



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/09/23) DATE: February 24, 2023
FROM: Tina Wilson, Associate Planner FILE: BLM 23-02
SUBJECT: Boundary Line Modification 23-02 (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, -051, 005-490-059, -060, & -061)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify shared property lines between four lots located on the south side of East 20th Street between Dr. Martin Luther King Jr. Parkway and Franklin Street, and north of Silver Dollar Way (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Manufacturing and Warehousing (MW) and Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and are zoned ML (Light Manufacturing / Industrial), ML-SD6 (Light Manufacturing / Industrial with a Chapman/Mulberry Neighborhood overlay zone), and R2-SD6 (Medium Density Residential with a Chapman/Mulberry Neighborhood overlay zone).

BACKGROUND/ANALYSIS

The project site consists of four parcels located south of East 20th Street, north of Silver Dollar Way, 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 enlarge Parcel A of a related application, BLM 23-01 (now called Parcel D, 29.85 acres), and create two outparcels, one with frontage on Elm Street near E 23rd Street (Parcel E, 4.66 acres), and another one with frontage on E. 23rd Street near Elm Street (Parcel F, 5.16 acres) (see Aerial Photography Site Plan Exhibit, **Attachment C**). It is staff's understanding that vehicular access for Parcels E and F will remain on Silver Dollar Way.

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 23-02 (Cascade Properties, LLC) subject to the following conditions:

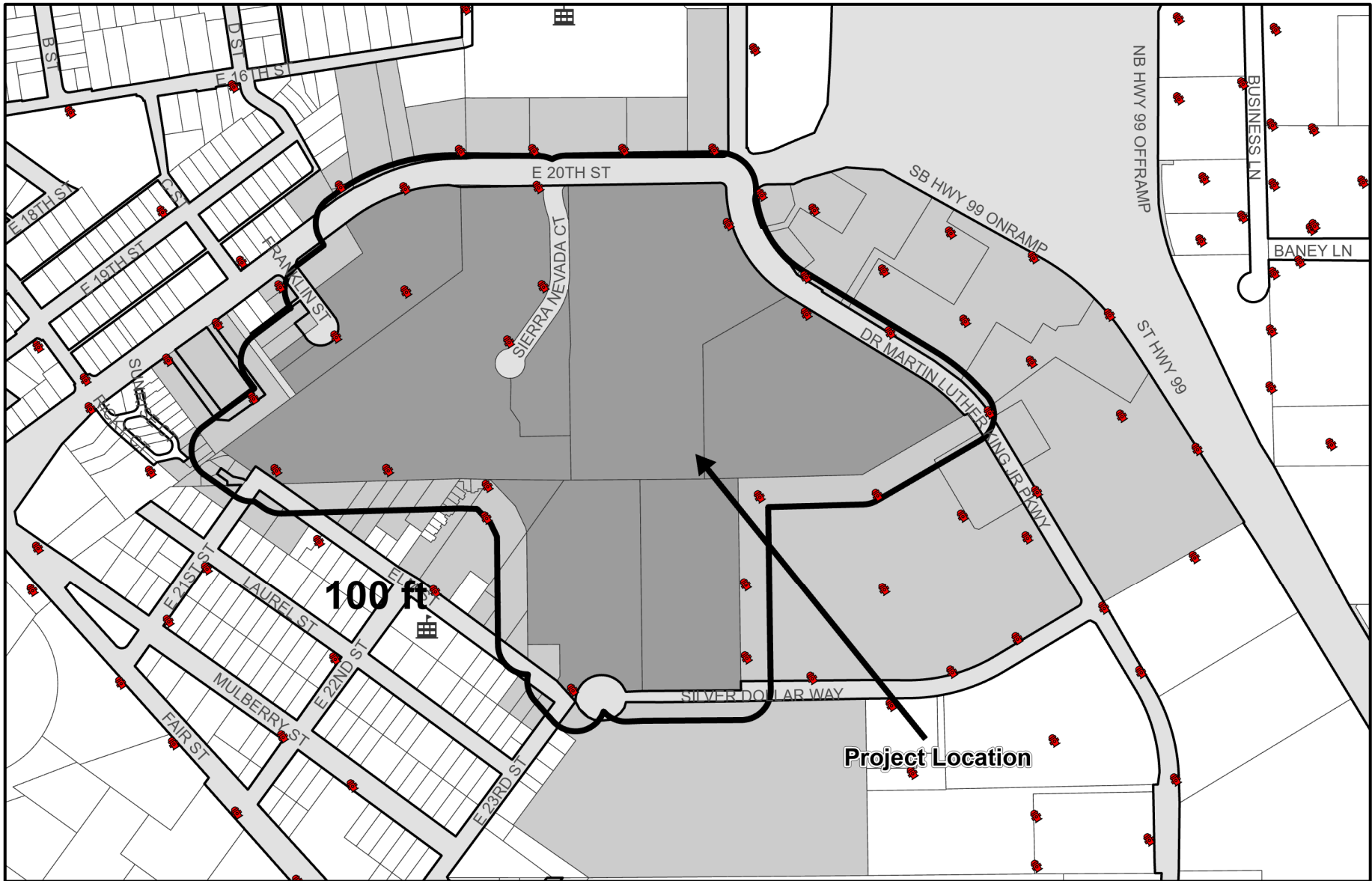
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.
3. Prior to recordation of the Certificate of Compliance, the applicant shall dedicate a portion of Silver Dollar Way to the City of Chico, to the satisfaction of the Director of Public Works – Engineering.

ATTACHMENTS

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

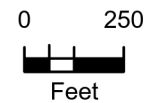
DISTRIBUTION

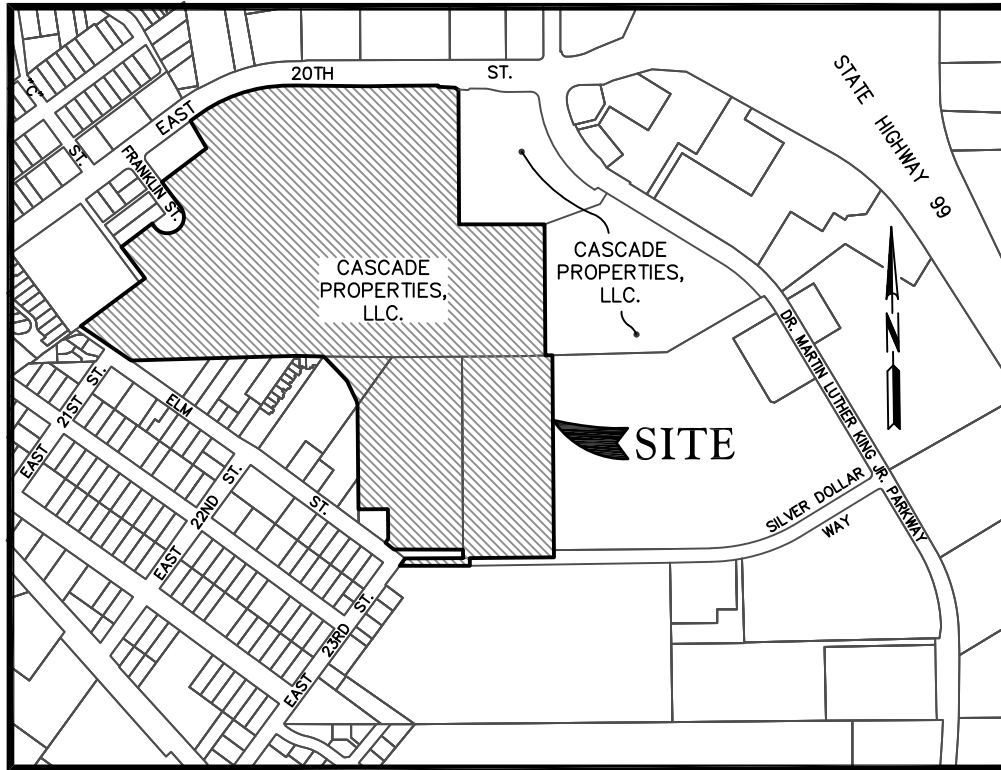
cc: Cascade Properties, LLC, 1075 East 20th Street, Chico, CA 95928
Rolls, Anderson & Rolls, Civil Engineers, Attn: Keith Doglio, 115 Yellowstone Drive,
Chico, CA 95973, Email: kdoglio@rarcivil.com



BLM 23-02 (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, -051, 005-490-059, -060, -061

Date Saved: 2/21/2023





LOCATION MAP

NO SCALE

LEGEND

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

PROPOSED AREA SUMMARY

PARCEL D	29.85 ACRES ±
PARCEL E	4.66 ACRES ±
PARCEL F	5.16 ACRES ±
	<u>39.67 ACRES ±</u>

EXISTING AREA SUMMARY

PARCEL A	28.25 ACRES ±
A.P. NO. 005-490-059	0.47 ACRES ±
A.P. NO. 005-490-060	5.53 ACRES ±
A.P. NO. 005-490-061	5.42 ACRES ±
	<u>39.67 ACRES ±</u>



PRELIMINARY

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

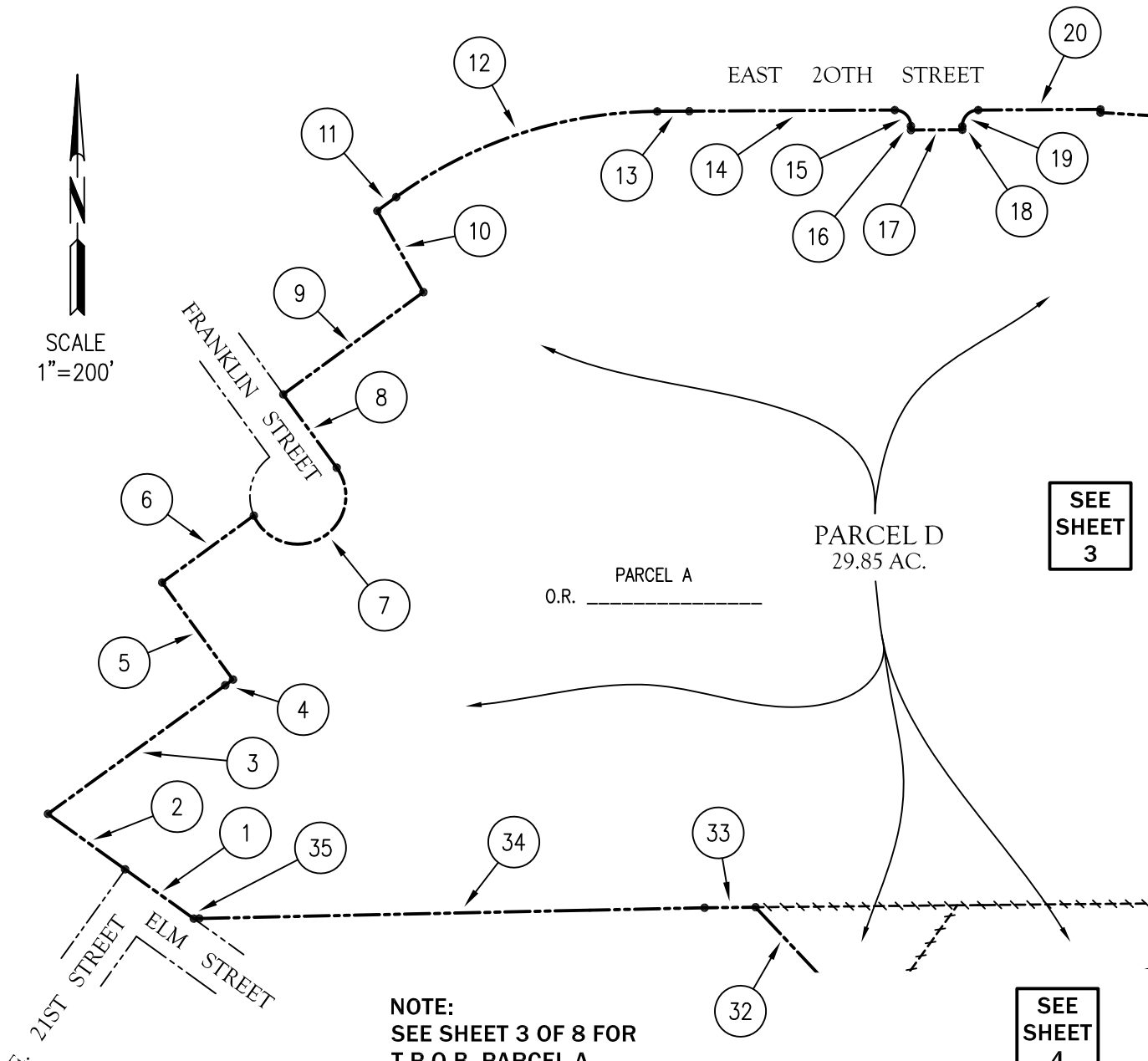
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 APPROVED: _____
 PUBLIC WORKS DIRECTOR

**CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 23-02 (CASCADE PROPERTIES, LLC.)**

**EXHIBIT
 "B"**

SHEET 1 OF 8

SCALE
1"=200'

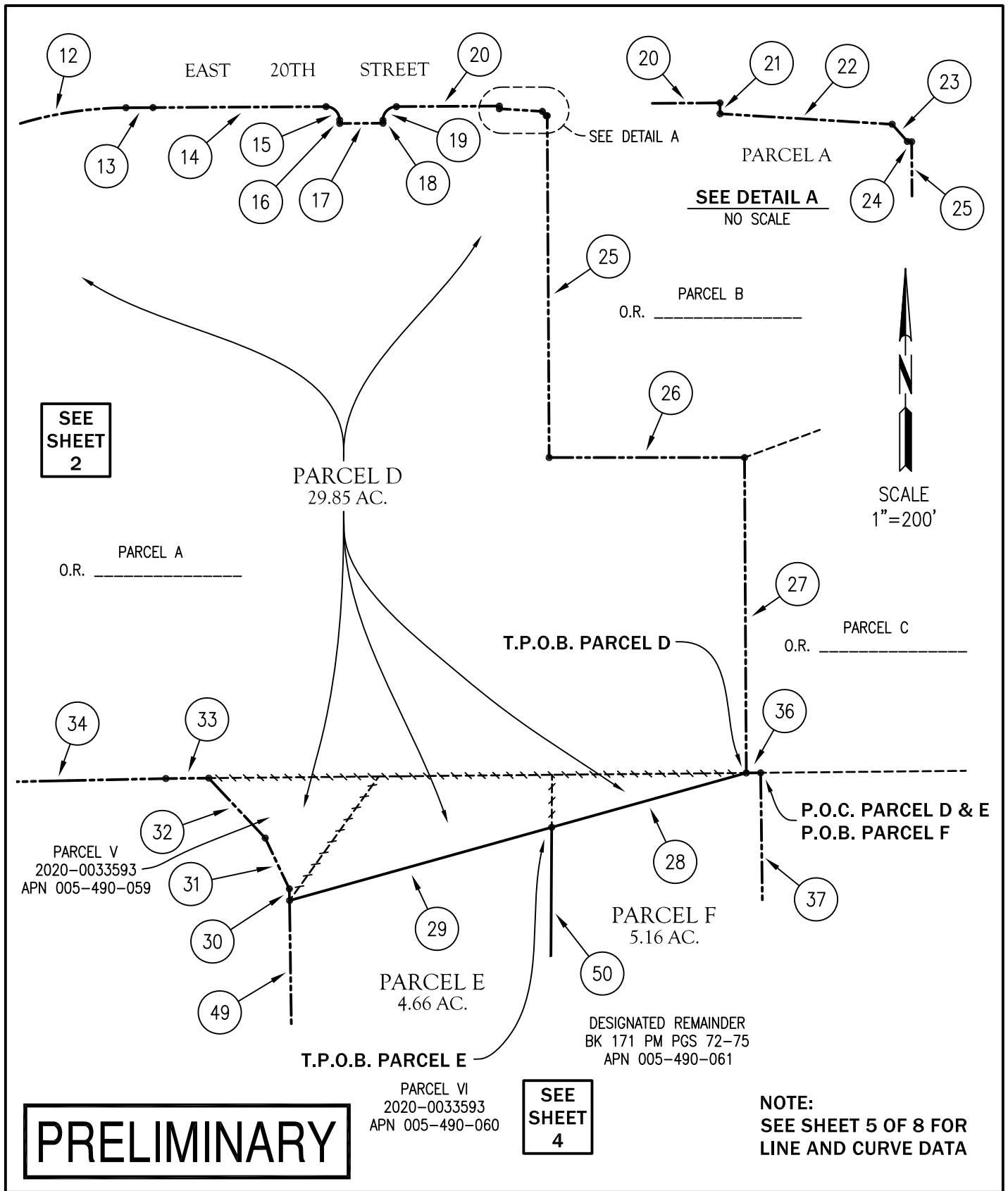


NOTE:
SEE SHEET 3 OF 8 FOR
T.P.O.B. PARCEL A

NOTE:
SEE SHEET 5 OF 8 FOR
LINE AND CURVE DATA

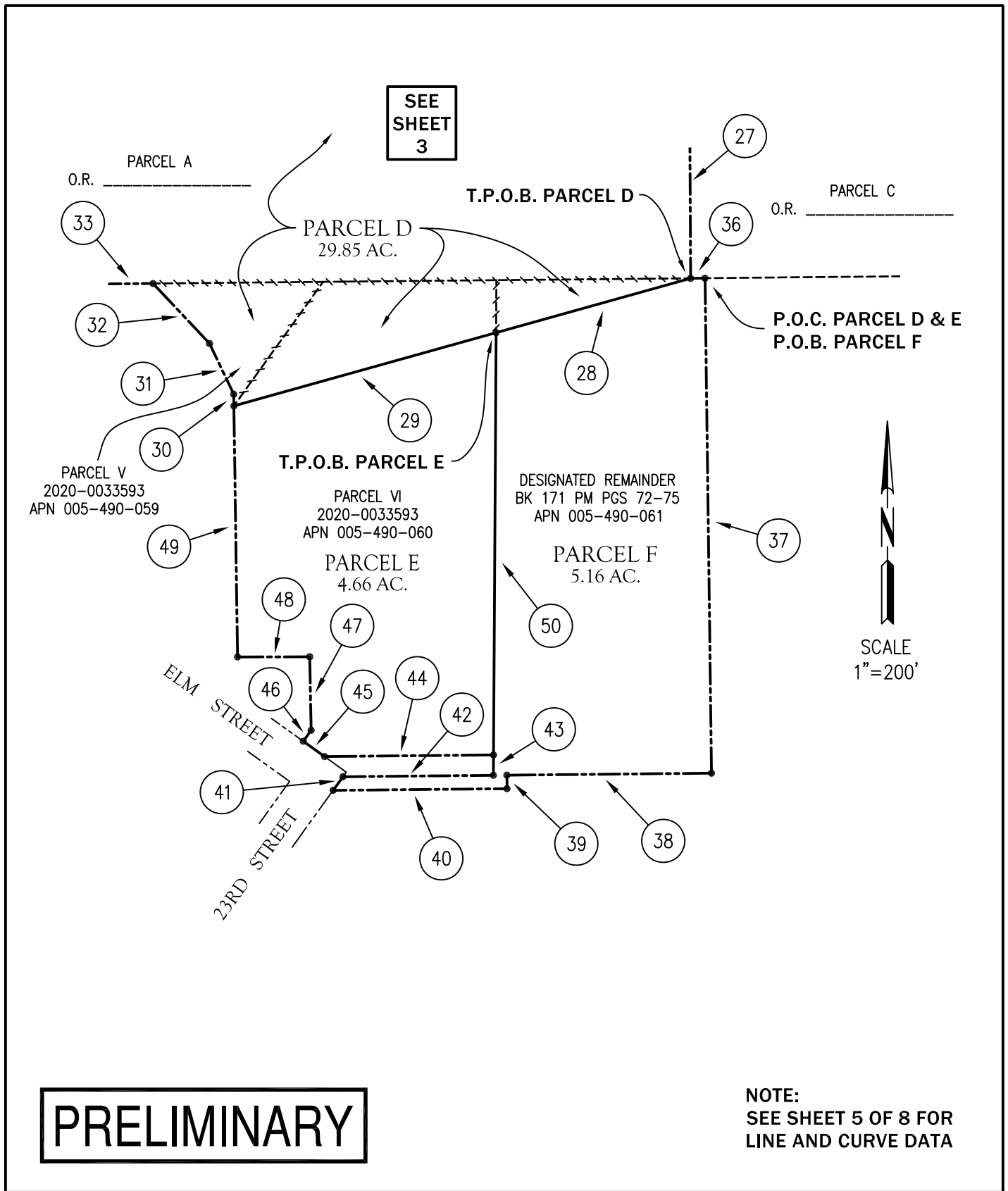
PRELIMINARY

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: CAD DATE: FEB., 2023		CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-02 (CASCADE PROPERTIES, LLC.)	
CHECKED: _____ SCALE: 1" = 200'			
APPROVED: _____ PUBLIC WORKS DIRECTOR			
		EXHIBIT "B" SHEET 2 OF 8	



PRELIMINARY

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: CAD DATE: FEB., 2023		CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-02 (CASCADE PROPERTIES, LLC.)	
CHECKED: _____ SCALE: 1" = 200'			
APPROVED: _____ PUBLIC WORKS DIRECTOR			
		EXHIBIT "B"	
		SHEET 3 OF 8	



PRELIMINARY

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT		
DRAWN BY: <u>CAD</u>	DATE: <u>FEB., 2023</u>	CITY OF CHICO BOUNDARY LINE MODIFICATION BLM 23-02 (CASCADE PROPERTIES, LLC.)		
CHECKED: _____	SCALE: <u>1" = 200'</u>			EXHIBIT "B"
APPROVED: _____				SHEET 4 OF 8
PUBLIC WORKS DIRECTOR				

LINE & CURVE DATA

① N 54°18'36" W 105.34'	①⑨ R = 20.00' Δ = 90°13'15" L = 31.49'	④② N 89°26'55" E 222.44'
② N 54°18'36" W 118.38'		④③ N 00°20'55" E 30.07'
③ N 54°02'54" E 272.90'	②⑩ N 89°41'00" E 152.28'	④④ S 89°28'00" W 249.92'
④ N 53°42'29" E 12.00'	②① S 00°19'00" E 4.00'	④⑤ N 54°18'54" W 38.70'
⑤ N 36°07'15" W 149.70'	②② S 86°30'10" E 63.74'	④⑥ N 35°41'26" E 20.00'
⑥ N 53°52'45" E 141.33'	②③ S 41°30'10" E 8.49'	④⑦ N 01°05'33" W 108.72'
⑦ R = 60.00' Δ = 192°06'15" L = 201.17'	②④ S 86°30'10" E 1.61'	④⑧ S 89°52'42" W 106.75'
⑧ N 36°07'15" W 112.98'	②⑤ S 00°19'00" E 505.57'	④⑨ N 00°50'05" W 371.24'
⑨ N 53°52'45" E 216.12'	②⑥ N 90°00'00" E 288.93'	⑤⑩ N 00°20'55" E 624.51
⑩ N 29°32'34" W 116.40'	②⑦ S 00°19'00" E 466.48'	
⑪ N 53°57'14" E 29.08'	②⑧ S 74°23'21" W 298.72'	
⑫ R = 558.00' Δ = 35°43'46" L = 347.97'	②⑨ S 74°23'21" W 402.56'	
⑬ N 89°41'00" E 39.96'	③⑩ N 00°49'04" W 17.34'	
⑭ N 89°41'00" E 256.00'	③① N 25°29'44" W 83.15'	
⑮ R = 20.00' Δ = 90°00'00" L = 31.42'	③② N 43°15'12" W 121.76'	
⑯ R = 232.00' Δ = 01°14'07" L = 5.00'	③③ S 89°26'55" W 63.55'	
⑰ N 89°41'00" E 64.02'	③④ S 88°46'40" W 635.69'	
⑱ R = 168.00' Δ = 01°29'05" L = 4.35'	③⑤ S 88°44'17" W 0.87'	
	③⑥ N 89°26'55" E 21.29'	
	③⑦ S 00°45'07" E 732.11'	
	③⑧ S 89°26'55" W 302.60'	
	③⑨ S 00°33'05" E 20.00'	
	④⑩ S 89°26'55" W 257.14'	
	④① N 35°45'45" E 24.82'	

PRELIMINARY

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

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APPROVED: PUBLIC WORKS DIRECTOR

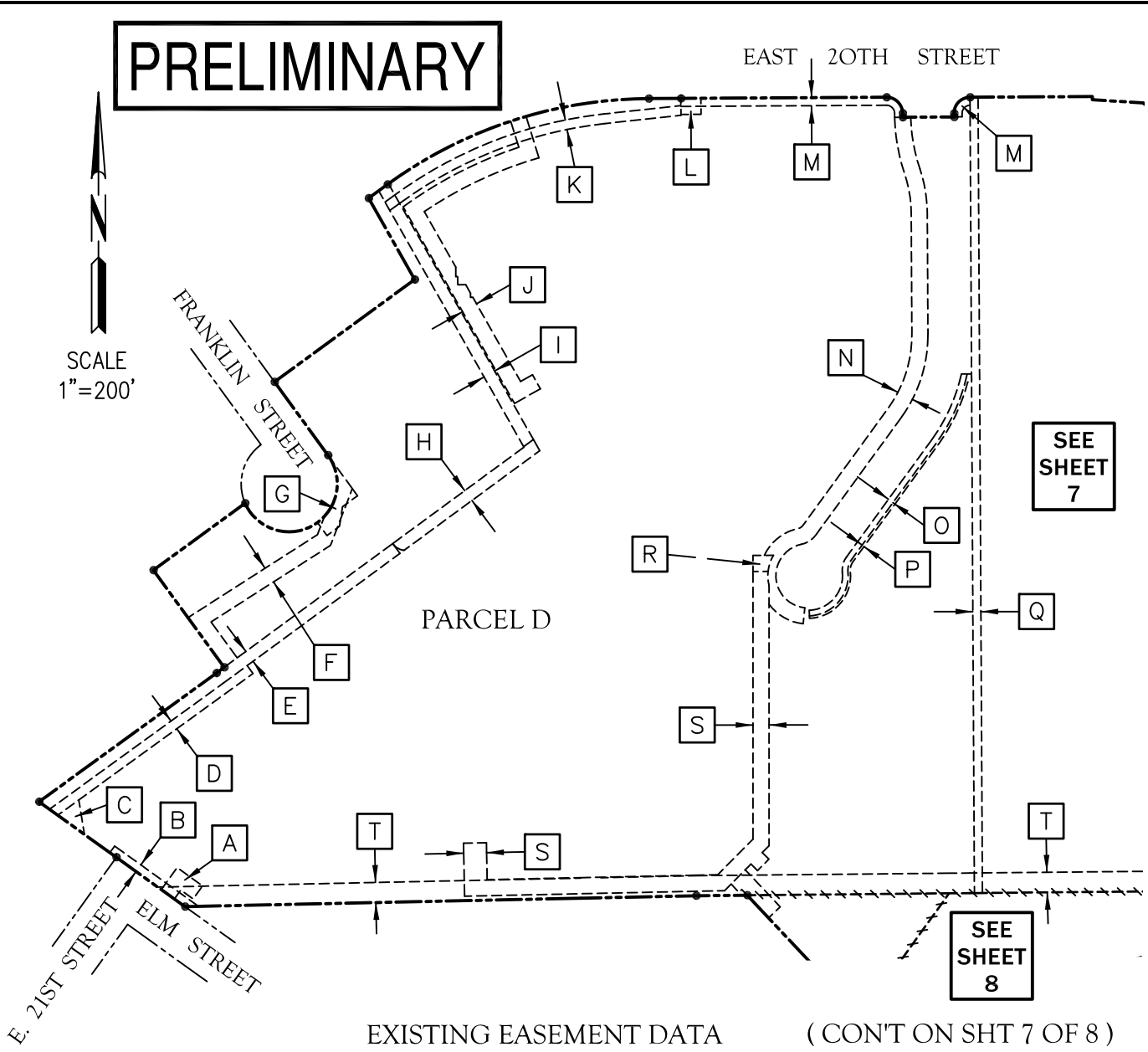
CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 23-02 (CASCADE PROPERTIES, LLC.)

EXHIBIT
"B"

SHEET 5 OF 8

PRELIMINARY

SCALE
1"=200'



EXISTING EASEMENT DATA (CONT' ON SHT 7 OF 8)

<p>A CAL WATER EASEMENT, O.R. 2011-0013006</p>	<p>E SANITARY SEWER EASEMENT, BK. 34 PGS. 7-9 STORM DRAIN EASEMENT, O.R. 89-04341</p>	<p>I STORM DRAIN EASEMENT, O.R. 85-28465</p>
<p>B PUBLIC SERVICE EASEMENT BK. 132 MAPS PGS. 16-17</p>	<p>F STORM DRAIN & SEWER EASEMENT, O.R. 2007-0017772</p>	<p>J CAL WATER RIGHT-OF-WAY FOR PIPELINE, O.R. 98-002101</p>
<p>C STORM DRAIN EASEMENT, O.R. 97-40492</p>	<p>G PUBLIC SERVICE EASEMENT, O.R. 2005-0046718</p>	<p>K STORM DRAIN EASEMENT, O.R. 97-040492</p>
<p>D STORM DRAIN & SANITARY SEWER EASEMENT, BK. 132 PGS. 16-17</p>	<p>H STORM DRAIN EASEMENT, O.R. 97-40492</p>	<p>L STORM DRAIN EASEMENT, BK. 34 MAPS PGS. 7-9</p>
		<p>M 10' PUBLIC UTILITY EASEMENT, BK. 111 PGS. 10-12</p>

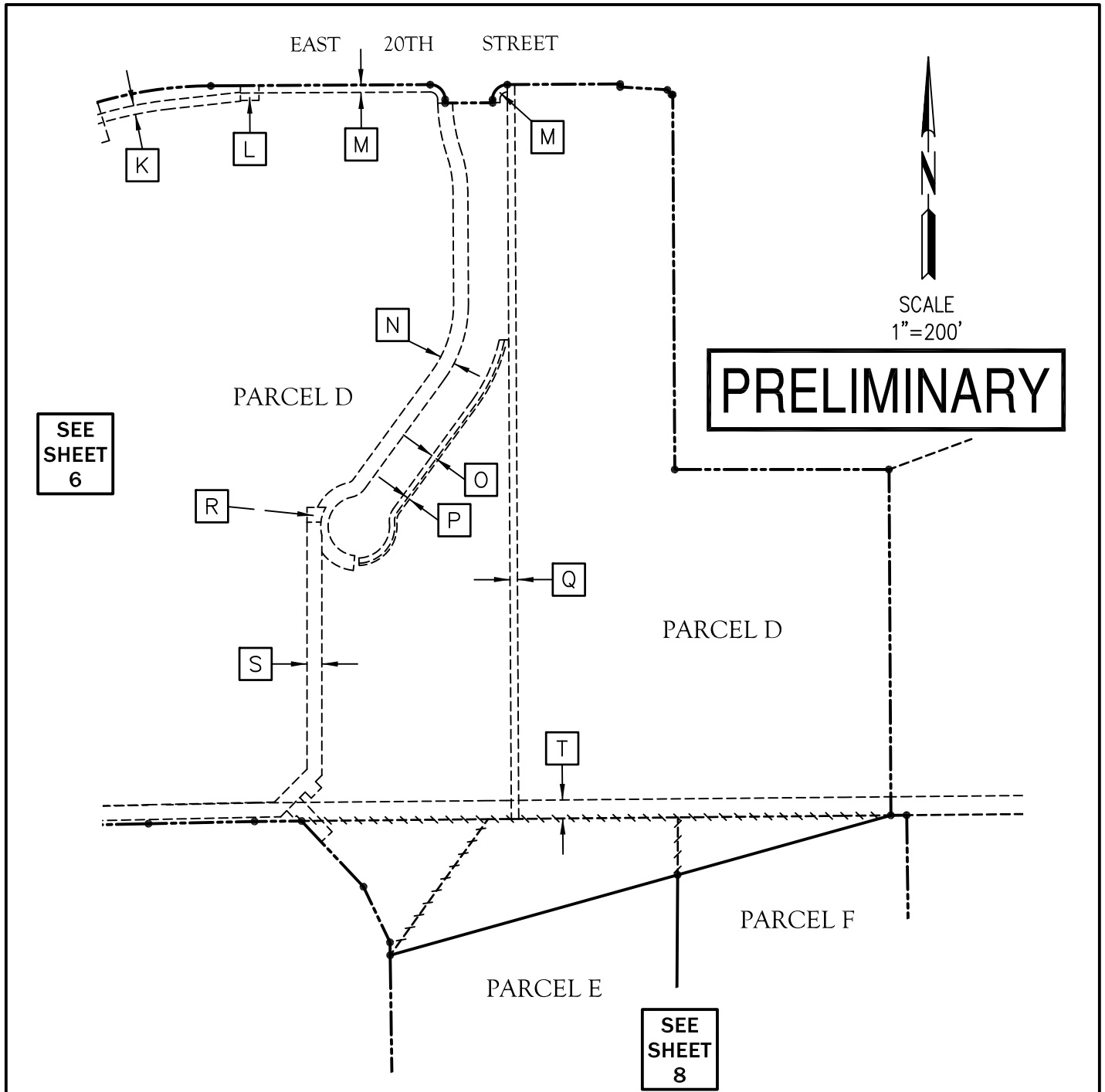
CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

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 PUBLIC WORKS DIRECTOR

**CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 23-02 (CASCADE PROPERTIES, LLC.)**

**EXHIBIT
 "B"**
 SHEET 6 OF 8



EXISTING EASEMENT DATA (CON'T ON SHT 8 OF 8)

N CAL WATER EASEMENT,
O.R. 2011-0001442

O 7' WIDE PG&E EASEMENT,
2011-0001432

P PG&E EASEMENT,
2011-0001433

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

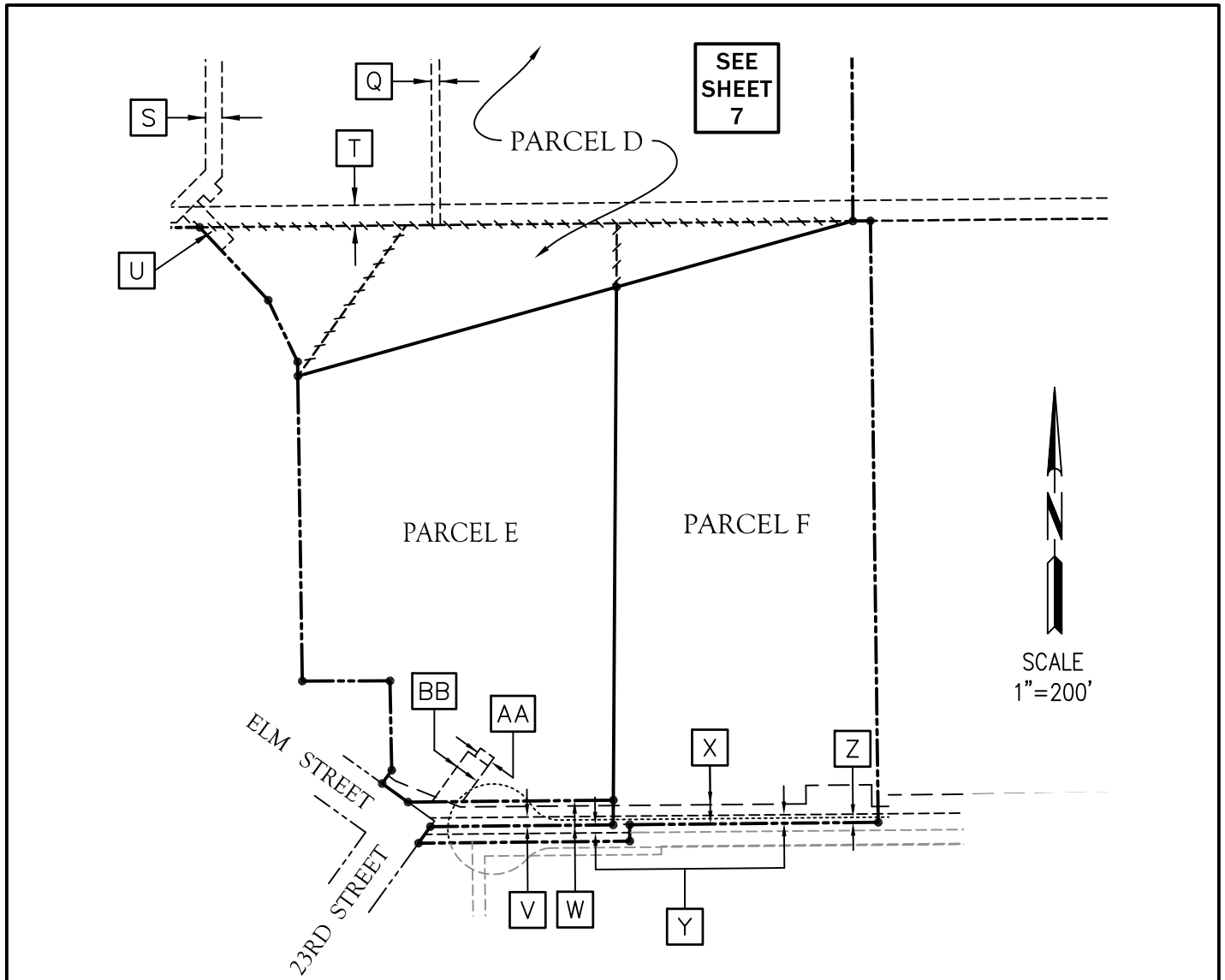
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CHECKED: _____ SCALE: 1" = 200'

APPROVED: _____
PUBLIC WORKS DIRECTOR

**CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 23-02 (CASCADE PROPERTIES, LLC.)**

**EXHIBIT
"B"**

SHEET 7 OF 8



EXISTING EASEMENT DATA

- 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** CAL WATER EASEMENT, 2011-0042574

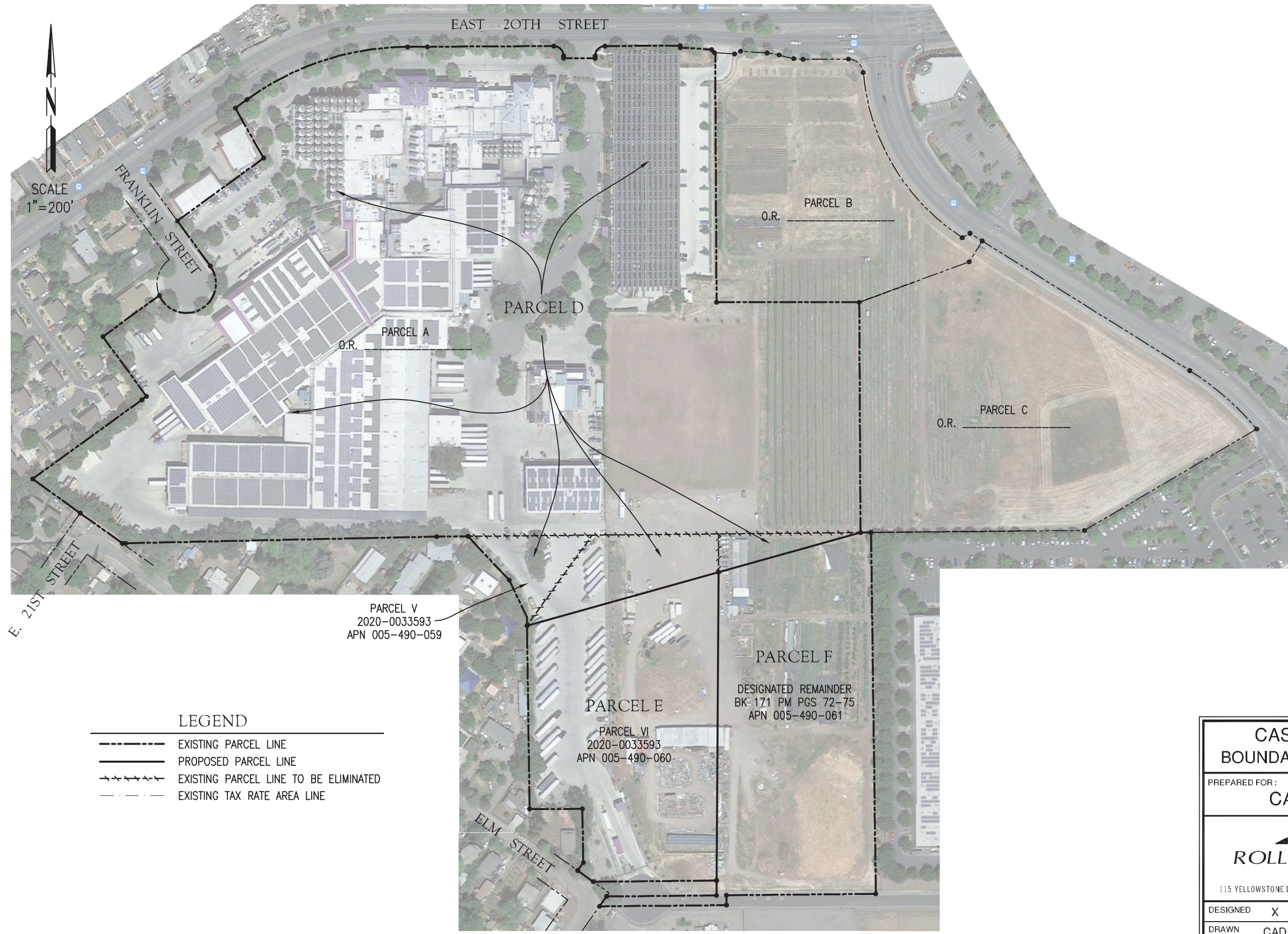
- V** 10' WIDE SANITARY SEWER EASEMENT, 2732 O.R. 519
- W** 30' WIDE RIGHT-OF-WAY (EASEMENT), 2765 O.R. 611
- X** PUBLIC SERVICE EASEMENT, 2011-0033181
- Y** 10' WIDE SEWER EASEMENT, 2749 O.R. 354

- Z** VARYING WIDTH ACCESS & PRIVATE UTILITY EASEMENT S.N.B.C. TO S.D.F., R.S.N. 2010-0044300
- AA** CAL WATER EASEMENT, 2013-00819
- BB** 30' WIDE CAL WATER EASEMENT, 2964 O.R. 315

PRELIMINARY

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CHECKED: _____	SCALE: 1" = 200'			EXHIBIT "B"
APPROVED: _____ PUBLIC WORKS DIRECTOR				SHEET 8 OF 8

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SCALE
1"=200'

LEGEND

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

PARCEL V
2020-0033593
APN 005-490-059

PARCEL E
PARCEL VI
2020-0033593
APN 005-490-060

PARCEL F
DESIGNATED REMAINDER
BK-171 PM PGS 72-75
APN 005-490-061

BLM #2

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. 2 OF 2
DRAWN	CAD	JOB NO.	96134G	
CHECKED	KLD			