



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 10/13/22) DATE: September 27, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: CM 22-03
SUBJECT: Certificate of Merger 22-03 (Wells) – East Avenue, APNs 006-071-060 and 006-071-061

REQUEST

The applicant is requesting approval to merge two parcels at APNs 006-071-060 and 006-071-061 into one parcel (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Use on the General Land Use Diagram and zoned CC (Community Commercial) with an -AOD (Airport Overflight Zone D) overlay.

BACKGROUND/ANALYSIS

The project site is located on the southern side of East Avenue and is currently used for car sales. Currently there is a building that sits on the shared boundary line of the two parcels. The proposed merger would bring the existing building into conformance. The applicant is proposing to merge these two parcels into a single parcel which would be 0.34 acres. The resultant parcel meets all applicable size requirements established for the CC zoning district.

RECOMMENDATION

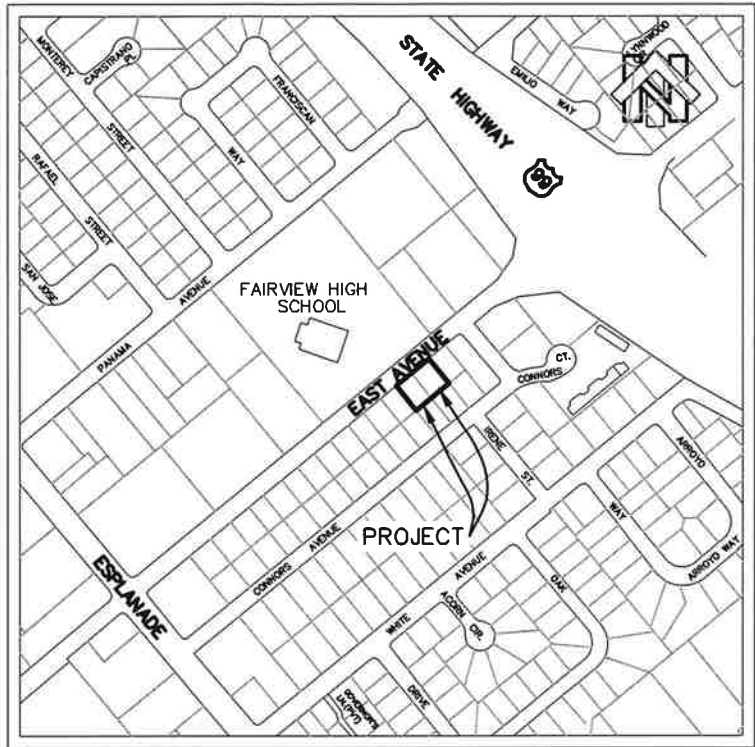
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and approve Certificate of Merger 22-03 (Wells).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

Sierra Valley, LLC, Attn: Pat Patterson, 200 East Avenue, Chico, CA 95926
Mark Herrick, Northstar Engineering, 11 Mission Ranch Blvd, Ste 100, Chico CA 95928, Email: mherrick@northstar.com
File: CM 22-03



VICINITY MAP

NOT TO SCALE

1. APNs: 006-071-060 GP: CMU ZONING: CC
006-071-061 GP: CMU ZONING: CC
2. EXISTING USE: VEHICLE SALES
3. OWNERS: GEORGIA M. BENNETT WELLS 2018 SEPARATE PROPERTY TRUST
4. SURVEYOR: NORTHSTAR
MARK R. HERRICK
111 MISSION RANCH BLVD. STE 100
CHICO, CA 95926
(530) 893-1600



Mark R. Herrick
8/22/2022



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

PROJECT #22-018

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE JULY 2022
CHECKED BY MRH SCALE NO SCALE



PARCEL MERGER
CM 22-03
(WELLS)

EXHIBIT
"B"

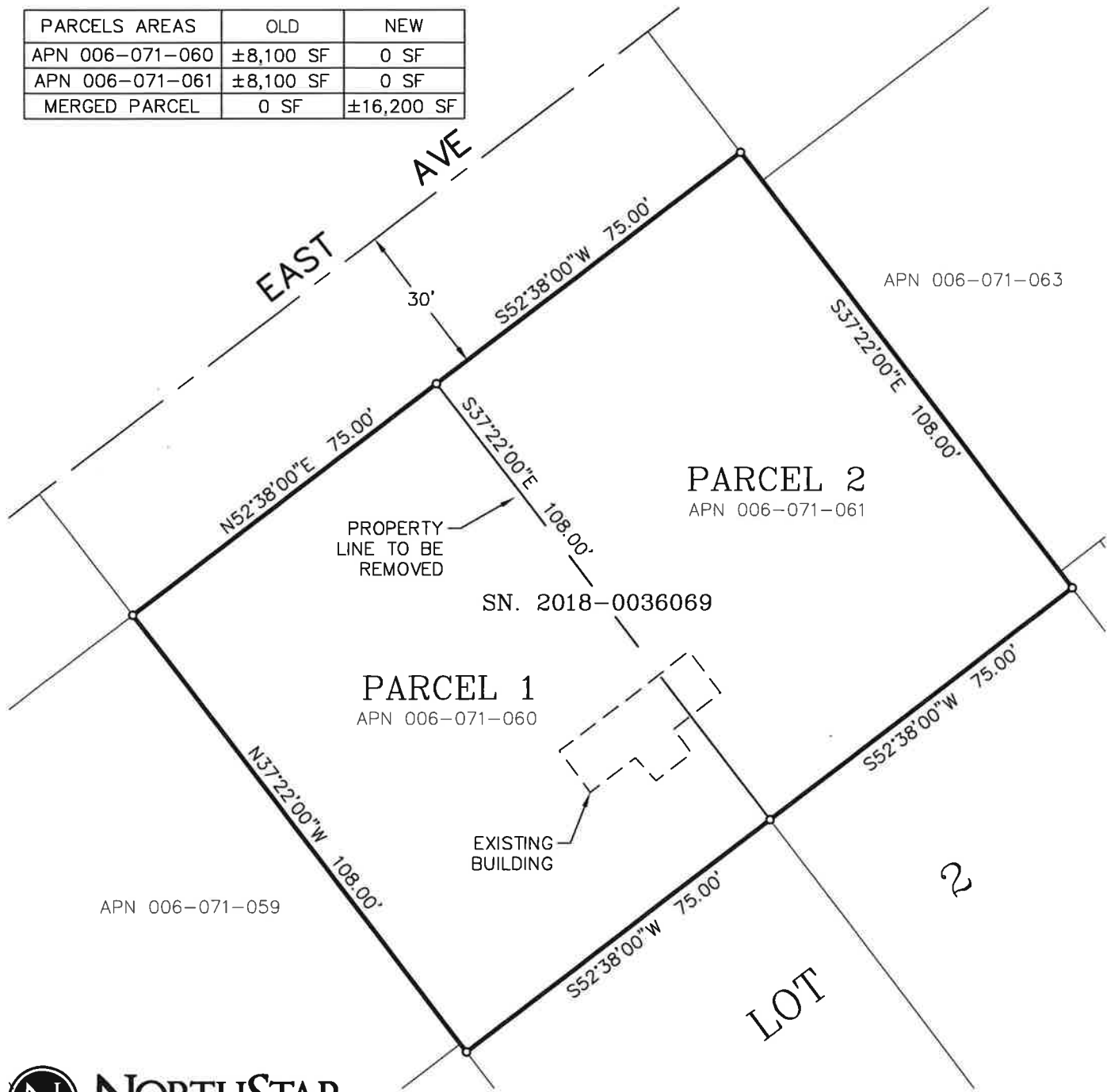
APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 1 OF 2

LEGEND

-  EXISTING PARCEL LINE
-  ADJOINING PARCEL LINE

PARCELS AREAS	OLD	NEW
APN 006-071-060	±8,100 SF	0 SF
APN 006-071-061	±8,100 SF	0 SF
MERGED PARCEL	0 SF	±16,200 SF



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 883-1600 www.northstareng.com



PROJECT #22-018

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY TDA DATE JULY 2022
 CHECKED BY MRH SCALE 1"=30'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

PARCEL MERGER
 CM 22-03
 (WELLS)

EXHIBIT
 "B"

SHEET 2 OF 2