



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 09/09/2021) DATE: August 9, 2021

FROM: Mike Sawley, Principal Planner (879-6812) FILE: BLM 21-04

SUBJECT: Boundary Line Modification 21-04 (Pajouh)
13340 Garner Lane; APNs 006-400-065 & -066

REQUEST

A request to modify the boundaries of two legal parcels located on the east side of Garner Lane, between Esplanade and Highway 99 in North Chico (see Location Map, **Attachment A**, and Plat, **Attachment B**). Consistent with Development Agreement 18-01, the resulting lots would be 1.4 acres and 2.3 acres in size. The subject parcels are designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and zoned CC (Community Commercial).

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification (BLM) would accommodate development of a new automotive center for Courtesy Automotive on the project site. The proposed layout would relocate property lines away from new buildings and provide for independent financing of the various components of the automotive dealership. The proposed configuration is consistent with the applicable development agreement (DA 18-01) approved by the Chico City Council on 3/16/2021. Staff has identified no issues with the request.

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 21-04 (Pajouh), subject to the following condition:

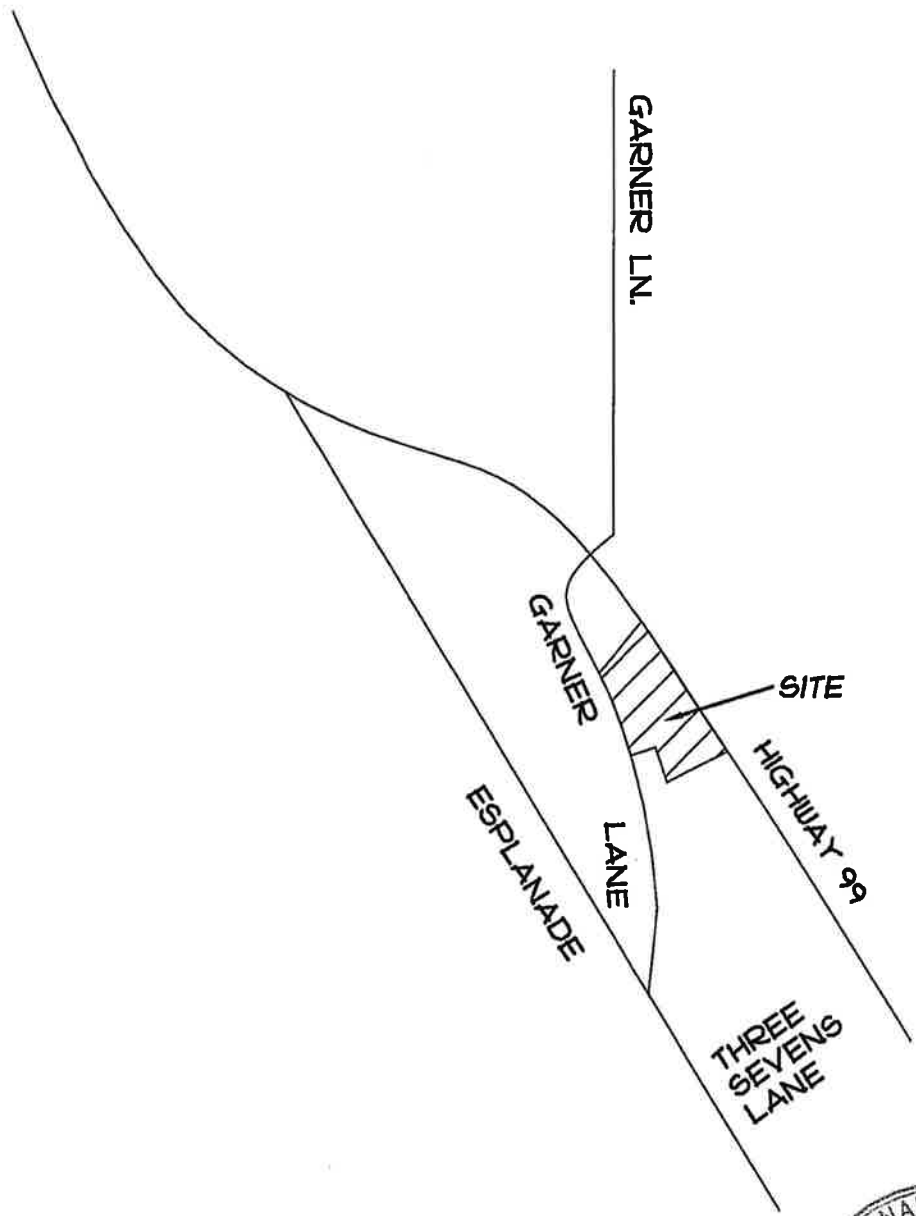
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Jerry Pajouh via email (jpajouh@me.com)
Russ Erickson via email (Russ@robertsonerickson.com)



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Malcolm J. Macdonald
 7-22-2021

VICINITY MAP
 CITY OF CHICO, CA
 NOT TO SCALE

CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>lem</u>	DATE <u>7/22/2021</u>	BOUNDARY LINE MODIFICATION 21-04 FOR JP Real Estate Investments	EXHIBIT B
CHECKED <u>MJ</u>	SCALE <u>NTS</u>		
APPROVED <u>[Signature]</u>	PUBLIC WORKS DIRECTOR	SHEET 1 OF 4	

Attachment A



Malcolm J. Macdonald
7-22-2021

APN
006-400-066
Pcl. 4 132-PM-27

GARNER LANE

HIGHWAY 99

LOT "B"
2.32 Ac. NEW

LOT LINE TO
BE DELETED

6' Strip Deeded
To City of
Chico
RSN
2021-0025458

LOT "4"
BLM 21-02

NEW
PROPERTY
LINE
(TYP.)

LOT "A"
1.41 Ac. NEW

LOT "3"
BLM 21-02

LOT "1"
BLM 21-02



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 6/22/2021
CHECKED [Signature] SCALE 1" = 100'
APPROVED [Signature]
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
21-04
FOR
JP Real Estate Investments

EXHIBIT
B

SHEET 2 OF 4

Attachment B



POC

LEGEND

- POC - POINT OF COMMENCEMENT
- TPOB - TRUE POINT OF BEGINNING
- (R1) RSN 2021-0017944
- (R2) 132-PM-27
- (R3) RSN 2021-0025458

HIGHWAY 99

S32° 48' 00"E (R2)
453.85'

GARNER LANE

APN
006-400-066
Pcl. 4 132-PM-27

LOT LINE TO BE DELETED

6' ROW DEDICATION PER (R3)

LOT "B"
2.32 Ac. NEW

TPOB

N57° 14' 25"E
66.06'

LOT "4"
(R1)

N57° 14' 09"E
253.81'

S32° 48' 00"E (R2)
189.16'

N0° 34' 03"W
62.06'

LOT "A"
1.41 Ac. NEW
N74° 35' 41"E
16.05'

S89° 25' 59"W
40.33'

303.99'
S57° 14' 09"W
LOT "3"
(R1)

S57° 14' 09"W
30.26'
N32° 45' 51"W
119.95'

LOT "1"
(R1)



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 7/22/2021
 CHECKED MJ SCALE 1" = 100'
 APPROVED [Signature]
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 21-04
 FOR
 JP Real Estate Investments

EXHIBIT
 B
 SHEET 3 OF 4

Attachment B

LEGEND

- POB - POINT OF BEGINNING
- (R1) RSN 2021-0017944
- (R2) 132-PM-27
- (R3) RSN 2021-0025458



POB

N25° 47' 36" (R2)
171.46'

S32° 48' 00" E (R2)
453.85'

HIGHWAY 99

APN
006-400-086
Pcl. 4 132-PM-27

LOT "B"
2.92 Ac. NEW

N0° 34' 03" W (R2)
404.82'

LOT LINE TO BE DELETED

6' ROW
DEDICATION
PER (R3)

LOT "4"
BLM 21-02

S57° 14' 09" W
253.81'

S89° 25' 57" W
32.00'

LOT "A"
1.41 Ac. NEW

GARNER LANE

S74° 35' 41" W
16.05'

S57° 14' 25" W
66.06'

LOT "3"
BLM 21-02

LOT "1"
BLM 21-02



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lem DATE 7/22/2021
 CHECKED HJ SCALE 1" = 100'
 APPROVED [Signature]
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
21-04
FOR
JP Real Estate Investments

EXHIBIT
B

SHEET 4 OF 4

Attachment B