



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 8/10/2023) DATE: July 28, 2023
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: EXT 23-02, -03
SUBJECT: Meriam Park Vesting Tentative Subdivision Maps, Phase 5, 6, 7 & 8 (S 08-04); Phases 1-4, & 9-10 (S 09-01); Phase EB (S 19-04); and North (S 20-01)
Extension of Time Request

REQUEST

The applicant submitted a timely request on 5/18/2023 for an extension of time in which to file the final maps for the following tentative maps:

- Meriam Park Vesting Tentative Subdivision Maps Phase 5, 6, 7, and 8 (S 08-04),
- Phase 1-4, 9 and 10 (S 09-01),
- Phase EB (19-04), and
- Meriam Park North (S 20-01).

BACKGROUND/ANALYSIS

The 270-acre Meriam Park site is located west of Bruce Road, north of East 20th Street, south of State Route 32, and east of Bedford Drive, in southeast Chico (see Location Map, **Attachment A**).

The City Council has approved all four maps at the following dates listed below.

- S 08-04 – (Amended) Meriam Park Phase 5, 6, 7, & 8 – Approved September 10, 2018,
- S 09-01 - (Amended) Meriam Park Phase 1-4 & 9-10 – Approved June 16, 2016, Extended
- S 19-04 – Meriam Park Phase EB – Approved May 21, 2020
- S 20-01 – Meriam Park North - Approved May 21, 2020

All of these map approvals were extended by recording a map phase (S 08-04 and S 20-01), or by the COVID-19 emergency declaration which all resulted in expiration dates on or after July 14, 2023.

The applicant has requested that all four maps are extended in life of the Development Agreement for Meriam Park, or August 8, 2032. The MAC may extend the life of the maps to the life of the Meriam Park Development Agreement per the Subdivision Map Act Section 66452.6(a)(1). Planning staff recommends that all four maps be extended to 8/8/2023.

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously analyzed in the Meriam Park EIR which was certified by the City Council and that no further environmental review is required pursuant to Section 1516 of CEQA Guidelines; and (2) approve extending the life of the maps till 8/8/2032 for Meriam Park Vesting Tentative Subdivision Maps Phase 5, 6, 7, and 8 (S 08-04), Phases 1-4, 9 and 10 (S 09-01), Phase EB (19-04), and Meriam Park North (S 20-01).

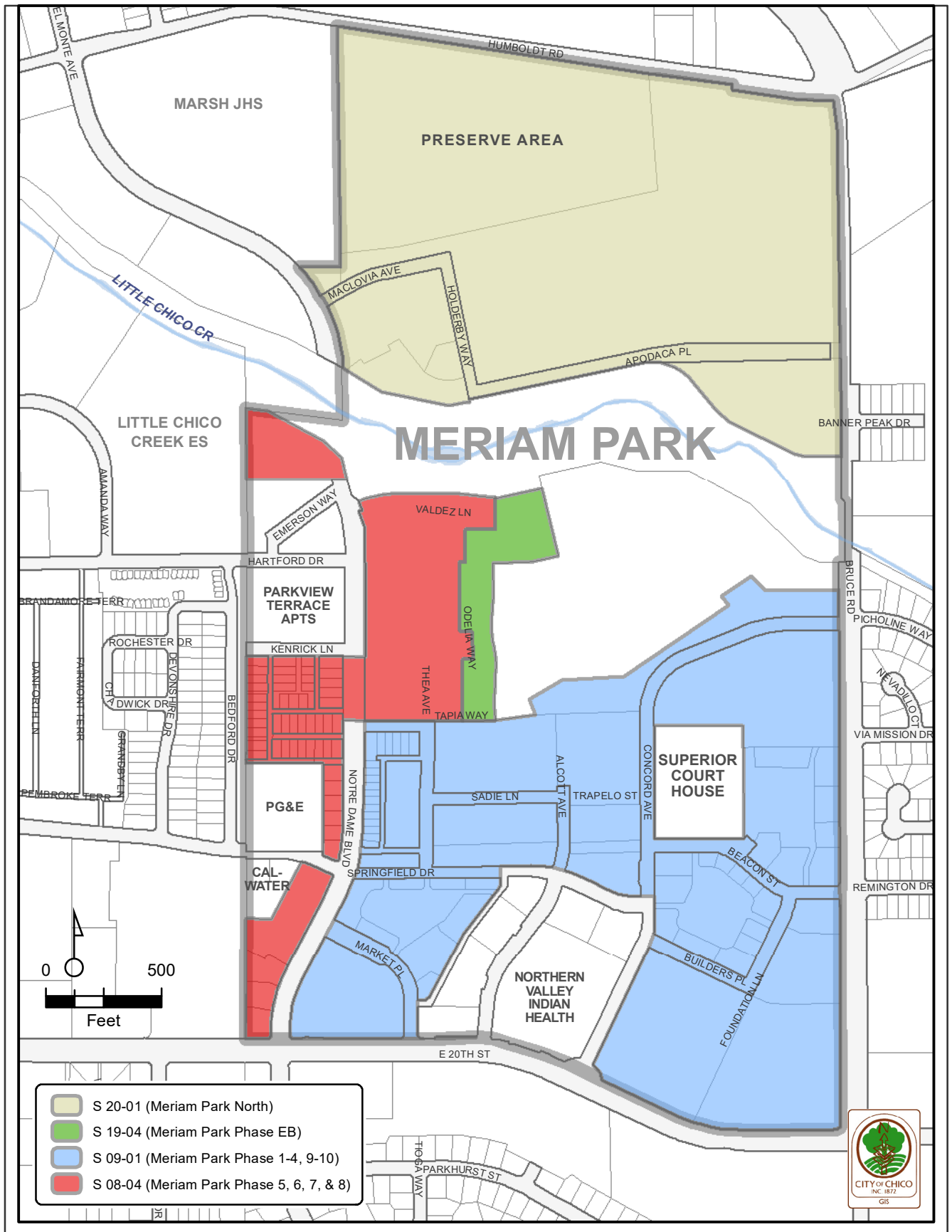
1. All conditions of approval shall apply as set forth in City Council resolutions No. 16-07, 18-05, 20-06, and 20-07.

ATTACHMENTS

A. Location Map

DISTRIBUTION

cc: Mark Herrick, mherrick@northstarae.com



Extension of Time Request for Meriam Park Subdivisions:
 S 08-04, S 09-01, S 19-04, and S 20-01