



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 05/10/2018)                      DATE: April 23, 2018  
FROM: Shannon Costa, Assistant Planner (879-6807)                      FILE: CM 18-03  
SUBJECT: Certificate of Merger (18-03) Minton  
1000 Forest Avenue, APNs 002-460-029 and -030

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## **REQUEST**

The applicant is requesting approval to merge two parcels located at 1000 Forest Avenue (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Low Density Residential on the General Plan Land Use Diagram and are located within the R1 (Low Density Residential) zoning district.

## **BACKGROUND/ANALYSIS**

The project site is located on the east side of Forest Avenue, north of State Highway 32 and south of East 8<sup>th</sup> Street. The proposal involves two parcels; Lot 1 is developed with a single-family home and Lot 2 is vacant. The proposal would merge the parcels, resulting in a single parcel approximately 21,000 square feet in size. An existing three-foot public utility easement would remain on the site. The resulting merger would allow the property owner to utilize the entire area as their private back yard. Staff has not identified any issues with the request.

## **RECOMMENDATION**

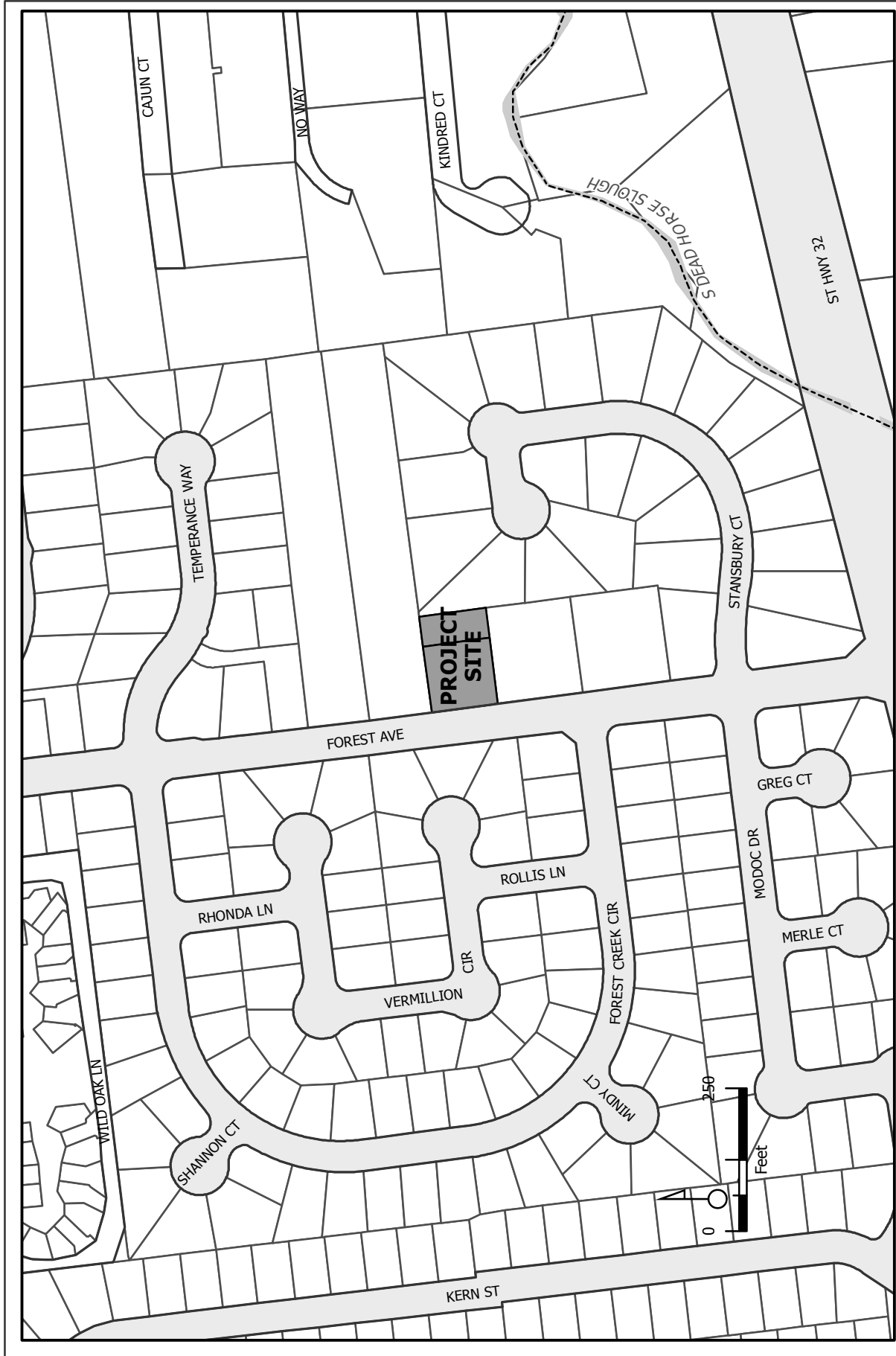
Staff recommends that the Committee determine the project is exempt from further review of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Exemption), and approve Certificate of Merger 18-03.

## **ATTACHMENTS**

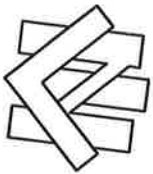
- A. Location Map
- B. Plat

## **DISTRIBUTION**

Marc Minton, 1000 Forest Avenue, Chico, CA 95928  
Northstar Engineering, Attn.: Michael Mays, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926

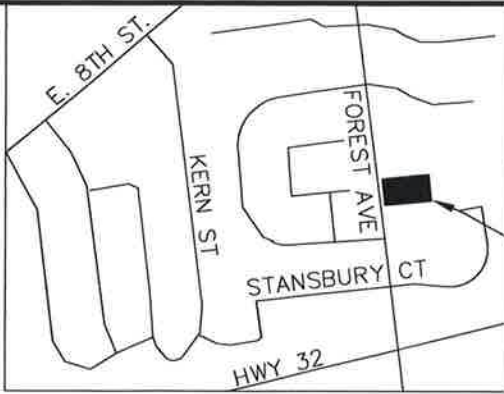


CM 18-03 (Minton)  
1000 Forest Avenue  
APNs 002-460-(029 and 030)-000



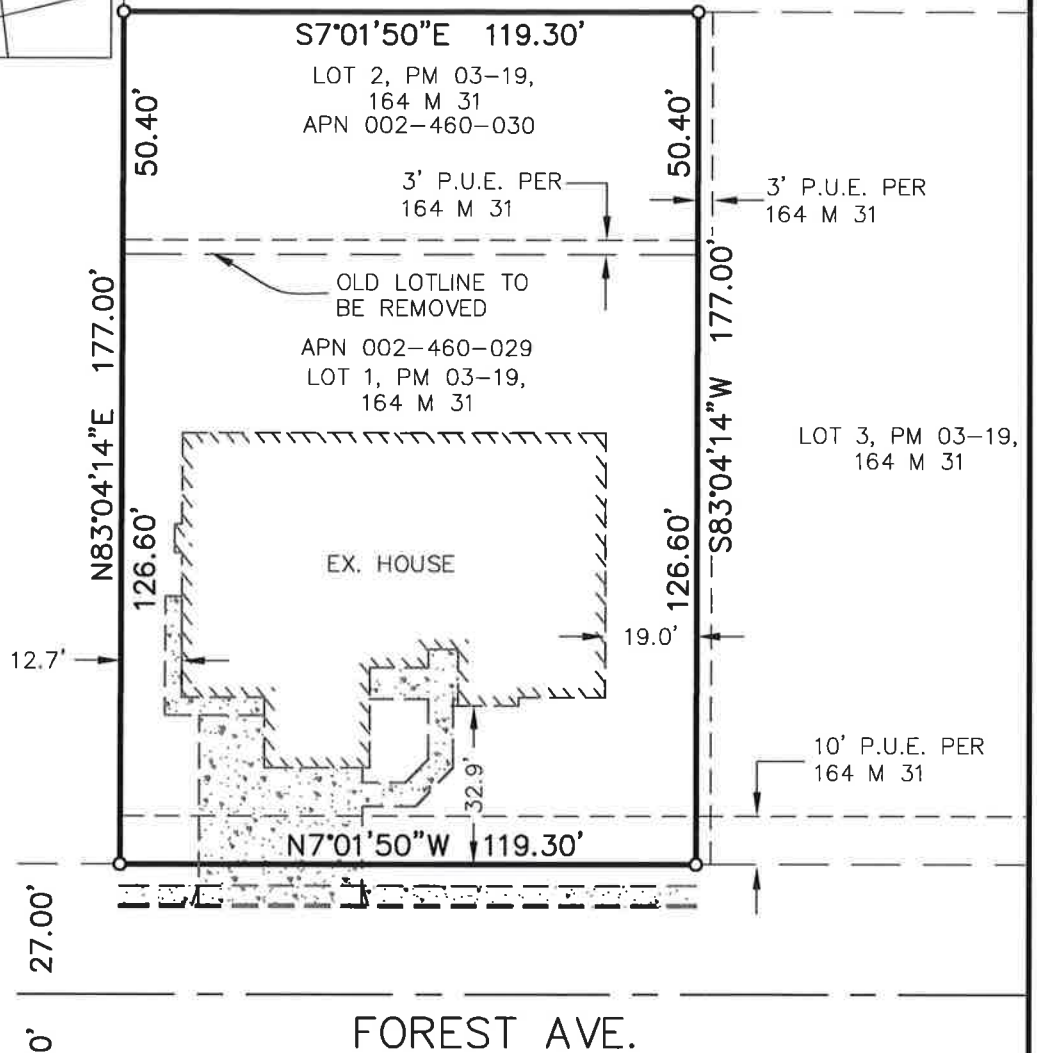
THIS PLAT IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.

PROJECT LOCATION



VICINITY MAP NTS

BEING A MERGER OF LOT 1 AND LOT 2 OF PARCEL MAP 03-19 IN BOOK 164 OF MAPS, PAGE 32, OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA.



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JOB NO. 18-045

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE MARCH 2018  
CHECKED \_\_\_\_\_ SCALE 1"=40'  
APPROVED \_\_\_\_\_  
PUBLIC WORKS DIRECTOR

CERTIFICATE OF MERGER  
NO. 18-03  
MINTON

EXHIBIT  
"B"

SHEET 1 OF 1

**EXHIBIT C**

**LEGAL DESCRIPTION  
MINTON PARCEL MERGER 18-03**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2, AS SHOWN ON PARCEL MAP 03-19, FILED FOR RECORD IN THE OFFICE OF THE BUTTE COUNTY RECORDER ON JUNE 22, 2005 IN BOOK 164 OF MAPS AT PAGES 31 AND 32, MERGED INTO A SINGLE PARCEL.



MICHAEL L. MAYS, PLS 6967  
NORTHSTAR



*4-23-18*

DATE