



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Meeting of August 13, 2020) DATE: July 14, 2020
FROM: Dexter N. O'Connell, Associate Planner FILE: BLM 20-06
SUBJECT: Boundary Line Modification 20-06 (OANC Office)
Bruce Rd. at Raley Blvd., APN 002-210-023, 002-210-024, 002-210-025

REQUEST

This is a request to modify the shared property lines between three lots located at the southwest corner of Bruce Road and Raley Boulevard (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC (Community Commercial).

BACKGROUND/ANALYSIS

The project site consists of three parcels located on Bruce Road, south of Raley Boulevard. The parcels are the site of an approved development consisting of a medical building approved by the Architectural Review and Historic Preservation Board at its February 5th, 2020 meeting.

The proposal would delete existing Lot 14 (1.24 Acres), Lot 15 (1.03 Acres), and Lot 16 (0.95 Acres). New Lot "A" (1.62 Acres), Lot "B" (0.60 Acres) and Lot "C" (1.02 Acres) would be created in a different orientation. The resulting configuration of the lots would support the future development of the site concordant with the approved project and potential future development. Issues with the project identified by staff have been addressed with conditions of approval.

Conditions 1 and 2 reiterate conditions of approval of Architectural Review 19-21 related to map issues.

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 Boundary Line Modification 20-06 (LDI Land and Home Inc), subject to the following conditions:

1. Prior to approval of an application for a Building Permit at this location, the applicant or their assignee shall request the exhaustion or abandonment of all Public Utility Easements depicted on lots 14, 15, and 16 of Eastwood Subdivision as depicted at Page 30 in the 95th Book of Maps held by the Butte County Clerk-Recorder. A Certificate of Occupancy shall not be issued until such exhaustion or abandonment is granted.

2. Prior to the issuance of a Certificate of Occupancy for the structure approved by this application, the applicant, owner, or their assignee shall dedicate to the City of Chico, and the City of Chico shall accept, a section of right-of-way extending six feet westward from the northeastern most point of the parcel now existing at APN 002-210-023 and following the curvature of the right-of-way of Bruce Road at a constant width of six feet to the intersection of that line with the southernmost boundary line of the parcel now existing at APN 002-210-025.

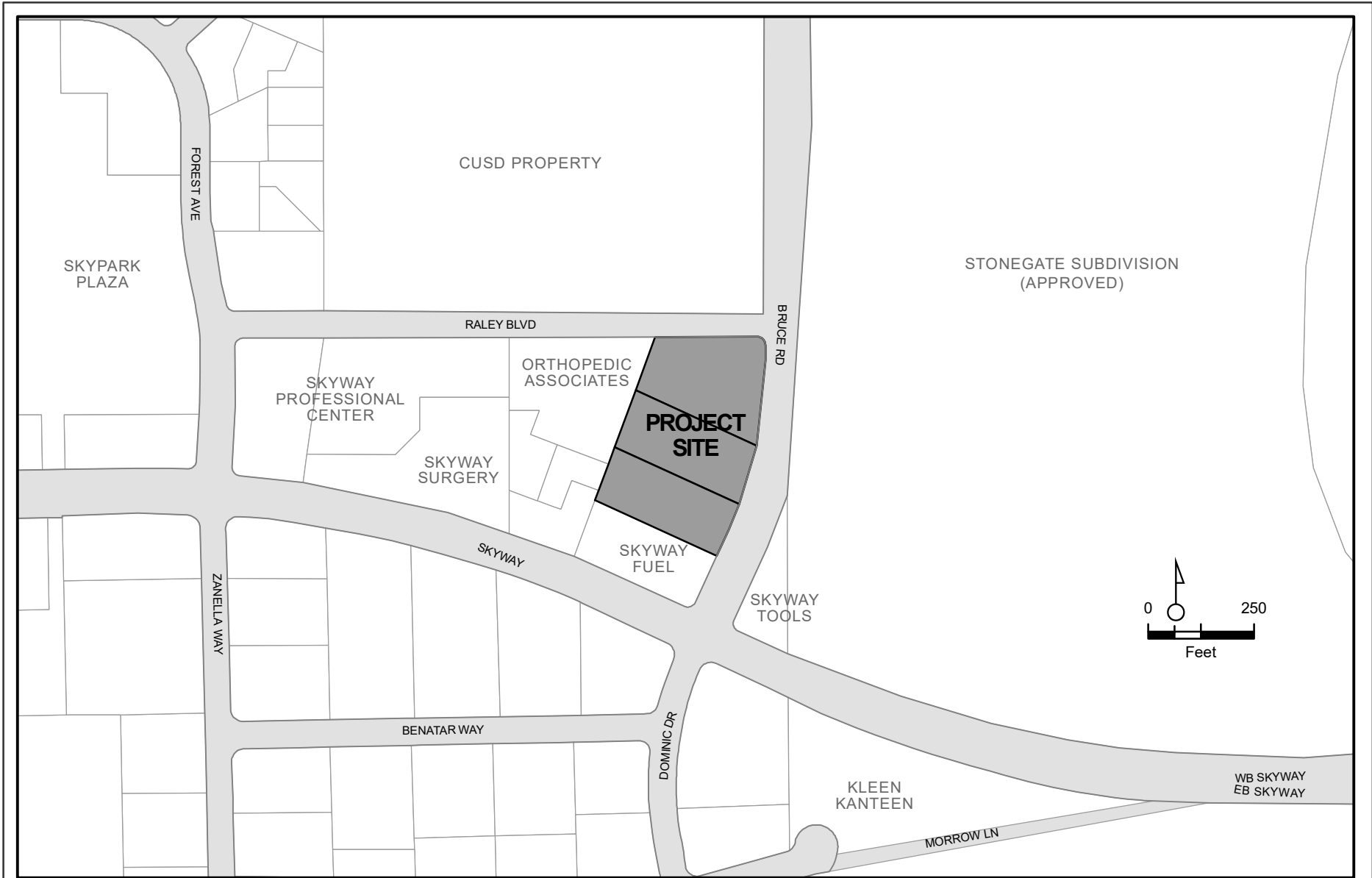
3. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

ATTACHMENTS

- A. Location Map
- B. Plat for BLM 20-06 (Proposed Exhibit B)
- C. Legal Description (Proposed Exhibit C)

DISTRIBUTION

cc: File – BLM 20-06 (OANC Office)
Russ Erickson. russ@robertsonerickson.com
Orthopedic Associates Real Estate Group, LLC. 131 Raley Blvd Chico, CA 95928.
dyannaj@oanc.org



BLM 20-06 (OANC Office)
 Bruce Road at Raley Boulevard
 APNs 002-210-(023, 024, 025)-000





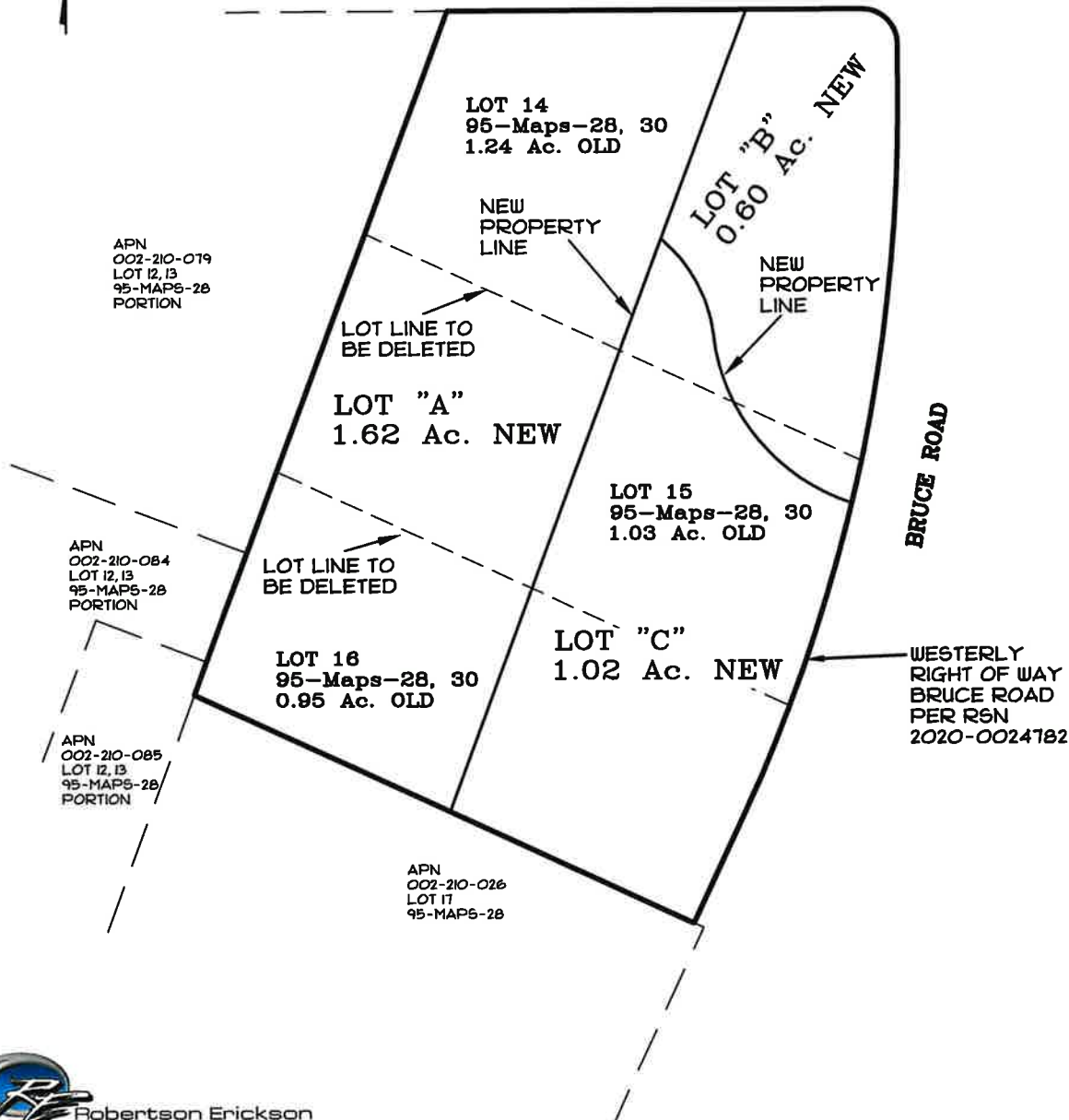
688 Manzanita Ct.
 Suite 101
 Chico, CA 95926
 530-894-3500 Fax 530-894-6055
 robertsonerickson.com

VICINITY MAP
 CITY OF CHICO, CA
 NOT TO SCALE

CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>icm</u> DATE <u>6/18/2020</u>		BOUNDARY LINE MODIFICATION 20-0X FOR ORTHOPEDIC ASSOCIATES REAL ESTATE GROUP	EXHIBIT
CHECKED _____ SCALE <u>NTS</u>			B
APPROVED _____ PUBLIC WORKS DIRECTOR		SHEET 1 OF 5	



RALEY BLVD.



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

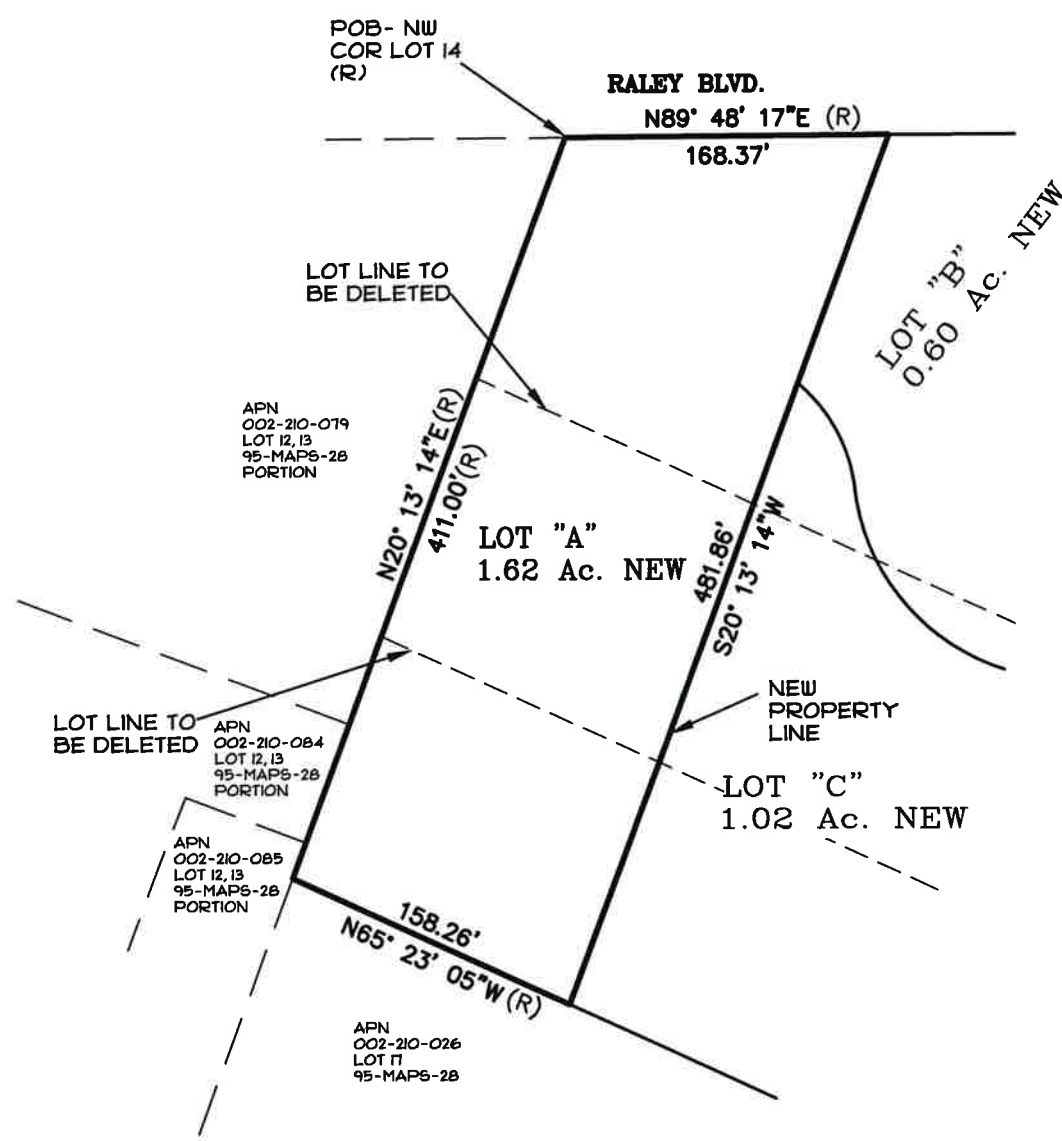
DRAWN BY icm DATE 6/18/2020
CHECKED _____ SCALE 1" = 100'

BOUNDARY LINE MODIFICATION 20-0X
FOR
ORTHOPEDIC ASSOCIATES
REAL ESTATE GROUP

EXHIBIT
B

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 2 OF 5



LEGEND

POB POINT OF BEGINNING
(R) RECORD DATA PER 95-MAPS-28



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

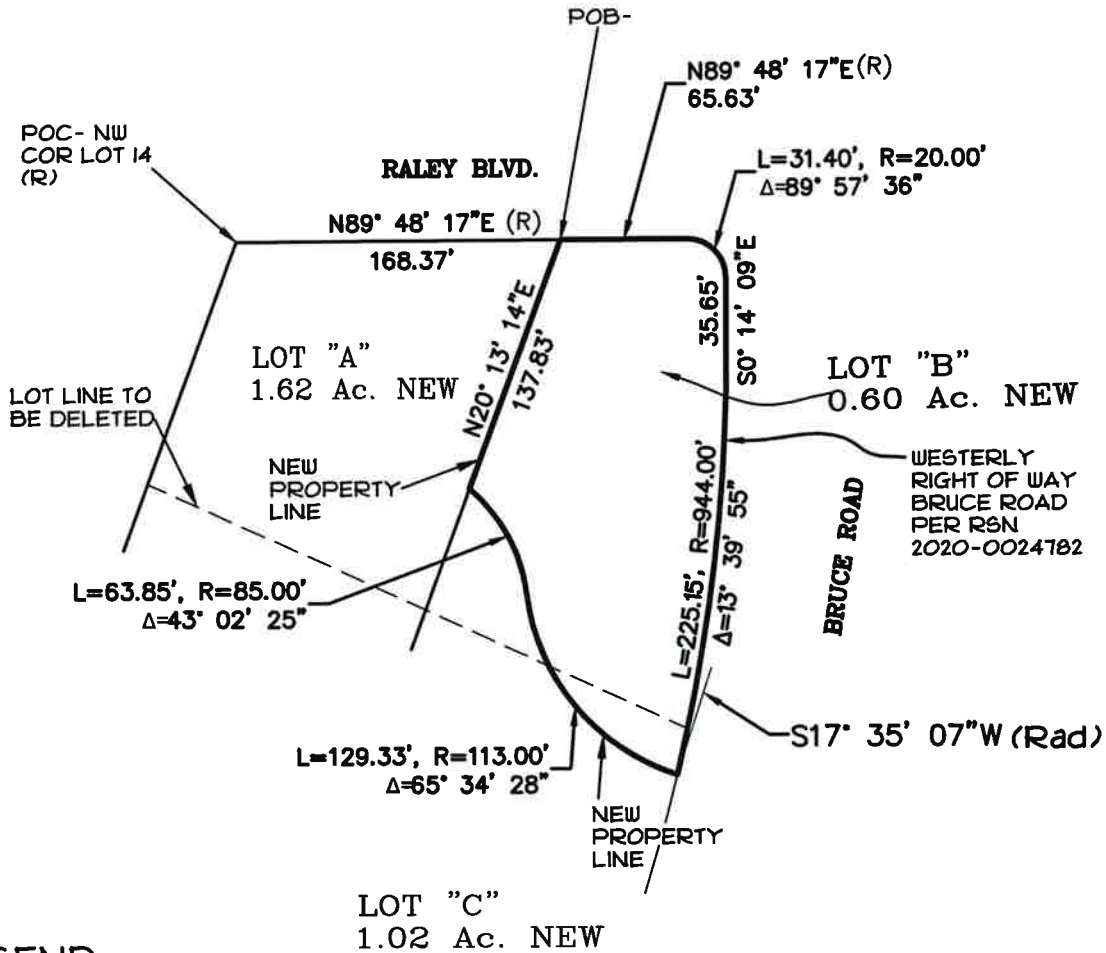
DRAWN BY jcm DATE 6/18/2020
CHECKED _____ SCALE 1" = 100'

BOUNDARY LINE MODIFICATION 20-0X
FOR
ORTHOPEDIC ASSOCIATES
REAL ESTATE GROUP

EXHIBIT
B

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 3 OF 5



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (R) RECORD DATA PER 95-MAPS-28
- (Rad) RADIAL



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

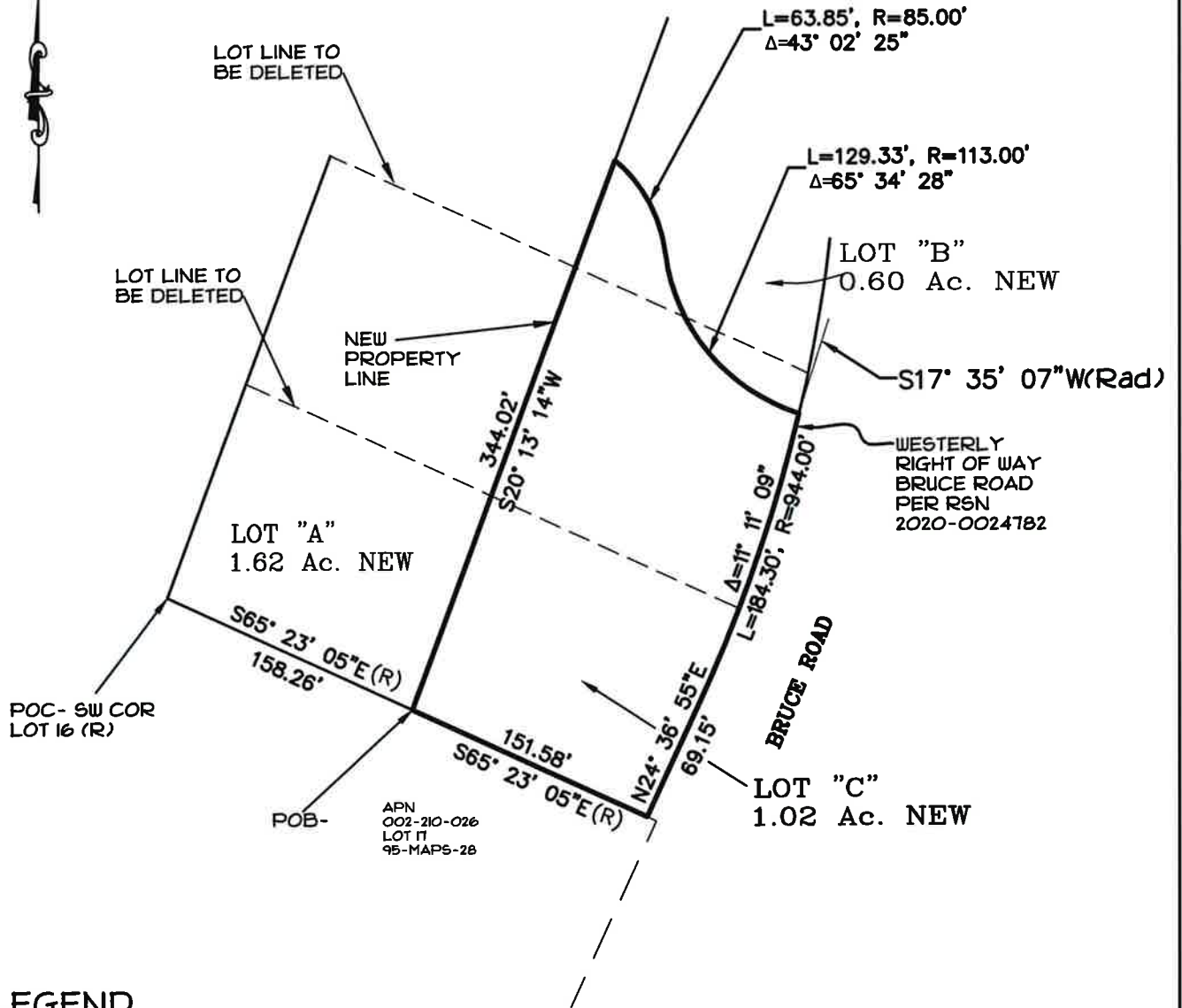
DRAWN BY lcm DATE 6/18/2020
 CHECKED _____ SCALE 1" = 100'

APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION 20-0X
 FOR
 ORTHOPEDIC ASSOCIATES
 REAL ESTATE GROUP

EXHIBIT
 B

SHEET 4 OF 5



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (R) RECORD DATA PER 95-MAPS-28
- (Rad) RADIAL



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 robertsonerickson.com

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY icm DATE 6/18/2020
 CHECKED _____ SCALE 1" = 100'

BOUNDARY LINE MODIFICATION 20-0X
 FOR
 ORTHOPEDIC ASSOCIATES
 REAL ESTATE GROUP

EXHIBIT
 B

APPROVED _____
 PUBLIC WORKS DIRECTOR

SHEET 5 OF 5

EXHIBIT "C"
RESULTANT LOT "A"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lots 14, 15, and 16 as shown on that certain map recorded in the Office of the Recorder of the County of Butte, State of California, on June 22, 1984, in Book 95 of Maps, at Page(s) 28 through 30, more particularly described as follows:

Beginning at the northwest corner of said Lot 14 as shown on said Map; Thence North $89^{\circ} 48' 17''$ East 168.37 feet, on and along the northerly line of said Lot 14, also being the southerly right of way line of Raley Boulevard, as shown on said Map;

Thence South $20^{\circ} 13' 14''$ West 481.86 feet, more or less, to a point on the southerly line of said Lot 16 as shown on said Map:

Thence North $65^{\circ} 23' 05''$ West 158.26 feet, more or less, on and along said southerly line of said Lot 16, to the southwest corner of said Lot 16 as shown on said Map;

Thence North $20^{\circ} 13' 14''$ East 411.00 feet, more or less, on and along the westerly line of said Lots 14, 15, and 16 to said northwest corner of said Lot 16; as shown on said Map, and the **Point of Beginning**.

Containing 1.62 Acres, more or less.

The basis of bearings for this description was Book 95 of Parcel Maps, Page(s) 28

CITY OF CHICO

APPROVED

DATE

EXHIBIT "C"
RESULTANT LOT "C"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lots 14, 15, and 16 as shown on that certain map recorded in the Office of the Recorder of the County of Butte, State of California, on June 22, 1984, in Book 95 of Maps, at Page(s) 28 through 30, more particularly described as follows:

Commencing at the southwest corner of said Lot 16 as shown on said Map; Thence South $65^{\circ} 23' 05''$ East 158.26 feet, on and along the southerly line of said Lot 16, as shown on said Map to the **True Point of Beginning** for the herein described parcel of land;

Thence South $65^{\circ} 23' 05''$ East 151.38 feet, continuing on and along said southerly line of said Lot 16, as shown on said Map, to a point on the westerly right of way line of Bruce Road, as described in the deed to the City of Chico filed for record June 24, 2020 under Recorders Serial No. 2020-0024782;

Thence North $24^{\circ} 36' 55''$ East 69.15 feet, on and along said westerly right of way line of Bruce Road, as described in the deed to the City of Chico, to the beginning of a 944.00 foot radius tangent curve, concave to the northwest;

Thence along the arc of said 944.00 foot radius curve, through a central angle of $11^{\circ} 11' 09''$, an arc length of 184.30 feet, continuing on and along said westerly right of way line of Bruce Road, as described in the deed to the City of Chico, to the beginning of a 113.00 foot radius non-tangent curve having a radial bearing of South $17^{\circ} 35' 07''$ West concave northeasterly;

Thence along the arc of said 113.00 foot radius curve, through a central angle of $65^{\circ} 34' 28''$, an arc length of 129.33 feet to the beginning of a 85.00 foot radius tangent reverse curve, concave southwesterly;

Thence along the arc of said 85.00 foot radius curve, through a central angle of $43^{\circ} 02' 25''$, an arc length of 63.85 feet

Thence South 20° 13' 14" West 344.02 feet, more or less to the True Point of Beginning;

Containing 1.02 Acres, more or less.

The basis of bearings for this description was Book 95 of Parcel Maps, Page(s) 28

CITY OF CHICO

APPROVED

DATE

EXHIBIT "C"
RESULTANT LOT "B"

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lots 14, and 15 as shown on that certain map recorded in the Office of the Recorder of the County of Butte, State of California, on June 22, 1984, in Book 95 of Maps, at Page(s) 28 through 30, more particularly described as follows:

Commencing at the northwest corner of said Lot 14 as shown on said Map; Thence North $89^{\circ} 48' 17''$ East 168.37 feet, on and along the northerly line of said Lot 14, also being the southerly right of way line of Raley Boulevard, as shown on said Map to the **True Point of Beginning** for the herein described parcel of land;

Thence North $89^{\circ} 48' 17''$ East 65.63 feet, continuing on and along said northerly line of said Lot 14, also being the southerly right of way line of Raley Boulevard, as shown on said Map, to the beginning of a 20.00 foot radius tangent curve, concave to the southwest;

Thence along the arc of said 20.00 foot radius curve, through a central angle of $89^{\circ} 57' 36''$, an arc length of 31.40 feet, on and along the southerly right of way line of Raley Boulevard and the westerly right of way line of Bruce Road, as described in the deed to the City of Chico filed for record June 24, 2020 under Recorders Serial No. 2020-0024782;

Thence South $00^{\circ} 14' 09''$ East 35.65 feet, on and along said westerly right of way line of Bruce Road as described in said deed to the City of Chico, to the beginning of a tangent 944.00 foot radius curve, concave to the west;

Thence along the arc of said 944.00 foot radius curve, through a central angle of $13^{\circ} 39' 55''$, an arc length of 225.15 feet, on and along said westerly right of way line of Bruce Road as described in said deed to the City of Chico, to the beginning of a 113.00 foot radius non-tangent curve, having a radial bearing of South $17^{\circ} 35' 07''$ West concave northeasterly;

Thence along the arc of said 113.00 foot radius curve, through a central angle of $65^{\circ} 34' 28''$, an arc length of 129.33 feet to the beginning of a 85.00 foot radius tangent reverse curve, concave southwesterly;

Thence along the arc of said 85.00 foot radius curve, through a central angle of $43^{\circ} 02' 25''$, an arc length of 63.85 feet;

Thence North 20° 13' 14" East 137.83 feet, more or less to the **True Point of Beginning**;

Containing 0.60 Acres, more or less.

The basis of bearings for this description was Book 95 of Parcel Maps, Page(s) 28

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