



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 02/10/22) DATE: 1/25/22  
FROM: Molly Marcussen, Associate Planner FILE: MLD 21-04  
SUBJECT: Minor Land Division 21-04 (MPH Co) (APN 002-180-212 and 002-180-216)

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## **REQUEST**

A request to divide an existing 3.1 acre site consisting of two parcels into three separate parcels (see Location Map, **Attachment A** and Plat, **Attachment B**). The site is located in Meriam Park, just west of Bruce Road between Concord Avenue and Beacon Street. The site is designated Special Mixed Use (SMU) on the City of Chico General Plan Diagram and located in the Traditional Neighborhood Development (TND) zoning district.

## **BACKGROUND/ANALYSIS**

The project site consists of two parcels located on the west side of Bruce Road. Both parcels are in the Meriam Park project site and are currently undeveloped. Proposed Parcel A (2.46 acres) will be used as a common parking lot that would be jointly owned through the Meriam Park Parking and Transportation Association (see **Condition 2**). Proposed Parcels B (0.37 acres) and C (0.26 acres) would become pad sites for future commercial land use types.

Staff has determined the project to be categorically exempt from further environmental review pursuant to CEQA Section 15315 (Minor Land Divisions), which applies to "the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels and the parcel does not have an average slope greater than 20 percent." The proposed map would divide the subject parcel into three lots and does not have a slope greater than 20% thus meeting the categorical exemption criteria. The project does not propose the removal of any trees onsite. In accordance with CMC Section 16.66.060, should tree removal be necessary, a Tree Removal Permit shall be required

## **RECOMMENDATION**

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Minor Land Division 21-04 (MPH Co), subject to the following conditions:

1. No tree removal has been approved as part of this application. Should tree removal be necessary, the applicant shall contact the Parks Division to verify the need for a tree removal permit.
2. Reciprocal parking easements shall be recorded on resultant Parcel A for the benefit of resultant Parcels B and C, and existing Lots C0, C2, C3, C4 and C5.
3. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

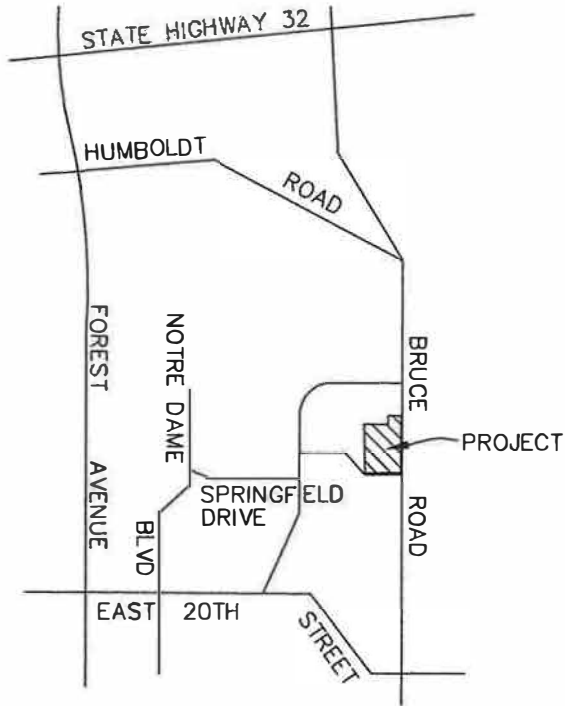
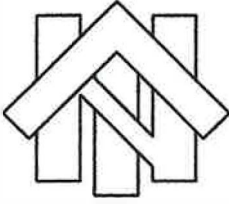
4. Prior to recording the Certificate of Compliance, the owner shall segregate all private utilities that cross the proposed new property line. The owner is responsible for obtaining any necessary permits for this work, including but not limited to an electrical permit.

**ATTACHMENTS**

- A. Location Map
- B. Plat

**DISTRIBUTION**

cc: Gonzales Dev. Co., LLC, P.O. Box 7063, Chico, CA, 95927  
NorthStar, Attn: Mark Herrick, 111 Mission Ranch Blvd, Suite 100, Chico, CA, 95926



**LOCATION MAP**  
NOT TO SCALE

*Mark R. Herrick*

*1/17/2022*

NORTHSTAR  
MARK R. HERRICK

PLS 8323

DATE



APN. 002-180-212  
ZONING: TND  
PROPERTY USE: VACANT  
APN. 002-180-216  
ZONING: TND  
PROPERTY USE: VACANT



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

JOB NO. 15-235

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE OCTOBER, 2021  
CHECKED NK SCALE NO SCALE  
APPROVED *[Signature]*  
For: PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION  
NO. 21-04  
(MPH CO., LLC, ET. AL.)

EXHIBIT  
"B"

SHEET 1 OF 3



SN. 2010-0044158  
NOT A PART

S0°14'41"E 392.69'

48' P.S.E.  
AND PUBLIC  
ACCESS PER  
189 M 1-6

CALWATER  
EASEMENT PER SN.  
2014-0034522

10' WIDE DRAINAGE  
EASEMENT TO BE  
RESERVED IN DEEDS  
FOR THE BENEFIT OF  
LOT C5 PER 193 M  
40-42

PRIVATE STORM  
DRAIN EASEMENT TO  
BE RESERVED IN  
DEEDS FOR THE  
BENEFIT OF LOTS  
C0-C2, C4 AND C6  
PER 196 M 12-15

P.S.E. OFFERED  
FOR DEDICATION TO  
THE CITY OF CHICO  
PER 196 M 12-15

5' P.S.E.  
PER 189 M 1-6

SEE DETAIL  
ON SHEET 3

PRIVATE STORM DRAIN  
EASEMENT TO BE  
RESERVED IN DEEDS FOR  
THE BENEFIT OF LOTS  
C0-C2, C4 AND C6  
PER 196 M 12-15

P.S.E.  
PER  
SN. 92-00832

10' RIGHT-OF-WAY  
PER SN. 92-01457

10' RIGHT-OF-WAY  
PER SN. 92-01457 (20.00') 145 M 79-83

PAC BELL  
EASEMENT PER  
SN. 95-38980

10' RIGHT-OF-WAY  
PER SN. 92-00833

BRUCE ROAD

INGRESS, EGRESS AND PUBLIC UTILITIES  
EASEMENT PER SN. 2017-0041539

LOT C1  
PER 189 M 21-23

20' SEWER EASEMENT  
PER 2710 O.R. 655

N89°45'15"E 408.16'

N89°45'15"E

318.46'

24.00'

49.00'

S00°14'41"E

245.46'

20' WIDE PSE PER  
193 M 40-42

89.70'

5' WIDE PSE  
PER 193 M  
40-42

LOT C5  
PER 193 M 40-42

PARCEL 1  
PER SN. 2021-0005068

67.00'

(189 M 1-6)

PSE PER 193 M 40-42

N89°45'19"E 207.00'

C0  
PER 196 M 12-15

P.S.E. PER 196  
M 12-15

N00°14'41"W 110.27'

N89°45'19"E

PSE PER  
SN. 92-00931

PARCEL A  
2.46 AC. ±

C6  
PER 196 M 12-15

PARCEL 2  
PER SN. 2021-0005068

PARCEL B  
0.37 AC. ±

PARCEL B  
0.37 AC. ±

C1  
PER 196 M 12-15

N89°45'19"E

103.16'

103.16'  
OLD LOT LINE

N00°14'41"W 156.21'

N00°14'45"W 156.21'

N00°14'45"W 156.21'

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JOB NO. 15-235

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE OCTOBER, 2021  
CHECKED NK SCALE 1" = 80'  
APPROVED [Signature] For: PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION  
NO. 21-04  
(MPH CO., LLC, ET. AL.)

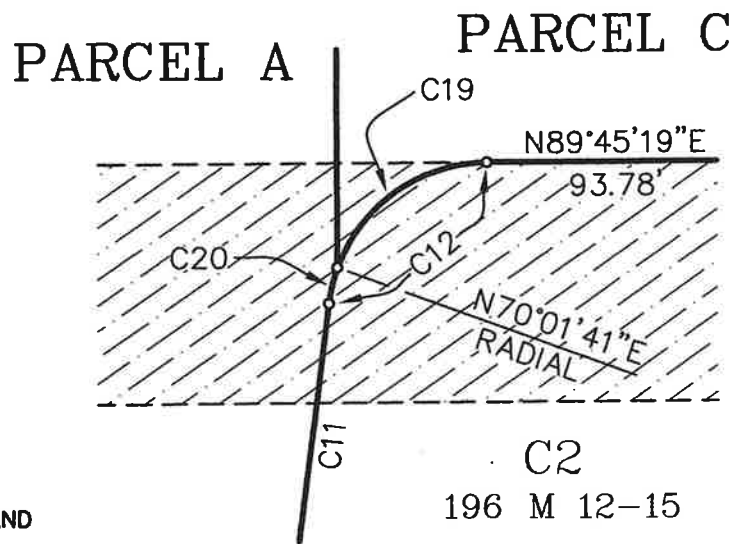
EXHIBIT  
"B"

SHEET 2 OF 3

Attachment B

Curve Table			
Curve #	Radius	Delta	Length
C6	74.00'	26°56'29"	34.80'
C7	50.00'	26°56'25"	23.51'
C8	50.00'	20°00'00"	17.45'
C9	74.00'	20°00'00"	25.83'
C10	10.00'	110°00'00"	19.20'
C11	74.00'	13°03'23"	16.86'
C12	10.00'	83°03'23"	14.50'
C13	15.00'	83°50'18"	21.95'
C14	51.44'	33°56'51"	30.48'
C15	10.00'	90°00'00"	15.71'
C16	15.00'	90°00'00"	23.56'
C17	74.00'	26°56'25"	34.79'
C18	50.00'	26°56'29"	23.51'
C19	10.00'	69°47'00"	12.18'
C20	10.00'	13°16'23"	2.32'

Line Table		
Line #	Direction	Length
L1	N39°38'47"E	16.95'
L2	S50°21'13"E	43.63'
L3	N00°14'41"W	15.44'



**NOTES:**

1. BOOK 2057 O.R. 612 PROVIDES FOR AN EASEMENT TO STATE TV CABLE FOR AERIAL AND UNDERGROUND WIRES ALONG HUMBOLDT ROAD AND BRUCE ROAD. THE EASEMENT IS NOT DEFINED AND ITS EXACT LOCATION IS NOT LOCATABLE.

2. SN. 2010-0001869 PROVIDES CALIFORNIA WATER SERVICE COMPANY A RIGHT TO PUMP, TAKE OR OTHERWISE EXTRACT WATER FROM BENEATH THE LAND SHOWN HEREON, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON SAID LAND.

**DETAIL**  
NOT TO SCALE



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EXHIBIT  
"B"

SHEET 3 OF 3

Attachment B