



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 1/12/23) DATE: December 20, 2022
FROM: Tina Wilson, Associate Planner FILE: BLM 22-11
SUBJECT: Boundary Line Modification 22-11 (ECP/TPB1, LLC)
East 20th Street and Forest Avenue (APNs 002-450-044, -045, -046, and -047)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify shared property lines between four lots located at the southeast corner of the Chico Marketplace (previously known as the Chico Mall) near East 20th Street and Forest Avenue (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 four parcels located on the west side of Forest Avenue, north of East 20th Street, and south of Springfield Drive. The four parcels are currently developed with landscaped parking lots that serve the Chico Marketplace and the commercial building that is currently occupied by the Black Bear Diner. No additional development is proposed as part of this project. The proposed reconfiguration of the parcels would result in each parcel having 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 22-11 (ECP/TPB1, LLC) subject to the following conditions:

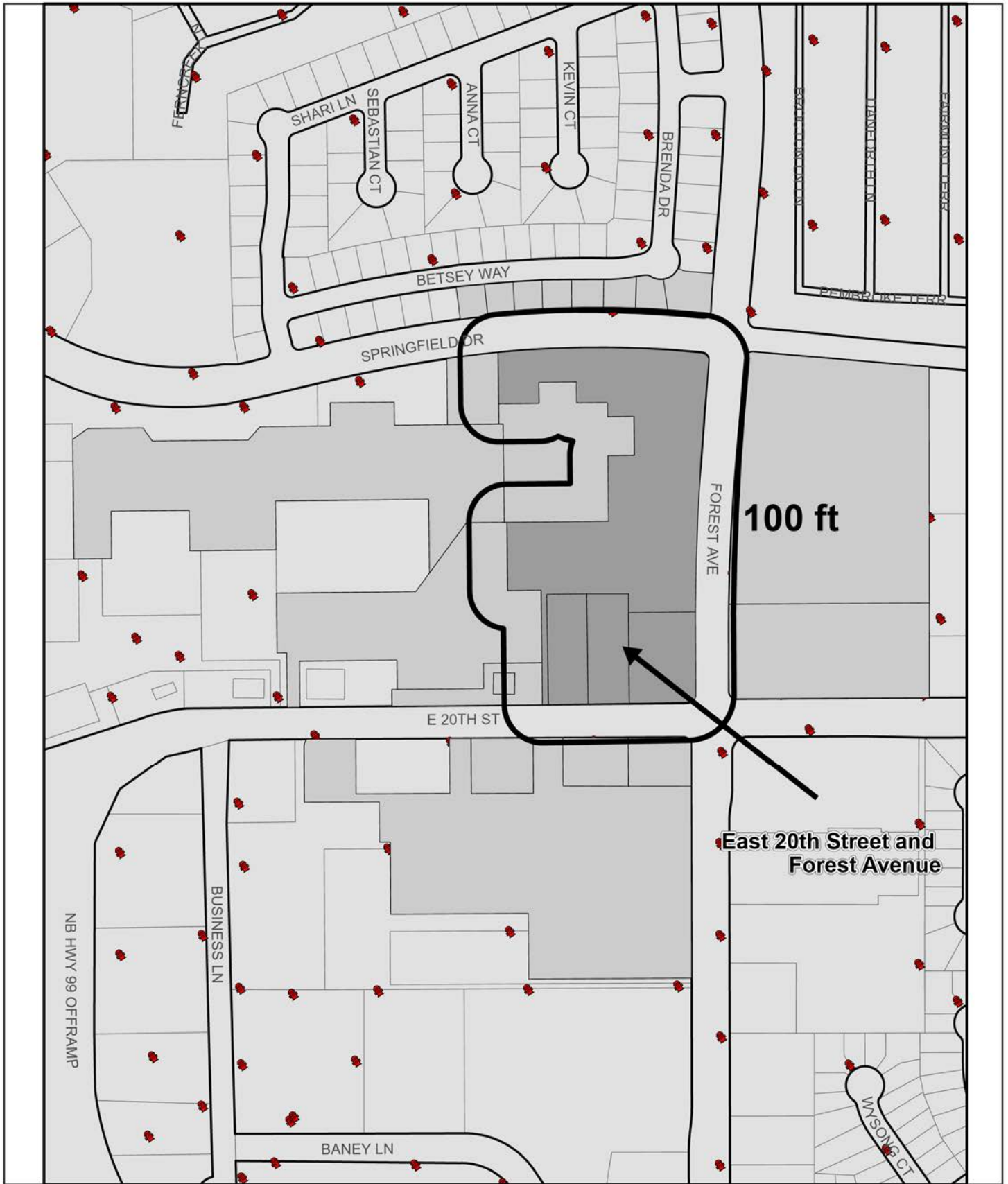
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as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

ATTACHMENTS

- A. Location Map
- B. Plat

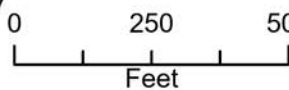
DISTRIBUTION

cc: 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



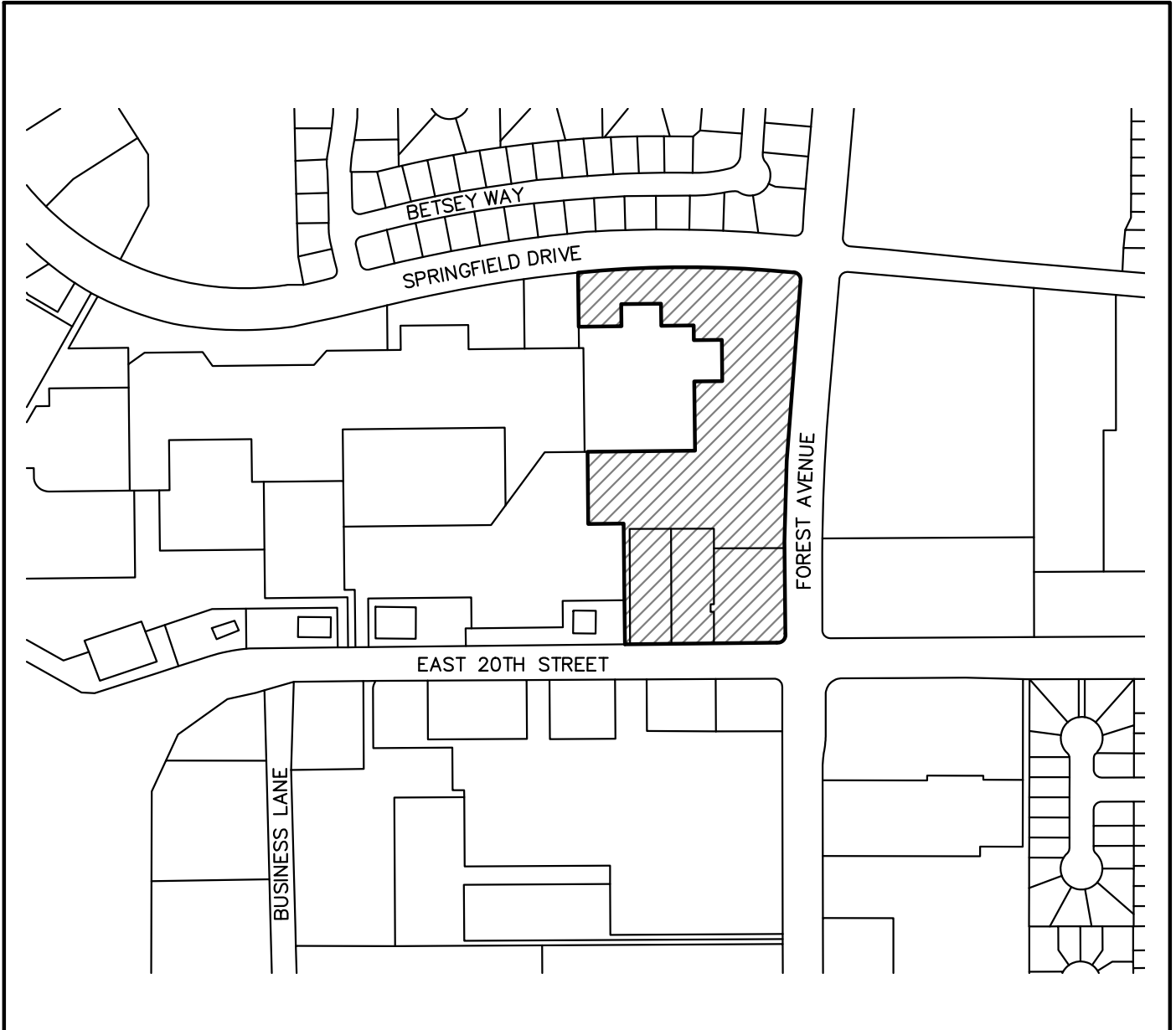
BLM 22-11 (ECP/TPB1, LLC)
 East 20th Street and Forest Avenue
 APNs 002-450-044, 002-450-045,
 002-450-046, and 002-450-047

Date Saved:



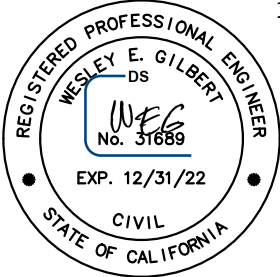
- Noticed Parcels
- Noticed Addresses






DocuSigned by:
Wesley E. Gilbert
 CB16A31A6E9C4CF...

10/21/2022



 - BLM 22-11 (ECP/TPB1, LLC)
 (APN 002-450-044, 045, 046, & 047)



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

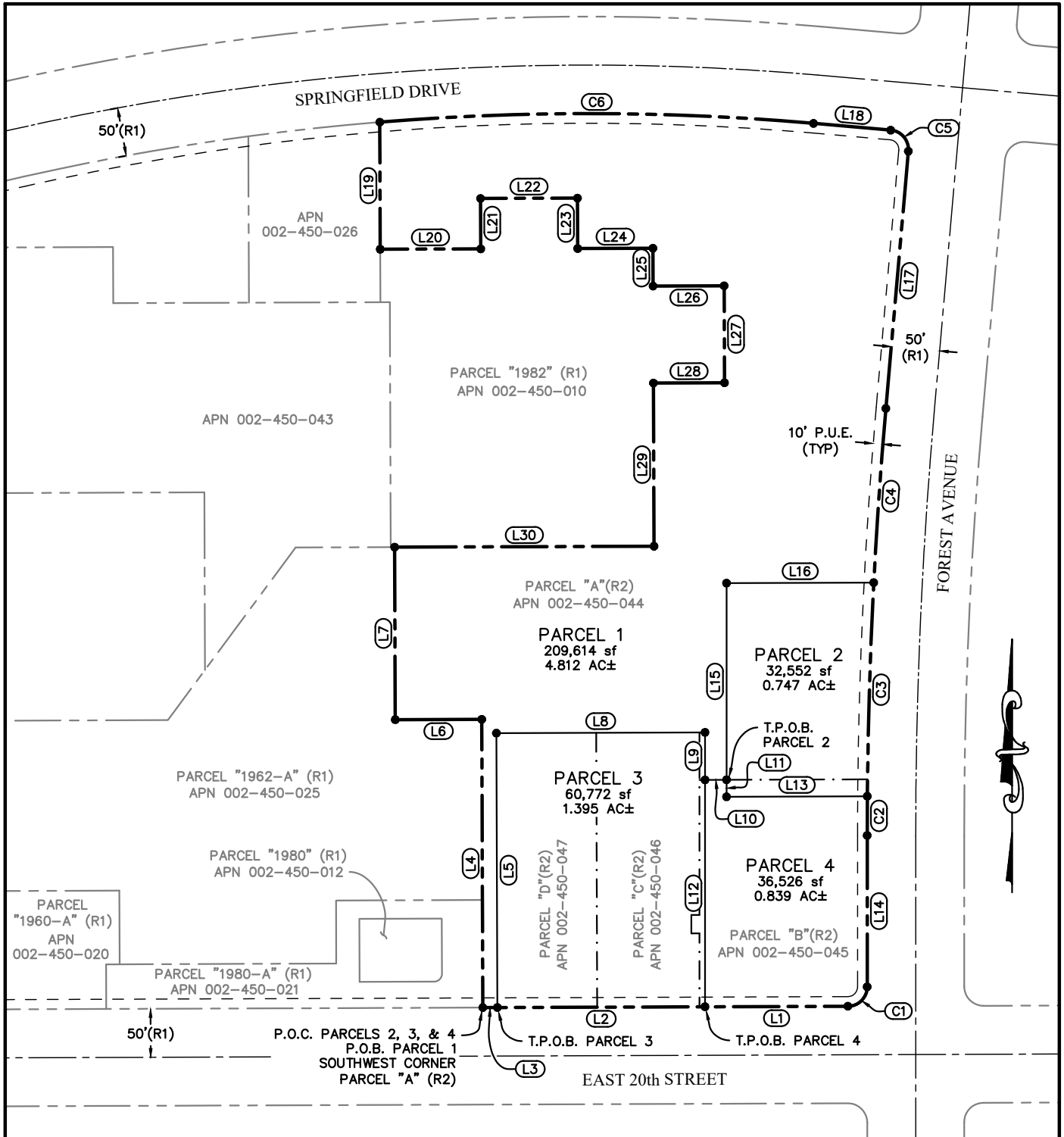
DRAWN BY NMQ DATE OCT. 2022
 CHECKED WEG SCALE 1" = 400'

APPROVED _____
 PUBLIC WORKS DIRECTOR

BLM 22-11
 FOR
 ECP/TB1, LLC

EXHIBIT
 "B"

SHEET 1 OF 3



RECORD REFERENCES

(R1) - PARCEL MAP, BOOK 109 OF MAPS, PAGES 76-78
 (R2) - CERTIFICATE OF COMPLIANCE, RSN 2022-0003966

NOTE:

SEE SHEET 3 FOR LEGEND

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY NMQ DATE OCT. 2022
 CHECKED WEG SCALE 1" = 150'

APPROVED _____
 PUBLIC WORKS DIRECTOR

BLM 22-11
 FOR
 ECP/TB1, LLC

EXHIBIT
 "B"

SHEET 2 OF 3

LEGEND

- BOUNDARY LINE MODIFICATION BOUNDARY
- CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS BLM
- NEW PARCEL LINE BEING CREATED BY THIS BLM

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.34'	20.00'	89°47'40"
C2	40.46'	5050.00'	0°27'33"
C3	220.47'	5050.00'	2°30'05"
C4	180.11'	5050.00'	2°02'36"
C5	31.42'	20.00'	90°00'00"
C6	447.97'	2650.00'	9°41'08"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	147.38'	S89°47'40"W
L2	214.23'	S89°47'40"W
L3	15.00'	S89°47'40"W
L4	297.24'	N00°12'20"W
L5	283.00'	N00°12'20"W
L6	89.25'	S89°47'40"W
L7	177.92'	N00°12'20"W
L8	215.25'	N89°47'40"E
L9	49.00'	S00°00'00"E
L10	22.21'	N89°47'40"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	17.51'	S00°00'00"E
L12	234.00'	S00°00'00"E
L13	145.26'	N89°47'40"E
L14	156.10'	S00°00'00"E
L15	202.82'	N00°00'00"E
L16	151.83'	N89°47'40"E
L17	266.33'	S05°00'14"W
L18	80.00'	S84°59'46"E
L19	131.03'	N00°12'20"W
L20	103.67'	S89°47'40"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	52.00'	S00°12'20"E
L22	100.00'	S89°47'40"W
L23	52.00'	N00°12'20"W
L24	77.67'	S89°47'40"W
L25	39.00'	N00°12'20"W
L26	73.33'	S89°47'40"W
L27	100.00'	N00°12'20"W
L28	73.33'	N89°47'40"E
L29	168.33'	N00°12'20"W
L30	267.57'	N89°47'40"E

AREA SUMMARY (BEFORE BLM):

APN 002-450-044	5.507 ACRES±
APN 002-450-045	0.931 ACRES±
APN 002-450-046	0.686 ACRES±
APN 002-450-047	0.669 ACRES±
TOTAL	7.793 ACRES±

AREA SUMMARY (AFTER BLM):

PARCEL 1	4.812 ACRES±
PARCEL 2	0.747 ACRES±
PARCEL 3	1.395 ACRES±
PARCEL 4	0.839 ACRES±
TOTAL	7.793 ACRES±

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY NMQ DATE OCT. 2022
 CHECKED WEG SCALE N/A

APPROVED _____
 PUBLIC WORKS DIRECTOR

BLM 22-11
 FOR
 ECP/TB1, LLC

EXHIBIT
 "B"

SHEET 3 OF 3