



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 2/9/23) DATE: January 23, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: CM 22-04
SUBJECT: Certificate of Merger 22-03 (Sierra Valley, LLC) – 257 East Avenue, APNs 006-071-073 and 006-071-054

REQUEST

The applicant is requesting approval to merge two parcels identified as APNs 006-071-073 and 006-071-054 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 between Esplanade and Highway 99. The site is operated as a car sales lot with 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 0.52 acres. The resultant parcel meets all applicable size requirements established for the CC zoning district.

RECOMMENDATION

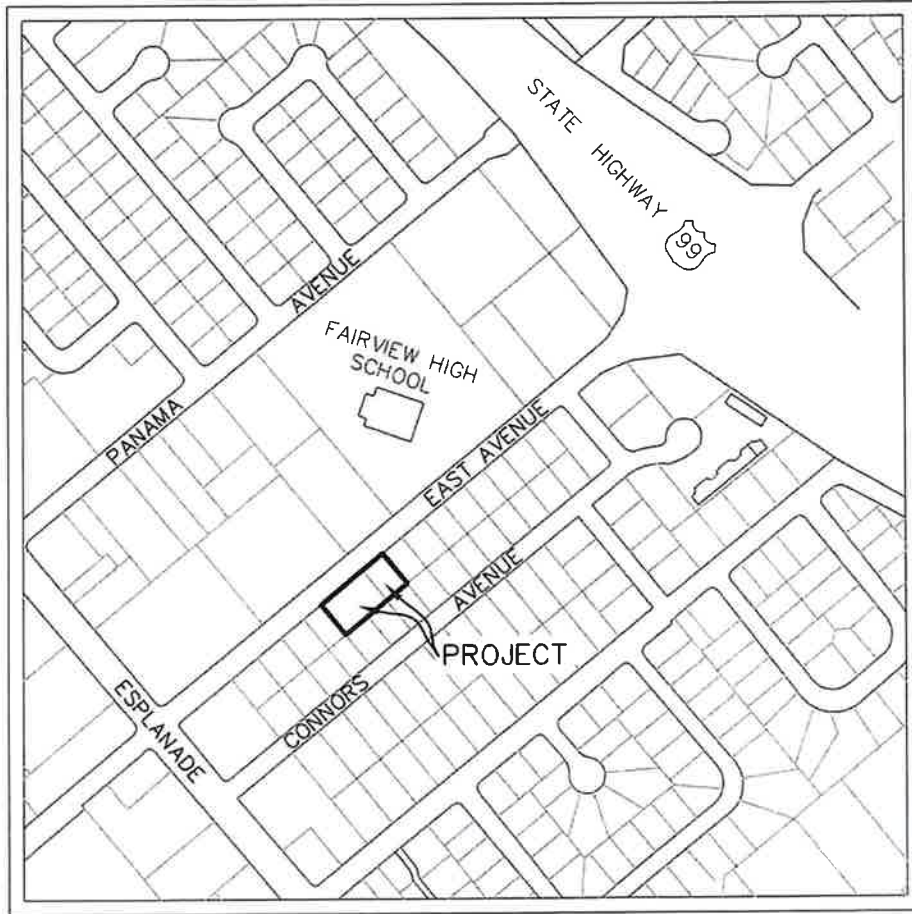
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and approve Certificate of Merger 22-04 (Sierra Valley, LLC).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

Sierra Valley, LLC, Attn: Pat Patterson, 200 East Avenue, Chico, CA 95926
Mark Herrick, Northstar Engineering, 111 Mission Ranch Blvd, Ste 100, Chico CA 95928, Email: mherrick@northstareng.com
File: CM 22-04



VICINITY MAP

NOT TO SCALE

1. APNs: 006-071-073 GP: CMU ZONING: CC
006-071-054 GP: CMU ZONING: CC
2. EXISTING USE: VEHICLE SALES
3. OWNERS: PATTERSON FAMILY TRUST
4. SURVEYOR: NORTHSTAR
MARK R. HERRICK
111 MISSION RANCH BLVD. STE 100
CHICO, CA 95926
(530) 893-1600



Mark R. Herrick
12/2/2022



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PROJECT #22-033

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY MNL DATE OCT 2022
CHECKED BY MRH SCALE NO SCALE




PARCEL MERGER
CM 22-04
(PATTERSON)

EXHIBIT
"B"

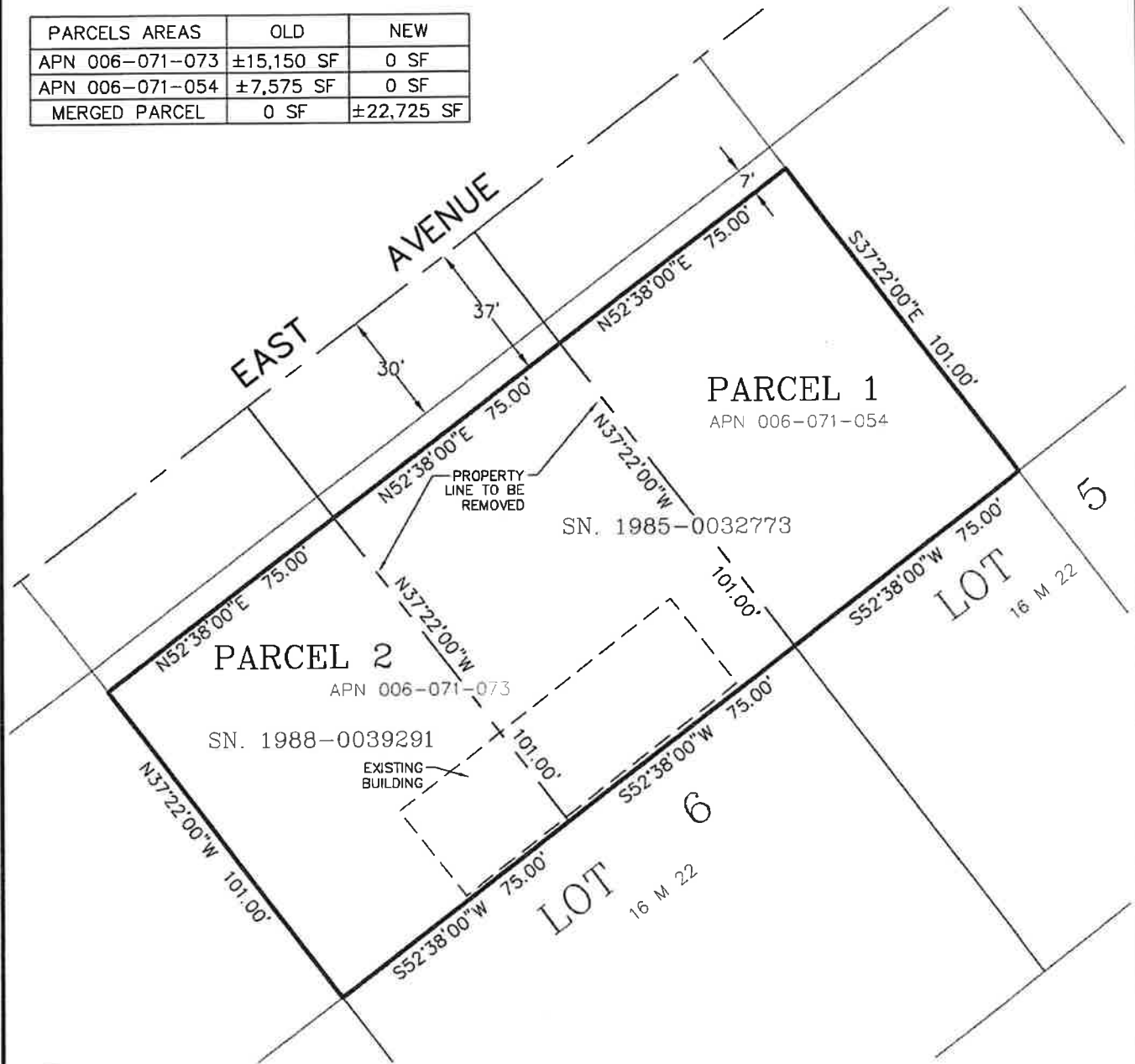
APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 1 OF 2

LEGEND

-  EXISTING PARCEL LINE
-  ADJOINING PARCEL LINE
-  PARCEL LINE TO BE REMOVED

| PARCELS AREAS | OLD | NEW |
|-----------------|------------|------------|
| APN 006-071-073 | ±15,150 SF | 0 SF |
| APN 006-071-054 | ±7,575 SF | 0 SF |
| MERGED PARCEL | 0 SF | ±22,725 SF |



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PROJECT #22-033

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY MNL DATE OCT 2022
 CHECKED BY MRH SCALE 1"=40'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

PARCEL MERGER
 CM 22-04
 (PATTERSON)

EXHIBIT
 "B"

SHEET 2 OF 2