



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/10/22) DATE: February 25, 2022
FROM: Tina Wilson, Associate Planner FILE: MLD 21-05
SUBJECT: Minor Land Division 21-05 (ECP/TPB1, LLC)
APNs 002-450-023 (portion) and -024 (portion)

REQUEST

A request to divide an existing 5.5-acre commercial parcel into two separate parcels (see Location Map, **Attachment A** and Plat, **Attachment B**). The site is located on Forest Avenue between Springfield Drive and East 20th Street. The site is designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and is zoned Regional Commercial (CR).

BACKGROUND/ANALYSIS

The project site consists of Parcel “A” of Boundary Line Modification 21-09, located on the west side of Forest Avenue, north of East 20th Street, and south of Springfield Drive. The project site is currently developed with landscaped parking lots that serve the Chico Marketplace. No additional development is proposed as part of this project.

Boundary Line Modification 21-09 was recorded very recently (February 2022), so the Assessor’s Parcel lines do not currently reflect legal property boundaries.

Pursuant to Chico Municipal Code (CMC) Section 19.44.030, commercial lots zoned CR shall have a minimum lot size of 10,000 square feet. The proposed minor land division would divide the project site into two separate parcels with lot sizes as follows: 201,498 square feet (Parcel X) and 38,401 square feet (Parcel Y). The proposed configuration meets all other requirements, and no modifications from the subdivision design standards are proposed.

The project does not propose the removal of any trees onsite. In accordance with the CMC, should tree removal be necessary, a Tree Removal Permit shall be required (see **Condition No. 1**). No new construction is being proposed at this time.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Minor Land Division 21-05 (ECP/TPB1, LLC), subject to the following conditions:

1. No tree removal has been approved as part of this application. Should tree removal be necessary, the applicant shall contact the Parks Division to verify the need for a tree removal permit.
2. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Recorder’s Office of the required tax deposit made to Butte County.

3. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: ECP/TPB1, LLC, Attn: Ethan Conrad, 1300 National Dr., Ste. 100, Sacramento, CA
95834
Wesley Gilbert via email wes@wgilbertengineering.com
Whyatt Nixon via email whyatt@wgilbertengineering.com



MLD 21-05 (ECP/TPB1, LLC)
 E 20th Street and Forest Avenue
 APNs 002-450-(023 (portion) and 024 (portion))-000



LEGEND

- MINOR LAND DIVISION BOUNDARY
- EXISTING PROPERTY LINE
- NEW PARCEL LINE BEING CREATED BY THIS MLD
- CENTERLINE
- EASEMENT LINE AS NOTED

ASSESSOR'S PARCEL NUMBER:

002-450-024 (PORTION)
002-450-023 (PORTION)

OWNER/APPLICANT:

ECP/TPB1, LLC
1300 NATIONAL DRIVE, SUITE 100
SACRAMENTO, CA 95834
CONTACT: ETHAN CONRAD
(916) 779-1200

LAND USE:

PRESENT: RC (REGIONAL COMMERCIAL)
FUTURE: RC (REGIONAL COMMERCIAL)

ENGINEER:

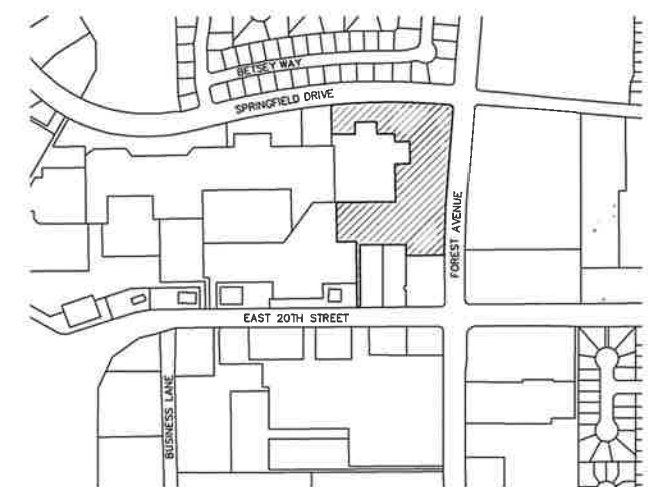
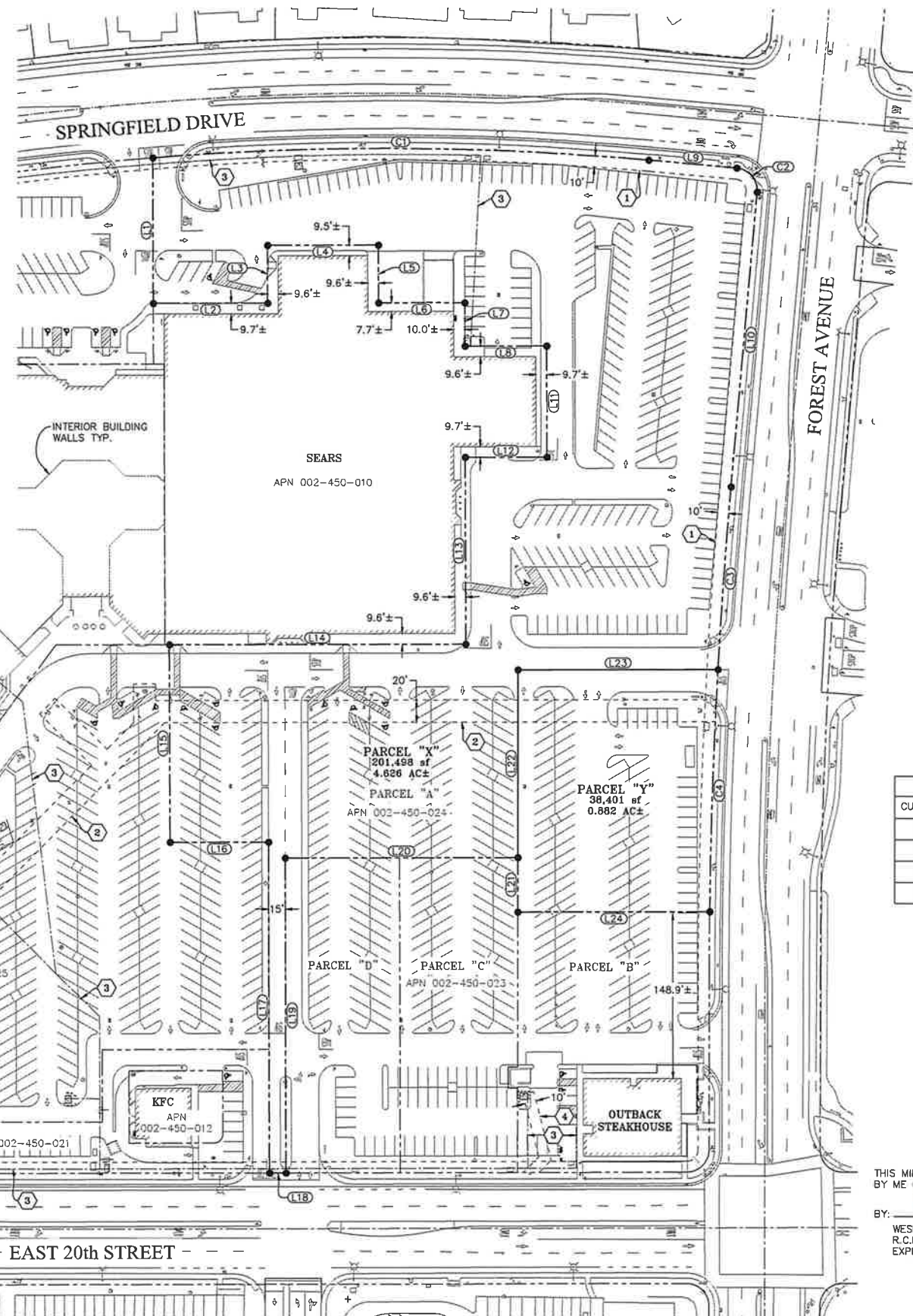
W. GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315

ZONING:

PRESENT: CR (REGIONAL COMMERCIAL)
FUTURE: CR (REGIONAL COMMERCIAL)

SUBDIVISION NOTES:

- 1) MINOR LAND DIVISION INFORMATION:
TOTAL ACREAGE: 5.508 ACRES±
TOTAL NUMBER OF PARCELS: 2
AVERAGE PARCEL SIZE: 2.754 ACRES±
- 2) THE PARCELS LIE IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0506E DATED JANUARY 6, 2011.
- 3) LOT "A" BEFORE MINOR LAND DIVISION = 5.508 ACRES±
- 4) PARCEL "X" AFTER MINOR LAND DIVISION = 4.626 ACRES±
PARCEL "Y" AFTER MINOR LAND DIVISION = 0.882 ACRES±
- 5) NO SITE IMPROVEMENTS ARE PROPOSED.



LOCATION MAP
NTS



EASEMENT NOTES

- 1) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED BY PARCEL-MAP RECORDED AUGUST 6, 1979 AS BOOK 71 OF MAPS, PAGES 74 AND 75.
- 2) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 23, 1988 AS SERIAL No. 88-19029 OF OFFICIAL RECORDS.
EASEMENT QUITCLAIM DEEDS RECORDED NOVEMBER 16, 1992, SERIAL Nos. 92-52252 AND 92-52253
- 3) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 14, 1988 AS SERIAL No. 88-19029 OF OFFICIAL RECORDS.
A PORTION OF SAID EASEMENT WAS QUITCLAIMED FROM PACIFIC GAS AND ELECTRIC COMPANY TO CHICO MALL ASSOCIATES, BY QUITCLAIM DEED RECORDED FEBRUARY 16, 1990, SERIAL No. 90-06441.
A QUITCLAIM EASEMENT RECORDED NOVEMBER 25, 1992, SERIAL No. 92-54196.
RELOCATION AGREEMENT RECORDED FEBRUARY 5, 1993, SERIAL No. 93-05143.
- 4) AN EASEMENT FOR STREET LIGHT SERVICE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 12, 1990 AS SERIAL No. 90-14496; APRIL 12, 1990, SERIAL No. 90-14497, AND APRIL 12, 1990, SERIAL No. 90-14499 OF OFFICIAL RECORDS.
- 5) AN EASEMENT FOR STREET LIGHT SERVICE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 12, 1990 AS SERIAL No. 90-14498 OF OFFICIAL RECORDS.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	447.97'	2650.00'	9°41'08"
C2	31.42'	20.00'	90°00'00"
C3	164.90'	5050.00'	1°52'15"
C4	218.16'	5050.00'	2°28'31"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	131.03'	N00°12'20"W
L2	103.67'	S89°47'40"W
L3	52.00'	S00°12'20"E
L4	100.00'	S89°47'40"W
L5	52.00'	N00°12'20"W
L6	77.67'	S89°47'40"W
L7	39.00'	N00°12'20"W
L8	73.33'	S89°47'40"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	80.00'	S84°59'46"E
L10	266.33'	S05°00'14"W
L11	100.00'	N00°12'20"W
L12	73.33'	N89°47'40"E
L13	168.33'	N00°12'20"W
L14	267.57'	N89°47'40"E
L15	177.92'	N00°12'20"W
L16	89.25'	S89°47'40"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	297.24'	N00°12'20"W
L18	15.00'	S89°47'40"W
L19	283.00'	N00°12'20"W
L20	209.56'	S89°47'40"W
L21	49.00'	N00°00'00"E
L22	169.00'	N00°00'00"E
L23	180.55'	N89°47'40"E
L24	173.33'	N89°47'40"E

THIS MINOR LAND DIVISION MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.
BY: *Wesley E. Gilbert* DATE: 11/12/2021
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/22



MINOR LAND DIVISION NO. 21-05
SITE PLAN

for
ECP/TPB1, LLC
BEING A PORTION OF PARCELS "1982-A" & "1950-E" AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 109 OF MAPS, AT PAGES 76-78
CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315