



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 8/13/2020) DATE: August 4, 2020
FROM: Kelly Murphy, Planner (879-6535) FILE: BLM 20-05
SUBJECT: Boundary Line Modification 20-05 (MP Northfork)
2253 Humboldt Road, APNs 002-180-090 and 002-180-198

REQUEST

A request to modify the shared property line of two parcels located south of Humboldt Road between Notre Dame Boulevard and Bruce Road (see Location Map, **Attachment A**, and Plat, **Attachment B**). Parcel 1 (APN 002-180-198) is designated Primary Open Space and Special Mixed Use on the General Plan Land Use Diagram and split-zoned OS1-TND (Primary Open Space and Traditional Neighborhood Development). Parcel 2 (APN 002-180-090) is designated Public Facilities and Services (PFS) and zoned PQ (Public/Quasi Public Facilities).

BACKGROUND/ANALYSIS

The project site consists of two parcels located on the south side of Humboldt Road. Parcel 1 consists of an undeveloped portion of the Meriam Park project site. Marsh Junior High School is located on Parcel 2. The proposal would increase the size of Parcel 1 from 72.98 to 73.61 acres and decrease the size of Parcel 2 from 19.97 to 19.34 acres.

Pursuant to Chico Municipal Code (CMC) Section 19.40.020(D) (Consolidated Lots in Two Zoning Districts), no rezone application shall be required for lot line adjustments where the transfer area is less than ten percent of the receiving parcel. This request would result in a transfer of land from Parcel 2 to Parcel 1 of 27,495 square feet, which represents less than one percent of the receiving parcel. Staff has identified no issues with the 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 Alterations in Land Use Limitations) and approve Boundary Line Modification 20-05 (MP Northfork), subject to the following condition:

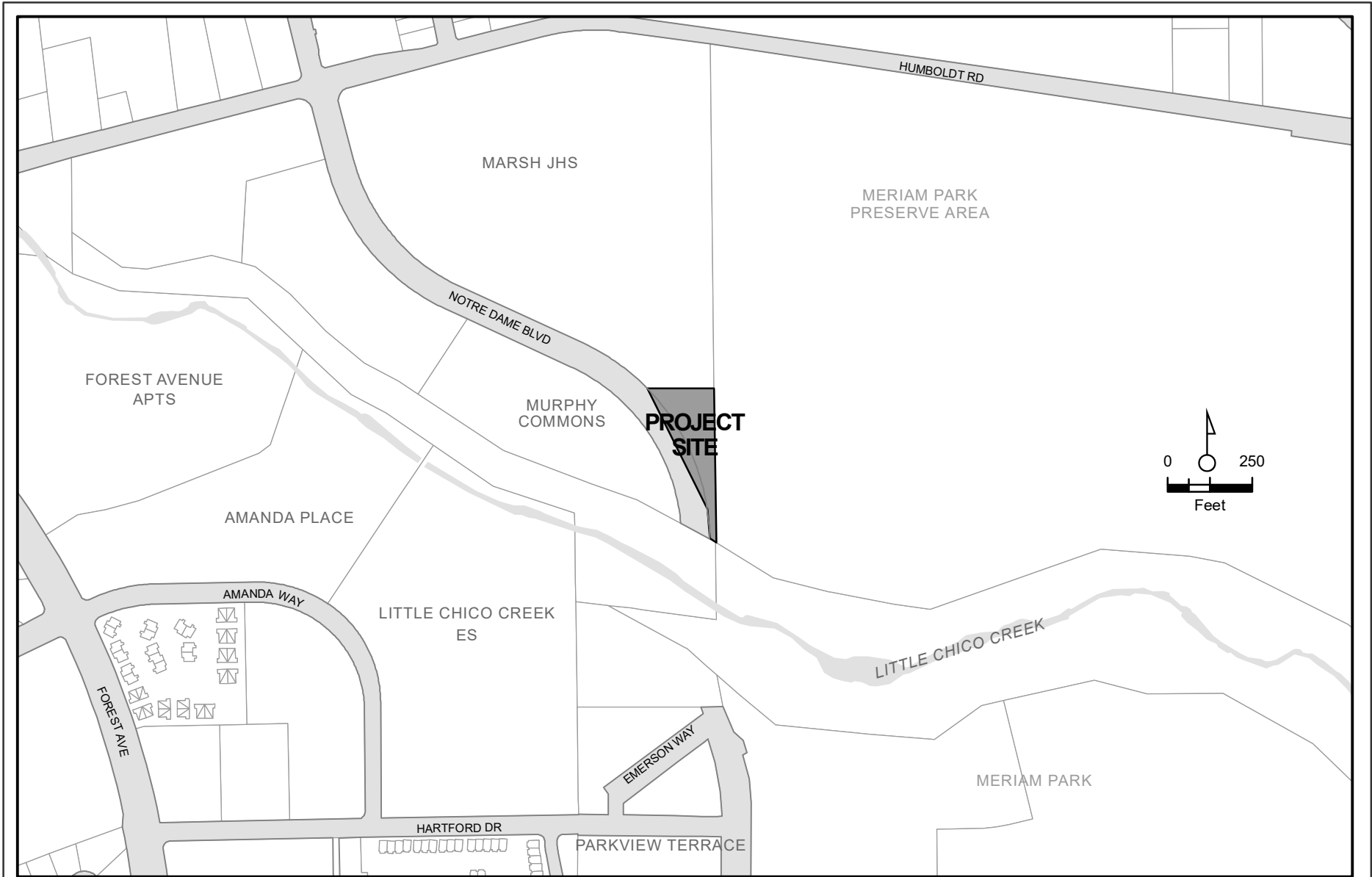
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

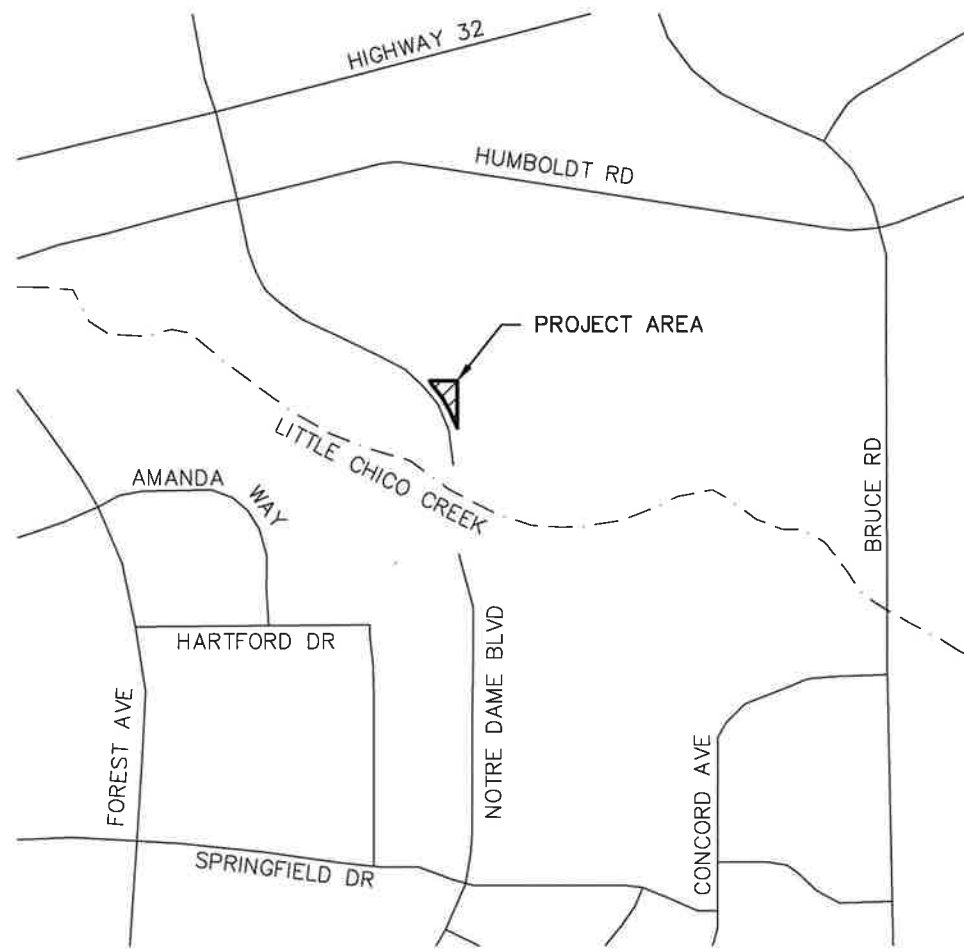
DISTRIBUTION

cc: MP Northfork LLC., P.O. Box 7063, Chico, CA 95927
Northstar, 111 Mission Ranch Blvd., Suite 100, Chico, CA 95926



BLM 20-05 (MP Northfork)
2253 Humboldt Road
APNs 002-180-090 and 002-180-198





VICINITY MAP

APN. 002-180-090
ZONING: PQ
PROPERTY USE: EDUCATION/ASSEMBLY

APN. 002-180-198
ZONING: TND, OS1
PROPERTY USE: VACANT



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1800 www.northstareng.com

Mark R. Herrick
MARK R. HERRICK

DATED: 7/10/2020

PROJECT #15-235

CITY OF CHICO

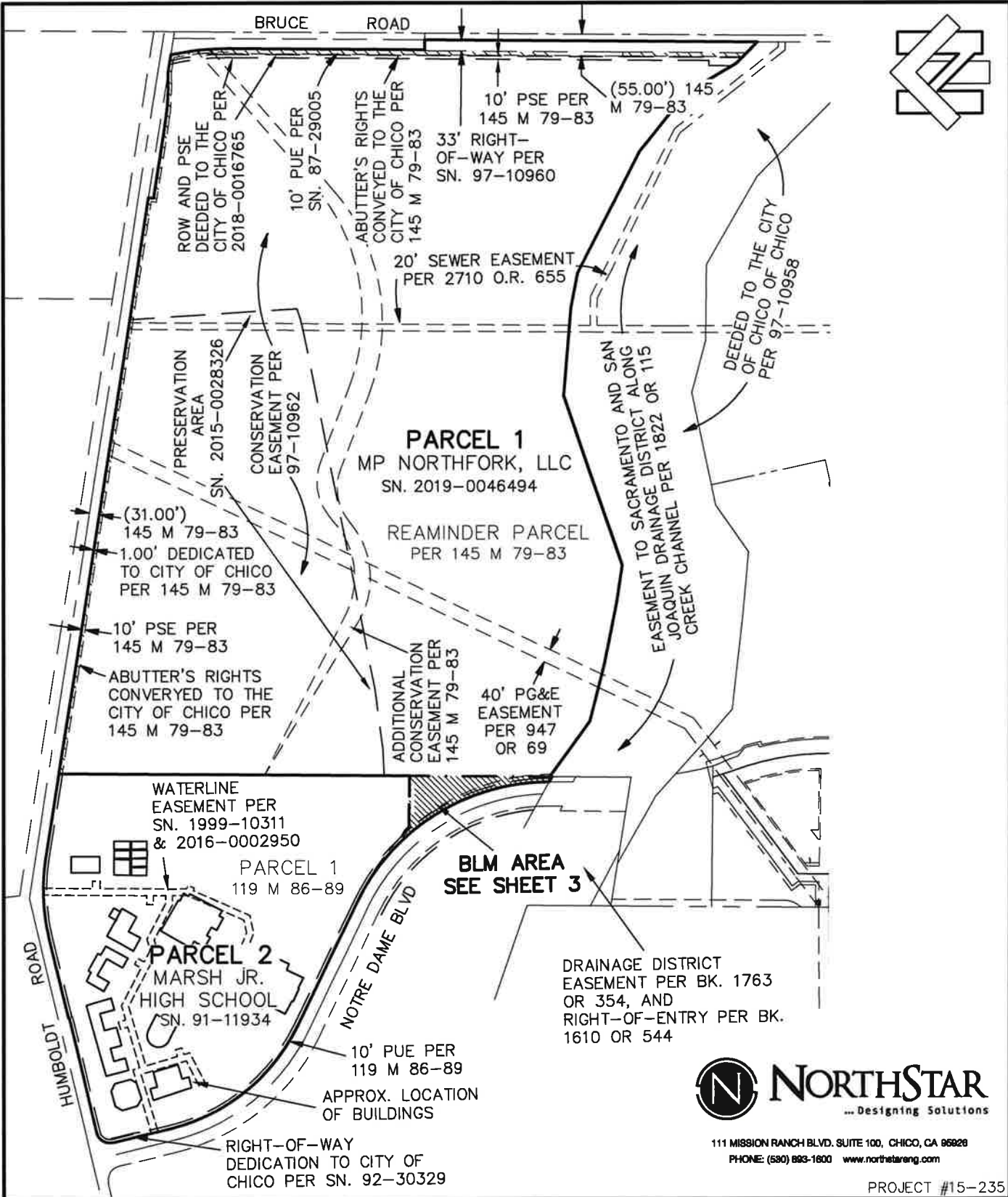
ENGINEERING DIVISION

DRAWN BY TA DATE MAY 2020
CHECKED BY MH SCALE NA
APPROVED *[Signature]*
for PUBLIC WORKS DIRECTOR

EXHIBIT B
BOUNDARY LINE MODIFICATION
NO. 20-05

EXHIBIT
"B"

SHEET 1 OF 3



NORTHSTAR
 ... Designing Solutions
 111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1800 www.northstareng.com

PROJECT #15-235

CITY OF CHICO		ENGINEERING DIVISION	
DRAWN BY TA DATE MAY 2020 CHECKED BY MH SCALE 1" = 400' APPROVED <i>[Signature]</i> PUBLIC WORKS DIRECTOR	BOUNDARY LINE MODIFICATION NO. 20-05		EXHIBIT "B"
			SHEET 2 OF 3



PARCEL 2
 MARSH JR. HIGH SCHOOL
 SN. 91-11934

APN. 002-180-090
 BEFORE: 19.97 AC±
 AFTER: 19.34 AC±

PARCEL 1
 PER 119 M 86-89

$\Delta=26^{\circ}39'24''$
 $R=56.50'$
 $L=26.29'$

RADIAL
 $N47^{\circ}48'52''E$
 $\Delta=0^{\circ}52'20''$
 $R=641.50'$
 $L=9.76'$

NEW BOUNDARY LINE

EXCHANGE PARCEL
 27,495± SQUARE FEET
 0.63± ACRES

OLD BOUNDARY LINE

PARCEL 2
 PER 119 M 86-89

PARCEL 1
 MP NORTHFORK, LLC
 SN. 2019-0046494
 APN. 002-180-198
 BEFORE: 72.98 AC±
 AFTER: 73.61 AC±

REMAINDER PARCEL
 PER 145 M 79-83

10' PUE PER
 119 M 86-89

10' PUE PER
 119 M 86-89

ROW DEEDED TO THE
 CITY OF CHICO PER
 SN. 2000-0042415

PORTION OF NOTRE DAME
 BOULEVARD PER BOOK
 145 M 79-83

POINT OF BEGINNING

$S61^{\circ}16'59''E$
 17.04'

$N0^{\circ}27'14''E$
 6.36'

NOTRE DAME BLVD



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 898-1800 www.northstareng.com

PROJECT #15-235

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TA DATE MAY 2020
 CHECKED BY MH SCALE 1" = 80'
 APPROVED *[Signature]*
 PUBLIC WORKS DIRECTOR

**BOUNDARY LINE MODIFICATION
 NO. 20-05**

EXHIBIT
 "B"

SHEET 3 OF 3