



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 1/12/23) DATE: December 19, 2022
FROM: Tina Wilson, Associate Planner FILE: BLM 22-10
SUBJECT: Boundary Line Modification 22-10 (Penney Property Sub Holdings, LLC)
1906 & 1932 East 20th Street (APNs 002-450-038, -040, and -042)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify shared property lines between three lots located at the southwest side of the Chico Marketplace (previously known as the Chico Mall) near East 20th Street and Highway 99 (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and are zoned Regional Commercial (CR).

BACKGROUND/ANALYSIS

The project site consists of three parcels located north of East 20th Street and east of Highway 99. The three parcels are currently developed with the JC Penney department store building and landscaped parking lots that serve the Chico Marketplace. No additional development is proposed as part of this project. The proposed reconfiguration of the parcels would result in two parcels. Proposed Parcel B would include both the JC Penney department store building and a portion of the existing parking lot to the south and west with direct access to East 20th Street.

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 22-10 (Penney Property Sub Holdings, LLC) subject to the following conditions:

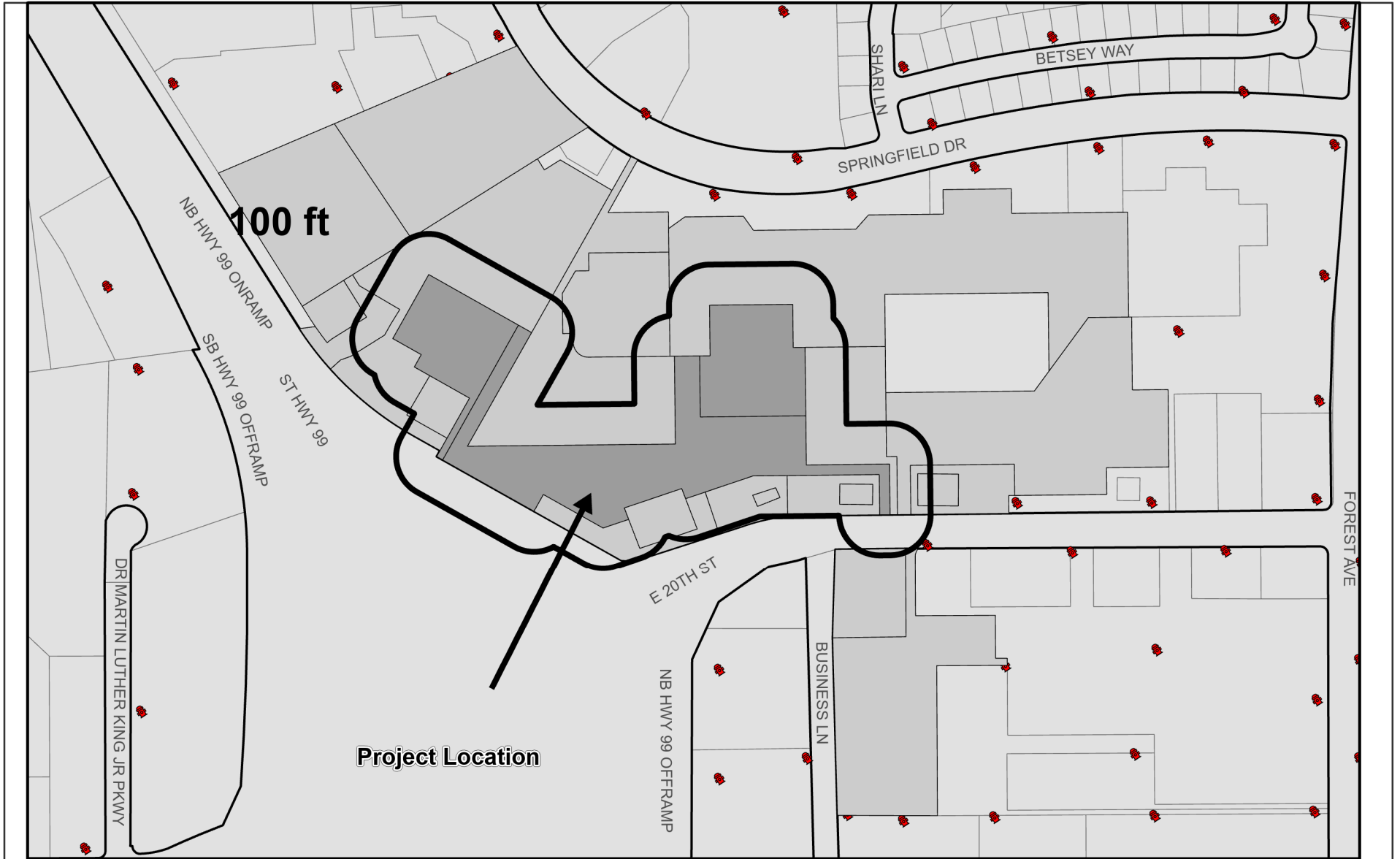
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.

ATTACHMENTS

- A. Location Map
- B. Plat

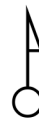
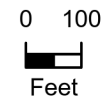
DISTRIBUTION

cc: Penney Property Sub Holdings, LLC, 6501 Legacy Drive, #5213, Plano, TX 75024
Siteline Surveying, Attn: John Klamm, 785 Orchard Drive, Suite 110, Folsom, CA 95630
Tiffany Wilson via email T.Wilson@rsc-engr.com

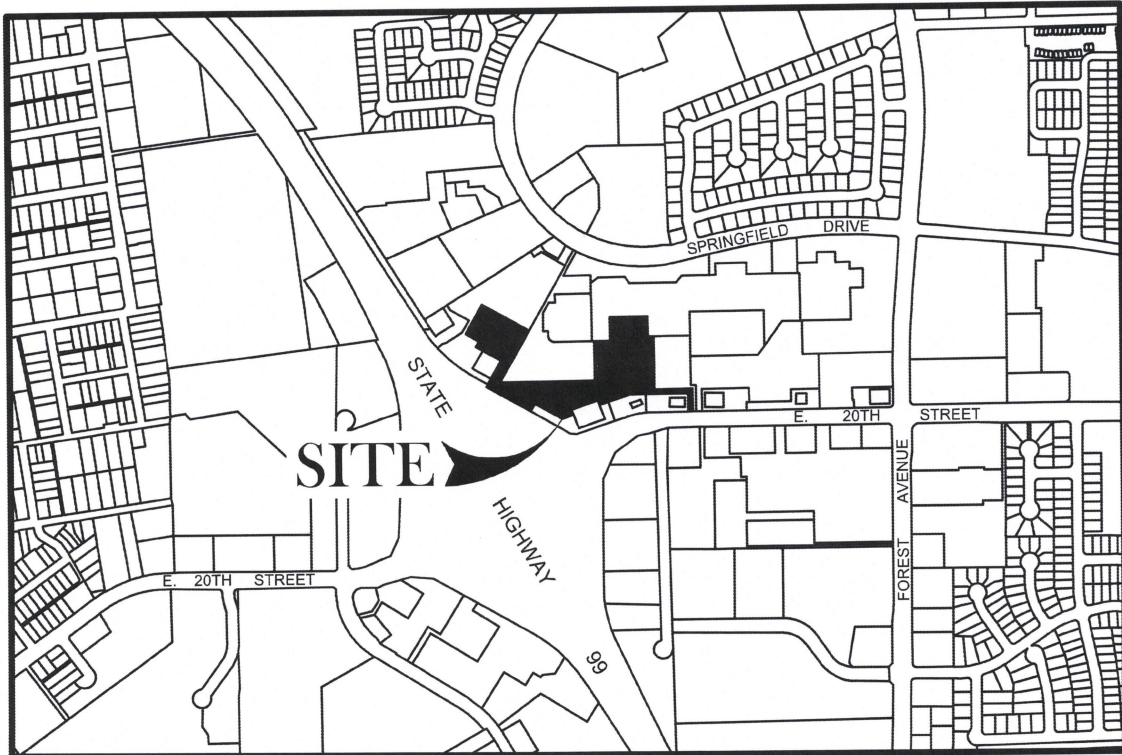


BLM 22-10 (Penney Properties Sub Holdings, LLC);
 1906 & 1932 E 20th St
 APNs 002-450-038, -040, and -042

- Noticed Parcels
- Noticed Addresses



Date Saved: 12/19/2022



LOCATION MAP
NOT TO SCALE

LEGEND

- P.O.B. POINT OF BEGINNING
- EXISTING PARCEL LINE
- - - - - PROPOSED PARCEL LINE
- - - - - EXISTING PARCEL LINE TO BE ELIMINATED

PROPOSED AREA SUMMARY

- PARCEL A: 1.240± ACRES
- PARCEL B: 4.929± ACRES

EXISTING AREA SUMMARY

- PARCEL 1932: 1.479± ACRES
- PARCEL 1932-A: 4.689± ACRES



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CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

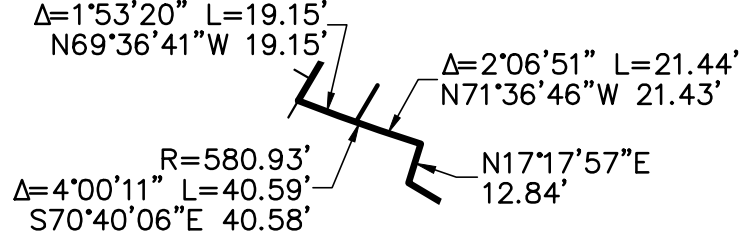
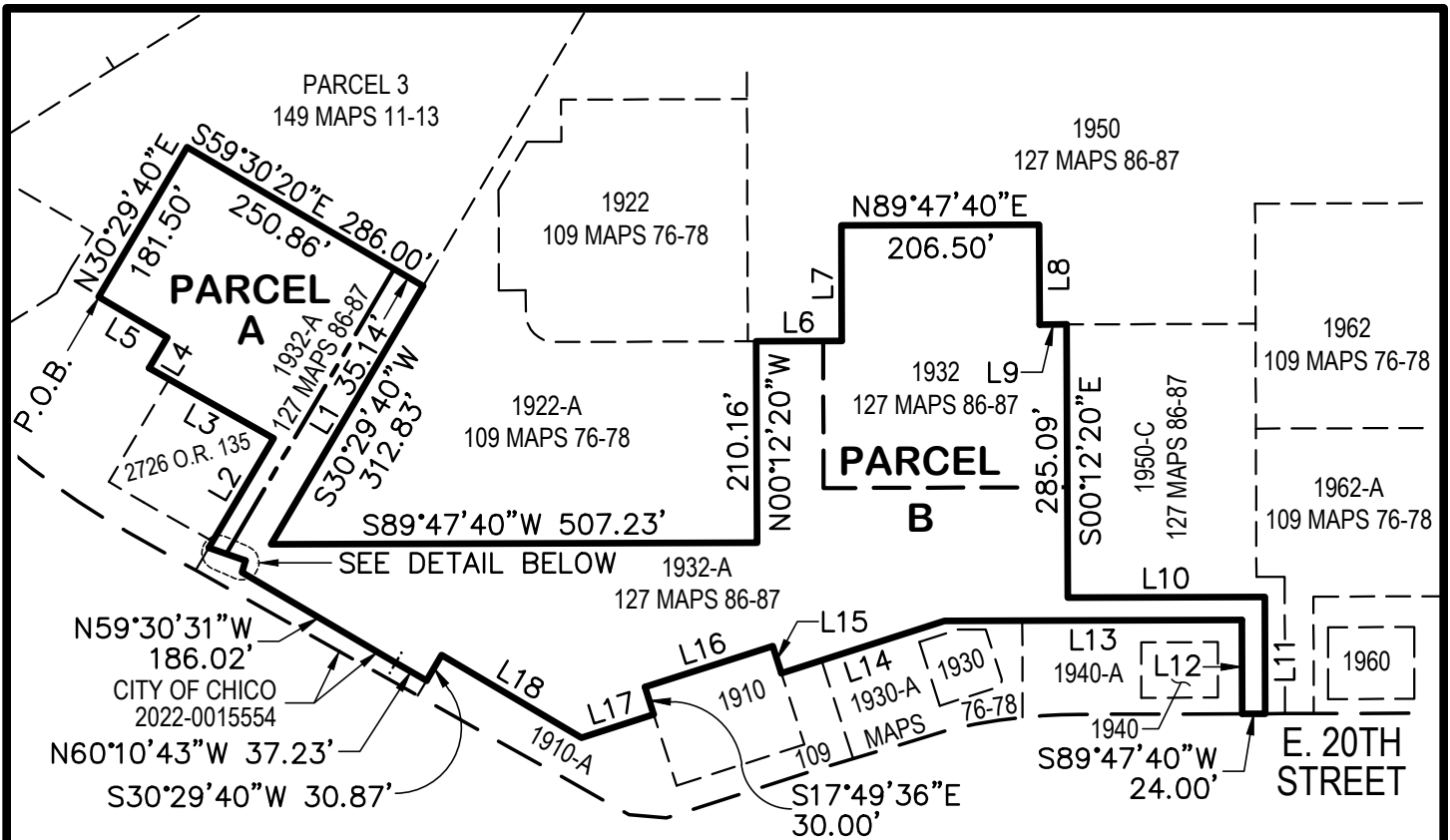
DRAWN BY: JEK DATE: 09/30/2022
CHECKED: _____ SCALE: NTS

APPROVED: _____
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 22-10
(PENNEY PROPERTY SUB HOLDINGS LLC)

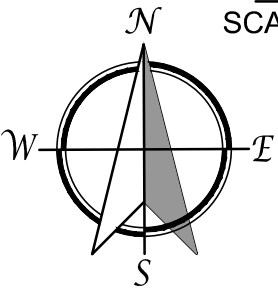
EXHIBIT
"B"

SHEET 1 OF 3

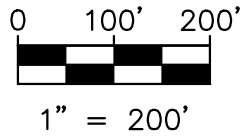


LINE TABLE		
LINE #	BEARING	LENGTH
L6	N89°47'40"E	89.23'
L7	N00°12'20"W	120.75'
L8	S00°12'20"E	104.33'
L9	N89°47'40"E	28.28'
L10	N89°47'40"E	205.70'
L11	S00°12'20"E	122.00'
L12	N00°12'20"W	98.00'
L13	S89°47'40"W	310.42'
L14	S72°10'24"W	178.66'
L15	N17°49'36"W	30.00'
L16	S72°10'24"W	140.00'
L17	S72°10'24"W	79.04'
L18	N59°30'20"W	169.74'

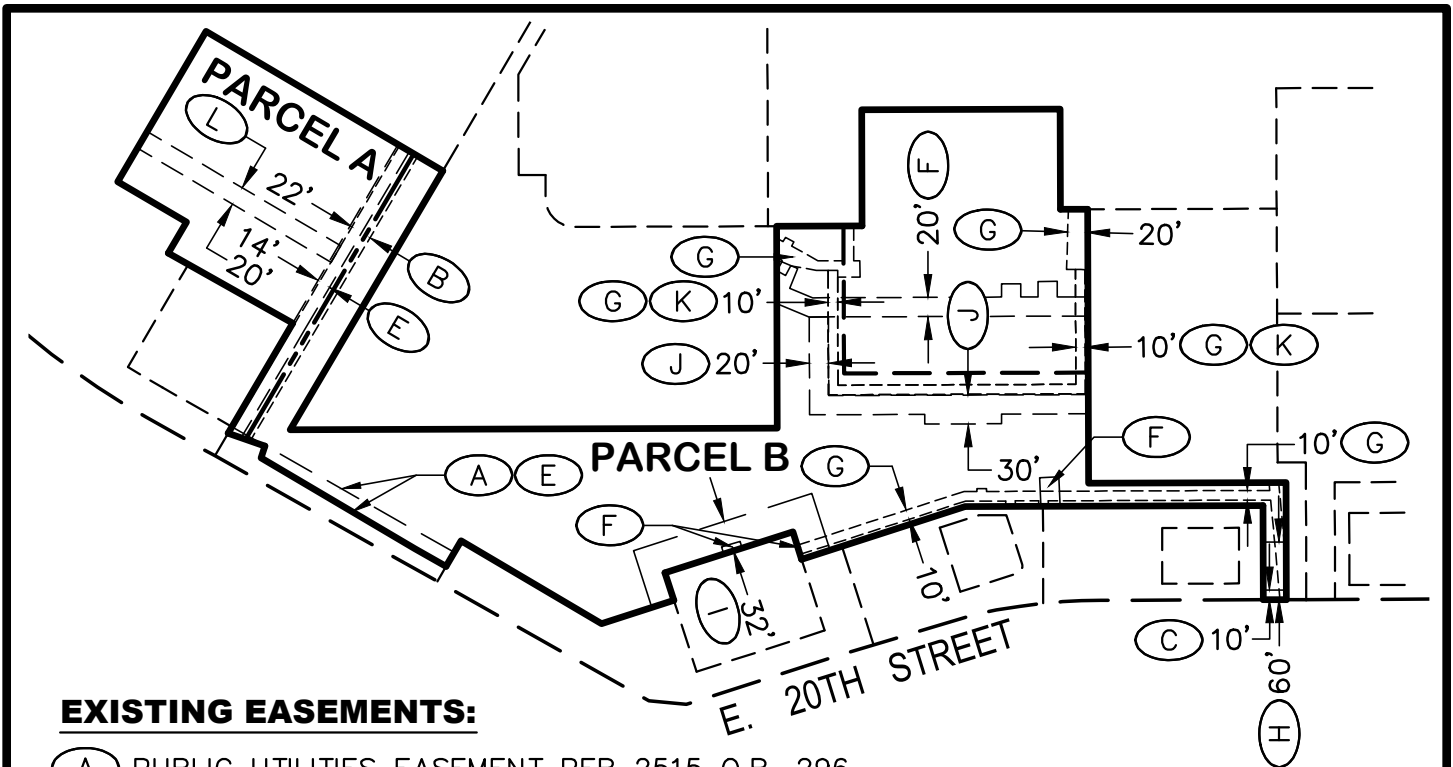
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S30°29'40"W	345.45'
L2	N30°29'40"E	132.82'
L3	N60°34'02"W	149.03'
L4	N30°29'40"E	37.25'
L5	N59°30'20"W	83.00'



RSC ENGINEERING
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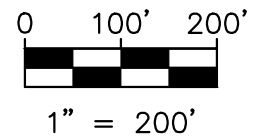
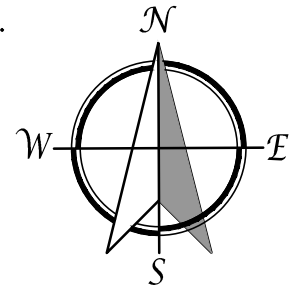


CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: <u>JEK</u>	DATE: <u>09/30/2022</u>	BOUNDARY LINE MODIFICATION	EXHIBIT
CHECKED: _____	SCALE: <u>1"=200'</u>		
APPROVED: _____	PUBLIC WORKS DIRECTOR	(PENNEY PROPERTY SUB HOLDINGS LLC)	SHEET 2 OF 3



EXISTING EASEMENTS:

- (A) PUBLIC UTILITIES EASEMENT PER 2515 O.R. 296
- (B) PUBLIC UTILITIES EASEMENT PER 2515 O.R. 302
- (C) PUBLIC UTILITIES EASEMENT PER 71 MAPS, 74-75
- (D) BIKE PATH EASEMENT PER 72 MAPS, 86-89
- (E) PUBLIC UTILITIES EASEMENT PER 109 MAPS 76-78
- (F) WATER EASEMENT PER 88-016132, O.R.
- (G) PACIFIC GAS AND ELECTRIC COMPANY & PACIFIC BELL EASEMENT PER 88-016132, O.R.; RELOCATED PER 93-005143, O.R.
- (H) TRAFFIC SIGNAL DETECTOR LOOP EASEMENT PER 88-22258, O.R.
- (I) RESTRICTION OF BUILDING AREA PER 99-15091, O.R.
- (J) WATER EASEMENT PER 92-052253, O.R.
- (K) PACIFIC BELL EASEMENT PER 95-039981, O.R.
- (L) WATER EASEMENT PER 2001-0056371, O.R.



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 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 22-10
 (PENNEY PROPERTY SUB HOLDINGS LLC)

EXHIBIT
"B"

SHEET 3 OF 3