



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 07/14/22) DATE: 06/24/22
FROM: Molly Marcussen, Associate Planner FILE: BLM 22-06
SUBJECT: Boundary Line Modification 22-06 (Carwood Skypark, LLC) (APN 002-210-036, 037 & 041)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property lines between three lots located on Forest Avenue just east of Notre Dame Boulevard. (See Location Map, **Attachment A**). The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and located within the CC (Community Commercial) zoning district.

BACKGROUND/ANALYSIS

The project site is located in the Skypark Plaza and currently occupied by several tenants in the retail and service land use types. The proposed Boundary Line Modification would alter the shared property lines between the three parcels (see Plat, **Attachment B**). The proposal would decrease the size of "Parcel A" while increasing the size of "Parcel B" and "Parcel C". At this time, no additional development is proposed as part of this project.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 22-06 (Carwood Skypark, LLC) subject to the following condition:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Assessor's office with evidence of the required tax deposit made to Butte County.

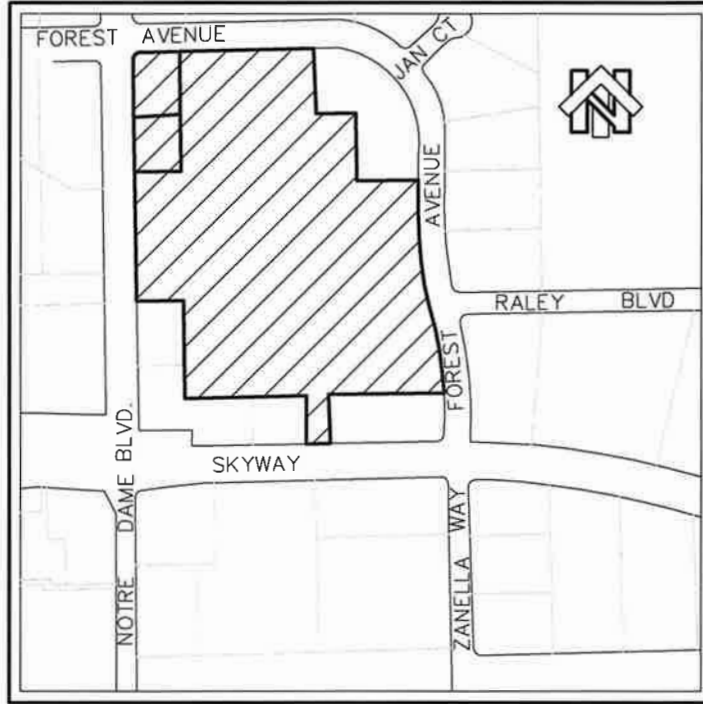
ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: North Star Engineering Attn: James Stevens, 111 Mission Ranch Blvd, Ste 100 Chico, CA 95926
jstevens@northstareng.com

Carwood Skypark, LLC 200 E. Carrillo St. Suite 200 Santa Barbara, CA 93101
Jim@granitepeakrea.com



VICINITY MAP

NOT TO SCALE

1. APNs:
- | | | |
|-------------|---------|------------|
| 002-210-036 | GP: CMU | ZONING: CC |
| 002-210-037 | GP: CMU | ZONING: CC |
| 002-210-041 | GP: CMU | ZONING: CC |

EXISTING USE: COMMERCIAL

2. OWNERS: CARWOOD SKYPARK, LLC, ET. AC.

3. SURVEYOR: NORTHSTAR
 MICHAEL L. MAYS
 111 MISSION RANCH BLVD. STE 100
 CHICO, CA 95926
 (530) 893-1600

4. AREAS:
- | | |
|--------------------------|-------------|
| <u>BEFORE ADJUSTMENT</u> | |
| 002-210-036 | 0.41 ACRES |
| 002-210-037 | 0.46 ACRES |
| 002-210-041 | 13.50 ACRES |

- | | | |
|-------------------------|-------------|--------------------------|
| <u>AFTER ADJUSTMENT</u> | | |
| PARCEL A | 12.55 ACRES | (PORTION OF 002-210-041) |
| PARCEL B | 0.95 ACRES | (PORTION OF 002-210-041) |
| PARCEL C | 0.87 ACRES | (002-210-036 AND -037) |



5/19/22



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

PROJECT #20-048

CITY OF CHICO

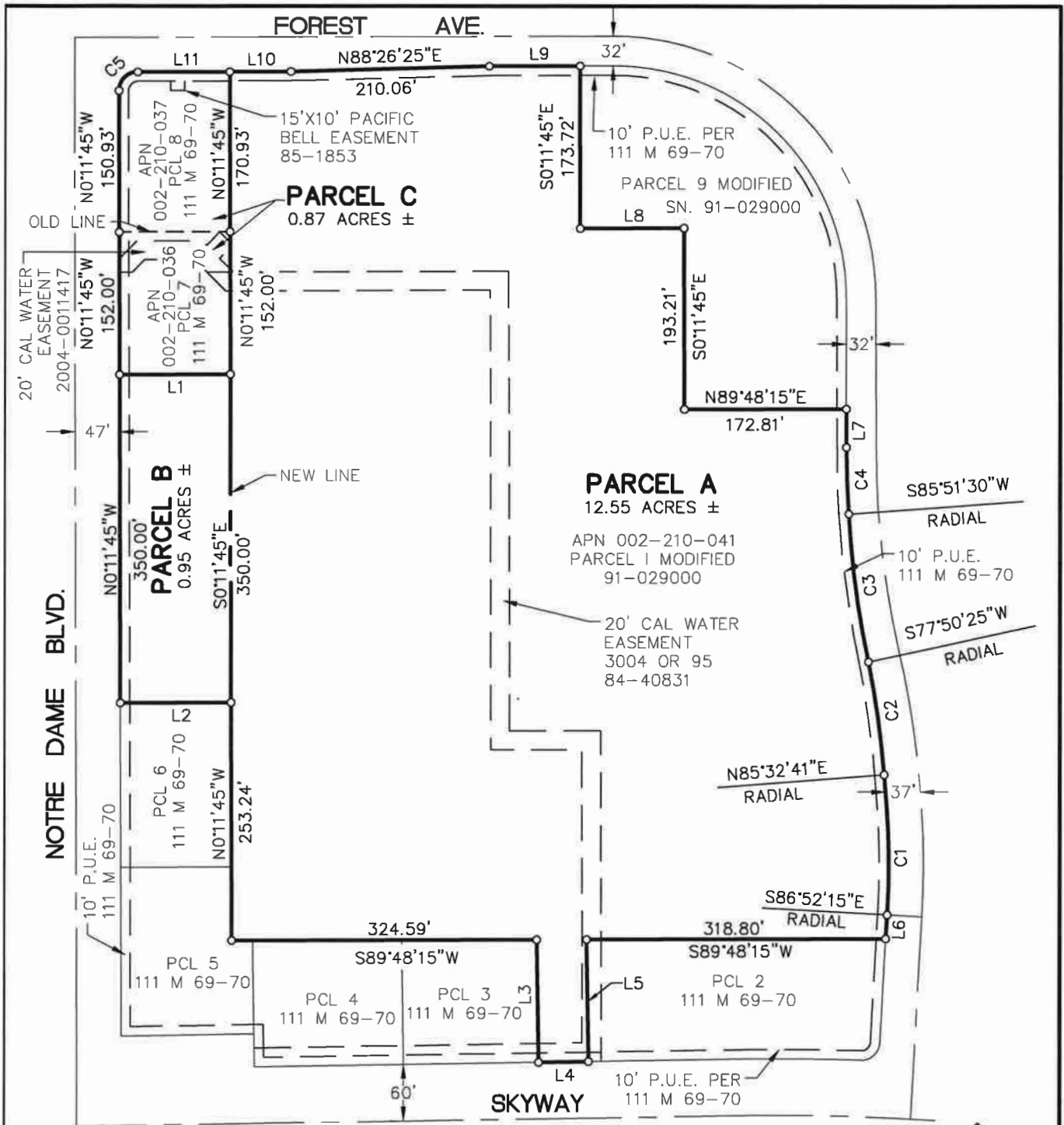
ENGINEERING DIVISION

DRAWN BY JT DATE MAY 2022
 CHECKED BY MLM SCALE NO SCALE
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 22-06 FOR
 CARWOOD SKYPARK, LLC

EXHIBIT
 "B"

SHEET 1 OF 3



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PROJECT #20-048

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY JT DATE MAY 2022
 CHECKED BY MLM SCALE 1" = 150'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 22-06 FOR
 CARWOOD SKYPARK, LLC

EXHIBIT
 "B"

SHEET 2 OF 3

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	118.00	N89° 48' 15"E
L2	118.00	S89° 48' 15"W
L3	130.31	N00° 56' 55"W
L4	53.00	S89° 03' 05"W
L5	129.61	S00° 56' 55"E
L6	25.39	S03° 07' 48"W
L7	40.88	S00° 11' 45"E
L8	110.19	N89° 48' 15"E
L9	97.00	N89° 48' 15"E
L10	65.00	N89° 48' 15"E
L11	98.00	N89° 48' 15"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	149.27	963.00	8°52'51"
C2	121.49	964.38	7°13'05"
C3	159.17	1033.12	8°49'38"
C4	71.07	1032.00	3°56'44"
C5	31.42	20.00	90°00'00"



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CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY <u> JT </u> DATE <u> MAY 2022 </u> CHECKED BY <u> MLM </u> SCALE <u> NO SCALE </u> APPROVED _____ PUBLIC WORKS DIRECTOR	BOUNDARY LINE MODIFICATION NO. 22-06 FOR CARWOOD SKYPARK, LLC	EXHIBIT "B"
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SHEET 3 OF 3