



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 11/18/2021) DATE: November 3, 2021
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 21-07
SUBJECT: Boundary Line Modification 21-07 (Jesus Center)
Fair Street; APNs 005-480-035 and -063

REQUEST

A request to modify the boundary of two legal parcels located on the east side of Fair Street, between East Park Avenue and East 20th Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Industrial/Office Mixed Use on the General Plan land Use Diagram and located within the IOMU (Industrial Office Mixed Use) zoning district.

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would shift the property boundaries to allow for the development of The Renewal Center per Use Permit 20-07. The proposal would move the shared property line to the northwest, increasing the size of Parcel 2 from 1.02 acres to 2.26 acres and decreasing the size of Parcel 1 from 3.83 acres to 2.59 acres.

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 21-07 (Jesus Center), subject to the following condition:

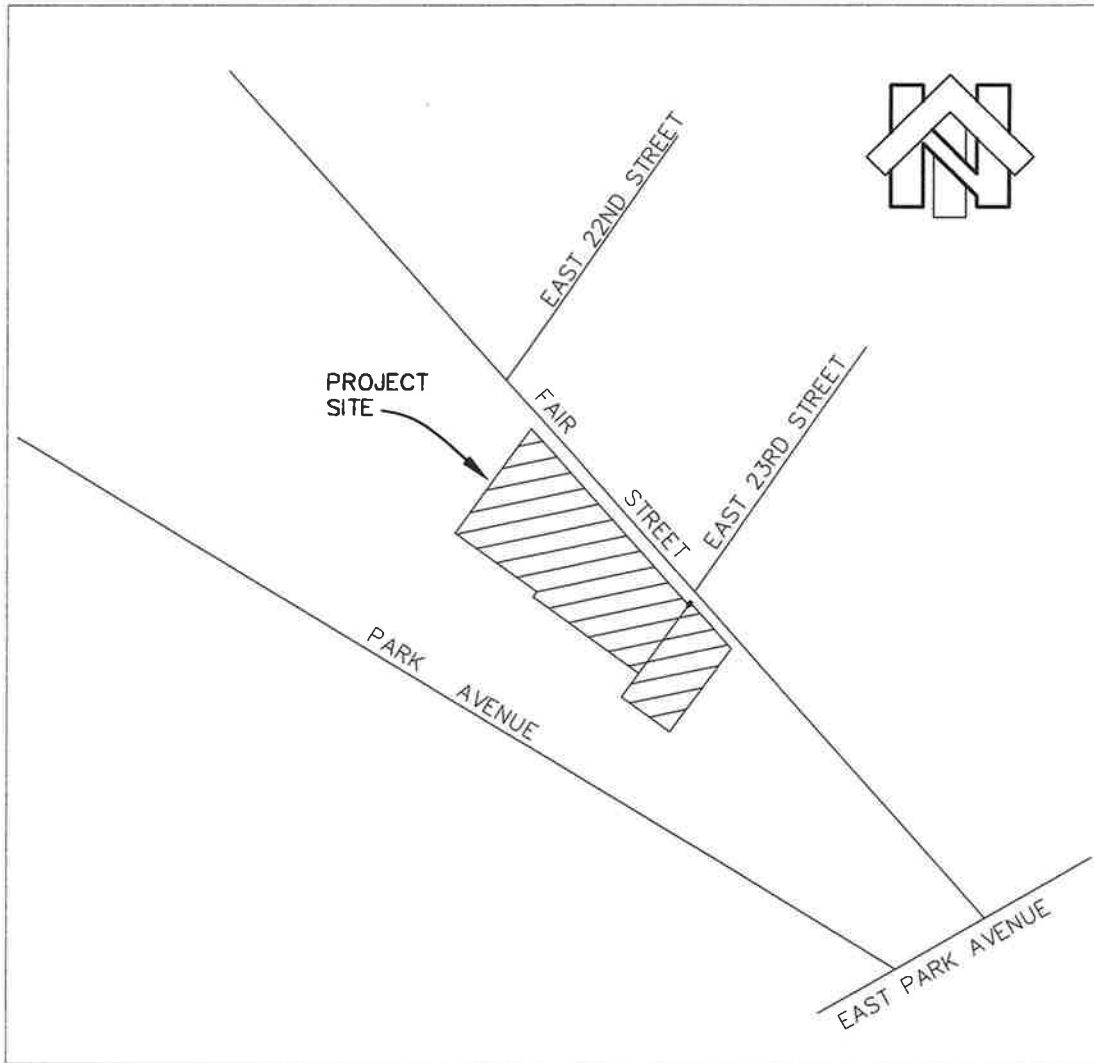
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Assessor's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: The Jesus Center, Attn: Amber Abney-Bass, 2255 Fair Street, Chico, CA 95928, email: amber@jesuscenter.org
NorthStar, Attn: Mark Herrick, 111 Mission Ranch Blvd. Ste 100, Chico, CA 95928, email: mherrick@northstareng.com



VICINITY MAP

NOT TO SCALE



APN. 005-480-063
 ZONING: IOMU
 PROPERTY USE: INDUSTRIAL/OFFICE MIXED USE
 APN. 005-480-035
 ZONING: IOMU
 PROPERTY USE: INDUSTRIAL/OFFICE MIXED USE



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

Mark R. Herrick 11-3-2021
 NORTHSTAR DATE
 MARK R. HERRICK PLS 8323
 JOB NO. 21-033

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE AUGUST 2021
 CHECKED NK SCALE NO SCALE
 FOR: APPROVED *[Signature]*
 PUBLIC WORKS DIRECTOR

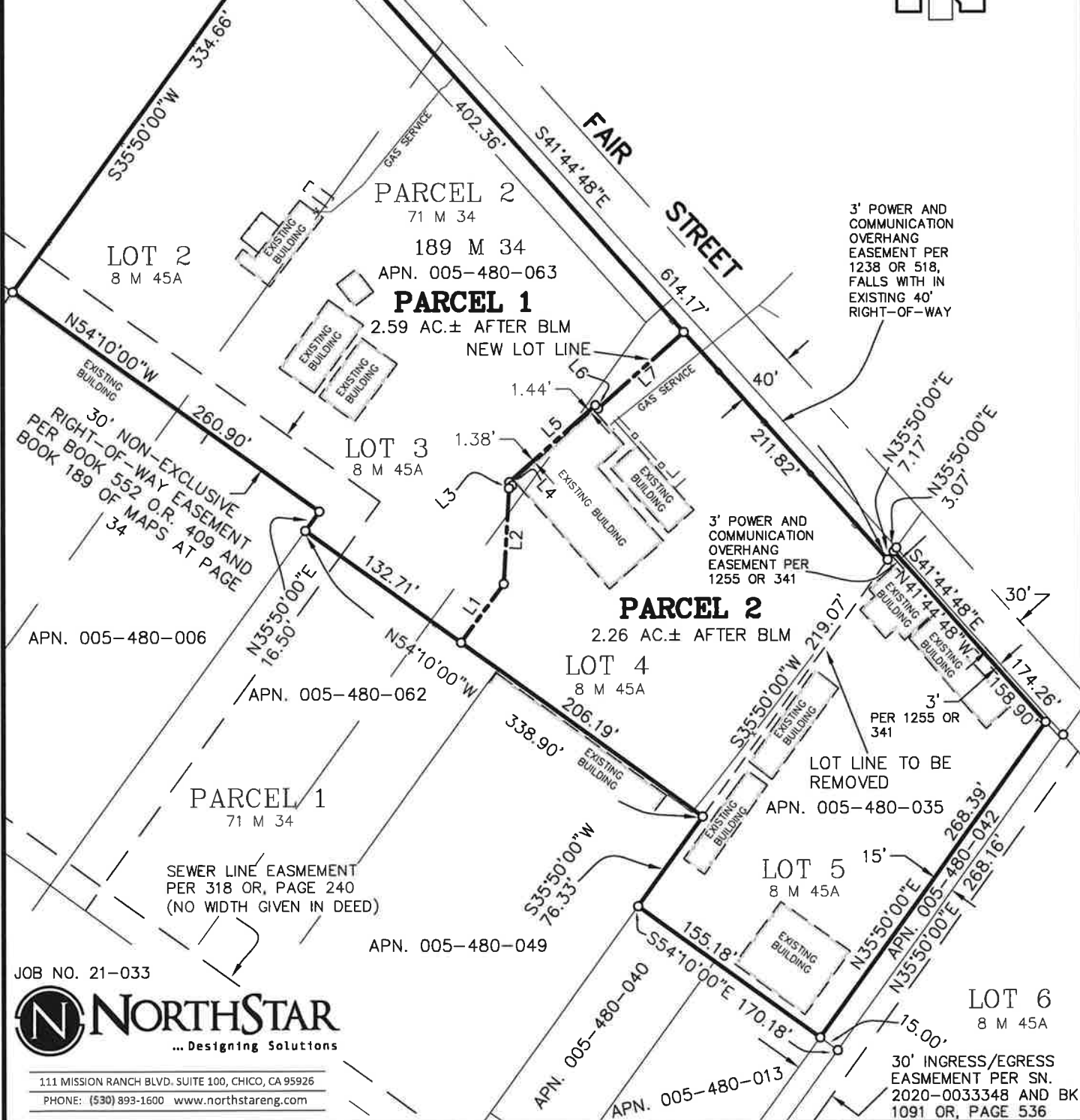
BOUNDARY LINE MODIFICATION
 NO. 21 - 07
 (Jesus Center)

EXHIBIT
 "B"

SHEET 1 OF 3



APN. 005-480-052



JOB NO. 21-033



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CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE AUGUST 2021
 CHECKED NK SCALE 1" = 100'
 FOR APPROVED *[Signature]*
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BOUNDARY LINE MODIFICATION
 NO. 21 - 07
 (Jesus Center)

EXHIBIT
 "B"
 SHEET 2 OF 3

Line Table		
Line #	Length	Direction
L1	50.08'	N35° 52' 37"E
L2	66.41'	N03° 14' 55"E
L3	2.95'	N48° 17' 49"E
L4	3.00'	S41° 42' 11"E
L5	79.97'	N48° 17' 49"E
L6	3.00'	S41° 42' 11"E
L7	79.49'	N48° 17' 49"E

<u>PARCEL</u>	<u>AREA BEFORE</u>	<u>AREA AFTER</u>	<u>OWNER</u>
PARCEL 1: (APN. 005-480-063)	<u>BLM</u> 3.83 AC ±	<u>BLM</u> 2.59 AC ±	JESUS PROVIDES OUR DAILY BREAD, INC.
PARCEL 2: (APN. 005-480-035)	1.02 AC ±	2.26 AC ±	JESUS PROVIDES OUR DAILY BREAD, INC.

NOTES:

1. THIS PLAT DOES NOT CONSTITUTE A LEGAL DESCRIPTION OF THE LOTS OR PARCELS DEPICTED AND DOES NOT SHOW ALL EASEMENTS OF RECORD ON OR AFFECTING SAID LOTS OR PARCELS
2. PARCEL AREAS WERE DERIVED FROM RECORD INFORMATION.
3. BOUNDARY SHOWN HEREON WAS COMPILED FROM RECORD DATA
4. BOOK 30 OF DEEDS, AT PAGE 483 PROVIDES AN EASEMENT FOR DITCH AND INCIDENTAL PURPOSES. THE EXACT LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
5. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION.



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BOUNDARY LINE MODIFICATION
 NO. 21 - 07
 (Jesus Center)

EXHIBIT
 "B"

SHEET 3 OF 3