



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 11/18/2021) DATE: November 2, 2021
FROM: Mike Sawley, Principal Planner (879-6812) FILE: BLM 20-09
SUBJECT: Boundary Line Modification 20-09 (Epick Homes, Inc./City of Chico)
AP Nos. 002-190-041 & 002-220-006

REQUEST

The applicant requests that the Map Advisory Committee (MAC) forward a recommendation of approval to the City Council for a Boundary Line Modification (BLM) to modify the shared property line between two lots located south of East 20th Street, north of Parkhurst Street, and west of Bruce Road (see Location Map, **Attachment A**, and Plat, **Attachment B**). Because one of the subject parcels is owned by the City of Chico, the MAC is asked to forward a recommendation to the City Council for its final consideration. The subject parcels are designated Commercial Mixed Use and Secondary Open Space on the City of Chico General Plan Land Use Diagram and are zoned CC (Community Commercial) and OS2 (Secondary Open Space).

BACKGROUND/ANALYSIS

The proposed reconfiguration would align with City zoning boundaries and would effectuate the “Land Transfer” provision of the approved Stonegate Subdivision. Under the new configuration the 7.75-acre City-owned parcel (002-220-006) would gain a net 0.2 acres and would be entirely zoned OS2 (Secondary Open Space), and the 48-acre parcel in the Stonegate Subdivision (002-190-041) would lose 0.2 acres and be entirely zoned CC (Community Commercial). No development is proposed on the City-owned parcel, and all future development within the Stonegate Subdivision would be subject to compliance with all associated conditions of project approval and mitigation measures.

The proposed lot line adjustment is described in detail in the Environmental Impact Report (EIR) for the Stonegate Subdivision, which was certified by the Chico City Council on 09/18/2018 (SCH# 2006062049). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information of substantial importance has become available that would otherwise require the City to revisit the EIR in connection with approving this component of the project.

RECOMMENDATION

Staff recommends that the Committee determine the project is within the scope of the EIR prepared for the Stonegate Subdivision and recommend approval of Boundary Line Modification 20-09 (Epick Homes, Inc./City of Chico), 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.

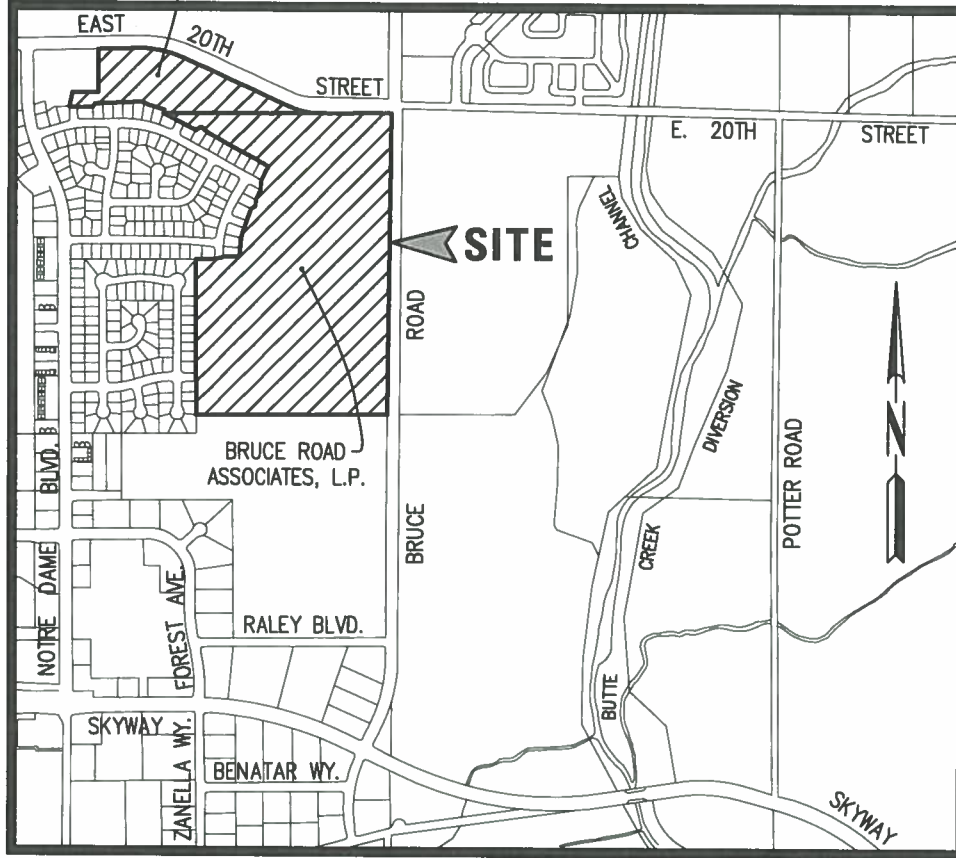
ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Chris Giampaoli via email (chris@epickhomes.com)
Keith Doglio via email (kdoglio@rarcivil.com)

CITY OF CHICO, A
MUNICIPAL CORPORATION



LOCATION MAP

NO SCALE

PROPOSED AREA SUMMARY

PARCEL A	47.83 ACRES ±
PARCEL B	7.97 ACRES ±
	<u>55.80 ACRES ±</u>

EXISTING AREA SUMMARY

A.P. NO. 002-190-041	48.05 ACRES ±
A.P. NO. 002-220-006	7.75 ACRES ±
	<u>55.80 ACRES ±</u>



CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2021

CHECKED _____ SCALE N/A

APPROVED _____
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION

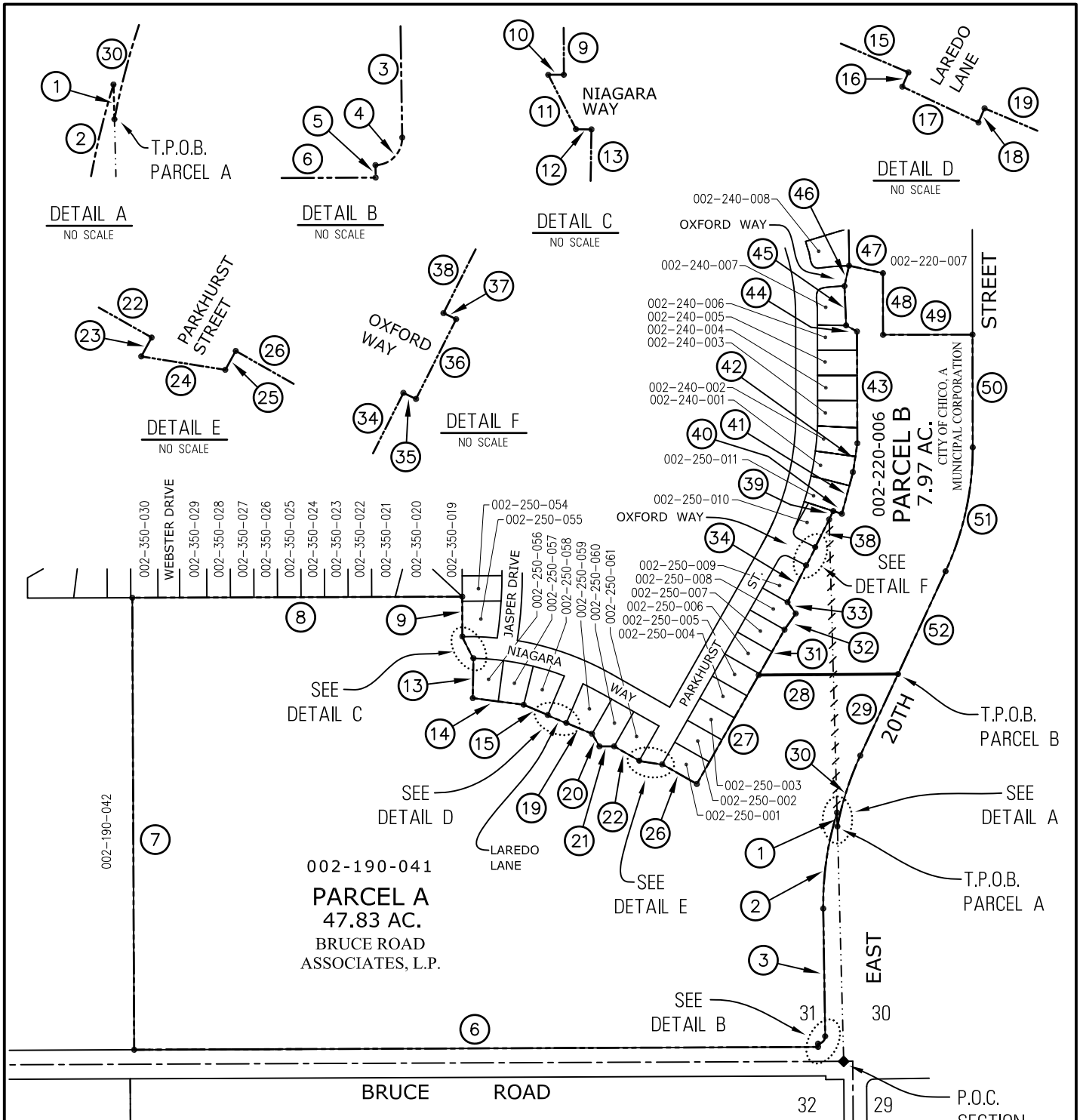
BLM 20-09

EPICK HOMES, INC.

**EXHIBIT
"B"**

SHEET 1 OF 4

Attachment A



DETAIL A
NO SCALE

DETAIL B
NO SCALE

DETAIL C
NO SCALE

DETAIL D
NO SCALE

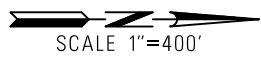
DETAIL E
NO SCALE

DETAIL F
NO SCALE

LEGEND

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- TO BE ELIMINATED

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



NOTE: SEE LINE AND CURVE DATA ON SHEET 4 OF 4

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2021
 CHECKED _____ SCALE AS SHOWN
 APPROVED _____
 PUBLIC WORKS DIRECTOR

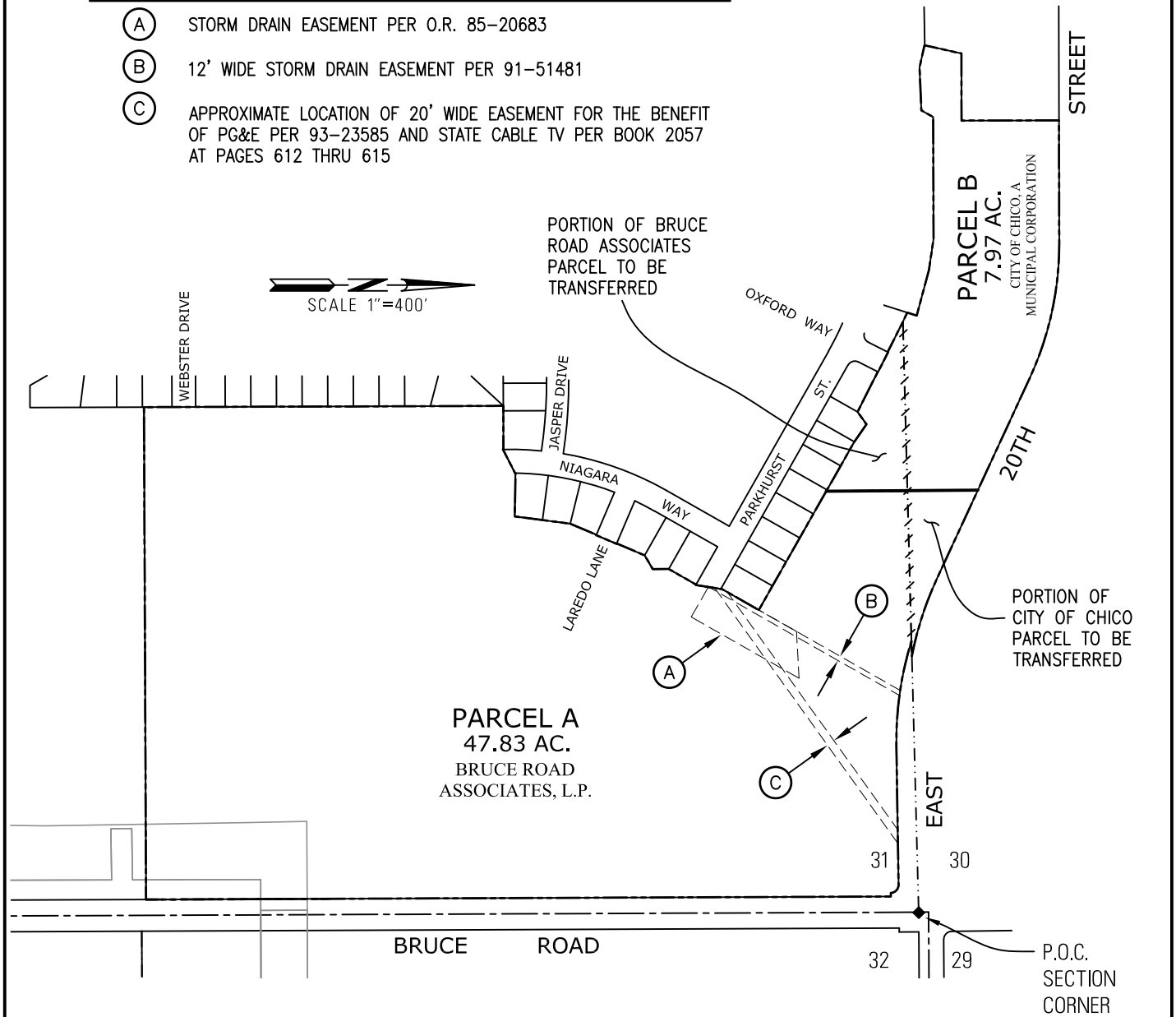
BOUNDARY LINE MODIFICATION
 BLM 20-09
 EPICK HOMES, INC.

EXHIBIT
"B"
 SHEET 2 OF 4

Attachment B

EXISTING EASEMENT DATA

- (A) STORM DRAIN EASEMENT PER O.R. 85-20683
- (B) 12' WIDE STORM DRAIN EASEMENT PER 91-51481
- (C) APPROXIMATE LOCATION OF 20' WIDE EASEMENT FOR THE BENEFIT OF PG&E PER 93-23585 AND STATE CABLE TV PER BOOK 2057 AT PAGES 612 THRU 615



LEGEND

- — — — — EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- - - - - EXISTING PARCEL LINE TO BE ELIMINATED

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2021
 CHECKED _____ SCALE AS SHOWN
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 20-09
 EPICK HOMES, INC.

EXHIBIT
 "B"

SHEET 3 OF 4

LINE AND CURVE DATA

<p>① S 88°28'03" W 38.31'</p> <p>② R=850.00' L=268.94' Δ=18°07'43"</p> <p>③ N 89°07'13" E 352.56'</p> <p>④ R=20.00' L=31.42' Δ=90°00'00"</p> <p>⑤ N 89°07'13" E 9.20'</p> <p>⑥ S 00°14'09" E 1,888.10'</p> <p>⑦ S 89°45'51" W 1,247.67'</p> <p>⑧ N 00°11'45" W 910.78'</p> <p>⑨ N 89°48'15" E 110.00'</p> <p>⑩ S 00°11'45" E 1.12'</p> <p>⑪ N 63°00'26" E 67.37'</p> <p>⑫ N 00°59'01" E 1.13'</p> <p>⑬ S 89°00'59" E 110.00'</p> <p>⑭ N 07°24'40" E 141.77'</p> <p>⑮ N 23°02'40" E 72.10'</p> <p>⑯ S 66°57'20" E 1.00'</p> <p>⑰ N 23°02'40" E 56.00'</p> <p>⑱ N 66°57'20" W 1.00'</p> <p>⑲ N 23°02'40" E 77.01'</p> <p>⑳ N 59°20'42" E 40.31'</p> <p>㉑ N 00°08'42" W 40.31'</p> <p>㉒ N 29°36'00" E 80.00'</p> <p>㉓ S 60°24'00" E 1.07'</p> <p>㉔ N 09°02'41" E 64.08'</p> <p>㉕ N 60°24'00" W 1.07'</p> <p>㉖ N 29°36'00" E 110.00'</p> <p>㉗ N 60°24'00" W 346.00'</p> <p>㉘ N 00°23'37" W 384.41'</p> <p>㉙ S 65°09'35" E 247.99'</p> <p>㉚ R=850.00' L=205.95' Δ=13°52'57"</p> <p>㉛ N 60°24'00" W 144.00'</p>	<p>⑳ N 55°14'40" W 54.18'</p> <p>㉑ S 54°13'17" W 38.50'</p> <p>㉒ N 63°18'15" W 113.96'</p> <p>㉓ N 26°41'45" E 1.00'</p> <p>㉔ N 63°18'15" W 56.00'</p> <p>㉕ S 26°41'45" W 1.00'</p> <p>㉖ N 63°18'15" W 85.81'</p> <p>㉗ N 64°17'49" W 25.73'</p> <p>㉘ N 17°34'41" E 25.00'</p> <p>㉙ N 74°55'47" W 119.63'</p> <p>㉚ N 81°36'41" W 79.90'</p> <p>㉛ S 89°48'41" W 308.53'</p> <p>㉜ S 29°21'01" W 34.48'</p> <p>㉝ S 87°38'25" W 108.61'</p> <p>㉞ N 77°29'11" W 57.76'</p> <p>㉟ N 12°32'46" E 95.85'</p> <p>㊱ N 89°52'57" E 170.07'</p> <p>㊲ N 00°07'03" W 247.00'</p> <p>㊳ N 89°52'57" E 311.30'</p> <p>㊴ R=810.00' L=352.83' Δ=24°57'28"</p> <p>㊵ S 65°09'35" E 312.66'</p>
---	--

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE MARCH, 2021
 CHECKED _____ SCALE N/A
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 20-09
 EPICK HOMES, INC.

**EXHIBIT
 "B"**

SHEET 4 OF 4

Attachment B