



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 12/09/21) DATE: December 1, 2021  
FROM: Tina Wilson, Associate Planner FILE: BLM 21-09  
SUBJECT: Boundary Line Modification 21-09 (Chico Mall)  
(APNs 002-450-011, -022, -023 and -024)

---

## **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 Chico Marketplace (previously known as the Chico Mall) near East 20<sup>th</sup> 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 20<sup>th</sup> 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 was previously occupied by the Outback Steakhouse. 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 20<sup>th</sup> 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 21-09 (Chico Mall) subject to the following conditions:

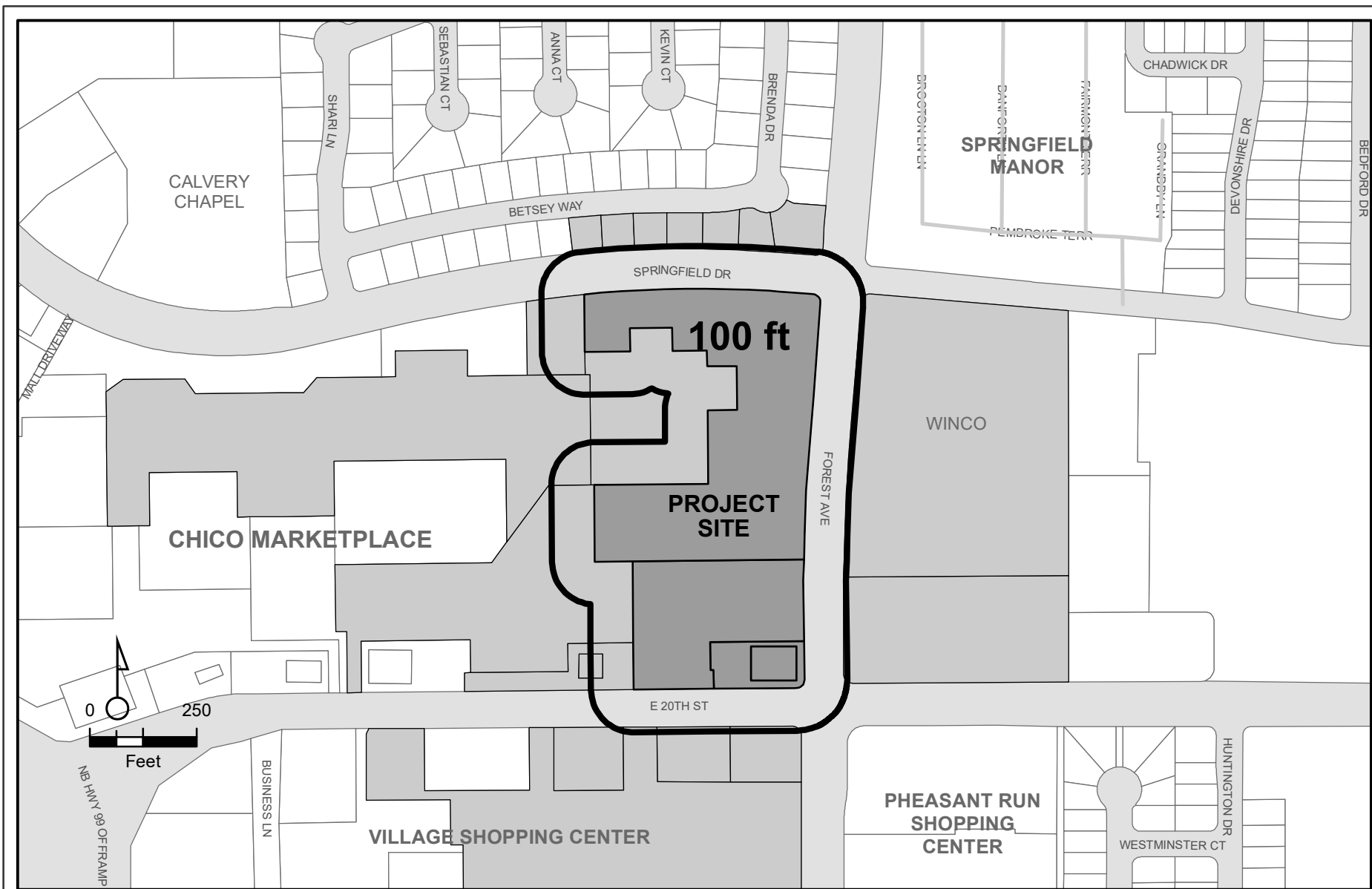
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as 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](mailto:wes@wgilbertengineering.com)  
Whyatt Nixon via email [whyatt@wgilbertengineering.com](mailto:whyatt@wgilbertengineering.com)




BLM 21-09 (Chico Mall)  
 E 20th Street and Forest Avenue  
 APNs 002-450-011, -022, -023 and -024

- Noticed Parcels
- Noticed Addresses



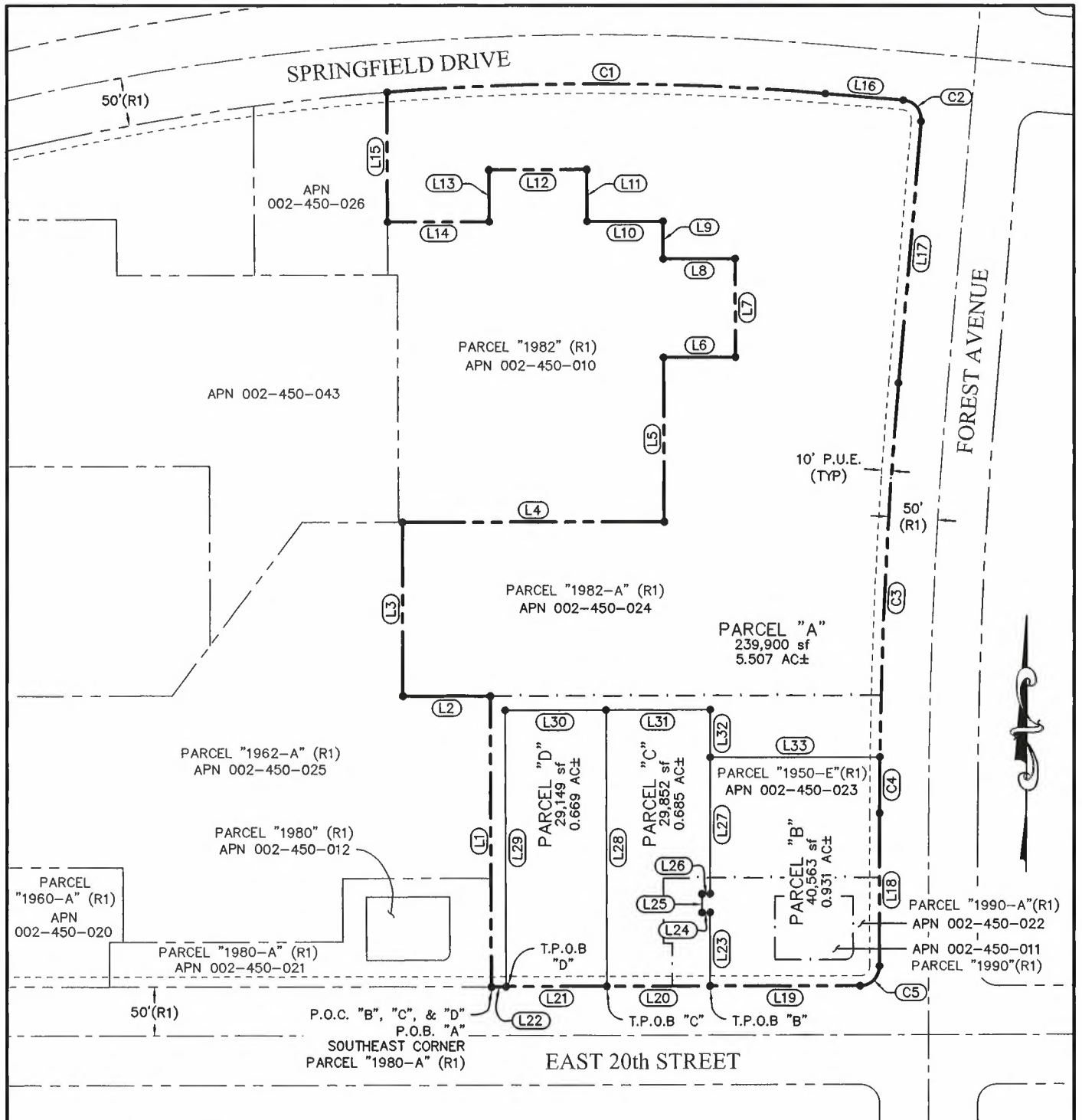


REGISTERED PROFESSIONAL ENGINEER  
 WESLEY E. GILBERT  
 No. 31689  
 EXP. 12/31/22  
 CIVIL  
 STATE OF CALIFORNIA  
 11/11/21

 - BLM 21-09 (ECP/TPB1, LLC)  
 (APN 002-450-011, 022, 023 & 024)



CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY <u>NMQ</u> DATE <u>NOV. 2021</u> CHECKED <u>WEG</u> SCALE <u>1" = 400'</u>	BLM 21-09 FOR ECP/TPB1, LLC		EXHIBIT "B"
APPROVED _____ PUBLIC WORKS DIRECTOR			SHEET 1 OF 3



RECORD REFERENCES

(R1) - PARCEL MAP, BOOK 109 OF MAPS, PAGES 76-78

NOTE:

SEE SHEET 3 FOR LEGEND

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY NMQ DATE NOV. 2021  
 CHECKED WEG SCALE 1" = 150'

APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

BLM 21-09  
 FOR  
 ECP/TPB1, 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	447.97'	2650.00'	9°41'08"
C2	31.42'	20.00'	90°00'00"
C3	383.06'	5050.00'	4°20'46"
C4	57.97'	5050.00'	0°39'28"
C5	31.34'	20.00'	89°47'40"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	297.24'	N00°12'20"W
L2	89.25'	S89°47'40"W
L3	177.92'	N00°12'20"W
L4	267.57'	N89°47'40"E
L5	168.33'	N00°12'20"W
L6	73.33'	N89°47'40"E
L7	100.00'	N00°12'20"W
L8	73.33'	S89°47'40"W
L9	39.00'	N00°12'20"W
L10	77.67'	S89°47'40"W
L11	52.00'	N00°12'20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	100.00'	S89°47'40"W
L13	52.00'	S00°12'20"E
L14	103.67'	S89°47'40"W
L15	131.03'	N00°12'20"W
L16	80.00'	S84°59'46"E
L17	266.33'	S05°00'14"W
L18	156.10'	S00°00'00"E
L19	153.07'	S89°47'40"W
L20	105.54'	S89°47'40"W
L21	103.00'	S89°47'40"W
L22	15.00'	S89°47'40"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L23	75.76'	N00°00'00"E
L24	8.40'	S89°47'40"W
L25	19.00'	N00°12'20"W
L26	8.47'	N89°47'40"E
L27	139.23'	S00°00'00"E
L28	283.00'	S00°12'20"E
L29	283.00'	N00°12'20"W
L30	103.00'	N89°47'40"E
L31	106.56'	S89°47'40"W
L32	49.00'	N00°00'00"E
L33	173.33'	N89°47'40"E

AREA SUMMARY (BEFORE BLM):

APN 002-450-011	0.118 ACRES±
APN 002-450-022	0.433 ACRES±
APN 002-450-023	2.157 ACRES±
APN 002-450-024	5.084 ACRES±
<b>TOTAL</b>	<b>7.792 ACRES±</b>

AREA SUMMARY (AFTER BLM):

PARCEL "A"	5.507 ACRES±
PARCEL "B"	0.931 ACRES±
PARCEL "C"	0.685 ACRES±
PARCEL "D"	0.669 ACRES±
<b>TOTAL</b>	<b>7.792 ACRES±</b>

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY NMQ DATE NOV. 2021  
 CHECKED WEG SCALE N/A  
 APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

BLM 21-09  
 FOR  
 ECP/TPB1, LLC

EXHIBIT  
 "B"

SHEET 3 OF 3