



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 02/23/2017) DATE: January 12, 2017
FROM: Shannon Costa, CDT (879-6506) FILE: BLM 16-06
SUBJECT: Boundary Line Modification 16-06 (Growden)
1071 and 1059 Lia Way, APNs 042-660-050 and -052

REQUEST

The applicant is requesting approval of a Boundary Line Modification (BLM 16-06 (Growden)) that would transfer approximately 1,862 square feet of land from the rear portion of 1071 Lia Way, an undeveloped parcel, to 1059 Lia Way, a parcel developed with a single family home (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and located within the R1-AOD (Low Density Residential with Airport Operations zone D overlay) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the west side of Lia Way, south of Oak Way. The proposed BLM would move the shared property line between the two parcels, increasing Parcel B from 8,109 square feet to 9,971 square feet and decreasing Parcel A from 14,170 square feet to 12,308 square feet. No development is proposed at this time. Staff has identified no issues or conditions needed to approve this request.

RECOMMENDATION

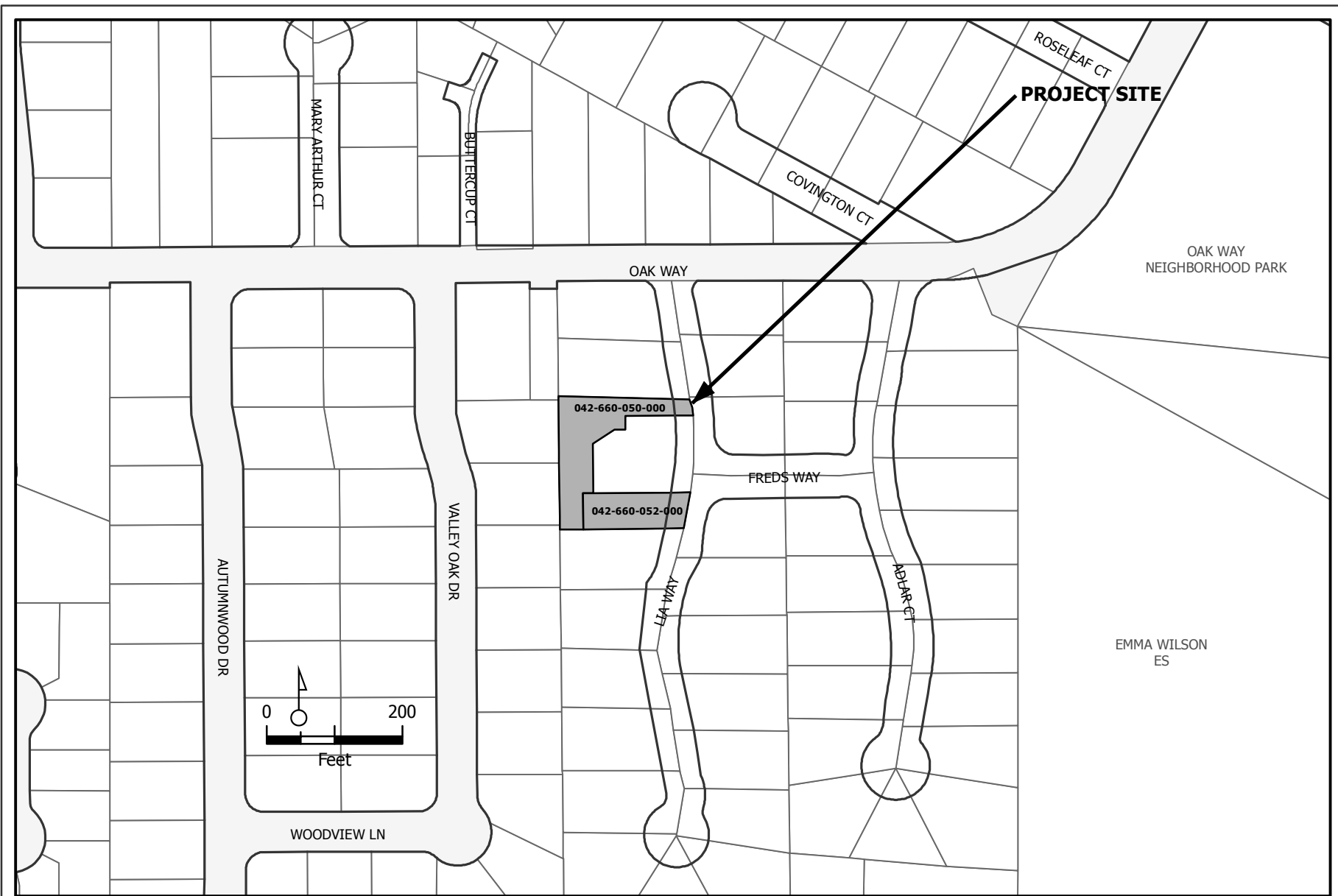
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve BLM 16-06 (Growden)

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

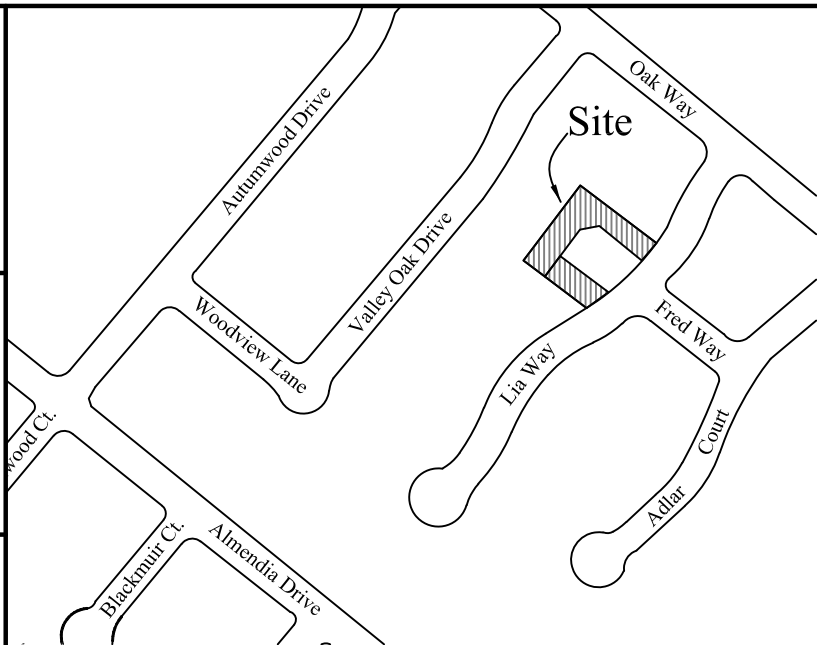
cc: Compass Consulting, Attn: Marcus Kinnee, 4765 Henleyville Rd, Corning, CA 96021
Catherine Klein Growden, PO Box 2374, Healdsburg, CA 95448
BLM 16-06 File



BLM 16-06 (Growden)
1071, 1059 Lia Way
APNs 042-660-050-000, 042-660-052-000



Checked By: D. Hoagland
Date: November 3, 2016



Vicinity Map

Not to Scale

Curve Data

- C1 Radius: 400.00' (R) Delta: 03°36'52" (R)
Length: 25.23' (R)
- C2 Radius: 400.00' (R) Delta: 07°38'-58" (R)
Length: 53.40' (R)
- C3 Radius: 370.00' (R) Delta: 03°34'22" (R)
Length: 23.06' (R)
- C4 Radius: 370.00' (R) Delta: 17°37'24" (R)
Length: 113.81' (R)
- C5 Radius: 370.00' (R) Delta: 08°18'57" (R)
Length: 53.70' (R)

NOTE: 1) No improvements are being proposed at this time
2) All trees proposed to remain on site

Surveyor

Daniel E. Hoagland, L.S. 8621
Reg. Exp. 9-30-18



General Notes

Zoning Area: R1 Low Density Residential
 Primary Current Use: Residential
 Primary Proposed Use: Residential
 Power by: Pacific Gas and Electric
 Drainage by: City of Chico Drainage System
 Sewage by: City of Chico Sewer System
 Domestic Water by: California Water Service Co.
 Phone by: AT and T

Drawn by: mak
 Checked by: _____
 Approved by: _____

Parcel Summary

- (Parcel "A") APN 042-660-050 Area prior to Adjustment:
0.32 Acres 14,043 +/- Square Feet
- (Parcel "A") APN 042-660-050 As a result of Adjustment:
0.27 Acres 12,180.42 +/- Square Feet
- (Parcel "B") APN 042-660-052 Area prior to Adjustment:
0.19 Acres 8,140.00 +/- Square Feet
- (Parcel "B") APN 042-660-052 As a result of Adjustment:
0.22 Acres 10,002.58 +/- Square Feet

Owner's

Catherine K. Growdon
 1365 Dry Creek Road
 Healdsburg, California 95448
 Apn 042-660-050

Owner's

Courtney Hagen
 1059 Lia Way
 Chico, California 95926
 Apn 042-660-052

Sheet 1 of 2
Exhibit B

Boundary Line Modification 16-06
 between
Catherine K. Growdon 1071 Lia Way Chico, California
 Apn 042-660-050 Document No. 2008-0013031
 and
Courtney Hagen 1059 Lia Way Chico, California
 Apn 042-660-052 Document No. 2016-0037146

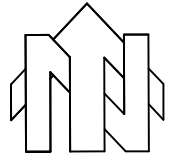
Prepared By:
Compass Consulting Incorporated
 11427 Marjon Drive
 Nevada City, California 95959
 Voice (530) 210-6398

Sheet Legend

- Calculated point, nothing found or set per this plat
- Found monument per (R)
- (c) Calculated information
- (R) Record information per Book 185 Maps at page 8
- Boundary of subject parcel
- - - Boundary line to be removed
- · - Proposed NEW boundary line location

Line Table

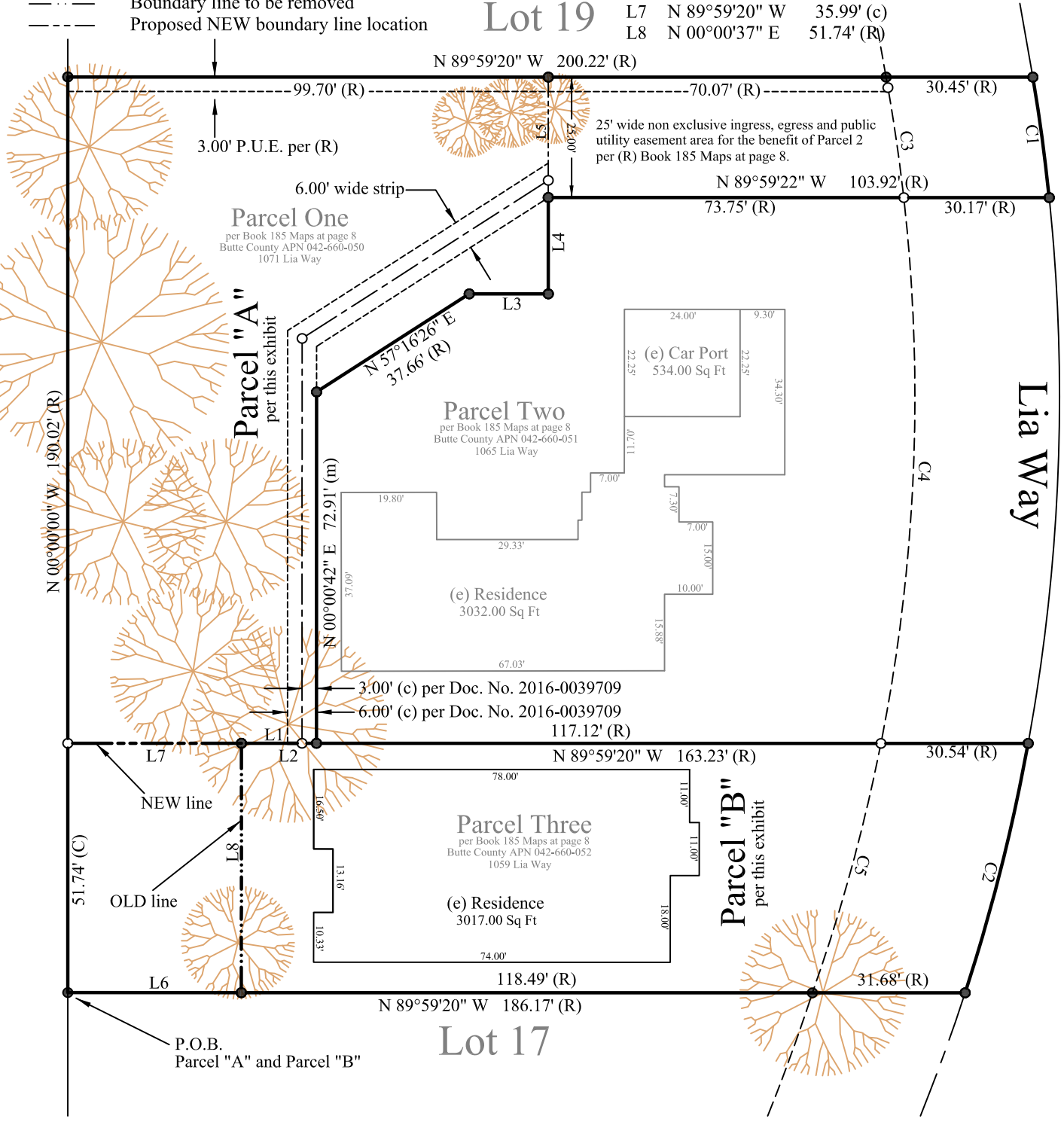
L1	N 89°59'20" W	12.58' (m)
L2	N 89°59'20" W	15.58' (R)
L3	S 89°55'56" E	16.40' (R)
L4	N 00°00'40" E	20.00' (R)
L5	N 00°00'40" E	25.00' (R)
L6	N 89°59'20" W	36.00' (R)
L7	N 89°59'20" W	35.99' (c)
L8	N 00°00'37" E	51.74' (R)



Lot 19

Checked By: D. Hoagland

Date: December 17, 2016



Sheet 2 of 2	Exhibit B	Boundary Line Modification 16-06		Prepared By: Compass Consulting Incorporated 11427 Marjon Drive Nevada City, California 95959 Voice (530) 210-6398
		between Catherine K. Growdon 1071 Lia Way Chico, California Apn 042-660-050 Document No. 2008-0013031 and Courtney Hagen 1059 Lia Way Chico, California Apn 042-660-052 Document No. 2016-0037146	Project No. 13-102	