



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 12/14/2017) DATE: November 27, 2017
FROM: Shannon Costa, Assistant Planner (879-6807) FILE: BLM 17-05
SUBJECT: Boundary Line Modification 17-05 (CORE Butte Charter)
2801 Notre Dame Boulevard, APNs 040-030-100 and 040-030-098

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property lines between two parcels located at 2801 Notre Dame Boulevard (see Location Map, **Attachment A**, and Plat, **Attachment B**). The 29-acre site, comprised of two parcels, is located in the PQ (Public/Quasi Public Facilities) zoning district and is designated Public Facilities and Services (PFS) on the General Plan Land Use Diagram.

BACKGROUND/ANALYSIS

The two parcels that compose the project site are currently developed with the Neighborhood Church campus, a children's education center and a private school campus. The proposed boundary line modification would move an existing property line that transects the site. Parcel "A" would be increased from 14.79-acres to 27.94 acres and Parcel "B" would be reduced from 14.15-acres to 1-acre. The resulting Parcel "B" would allow for the future development of a high school to serve the private school.

Minimum lot size in the PQ zoning district is determined through the use permit process. At its November 28, 2017 meeting, the Zoning Administrator approved a use permit for the site, allowing a minimum lot size of 10,000 square feet.

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 17-05 (CORE Butte Charter), subject to the following conditions:

1. Prior to the recording of the certificate of compliance for BLM 17-05, the property owner shall document to the satisfaction of the Director of Public Works that existing monumentation is adequate. In the absence of such, the property owner shall have the new boundaries monumented in accordance with the applicable provisions of Title 18 of the Chico Municipal Code and as required by the Professional Land Surveyors Act.
2. No easement abandonment is enacted by this approval. Any abandonment or quitclaim of existing easements needed to accommodate future development of the site shall be done by separate instrument.

ATTACHMENTS

- A. Location Map
- B. Plat

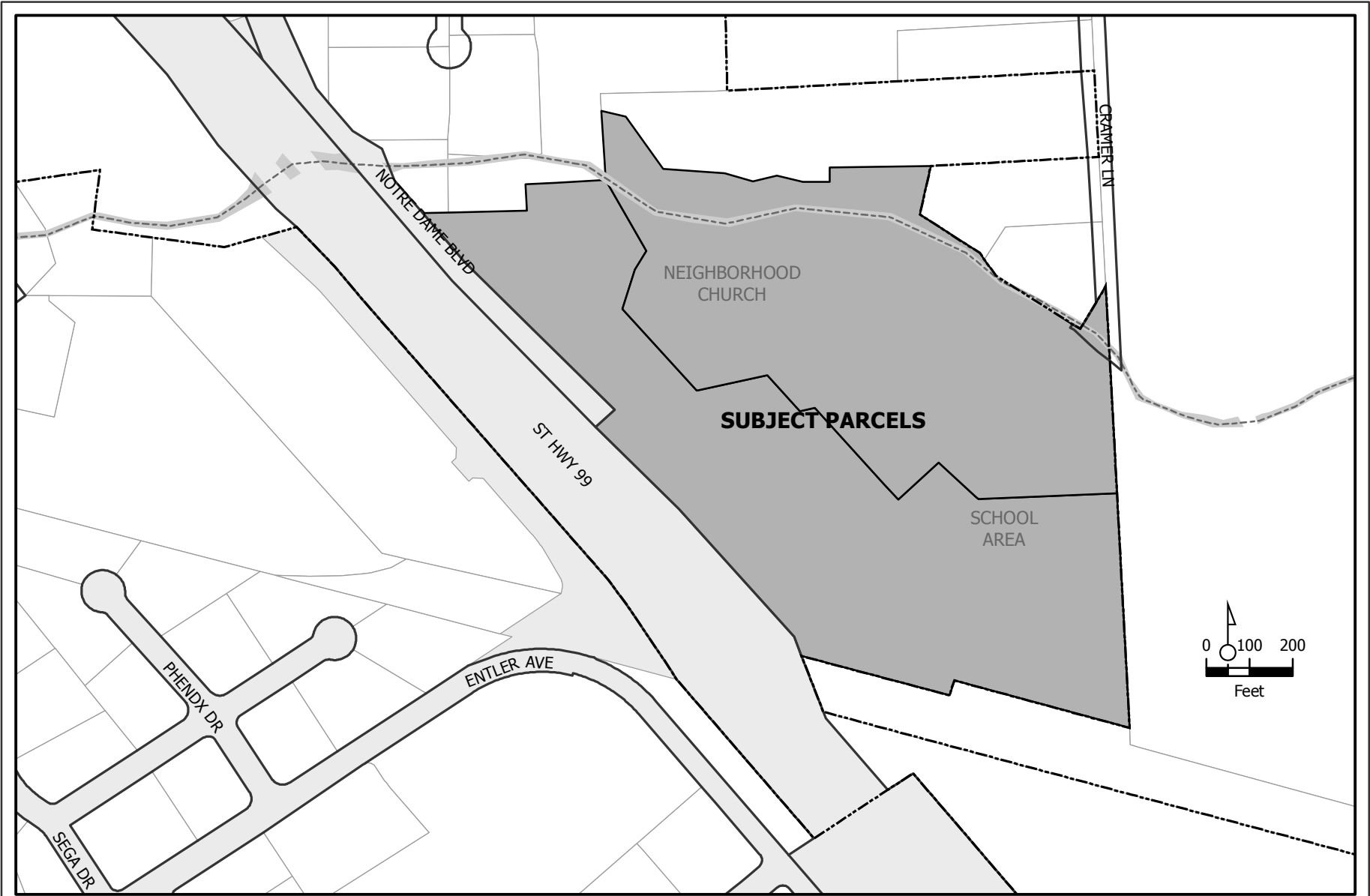
DISTRIBUTION

CORE Butte Charter School, Attn: Mary Cox, Executive Director, 260 Cohasset Rd, suite 120, Chico, CA 95926

Nick Trover, nicktrover@yahoo.com

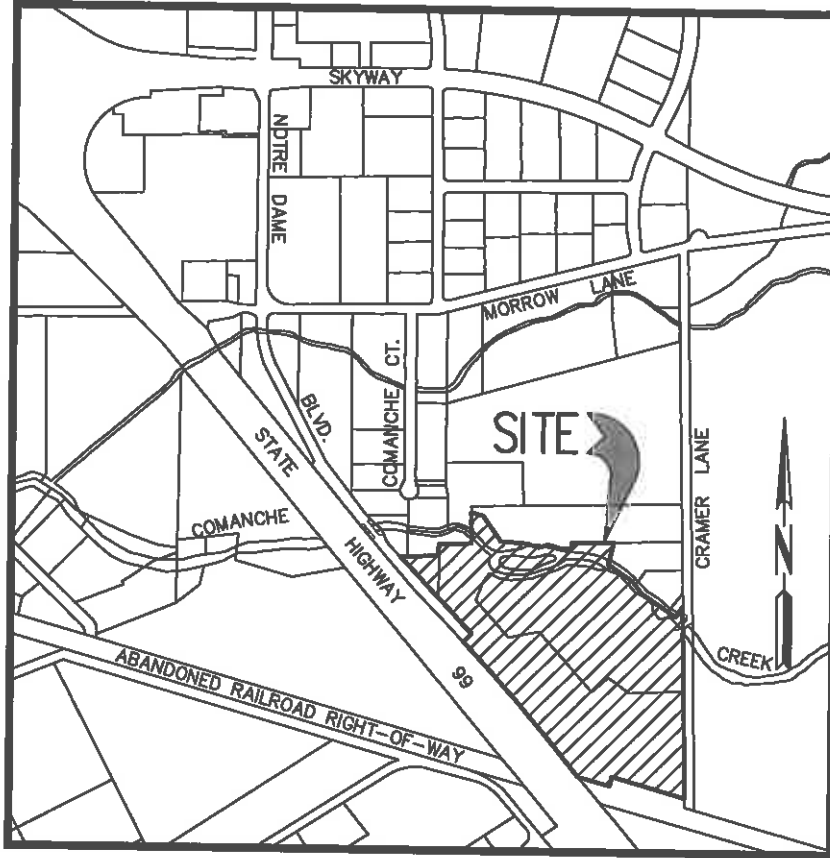
Rolls, Anderson & Rolls, Attn: Herb Votaw, 115 Yellowstone Drive, Chico, CA 95973

BLM 17-05File



BLM 17-05 (CORE Butte Charter)
2801 Notre Dame Boulevard
APNs 040-030-098-000 and 040-030-100-000





LOCATION MAP

NO SCALE

PRELIMINARY

PROPOSED AREA SUMMARY

PARCEL A	27.94 ACRES ±
PARCEL B	1.00 ACRES ±
	<u>28.94 ACRES ±</u>

EXISTING AREA SUMMARY

A.P. NO. 040-030-100	14.79 ACRES ±
A.P. NO. 040-030-098	14.15 ACRES ±
	<u>28.94 ACRES ±</u>



CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE AUGUST 2017
 CHECKED _____ SCALE NONE

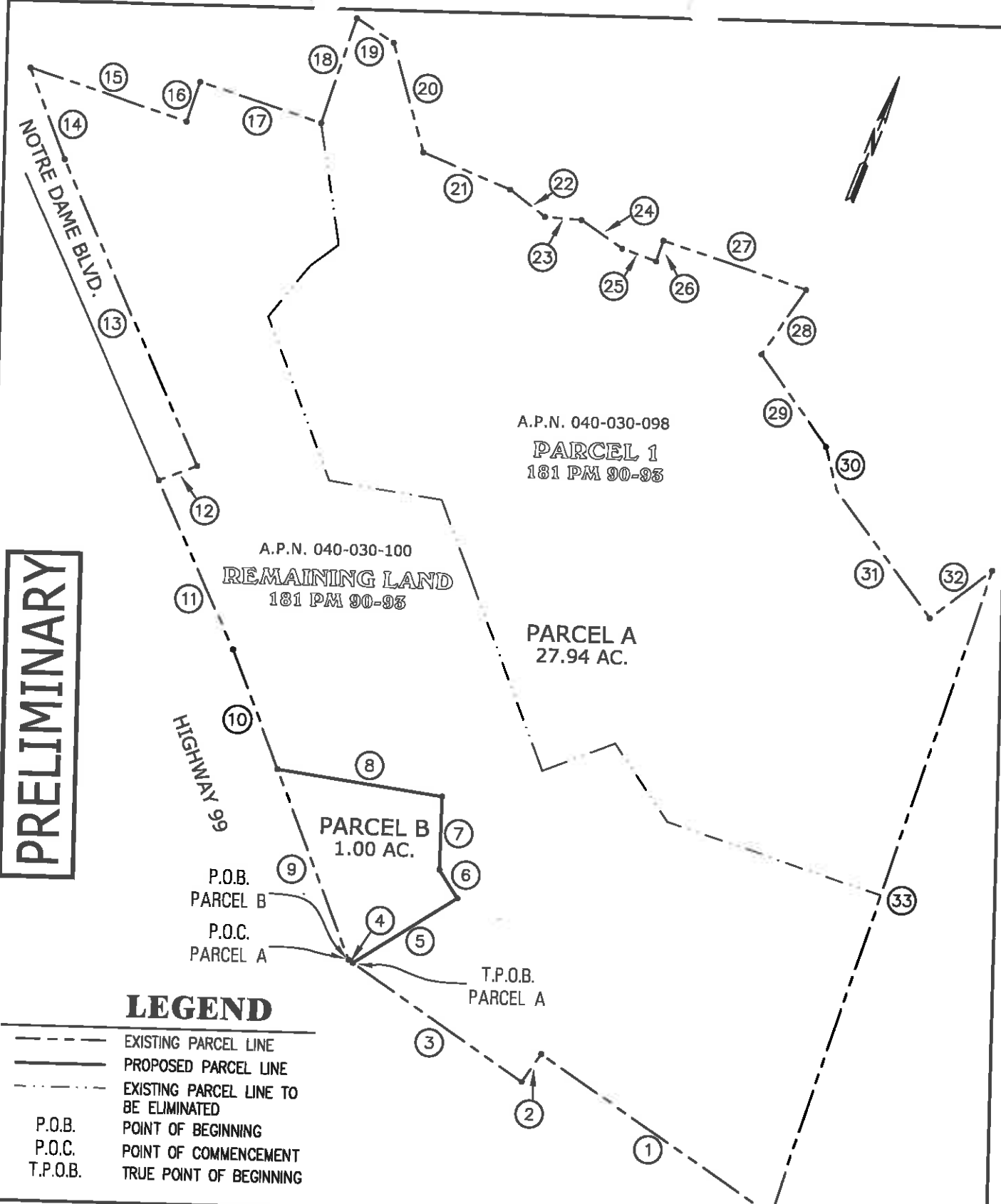
BOUNDARY LINE MODIFICATION 17-___
FOR
CORE BUTTE

EXHIBIT
B

APPROVED _____
 PUBLIC WORKS DIRECTOR

SHEET 1 OF 4

PRELIMINARY



CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE AUGUST 2017
CHECKED _____ SCALE 1"=200'

BOUNDARY LINE MODIFICATION 17-___
FOR CORE BUTTE

EXHIBIT B

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 2 OF 4

LINE & CURVE DATA

①	N 75°31'08" W	410.40'	①7	N 88°10'24" E	185.73'
②	S 14°28'52" W	50.00'	①8	N 01°58'03" W	161.96'
③	N 75°31'08" W	301.97'	①9	S 77°05'35" E	64.73'
④	S 75°31'08" E	7.57'	②0	S 35°59'14" E	165.75'
⑤	N 37°32'27" E	179.89'	②1	S 87°34'25" E	137.55'
⑥	N 52°44'47" W	49.33'	②2	S 72°45'56" E	64.55'
⑦	N 18°40'54" W	107.43'	②3	N 73°59'55" E	53.73'
⑧	S 78°38'18" W	243.38'	②4	S 75°47'45" E	72.62'
⑨	S 41°02'11" E	297.54'	②5	S 89°59'19" E	53.17'
⑩	N 41°02'11" W	186.10'	②6	N 01°51'47" W	31.87'
⑪	N 44°17'36" W	270.44'	②7	N 88°08'13" E	220.59'
⑫	N 48°57'49" E	60.10'	②8	S 13°58'00" W	114.77'
⑬	N 44°17'36" W	488.26'	②9	S 55°53'12" E	164.94'
⑭	N 41°02'11" W	142.90'	③0	S 34°19'12" E	65.50'
⑮	N 88°08'11" E	242.47'	③1	S 56°33'12" E	229.87'
⑯	N 01°48'43" W	61.24'	③2	N 32°10'48" E	115.21'
			③3	S 01°49'12" E	999.44'

PRELIMINARY

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE AUGUST 2017
 CHECKED _____ SCALE NONE

BOUNDARY LINE MODIFICATION 17--
 FOR
 CORE BUTTE

EXHIBIT
 B

APPROVED _____
 PUBLIC WORKS DIRECTOR

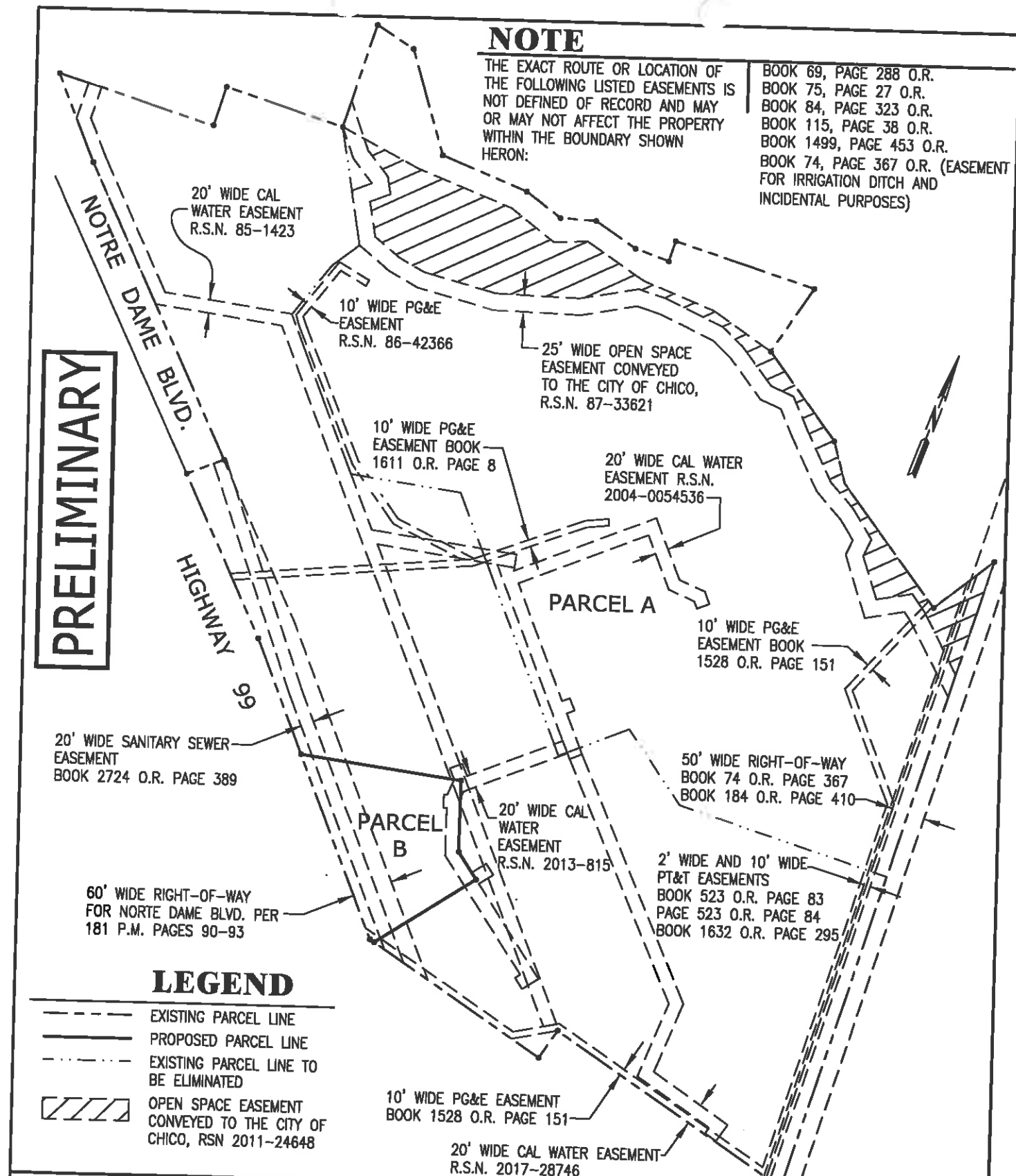
SHEET 3 OF 4

NOTE

THE EXACT ROUTE OR LOCATION OF THE FOLLOWING LISTED EASEMENTS IS NOT DEFINED OF RECORD AND MAY OR MAY NOT AFFECT THE PROPERTY WITHIN THE BOUNDARY SHOWN HERON:

BOOK 69, PAGE 288 O.R.
 BOOK 75, PAGE 27 O.R.
 BOOK 84, PAGE 323 O.R.
 BOOK 115, PAGE 38 O.R.
 BOOK 1499, PAGE 453 O.R.
 BOOK 74, PAGE 367 O.R. (EASEMENT FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES)

PRELIMINARY



LEGEND

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- ... EXISTING PARCEL LINE TO BE ELIMINATED
- ▨ OPEN SPACE EASEMENT CONVEYED TO THE CITY OF CHICO, RSN 2011-24648

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE AUGUST 2017
 CHECKED _____ SCALE 1"=200'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION 17-__
FOR
CORE BUTTE

EXHIBIT
B

SHEET 4 OF 4