



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 8/11/22) DATE: July 26, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: CM 22-02
SUBJECT: Certificate of Merger 22-02 (North State Solar Energy) – 24 Roble Vista Court, APNs 045-412-112 and 045-412-114

REQUEST

The applicant is requesting approval to merge two parcels at APNs 045-412-112 and 045-412-114 into one parcel (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Single Family Residential on the General Land Use Diagram and zoned R1-10 (Low Density Residential 10,000 square foot minimum).

BACKGROUND/ANALYSIS

The project site is located on the southern side of Roble Vista Way. Currently the northern parcel, 045-412-112, has one residential building while the southern parcel, 045-412-114, is vacant. The proposed merger would accommodate for accessory structures and solar arrays to be built on the southern parcel. The applicant is proposing to merge these two parcels into a single parcel which would be 1.36 acres. The resultant parcel meets all applicable size requirements established for the R1-10 zoning district.

RECOMMENDATION

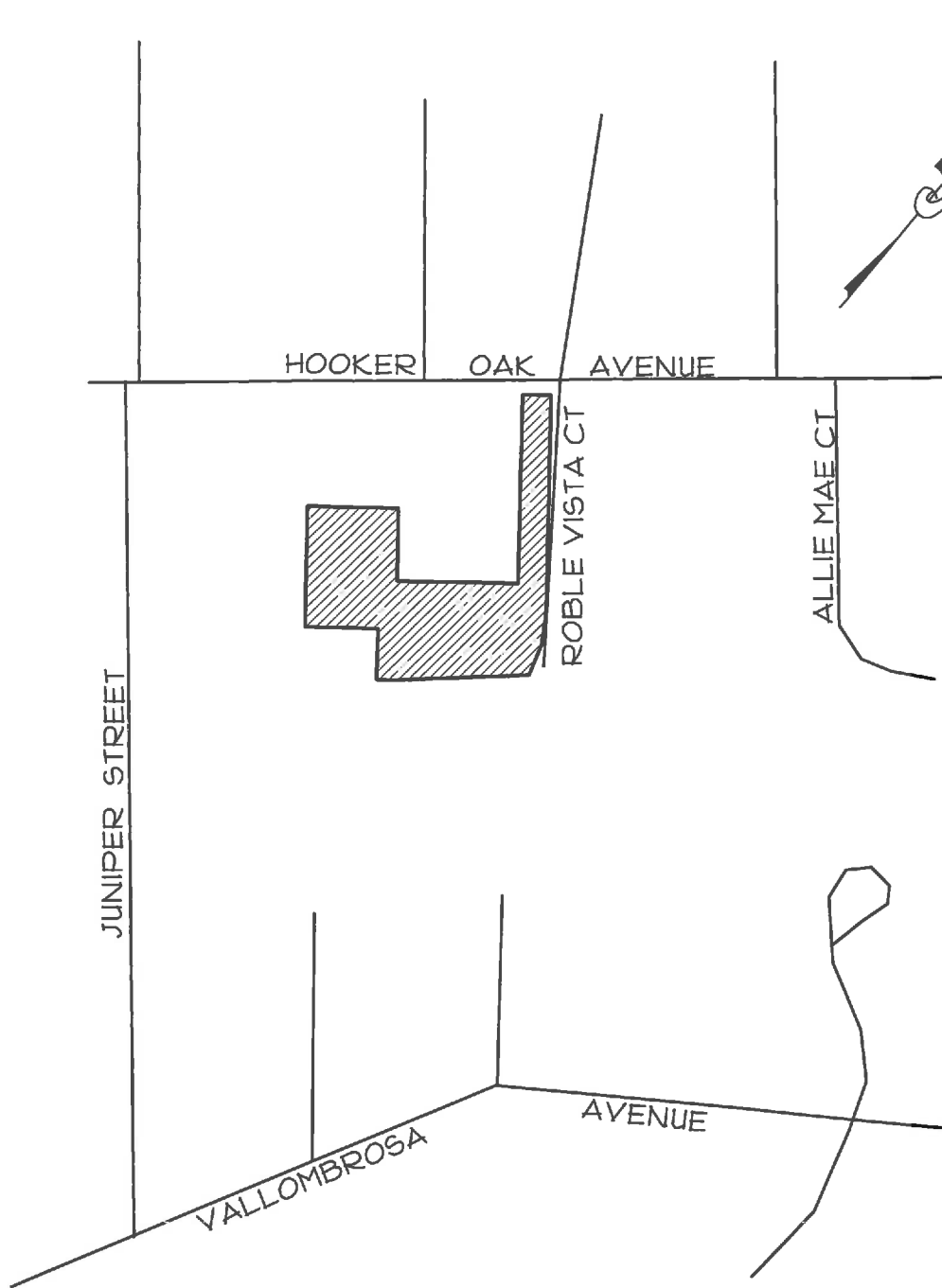
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and approve Certificate of Merger 22-02 (North State Solar Energy).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

North State Solar Energy, 15523 Nopel Road, Forest Ranch, CA, 95942, email: permits@northstatesolarenergy.com
Steven Clement, 24 Roble Vista Court, Chico, CA 95942
File: CM 22-02

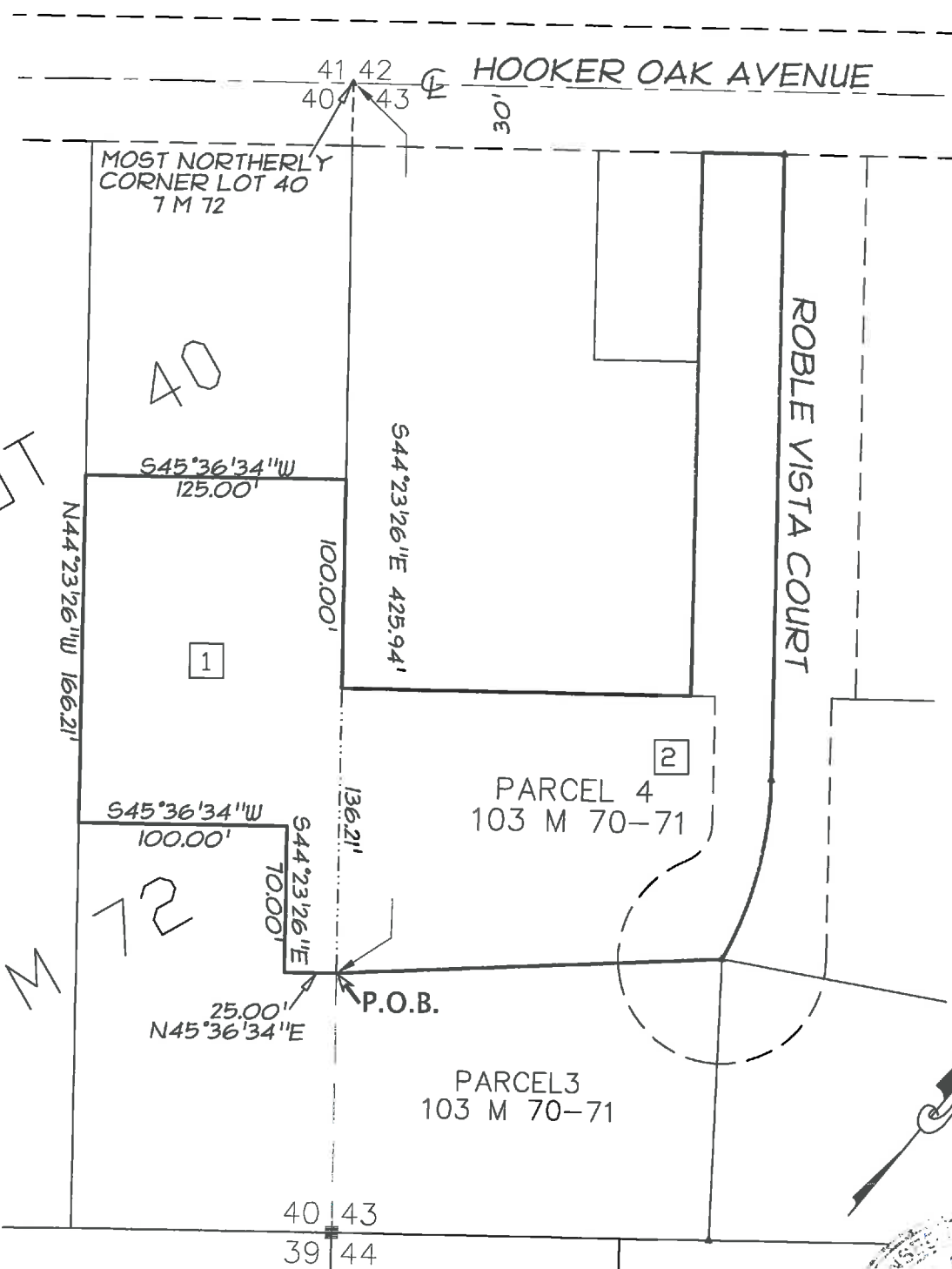


LOCATION MAP



A.P.N. 045-412-112
A.P.N. 045-412-114

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: <u>KM</u> DATE: <u>06/07/22</u>		CITY OF CHICO CERTIFICATE OF MERGER CM 22-02 SUZANNE BOOTH and STEPHEN CLEMENT	EXHIBIT B SHEET 1 OF 2
CHECKED BY: _____	SCALE: _____		
APPROVED: _____ PUBLIC WORKS DIRECTOR			



LEGEND

- PROJECT BOUNDARY
- - - - - EXISTING PROPERTY LINE TO BE ELIMINATED
- [1] A.P.N. 045-412-114 [2] A.P.N. 045-412-112
- P.O.B. POINT OF BEGINNING



CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT		
DRAWN BY: KM	DATE: 06/07/22	CITY OF CHICO CERTIFICATE OF MERGER CM 22-02 SUZANNE BOOTH and STEPHEN CLEMENT		
CHECKED BY:	SCALE:			EXHIBIT B SHEET 2 OF 2
APPROVED:	PUBLIC WORKS DIRECTOR			