



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 11/08/2018) DATE: October 29, 2018
FROM: Kimber Gutierrez, Associate Planner FILE: MLD 18-02
Caelan Rafferty, Planning Intern
SUBJECT: Minor Land Division 18-02 (Ceres Avenue) - 2417 Ceres Avenue, APN 015-280-050

REQUEST

The applicant requests approval to divide an existing 0.51-acre parcel into four separate lots located south of an existing church (Community Church of God) on the southwest corner of the East Avenue and Ceres Avenue (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Low Density Residential (LDR) on the City of Chico General Plan Diagram and located in the R1-AOC zoning district (Low Density Residential with an Airport Overflight Zone C Overlay). The site is currently undeveloped and contains trees and vegetation.

BACKGROUND/ANALYSIS

The site is an interior lot located south of an existing church (Community Church of God) and west of Ceres Avenue. Vehicular access to the site is currently provided by a 50-foot, non-exclusive easement from Ceres Avenue. Proposed Lot 1 would be 5,561 square feet in size, Lots 2 and 3 would be 5,556 square feet in size, and Lot 4 would be 5,572 square feet in size. The proposed minor land division would eliminate the existing 50-foot building setback line as shown on Parcel Map 98-81 (**Attachment C**). The resultant parcels meet all applicable size requirements of the R1 zoning district and approval of the proposed minor land division would accommodate future residential development. The proposed project would be required to connect to city sewer, pay storm drain fees, and record an Avigation Easement prior to recordation of the Certificate of Compliance.

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 18-02 (Ceres Avenue), subject to the following conditions:

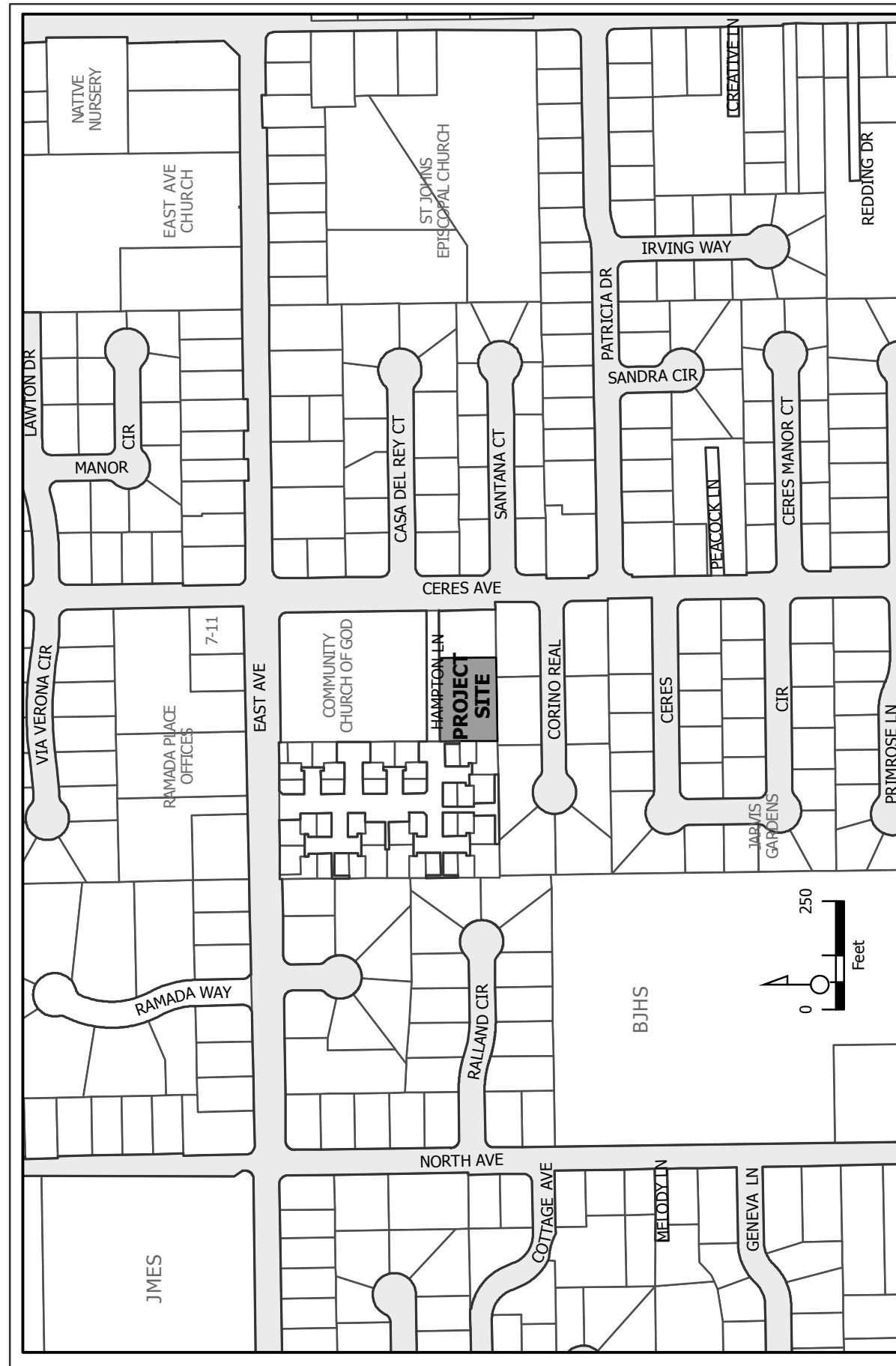
1. Prior to recordation of the Certificate of Compliance, the applicant shall complete an application for sewer connection and comply with all requirements.
2. Prior to recordation of the Certificate of Compliance, the applicant shall submit required storm drain fees.
3. Prior to recordation of the Certificate of Compliance, the applicant shall record an Avigation Easement.

ATTACHMENTS

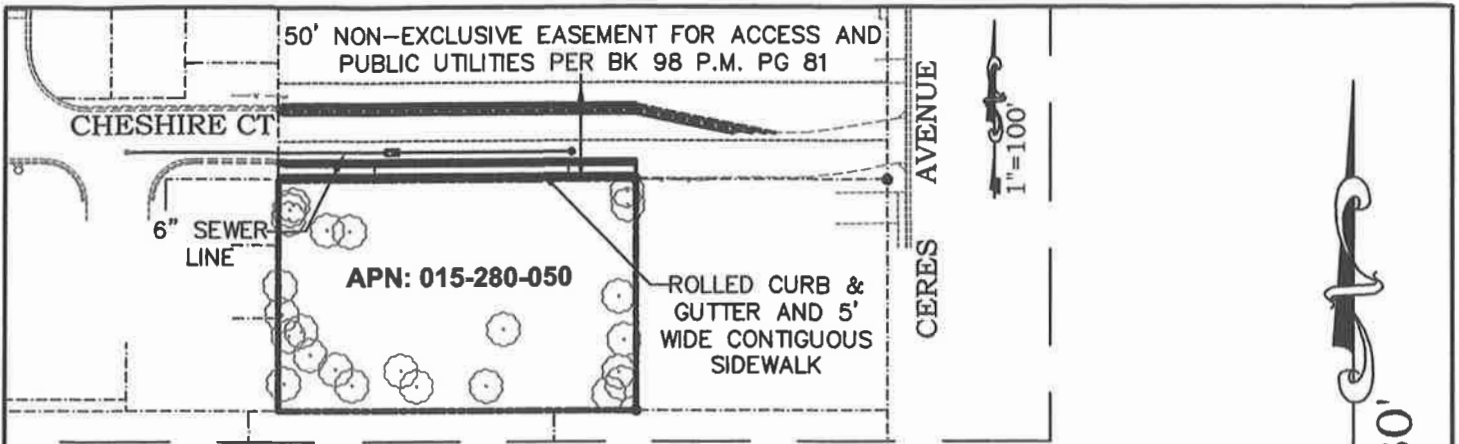
- A. Location Map
- B. Plat for MLD 18-02
- C. Parcel Map 98-81

DISTRIBUTION

cc: Chuck Tatreau, 717 Douglas Lane, Chico, CA 95926, Email: chuck.tatreau@yahoo.com
Pat Corrigan & John Michiels, 1010 Cass Street, Monterey, CA 93940
Feeney Engineering & Surveying, Inc., attn.: Lauren J. McSwain, PMB 301, 236 W. East Avenue,
Suite A, Chico, CA 95926, Email: Ljmcswain79@yahoo.com

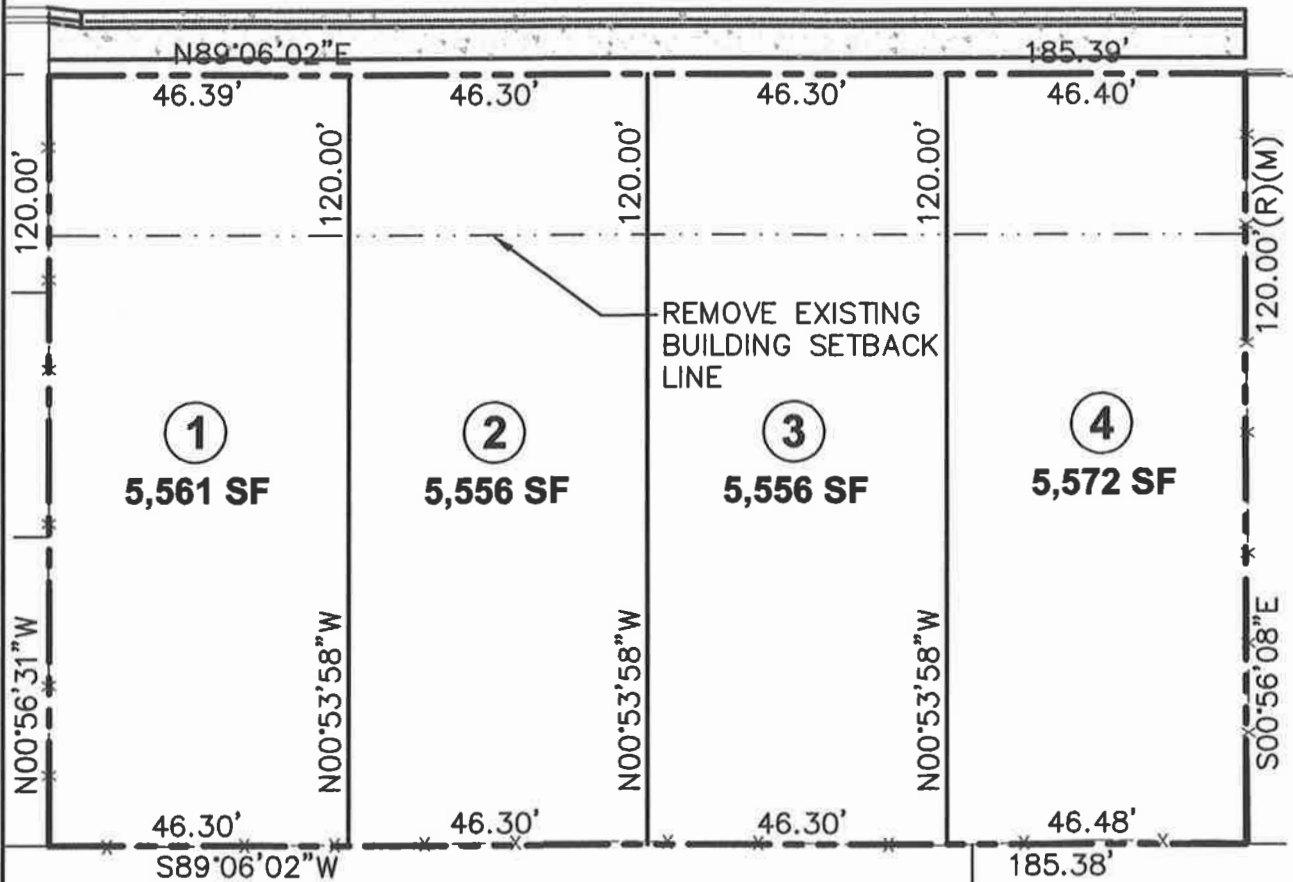


MLD 18-02 (Tatreau)
 2417 Ceres Avenue
 APN is 015-280-050-000



NOTES:

- 1.) ZONING = R1 GENERAL PLAN = LDR
- 2.) EXISTING VACANT PROPERTY & PROPOSED RESIDENTIAL LOTS
- 3.) PARKING: PROPOSE 2 DRIVEWAY SPACES PER LOT
- 4.) NO WELLS, SUMPS OR SEPTIC TANKS EXISTING OR PROPOSED.



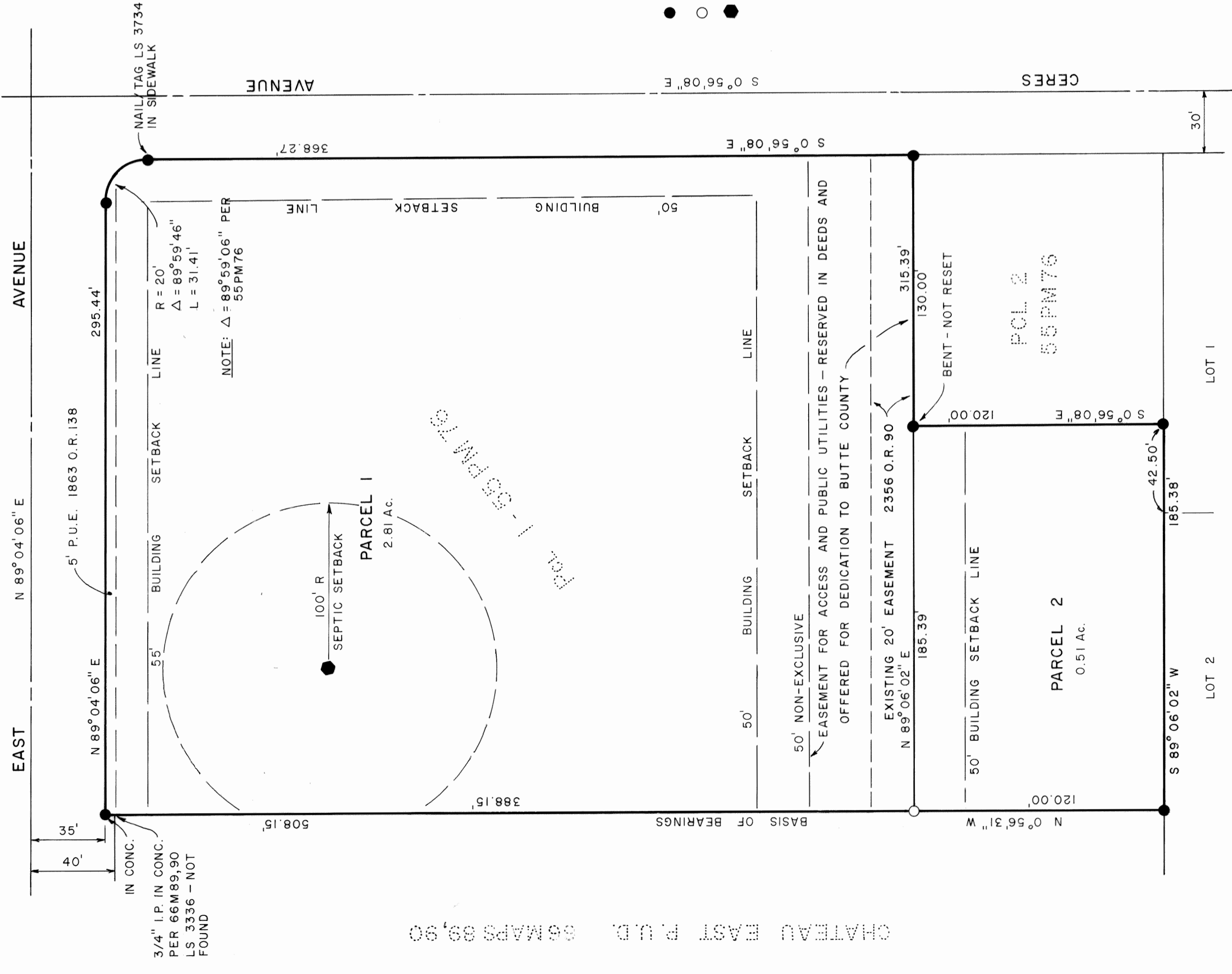
LEGEND:

- BOUNDARY ADJACENT PROPERTY:
- EXISTING:
 - ASPHALT:
 - FENCE:
 - SEWER MANHOLE:
 - FOUND 3/4" I.P. LS 3734 PER BK 98 P.M. PG 81:
 - TREE TO REMAIN:

MINOR LAND DIVISION
 (MLD 18-02)
 PARCEL 2 PER PM BK 2 PG 8
 2417 CERES AVENUE
 CHICO CA 95926

BY
FEENEY ENGINEERING & SURVEYING, INC.
 JULY 25, 2018 SHEET 1 OF 1

98-81



3/4" I.P. IN CONC.
PER 66M 89,90
LS 3336 - NOT
FOUND

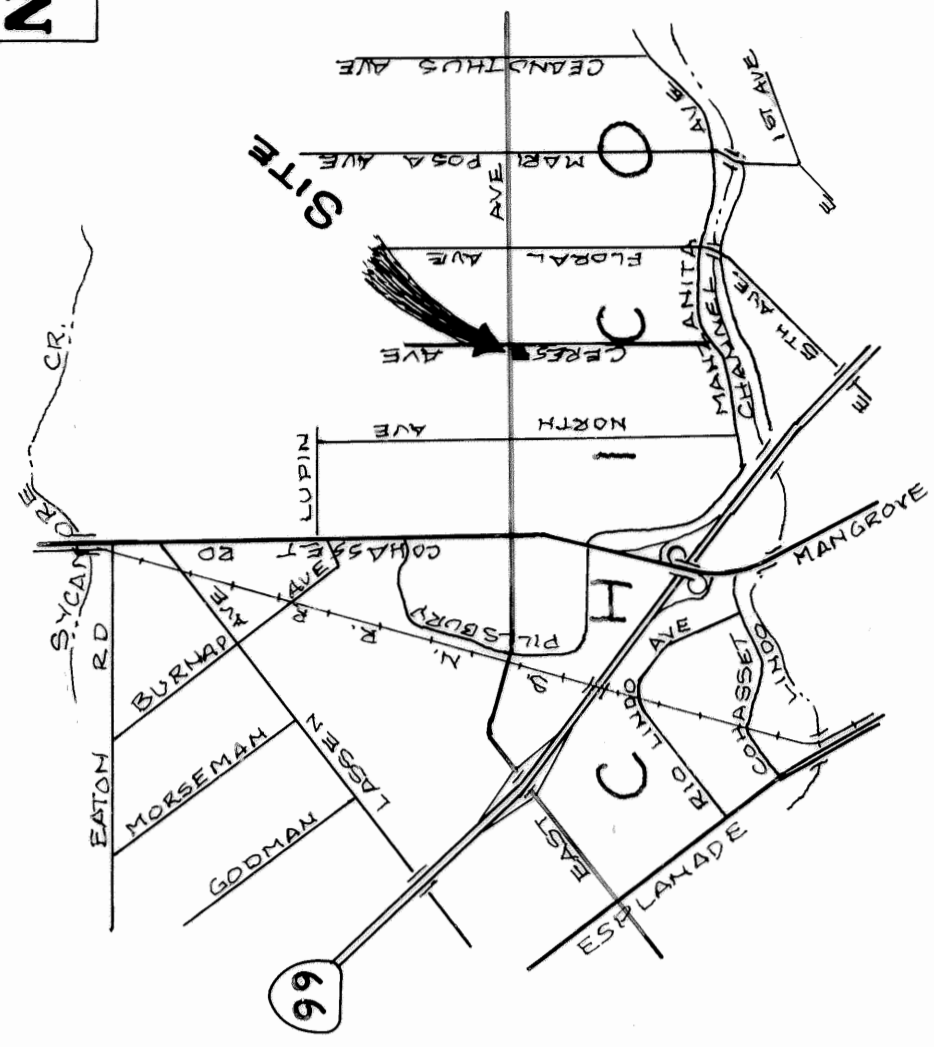
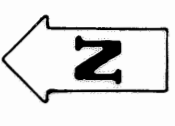
CHATEAU EAST P.U.D. 66 MAPS 89,90

NOTE: $\Delta = 89^{\circ}59'06''$ PER
55PM76

AVENUE

AVENUE

EAST



LOCATION MAP NO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1 AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 55 OF MAPS AT PAGE 76, GIVEN AS N 0°56'31" W, RECORDS OF BUTTE COUNTY.

LEGEND

FOUND, 3/4" I.P. LS 3734 AND AS NOTED REFER TO 55 MAPS 76
SET NAIL/TAG, RCE 16803 IN FENCE POST FOOTING
EXISTING APPROX. WELL SITE, PER 55/76



PARCEL MAP

A DIVISION OF PARCEL 1, AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 55 OF MAPS, AT PAGE 76 BUTTE COUNTY RECORDS. SAID PARCEL IS LOCATED ADJACENT TO THE CITY OF CHICO CITY LIMITS - SECTION 14, T 22N, R 1E M.D.B. & M.

FOR
**CHICO COMMUNITY
CHURCH OF GOD**

BACHMAN & ASSOCIATES
CHICO, CALIFORNIA
3013 ESPLANADE
C. W. BACHMAN
RCE 16803
SCALE - AS NOTED
SEPTEMBER, 1984

RANCHO CALLE SUBDIVISION 43 MAPS 74