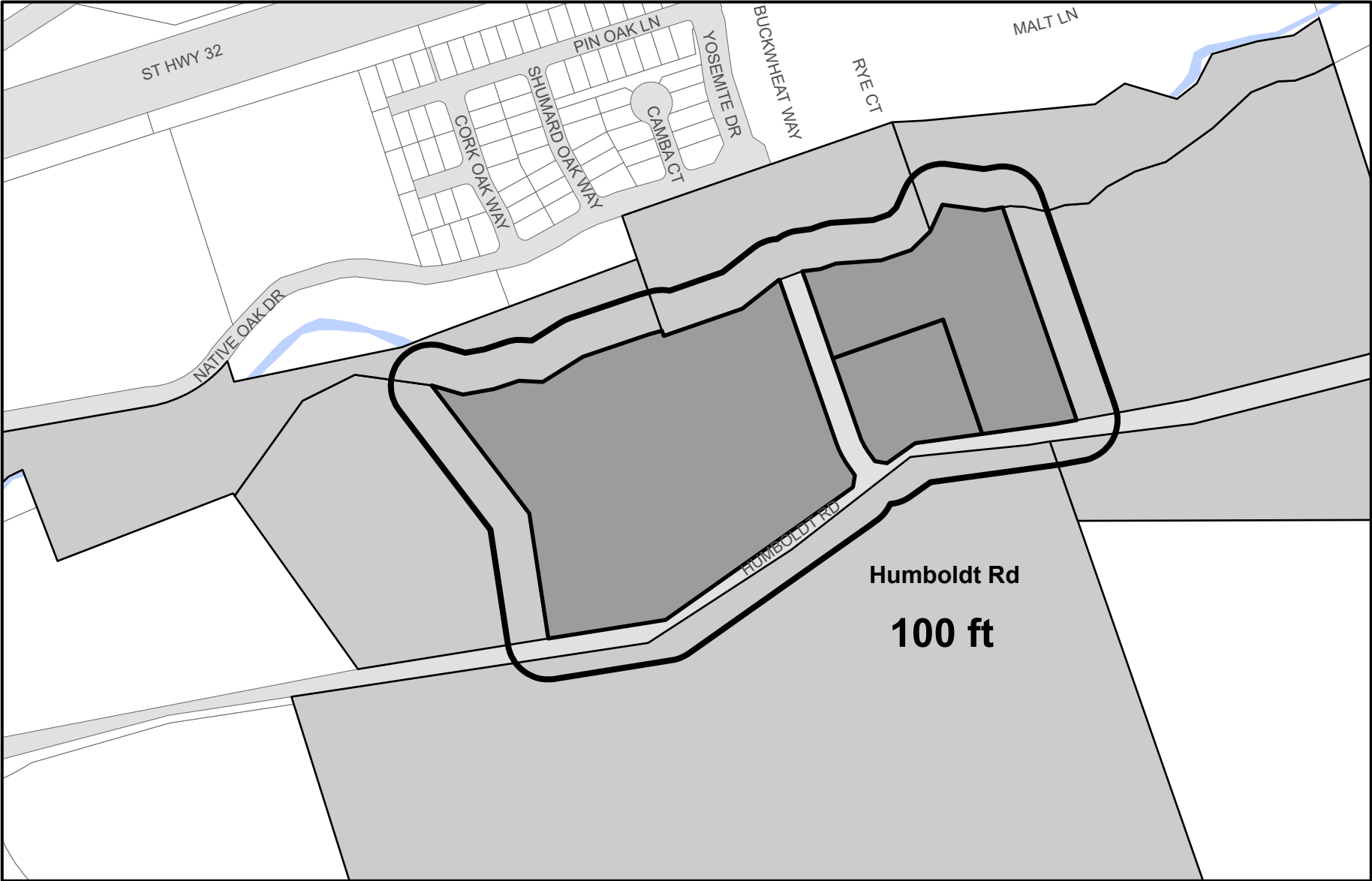
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.

ATTACHMENTS


- A. Location Map
- B. Plat

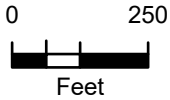
DISTRIBUTION

cc: Thomas and Mary Fogarty, 500 Lyndsey Lane, Yuba City, CA 95993
Nicole Ledford via email nledford@northstareng.com
Brian Swartz via email brian@cascapecapitalllc.com
Sidney Stone via email SStone@cchnc.org
Ross Simmons via email rsimmons@northstareng.com

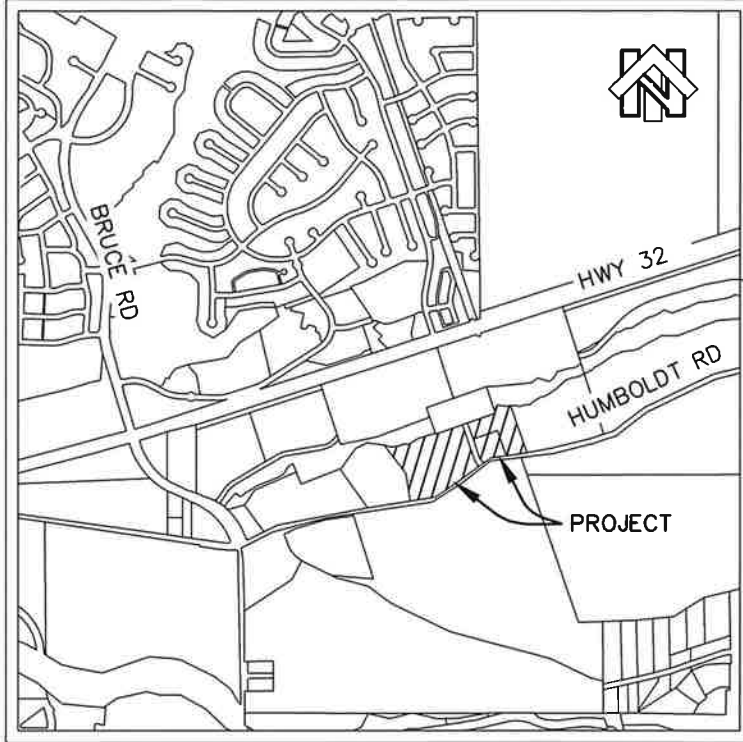


BLM 22-05 (Fogarty)
 Humboldt Rd
 APN: 018-500-160-000, 018-500-161-000
 018-500-162-000

 Noticed Parcels



Date Saved: 5/23/2022



VICINITY MAP

NOT TO SCALE

- | | | | |
|----------|-------------|---------|------------|
| 1. APNs: | 018-500-160 | GP: MDR | ZONING: R2 |
| | 018-500-161 | GP: MDR | ZONING: R2 |
| | 018-500-162 | GP: MDR | ZONING: R2 |

EXISTING USE: VACANT

2. OWNERS: THOMAS V. FOGARTY AND MARY R. FOGARTY,
TRUSTEES OF THE THOMAS V. AND MARY R.
FOGARTY REVOCABLE TRUST

3. SURVEYOR: NORTHSTAR
MARK R. HERRICK
111 MISSION RANCH BLVD. STE 100
CHICO, CA 95926
(530) 893-1600



Mark R. Herrick
4/27/2022



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
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PROJECT #21-094

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE MARCH 2022
CHECKED BY MRH SCALE NO SCALE
APPROVED *[Signature]*
FOR: PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 22-05
(FOGARTY)

EXHIBIT
"B"

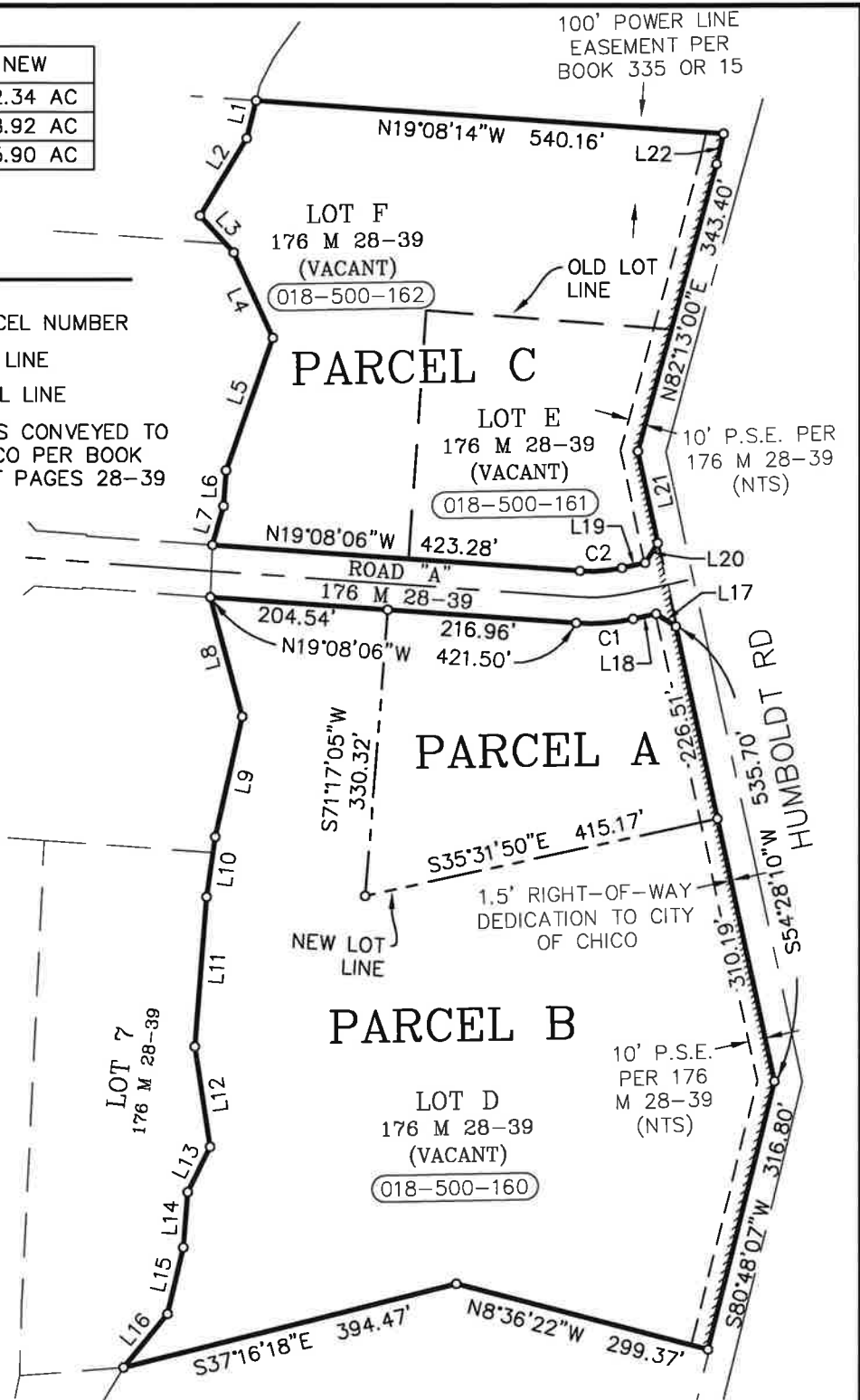
SHEET 1 OF 3

Attachment B

PARCELS AREAS	OLD	NEW
PARCEL A	±11.26 AC	±2.34 AC
PARCEL B	±1.76 AC	±8.92 AC
PARCEL C	±4.14 AC	±5.90 AC

LEGEND

- 018-500-160 ASSESSOR'S PARCEL NUMBER
- EXISTING PARCEL LINE
- ADJOINING PARCEL LINE
- ABUTTER'S RIGHTS CONVEYED TO THE CITY OF CHICO PER BOOK 176 OF MAPS, AT PAGES 28-39
- NTS NOT TO SCALE



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PROJECT #21-094

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE MARCH 2022
 CHECKED BY MRH SCALE 1" = 200'
 APPROVED For: PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 22-05
 (FOGARTY)

EXHIBIT
 "B"

SHEET 2 OF 3

Line Table		
Line #	Direction	Length
L1	S80°28'56"W	45.00'
L2	N82°19'07"W	104.16'
L3	S24°29'59"W	57.64'
L4	S42°11'47"W	108.13'
L5	S86°09'26"W	161.73'
L6	S70°37'20"W	41.12'
L7	S82°42'17"W	46.53'
L8	S51°48'36"W	142.28'
L9	S79°20'29"W	141.90'
L10	S75°00'05"W	69.69'
L11	S71°17'05"W	172.62'
L12	S57°58'56"W	116.35'
L13	N86°52'40"W	58.16'
L14	S71°19'18"W	63.52'
L15	S80°03'01"W	78.15'
L16	N73°38'15"W	79.84'
L17	N09°27'53"E	27.00'
L18	N35°31'50"W	27.46'
L19	N35°31'50"W	27.45'
L20	N80°31'50"W	27.01'
L21	N54°28'10"E	108.34'
L22	N79°43'40"E	36.09'

Curve Table			
Curve #	Length	Radius	Delta
C1	65.82	230.00	016°23'44"
C2	48.65	170.00	016°23'44"



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PROJECT #21-094

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE MARCH 2022
 CHECKED BY MRH SCALE NO SCALE
 APPROVED [Signature]
 For: PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 22-05
 (FOGARTY)

EXHIBIT
 "B"

SHEET 3 OF 3

EXHIBIT "C"
BOUNDARY LINE MODIFICATION NO. 22-05
RESULTANT PARCEL "A"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lot D as shown on that certain map entitled "Oak Valley Subdivision" filed for record in the office of the Butte County Recorder in Book 176 of Maps at Pages 28-39, more particularly described as follows:

COMMENCING at the most northerly corner of said Lot D;

Thence, along the east boundary of said Lot D, South 19°08'06" East, 204.54 feet to the **TRUE POINT OF BEGINNING**;

Thence, leaving said east boundary, South 71°17'05" West, 330.32 feet;

Thence, South 35°31'50" East, 415.17 feet to the southerly boundary of said Lot D;

Thence, along said southerly boundary, North 54°28'10" East, 226.51 feet to the most southerly corner of Road A, as shown on said "Oak Valley Subdivision" map and an angle point in the boundary of said Lot D;

Thence, along said east boundary of Lot D, North 9°27'53" East, 27.00 feet;

Thence, continuing along said east boundary, North 35°31'50" West, 27.46 feet to the beginning of a 230.00 foot radius curve, concave easterly;

Thence, continuing along said east boundary, Northerly, 65.82 feet, along said curve, through a central angle of 16°23'44";

Thence, continuing along said east boundary, North 19°08'06" West, 216.96 feet to the point of beginning.

Containing 2.34 acres, more or less.

By: NS

Checked: NK
Approved: [Signature]
Date: 5-6-2022

Mark R. Herrick
Mark R. Herrick, PLS 8323
NorthStar



Date: 4/27/2022

EXHIBIT "D"
BOUNDARY LINE MODIFICATION NO. 22-05
RESULTANT PARCEL "B"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being Lot D as shown on that certain map entitled "Oak Valley Subdivision" filed for record in the office of the Butte County Recorder in Book 176 of Maps at Pages 28-39.

EXCEPTING THEREFROM a portion of said Lot D, described as follows:

COMMENCING at the most northerly corner of said Lot D;

Thence, along the east boundary of said Lot D, South 19°08'06" East, 204.54 feet to the **TRUE POINT OF BEGINNING**;

Thence, leaving said east boundary, South 71°17'05" West, 330.32 feet;

Thence, South 35°31'50" East, 415.17 feet to the southerly boundary of said Lot D;

Thence, along said southerly boundary, North 54°28'10" East, 226.51 feet to the most southerly corner of Road A, as shown on said "Oak Valley Subdivision" map and an angle point in the boundary of said Lot D;

Thence, along said east boundary of Lot D, North 9°27'53" East, 27.00 feet;

Thence, continuing along said east boundary, North 35°31'50" West, 27.46 feet to the beginning of a 230.00 foot radius curve, concave easterly;

Thence, continuing along said east boundary, Northerly, 65.82 feet, along said curve, through a central angle of 16°23'44";

Thence, continuing along said east boundary, North 19°08'06" West, 216.96 feet to the point of beginning.

Containing 8.92 acres, more or less.

By: NS

Checked: NK

Approved: [Signature]

Date: 5-6-2022

[Signature]

Mark R. Herrick, PLS 8323
NorthStar



Date: 4/27/2022

EXHIBIT "E"
BOUNDARY LINE MODIFICATION NO. 22-05
RESULTANT PARCEL "C"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being Lot E and Lot F as shown on that certain map entitled "Oak Valley Subdivision" filed for record in the office of the Butte County Recorder in Book 176 of Maps at Pages 28-39.

Containing 5.90 acres, more or less.

By: NS

Checked: NK

Approved: *[Signature]*

Date: 5-6-2022

Mark R. Herrick

Mark R. Herrick, PLS 8323
NorthStar



Date: 4/27/2022