



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/09/23) DATE: February 22, 2023
FROM: Tina Wilson, Associate Planner FILE: BLM 23-01
SUBJECT: Boundary Line Modification 23-01 (Cascade Properties, LLC)
1075 East 20th Street, 2030 Franklin Street, and 200 Silver Dollar Way
(APNs 005-550-005, -035, -036, -037, 005-450-050, and -051)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify shared property lines between four legal lots, where one legal lot is comprised of three Assessor's Parcel Numbers, located on the south side of East 20th Street between Dr. Martin Luther King Jr. Parkway and Franklin Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and are zoned ML (Light Manufacturing / Industrial).

BACKGROUND/ANALYSIS

The project site consists of four parcels located south of East 20th Street and west of Highway 99. The four parcels are developed with the Sierra Nevada Brewing Company complex, Taproom, Restaurant, and associated facilities. No additional development is proposed as part of this project. The proposed reconfiguration would consolidate the brewery onto one parcel (Parcel A, 28.25 acres) and create two outparcels, one on the corner of East 20th Street (Parcel B, 4.36 acres), and one with frontage only on Dr. Martin Luther King Jr. Parkway (Parcel C, 7.34 acres). Parcel A is part of a related application, BLM 23-02 (see Aerial Photography Site Plan Exhibit, **Attachment C**).

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 23-01 (Cascade Properties, LLC) subject to the following conditions:

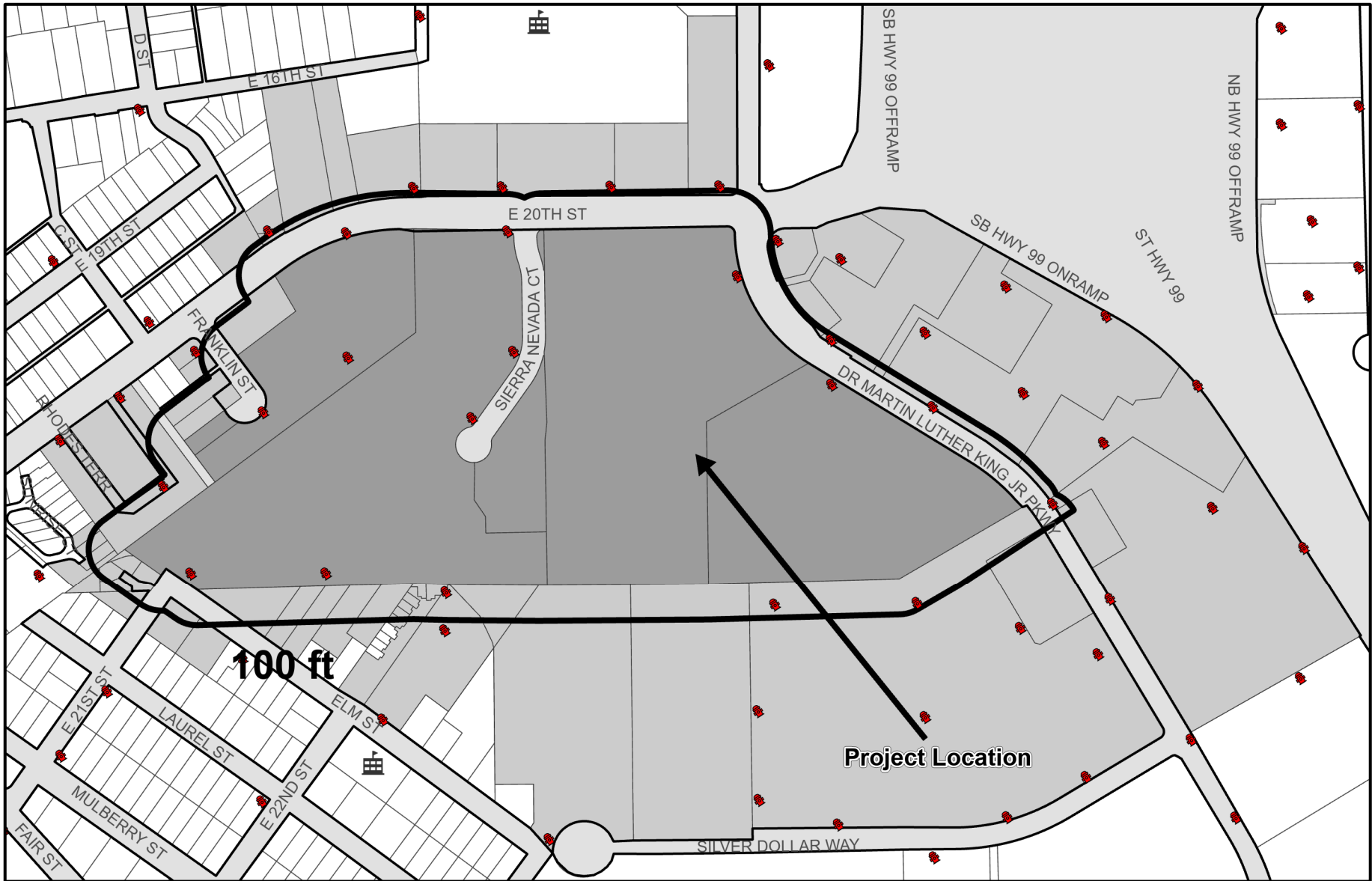
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as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

ATTACHMENTS

- A. Location Map
- B. Plat
- C. Aerial Photography Site Plan Exhibit

DISTRIBUTION

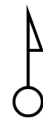
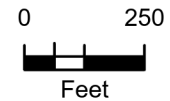
cc: Cascade Properties, LLC, 1075 East 20th Street, Chico, CA 95928
Rolls, Anderson & Rolls, Civil Engineers, Attn: Keith Doglio, 115 Yellowstone Drive,
Chico, CA 95973, Email: kdoglio@rarcivil.com

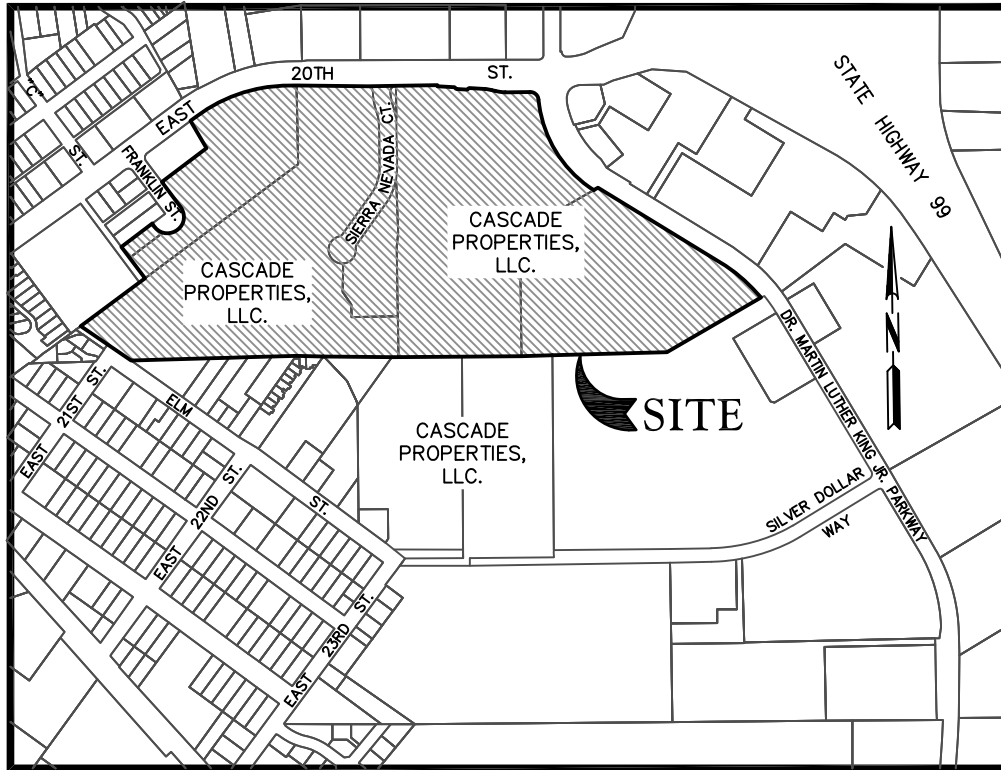


BLM 23-01 (Cascade Properties, LLC)
 1075 East 20th Street, 2030 Franklin Street, and 200 Silver Dollar Way
 APNs 005-550-005, -035, -036, -037, 005-450-050, and -051

Date Saved: 2/21/2023

Noticed Parcels





LOCATION MAP

NO SCALE

LEGEND

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE ELIMINATED
- EXISTING TAX RATE AREA LINE
- T.P.O.B.** TRUE POINT OF BEGINNING
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCEMENT

PROPOSED AREA SUMMARY

PARCEL A	28.25 ACRES ±
PARCEL B	4.36 ACRES ±
PARCEL C	7.34 ACRES ±
	<u>39.95 ACRES ±</u>

EXISTING AREA SUMMARY

A.P. NO. 005-450-050	0.16 ACRES ±
A.P. NO. 005-450-051	4.32 ACRES ±
A.P. NO. 005-550-005	8.20 ACRES ±
A.P. NO. 005-550-035	1.88 ACRES ±
A.P. NO. 005-550-036	13.66 ACRES ±
A.P. NO. 005-550-037	11.73 ACRES ±
	<u>39.95 ACRES ±</u>



PRELIMINARY

CITY OF CHICO

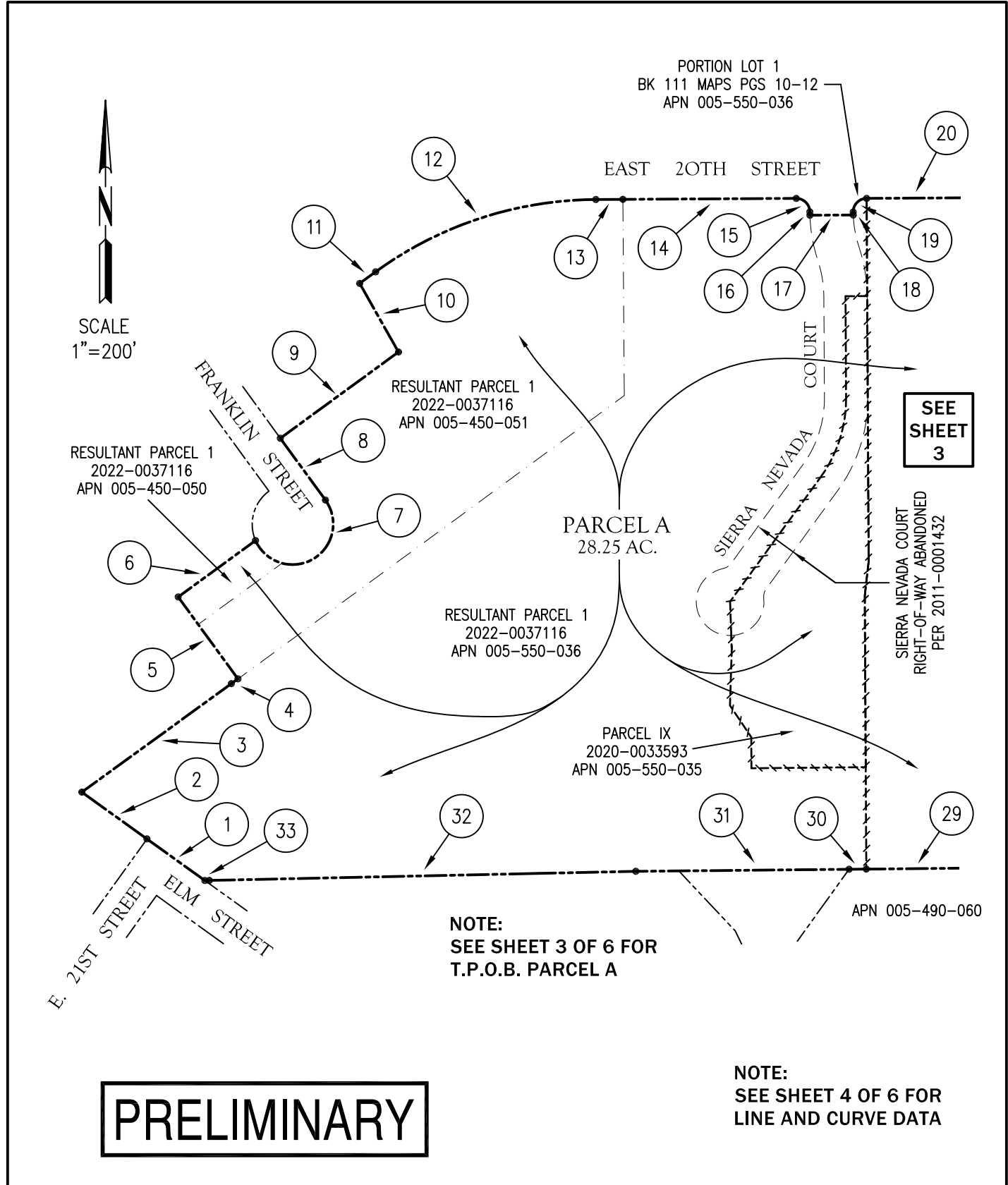
COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: CAD DATE: FEB., 2023
 CHECKED: _____ SCALE: NTS
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

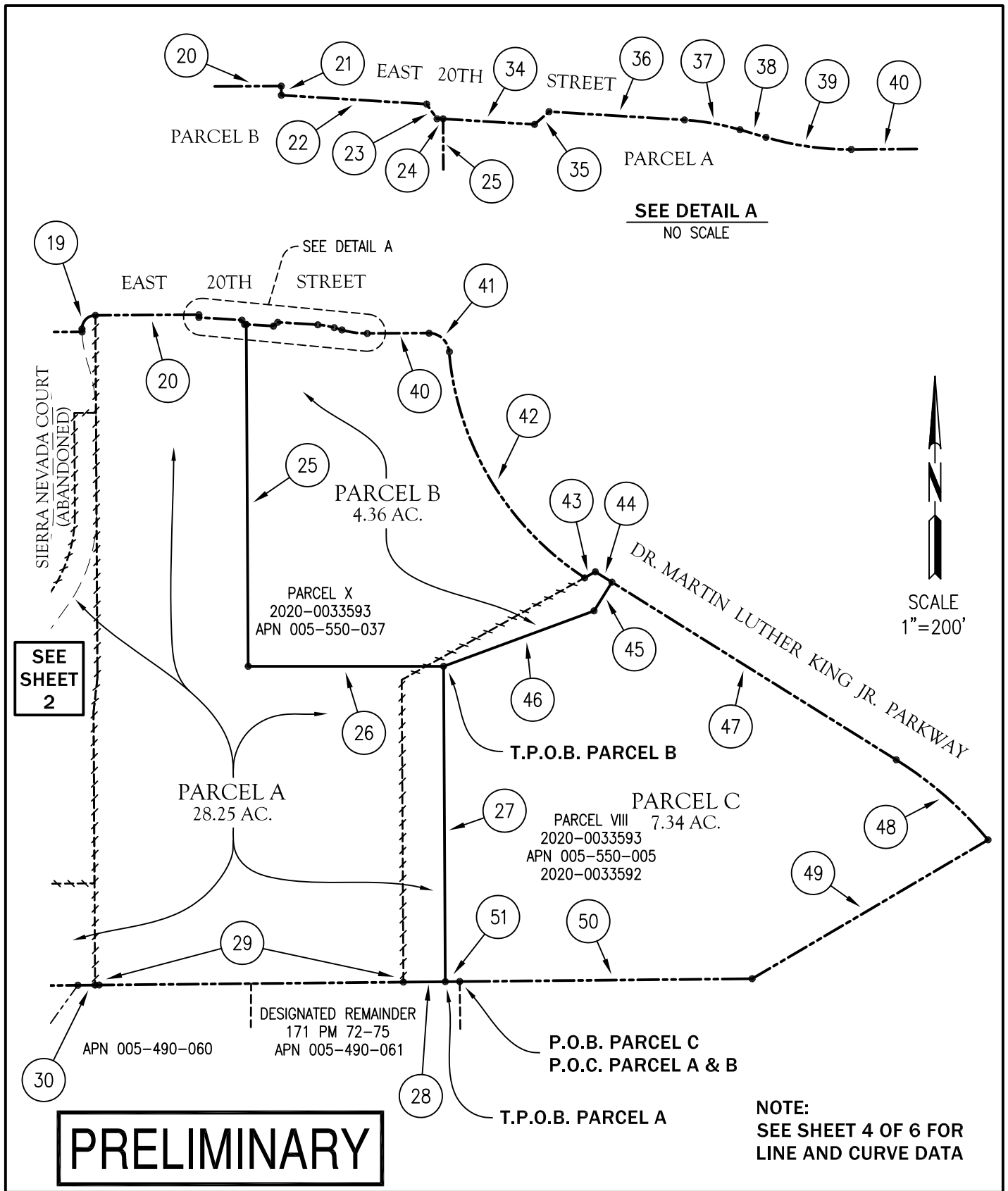
CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 23-01 (CASCADE PROPERTIES, LLC.)

EXHIBIT
 "B"

SHEET 1 OF 6



CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: CAD DATE: FEB., 2023		CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-01 (CASCADE PROPERTIES, LLC.)	
CHECKED: _____ SCALE: 1" = 200'			
APPROVED: _____ PUBLIC WORKS DIRECTOR			
		EXHIBIT "B"	
		SHEET 2 OF 6	



CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: CAD DATE: FEB., 2023		CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-01 (CASCADE PROPERTIES, LLC.)	
CHECKED: _____ SCALE: 1" = 200'			
APPROVED: _____ PUBLIC WORKS DIRECTOR			
		EXHIBIT "B"	
		SHEET 3 OF 6	

LINE & CURVE DATA

① N 54°18'36" W 105.34'	①⑨ R = 20.00' Δ = 90°13'15" L = 31.49'	④⑦ N 89°40'59" E 91.63'
② N 54°18'36" W 118.38'		④⑧ R = 30.00' Δ = 85°18'04" L = 44.66'
③ N 54°02'54" E 272.90'	②⑦ N 89°41'00" E 152.28'	
④ N 53°42'29" E 12.00'	②⑧ S 00°19'00" E 4.00'	④⑨ R = 446.00' Δ = 51°51'32" L = 403.68'
⑤ N 36°07'15" W 149.70'	②⑨ S 86°30'10" E 63.74'	
⑥ N 53°52'45" E 141.33'	②⑩ S 41°30'10" E 8.49'	④⑩ N 60°49'41" E 18.17'
⑦ R = 60.00' Δ = 192°06'15" L = 201.17'	②⑪ S 86°30'10" E 1.61'	④⑪ S 58°00'00" E 28.97'
⑧ N 36°07'15" W 112.98'	②⑫ S 00°19'00" E 505.57'	④⑫ S 32°00'00" W 50.00'
⑨ N 53°52'45" E 216.12'	②⑬ N 90°00'00" E 288.93'	④⑬ S 69°46'22" W 237.14'
⑩ N 29°32'34" W 116.40'	②⑭ S 00°19'00" E 466.48'	④⑭ S 58°00'00" E 495.82'
⑪ N 53°57'14" E 29.08'	②⑮ S 89°26'55" W 62.00'	④⑮ R = 570.00' Δ = 18°10'32" L = 180.82'
⑫ R = 558.00' Δ = 35°43'46" L = 347.97'	②⑯ S 89°26'55" W 456.00'	
⑬ N 89°41'00" E 39.96'	②⑰ S 89°26'55" W 25.47'	④⑯ S 59°30'29" W 404.83'
⑭ N 89°41'00" E 256.00'	②⑱ S 89°26'55" W 314.99'	④⑰ S 89°26'55" W 432.51'
⑮ R = 20.00' Δ = 90°00'00" L = 31.42'	②⑲ S 88°46'40" W 635.69'	④⑱ S 89°26'55" W 21.29'
⑯ R = 232.00' Δ = 01°14'07" L = 5.00'	③① S 88°44'17" W 0.87'	
⑰ N 89°41'00" E 64.02'	③② S 86°30'10" E 39.39'	
⑱ R = 168.00' Δ = 01°29'05" L = 4.35'	③③ N 48°29'50" E 8.49'	
	③④ S 86°30'10" E 59.43'	
	③⑤ R = 110.00' Δ = 12°52'48" L = 24.73'	
	③⑥ S 73°37'23" E 11.86'	
	③⑦ R = 130.00' Δ = 16°41'38" L = 37.88'	

PRELIMINARY

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

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PUBLIC WORKS DIRECTOR

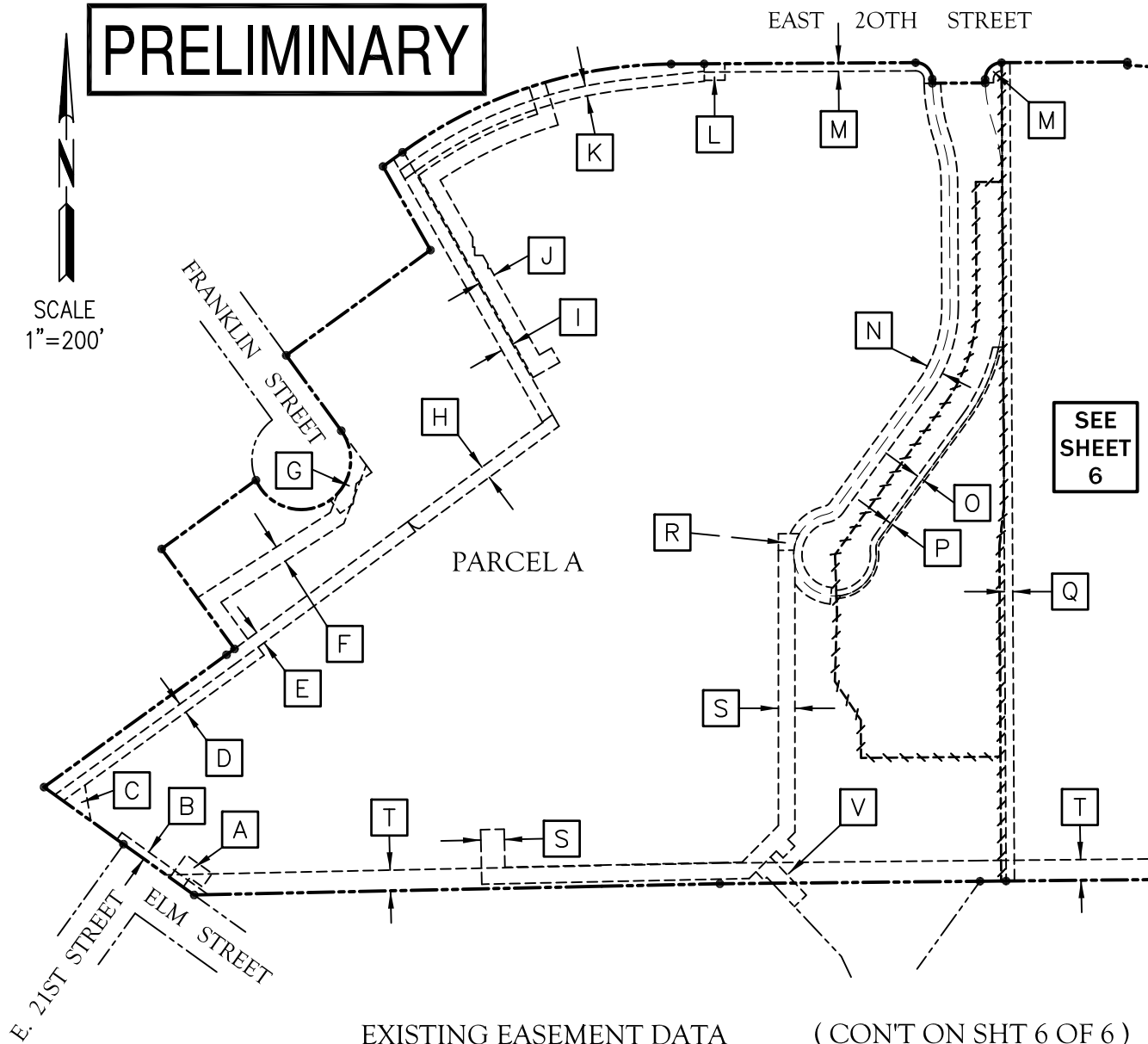
CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 23-01 (CASCADE PROPERTIES, LLC.)

EXHIBIT
"B"

SHEET 4 OF 6

PRELIMINARY

SCALE
1"=200'



EXISTING EASEMENT DATA

(CONT ON SHT 6 OF 6)

- A** CAL WATER EASEMENT, O.R. 2011-0013006
- B** PUBLIC SERVICE EASEMENT BK. 132 MAPS PGS. 16-17
- C** STORM DRAIN EASEMENT, O.R. 97-40492
- D** STORM DRAIN & SANITARY SEWER EASEMENT, BK. 132 MAPS PGS. 16-17

- E** SANITARY SEWER EASEMENT, BK. 34 MAPS PGS. 7-9
STORM DRAIN EASEMENT, O.R. 89-04341
- F** STORM DRAIN & SEWER EASEMENT, O.R. 2007-0017772
- G** PUBLIC SERVICE EASEMENT, O.R. 2005-0046718
- H** STORM DRAIN EASEMENT, O.R. 97-40492

- I** STORM DRAIN EASEMENT, O.R. 85-28465
- J** CAL WATER RIGHT-OF-WAY FOR PIPELINE, O.R. 98-002101
- K** STORM DRAIN EASEMENT, O.R. 97-040492
- L** STORM DRAIN EASEMENT, BK. 34 MAPS PGS. 7-9
- M** 10' PUBLIC UTILITY EASEMENT, BK. 111 MAPS PGS. 10-12

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: CAD DATE: FEB., 2023

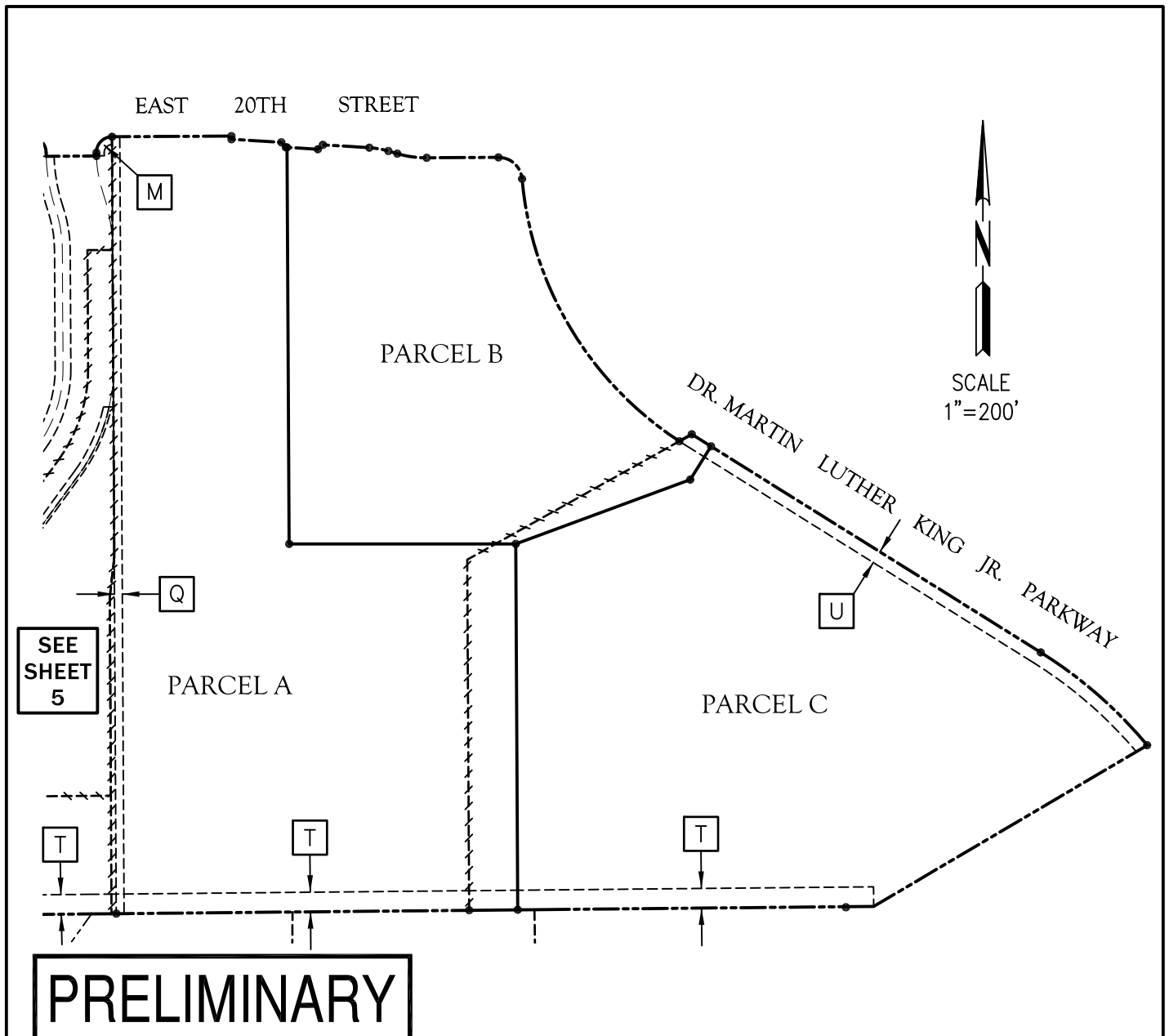
CHECKED: _____ SCALE: 1" = 200'

APPROVED: _____
PUBLIC WORKS DIRECTOR

**CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 23-01 (CASCADE PROPERTIES, LLC.)**

**EXHIBIT
"B"**

SHEET 5 OF 6



PRELIMINARY

EXISTING EASEMENT DATA

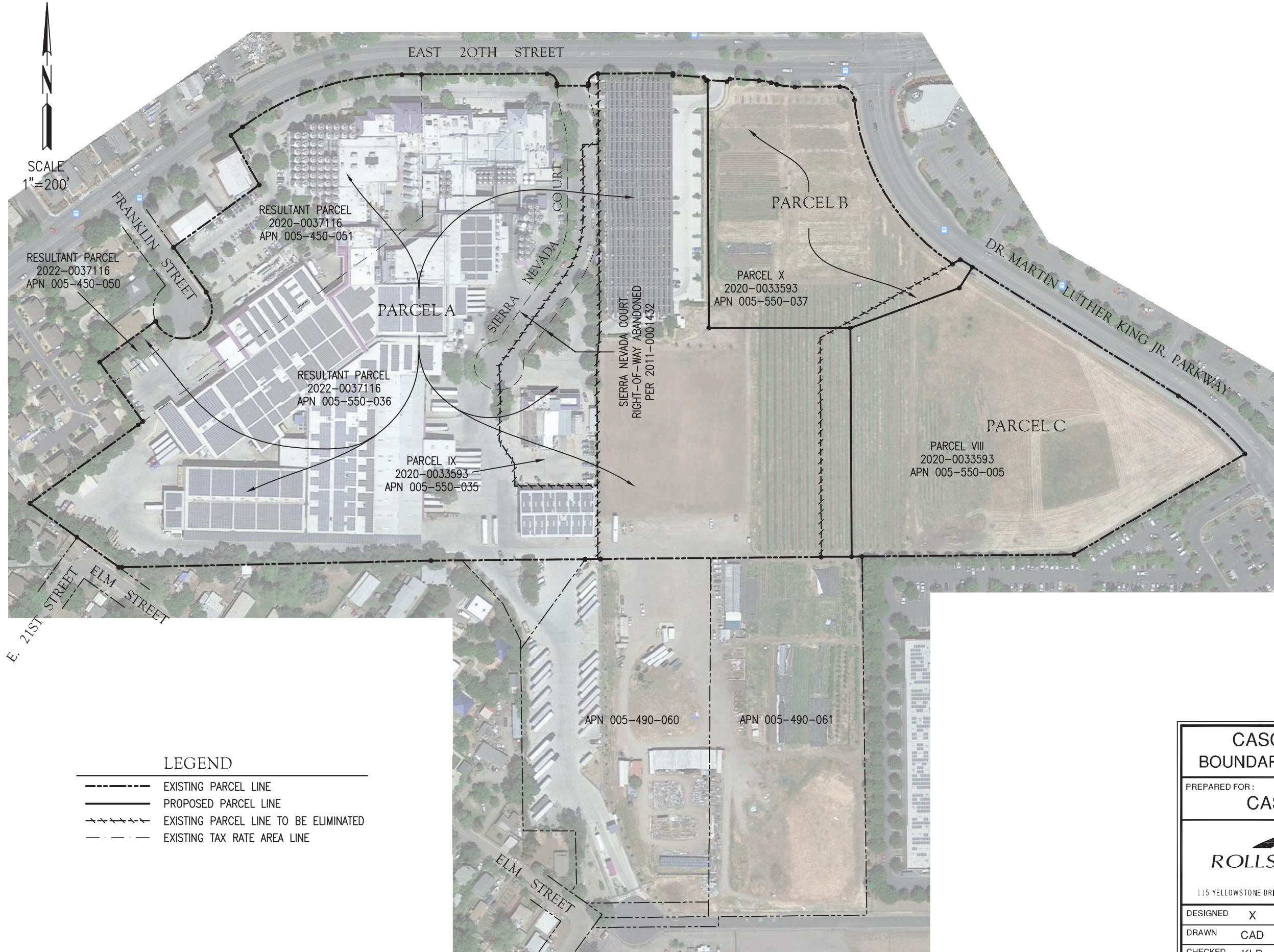
- N CAL WATER EASEMENT, O.R. 2011-0001442
- O 7' WIDE PG&E EASEMENT, 2011-0001432
- P PG&E EASEMENT, 2011-0001433

- Q 10' WIDE PG&E GAS EASEMENT, BK. 1419 O.R. 334
PG&E POLE LINE EASEMENT BK. 1419 O.R. 336
- R CAL WATER RIGHT-OF-WAY FOR PIPELINE, O.R. 94-004156

- S CAL WATER EASEMENT, 2006-0017579
- T DRAINAGE EASEMENT, BK. 34 MAPS PGS. 7-9
- U EASEMENT FOR PUBLIC STREET AND UTILITY SERVICES, 93-19664
- V CAL WATER EASEMENT, 2011-0042574

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT		
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CHECKED: _____	SCALE: 1" = 200'			EXHIBIT "B"
APPROVED: _____	PUBLIC WORKS DIRECTOR			SHEET 6 OF 6

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LEGEND

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- >>>> EXISTING PARCEL LINE TO BE ELIMINATED
- EXISTING TAX RATE AREA LINE

BLM #1

CASCADE PROPERTIES, LLC
BOUNDARY LINE MODIFICATION EXHIBIT

PREPARED FOR:
CASCADE PROPERTIES, LLC

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

DESIGNED	X	DATE	JANUARY, 2023	DRAWING NO. 1 OF 2
DRAWN	CAD	JOB NO.	96134G	
CHECKED	KLD			