



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 09/16/2021) DATE: September 9, 2021
FROM: Mike Sawley, Principal Planner (879-6812) FILE: BLM 21-06
SUBJECT: Boundary Line Modification 21-06 (Barber Yard)
APNs 039-400-022, -023, -027 and -031

REQUEST

A request to modify the boundaries of four parcels located between the western terminus of West 16th Street and Union Pacific Railroad line in Barber Yard, Southwest Chico (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Special Planning Area on the City of Chico General Plan Land Use Diagram and zoned SPA (Special Planning Area).

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification (BLM) would arrange property boundaries for financing purposes in anticipation of long-term planning for the 140-acre site, no development is anticipated at this time. Parcel 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:

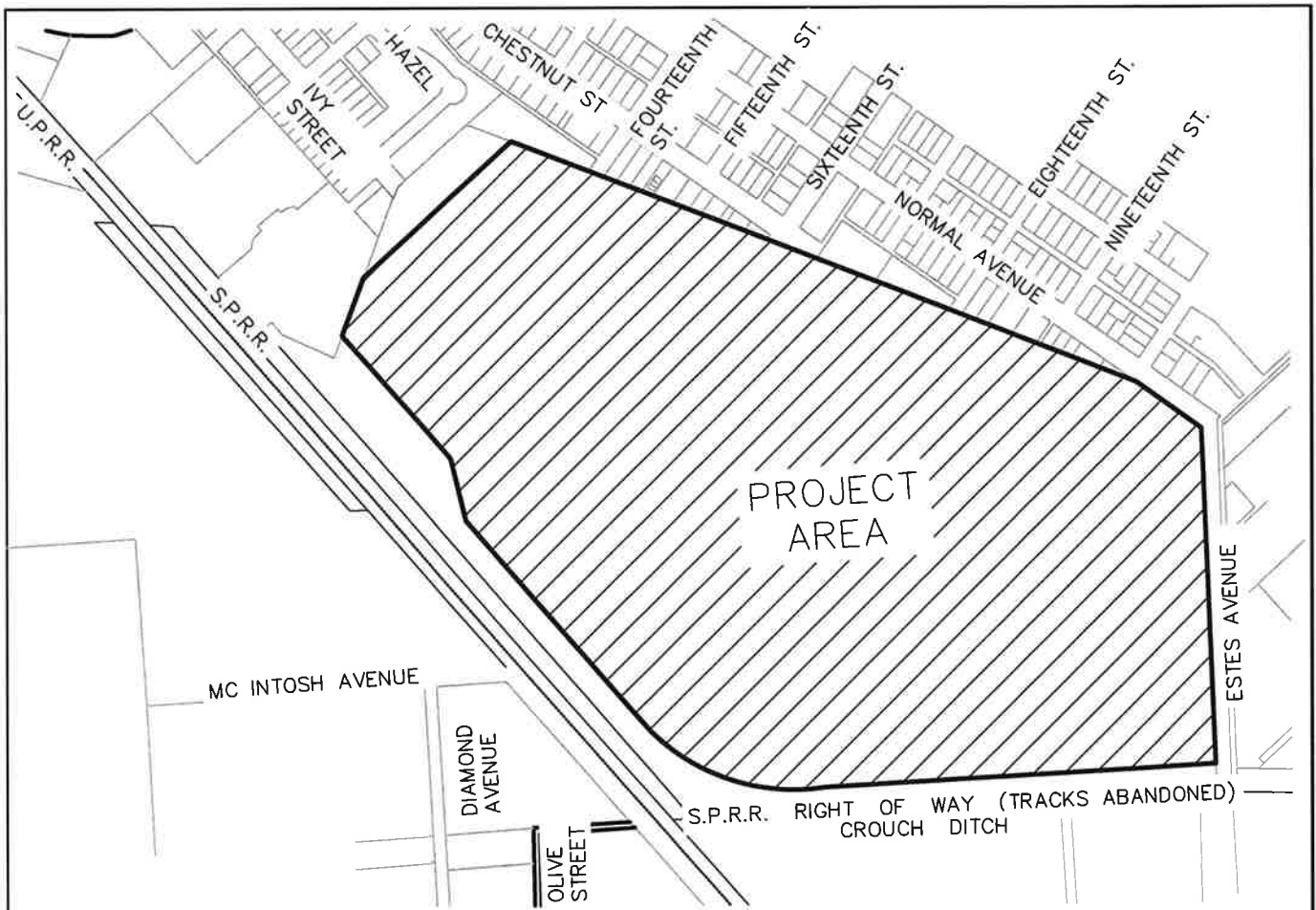
1. Prior to recording of the certificate of compliance the property owner shall provide Planning Division with revised plats and legal descriptions of the resultant lots, subject to review and approval by the Director of Public Works-Engineering.
2. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
3. Prior to recording of the certificate of compliance the property owner shall document existing monumentation. In the absence of such, the property owner shall have the new boundary monumented in accordance with the applicable provisions of Title 18 of the Chico Municipal Code and as required by the Professional Land Surveyors Act.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Jim Stevens via email (jstevens@northstareng.com)
Dan Gonzales via email (dan@gonzalesdevco.com)



1. APNs: 039-400-031 GP: SPA ZONING: SPA
 039-400-022 GP: SPA ZONING: SPA
 039-400-023 GP: SPA ZONING: SPA
 039-400-027 GP: SPA ZONING: SPA

EXISTING USE: VACANT & COMMERCIAL

2. OWNERS: CITY OF CHICO
 PO BOX 3420
 CHICO, CA 95927

3. SURVEYOR: NORTHSTAR
 JAMES A. STEVENS, PLS 6050
 111 MISSION RANCH BLVD., STE 100
 CHICO CA, 95926
 (530)893-1600



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

PROJECT # 20-125

CITY OF CHICO

ENGINEERING DIVISION

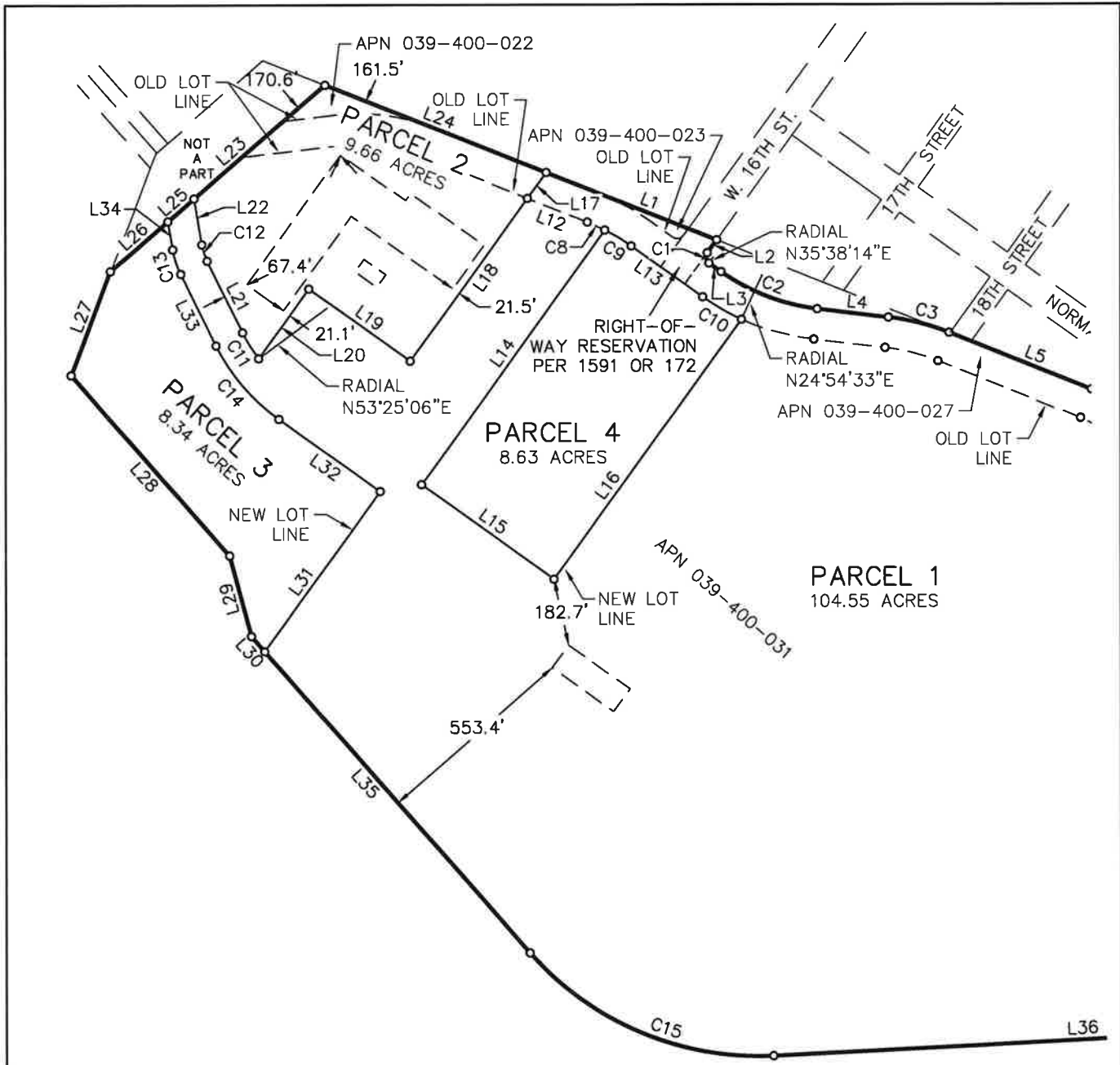
DRAWN BY TDA DATE AUG 2021
 CHECKED BY JAS SCALE NO SCALE

BOUNDARY LINE MODIFICATION
 NO.
 (CITY OF CHICO)






EXHIBIT
 B

APPROVED _____
 PUBLIC WORKS DIRECTOR

SHEET 1 OF 4



LEGEND

-  EXISTING PARCEL LINE
-  NEW PROPERTY LINE
-  OLD PROPERTY LINE
-  ADJOINING PARCEL LINE
-  EXISTING BUILDING TO REMAIN



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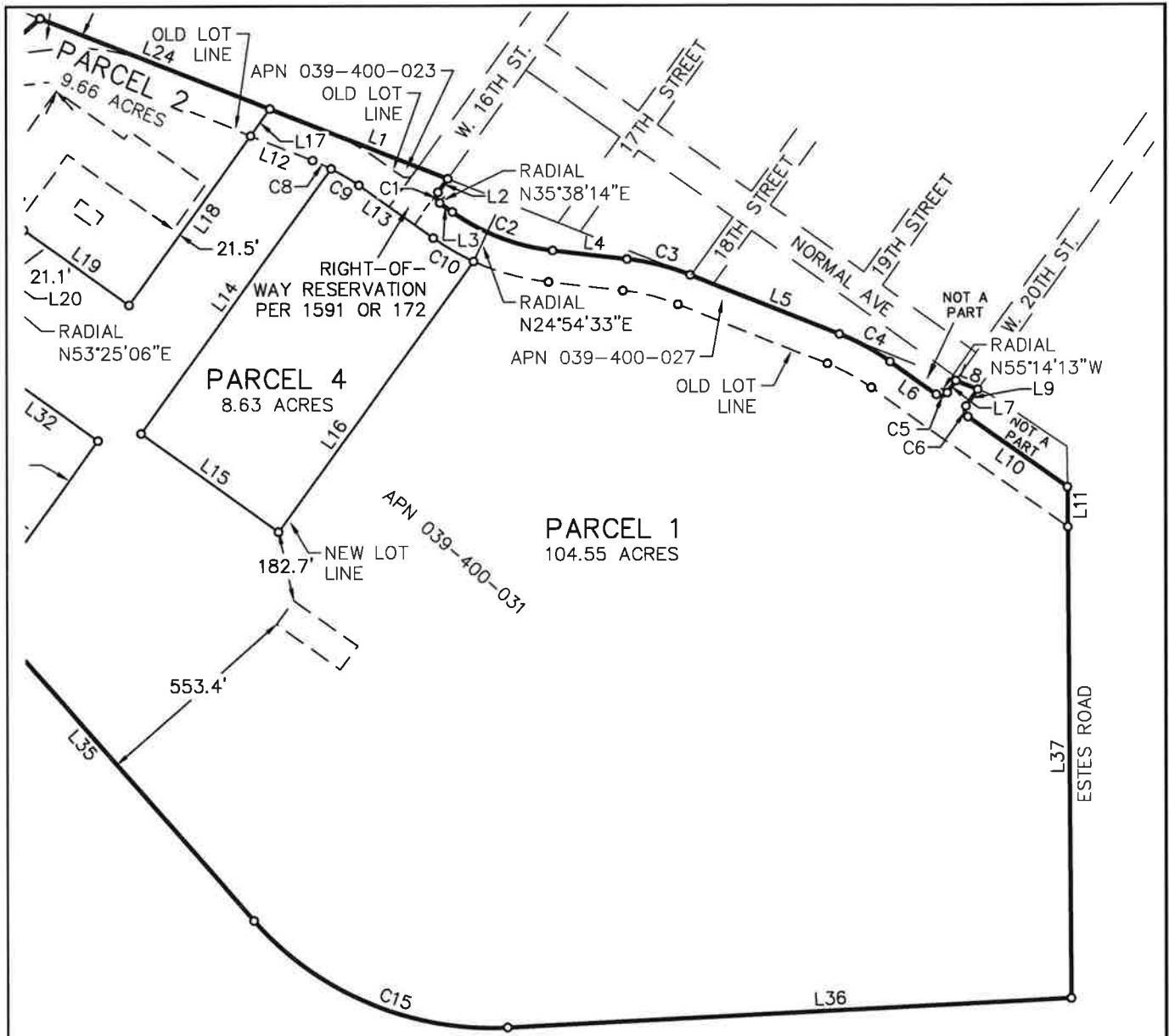
ENGINEERING DIVISION

DRAWN BY TDA DATE AUG 2021
 CHECKED BY JAS SCALE 1" = 400'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO.
 (CITY OF CHICO)

EXHIBIT
 B

SHEET 2 OF 4



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PROJECT # 20-125

CITY OF CHICO		ENGINEERING DIVISION	
DRAWN BY <u>TDA</u>	DATE <u>AUG 2021</u>	BOUNDARY LINE MODIFICATION NO. (CITY OF CHICO)	EXHIBIT B
CHECKED BY <u>JAS</u>	SCALE <u>1" = 400'</u>		
APPROVED _____	PUBLIC WORKS DIRECTOR	SHEET 3 OF 4	

Line Table		
Line #	Direction	Length
L1	S68°11'55"E	494.28
L2	S35°42'32"W	43.15
L3	S54°17'37"E	40.00
L4	S83°17'37"E	194.71
L5	S68°11'55"E	416.83
L6	S54°43'38"E	148.21
L7	N35°42'23"E	38.44
L8	S68°11'55"E	61.81
L9	S35°42'23"W	53.15
L10	S54°43'38"E	317.54
L11	S00°31'59"E	103.78
L12	N68°11'55"W	173.68
L13	N54°17'37"W	236.85
L14	N35°42'23"E	847.99
L15	S54°17'37"E	440.00
L16	N35°42'23"E	865.54
L17	N35°42'23"E	86.65
L18	S35°42'23"W	542.16
L19	S54°17'37"E	335.67
L20	N35°42'23"E	232.18

Line Table		
Line #	Direction	Length
L21	N26°16'07"W	216.72
L22	N09°33'21"W	126.24
L23	N48°57'06"E	468.80
L24	S68°11'55"E	641.68
L25	N48°57'06"E	93.81
L26	N48°57'06"E	205.15
L27	N20°51'20"E	301.59
L28	N41°11'41"W	650.00
L29	N14°56'41"W	226.10
L30	N41°11'41"W	54.78
L31	N35°42'23"E	533.40
L32	S54°17'37"E	335.53
L33	S26°16'07"E	216.72
L34	S09°33'21"E	77.23
L35	N41°11'41"W	1084.76
L36	S87°08'39"W	1468.06
L37	S00°21'01"E	1225.52

Curve Table			
Curve #	Length	Radius	Delta
C1	31.48	20.00	090°10'40"
C2	282.43	558.00	029°00'00"
C3	169.14	642.00	015°05'42"
C4	150.95	642.00	013°28'19"
C5	31.95	20.00	091°32'08"
C6	31.27	20.00	089°34'55"
C8	52.23	558.00	005°21'47"
C9	83.19	558.00	008°32'31"
C10	120.98	642.00	010°47'50"
C11	82.80	460.00	010°18'47"
C12	46.67	160.00	016°42'46"
C13	70.01	240.00	016°42'46"
C14	264.13	540.00	028°01'30"
C15	738.46	819.00	051°39'41"



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CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE AUG 2021
 CHECKED BY JAS SCALE NA
 APPROVED _____
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO.
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EXHIBIT
 B

SHEET 4 OF 4

Attachment B