



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 08/10/23) DATE: July 25, 2023  
FROM: Madison Driscoll, Assistant Planner 879-6810 FILE: MLD 23-02  
SUBJECT: Minor Land Division 23-02 (Leiker) – 2991 Esplanade, APN 006-330-006

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## **REQUEST**

A request to divide an existing 0.82 acre parcel into two separate lots. The project site is a square parcel on the southwest corner of Esplanade and West Shasta Avenue (see Location Map, **Attachment A**). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and zoned CC-AOD, -COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlay).

## **BACKGROUND/ANALYSIS**

The subject parcel is currently developed with two commercial buildings containing a restaurant, pet groomer, and hair salon. The associated parking lot provides adequate parking spaces for all three businesses. As proposed, resultant Parcel A would be 17,754 square feet and Parcel 2 would be 18,022 square feet (see **Attachment B**, Plat). Each resultant parcel would contain one existing commercial building, no new construction is proposed.

Staff recommends that the project to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions), which applies to “the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels and the parcels does not have an average slope greater 20 percent.”

## **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 23-02 (Leiker), subject to the following conditions:

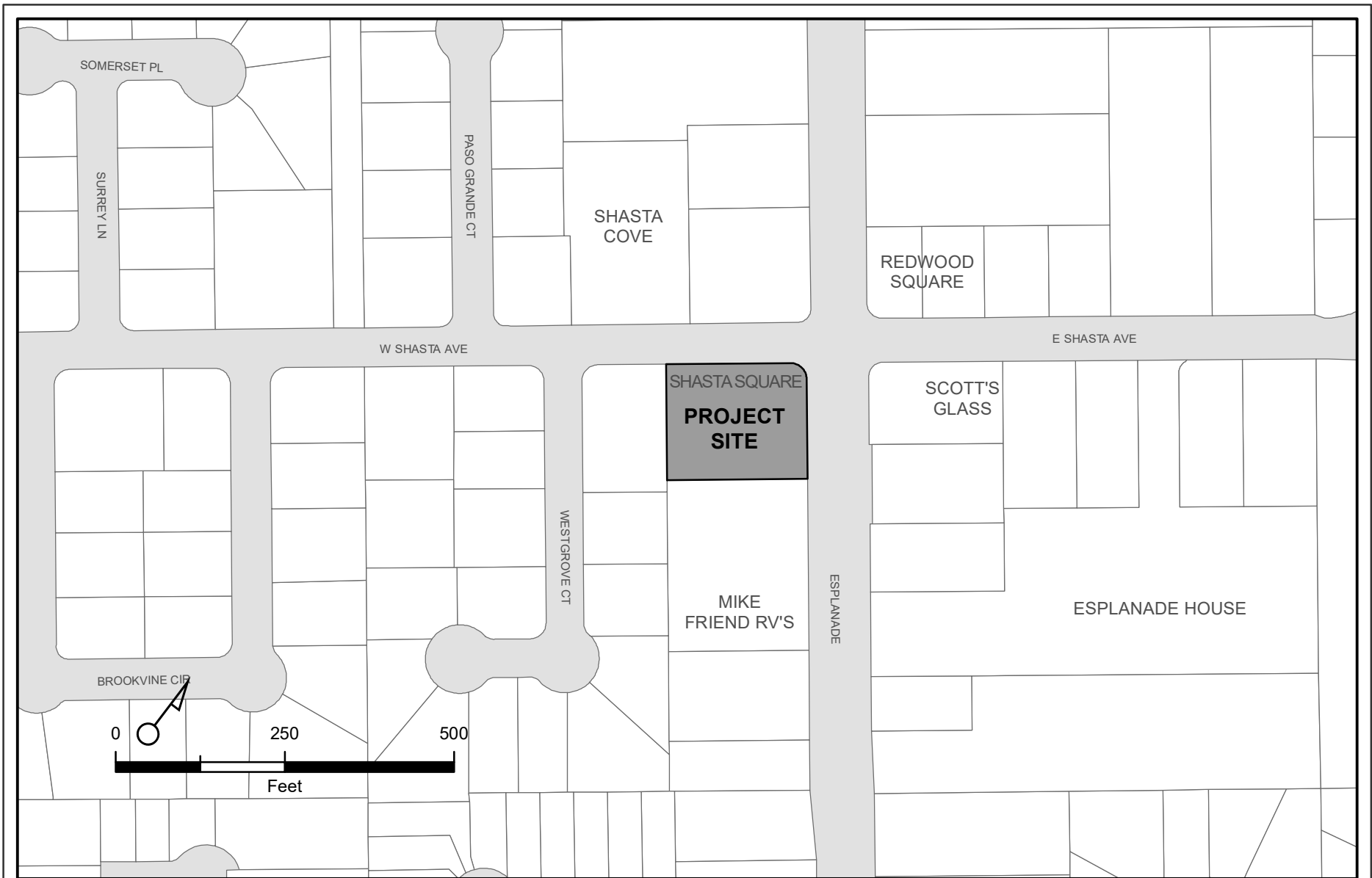
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder’s office with evidence of the required tax deposit made to Butte County.
2. Resubmit plat to the satisfaction of the Public Works Director, properly labeling the title of the Plat.

## **ATTACHMENTS**

- A. Location Map
- B. Plat

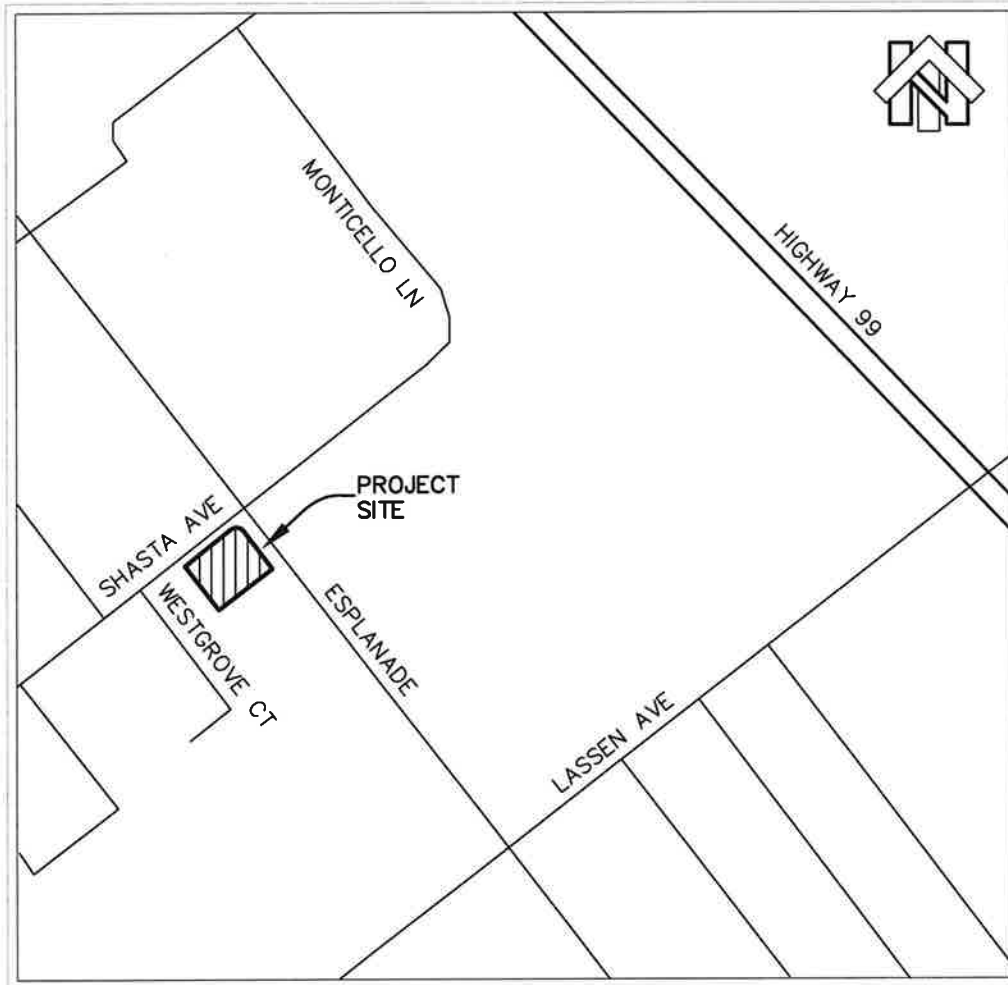
## **DISTRIBUTION**

cc: Nicole Ledford, 11 Mission Ranch Blvd, Ste 100, Chico, CA 95926  
Mark Leiker, 2991 Esplanade, Ste 110, Chico, CA 95973  
MLD 23-02 File



MLD 23-02 (Leiker)  
 2991 Esplanade  
 APN 006-330-006-000





**VICINITY MAP**

NOT TO SCALE



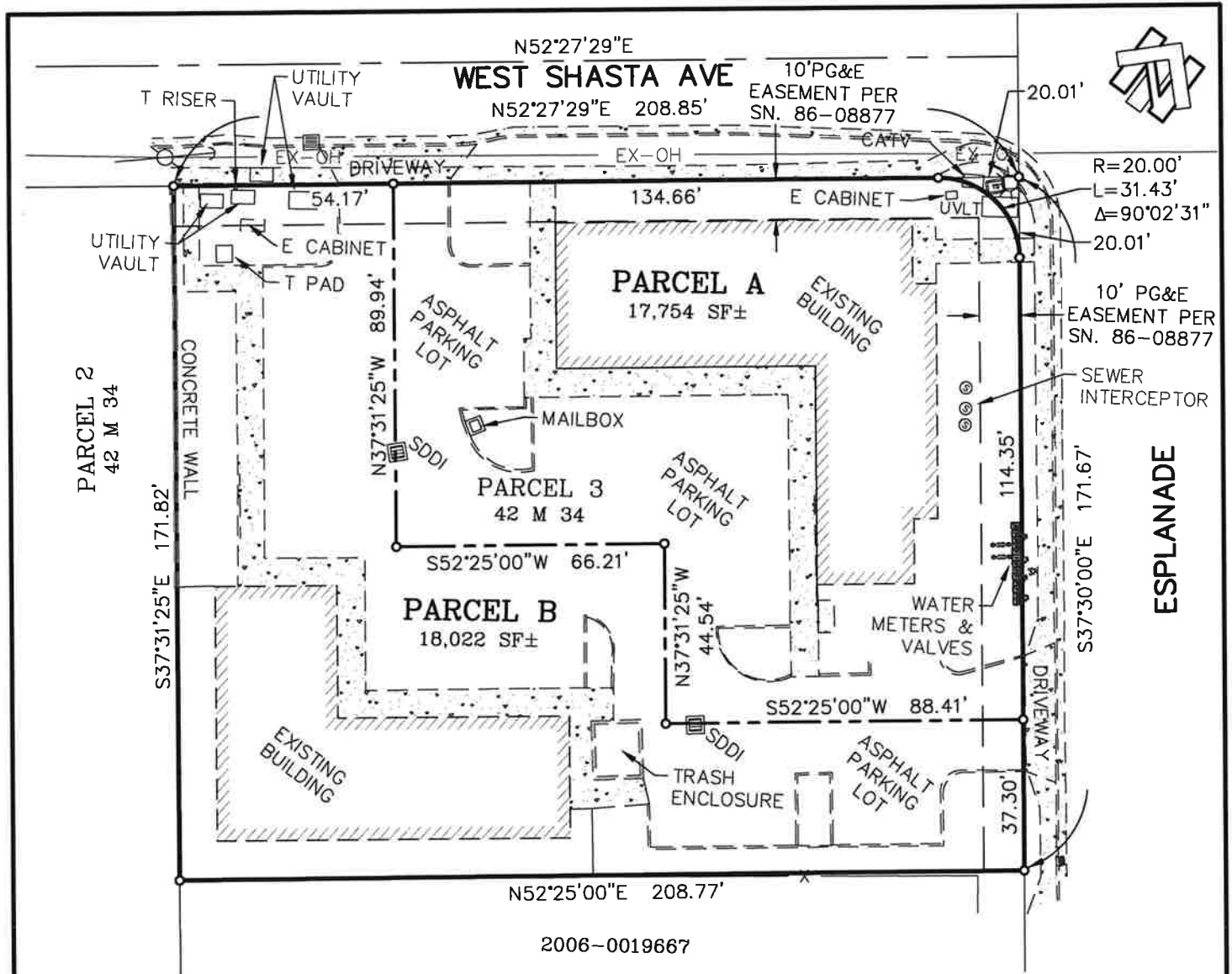
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1800 www.northstareng.com

**NOTES:**

1. EXISTING AND PROPOSED ZONING: CC – COMMUNITY COMMERCIAL
2. EXISTING AND PROPOSED USE: RETAIL/OFFICE SPACE
3. PROPOSED IMPROVEMENTS: NONE

PROJECT #23-027

|  |  |                             |  |
|--|--|-----------------------------|--|
| <b>CITY OF CHICO</b>   |  | <b>ENGINEERING DIVISION</b> |  |
| DRAWN BY <u>  TDA  </u> DATE <u>  APRIL 2023  </u><br>CHECKED BY <u>  MRH  </u> SCALE <u>  1"=40'  </u><br>APPROVED _____<br>PUBLIC WORKS DIRECTOR | MINOR LAND DIVISION<br>NO. ___-___<br>LEIKER | EXHIBIT<br>"B"              |  |
|  |  | SHEET 2 OF 2                |  |



**ABBREVIATIONS**

- CATV CABLE TELEVISION
- E ELECTRIC
- SDDI STORM DRAIN INLET
- T TELECOMMUNICATIONS
- UVLT UNDERGROUND UTILITY VAULT

**LEGEND**

- PARCEL BOUNDARY
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- E-OH EXISTING OVERHEAD UTILITY LINE



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**ENGINEERING DIVISION**

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SHEET 2 OF 2