



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 7/13/2023) DATE: June 28, 2023
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 23-06
SUBJECT: Boundary Line Modification 23-06 (2240 Nord Partnership)
2280 and 2240 Nord Avenue; APNs 042-140-174 and 042-140-175

REQUEST

A request to modify a shared boundary line between two parcels located on the north side of Nord Avenue (Highway 32) between West 8th Avenue and West East Avenue (see Location Map, **Attachment A**). The site is designated a mixture of Industrial/Office Mixed Use (IOMU, west of W. Lindo Avenue), Medium Density Residential (MDR, east of W. Lindo Avenue, along Highway 32), and Neighborhood Commercial (NC, east of W. Lindo Avenue, along the railroad tracks). The area designated IOMU is zoned IOMU-AOC-COS (Industrial/Office Mixed Use with Airport Overflight Zone C and Corridor Opportunity Site overlays). The area designated NC is zoned CN-AOD-COS-SD5 (Neighborhood Commercial with Airport Overflight Zone D, Corridor Opportunity Site and Special Design Considerations for Westside Place and Vrisimo overlays). The area designated MDR is zoned MDR with -COS and -SD5 overlays, and with westerly portions containing an -AOC overlay and easterly portions containing an -AOD overlay. The airport overflight zones are in relation to the Rancho Airport located west of the City of Chico.

BACKGROUND/ANALYSIS

The proposal would realign property boundaries to coincide with W. Lindo Avenue and zoning district boundaries. Following the lot line adjustment, 2280 Nord Avenue would only contain IOMU zoning and 2240 Nord Avenue would contain all the R2 and CN zoning on the site.

The shift in property lines would result in an increase in size of Parcel A (2240 Nord Avenue) and decrease the size of Parcel B (2280 Nord Avenue) (see Plat, **Attachment B**). Parcel A would increase in size from 9.5 acres to 11.7 acres while decreasing the size of Parcel B from 8.2 acres to 5.9 acres. Both resultant parcels would meet all applicable code standards.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Boundary Line Modification 23-06 (2240 Nord Partnership) subject to the following condition:

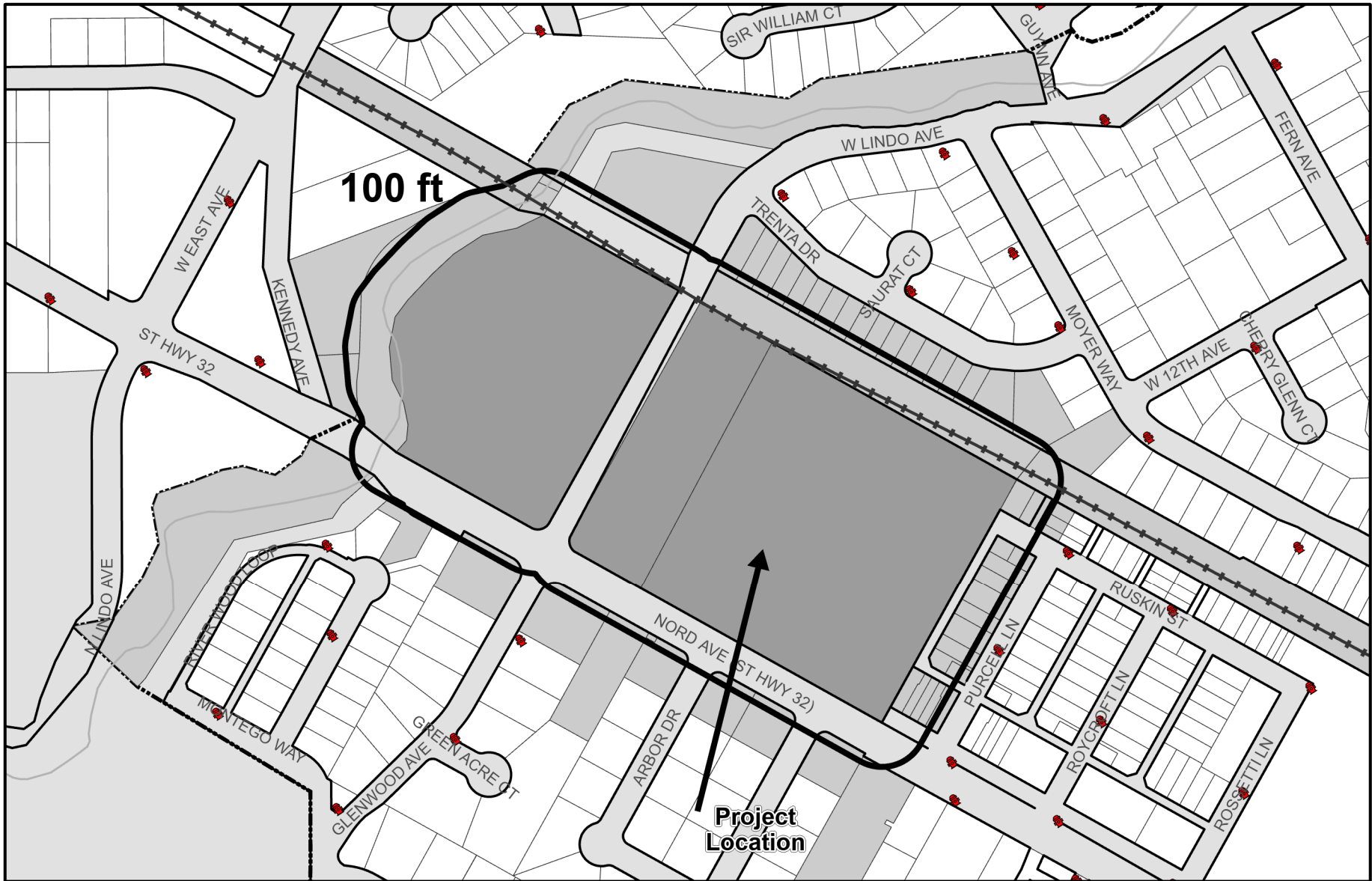
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

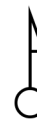
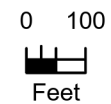
cc: Keith Doglio, kdoglio@racivil.com
Chris Giampaoli, chris@epickhomes.com
File: BLM 23-06

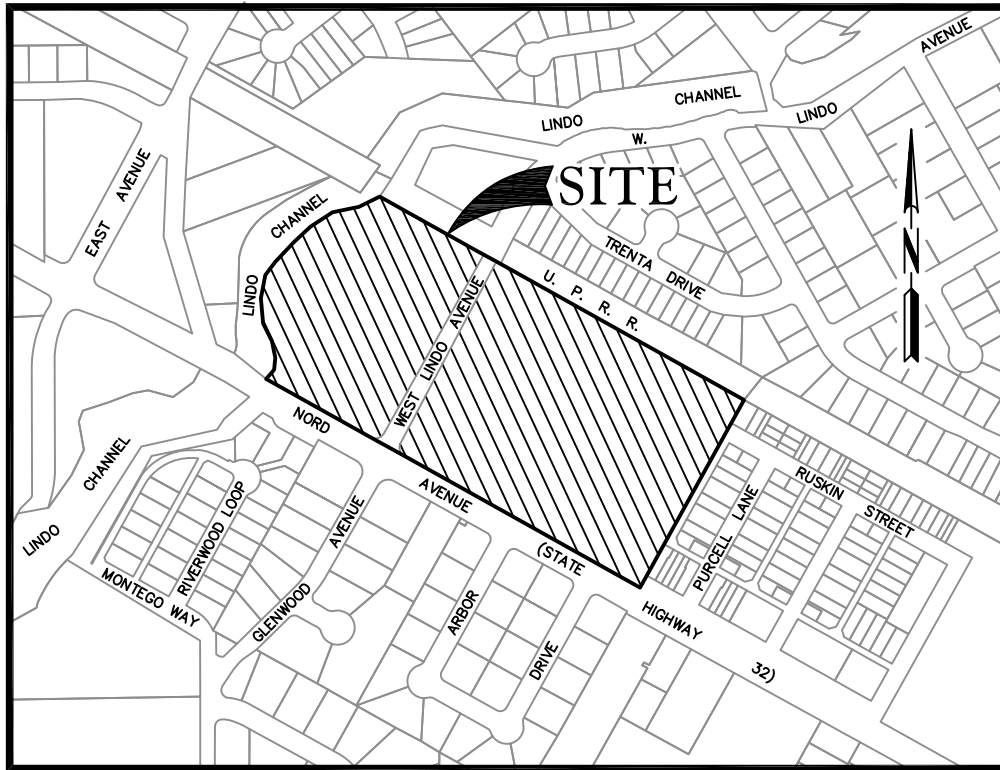


BLM 23-06 (2240 Nord Partnership)
 2240 & 2280 Nord Avenue
 APNs 042-140-174 & 042-140-175

Date Saved: 6/30/2023

Noticed Parcels





LOCATION MAP

NO SCALE

LEGEND

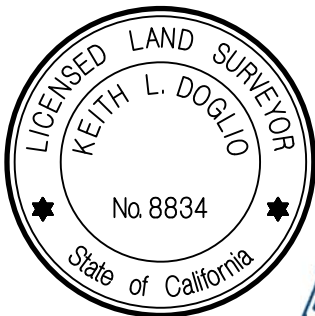
- EXISTING PARCEL LINE
- EXISTING PARCEL LINE TO BE ELIMINATED
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DIMENSION POINT

PROPOSED AREA SUMMARY

PARCEL A	11.716 ACRES ±
PARCEL B	5.928 ACRES ±
	<hr/>
	17.644 ACRES ±

EXISTING AREA SUMMARY

A.P. NO. 042-140-174	9.470 ACRES ±
A.P. NO. 042-140-175	8.174 ACRES ±
	<hr/>
	17.644 ACRES ±



6-23-23

Keith Doglio

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CITY OF CHICO

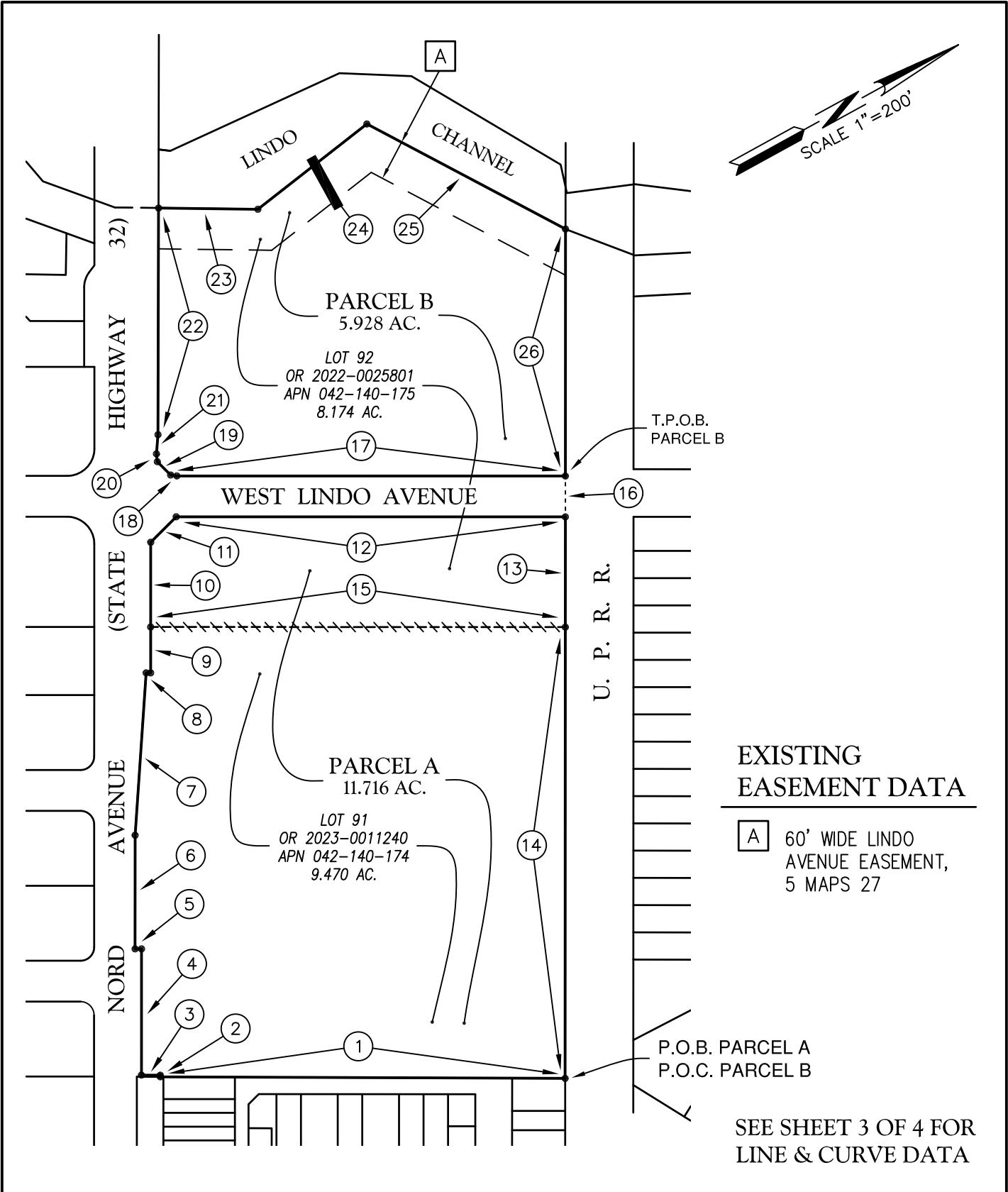
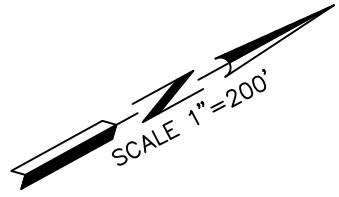
COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: CAD DATE: JUNE, 2023
 CHECKED: _____ SCALE: NTS
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

**CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 23-06 (2240 NORD PARTNERSHIP)**

**EXHIBIT
 "B"**

SHEET 1 OF 3



**EXISTING
EASEMENT DATA**

A 60' WIDE LINDO AVENUE EASEMENT, 5 MAPS 27

SEE SHEET 3 OF 4 FOR
LINE & CURVE DATA

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: CAD DATE: JUNE, 2023		CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-06 (2240 NORD PARTNERSHIP)	
CHECKED: _____ SCALE: 1" = 200'			
APPROVED: _____		EXHIBIT "B"	
PUBLIC WORKS DIRECTOR			
		SHEET 2 OF 3	

LINE & CURVE DATA

- ① S 29°01'18" W 594.47'
- ② N 62°02'15" W 2.42'
- ③ S 29°01'18" W 27.66'
- ④ N 61°10'49" W 185.29'
- ⑤ S 28°49'28" W 9.46'
- ⑥ N 61°10'32" W 166.89'
- ⑦ N 57°18'57" W 238.87'
- ⑧ N 28°49'26" E 6.63'
- ⑨ N 61°10'34" W 67.38'
- ⑩ N 61°10'34" W 124.46'
- ⑪ N 16°07'59" W 52.86'
- ⑫ N 28°48'35" E 571.56'
- ⑬ S 61°10'22" E 161.80'
- ⑭ S 61°10'22" E 662.61'
- ⑮ S 28°48'35" W 608.96'
- ⑯ N 61°10'22" W 60.00'
- ⑰ S 28°48'35" W 570.64'
- ⑱ R = 29.95'
Δ = 17°49'45"
L = 9.32'
- ⑲ S 73°52'21" W 27.47'
- ⑳ R = 30.00'
Δ = 22°14'15"
L = 11.64'
- ㉑ N 56°38'32" W 28.34'
- ㉒ N 61°03'52" W 332.70'
- ㉓ N 29°30'28" E 145.89'
- ㉔ N 09°14'12" W 203.29'
- ㉕ N 56°40'48" E 329.98'
- ㉖ S 61°10'22" E 362.58'

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

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 "B"**

SHEET 3 OF 3