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**CITY OF CHICO  
MAP ADVISORY COMMITTEE  
AGENDA****Thursday, April 12, 2018 – 11:00 a.m.  
Municipal Center - 411 Main Street – Engineering Conference Room**

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The following items will be considered at the Map Advisory Committee meeting on Thursday, April 12, 2018.

- 1. Boundary Line Modification 18-02 (Chico Rancheria) 1075 E 20<sup>th</sup> Street, 594 & 596 E. 21<sup>st</sup> Street, APNs: 005-550-036; 005-443-035; 005-443-036; 005-440-999** - A request to approve a Boundary Line Modification (BLM) located at the apex of E. 21<sup>st</sup> Street and Elm Street, at the southwesterly corner of the Sierra Nevada Brewery campus. The parcels involved are developed with duplex homes and the Sierra Nevada Brewery and Tap House. The proposal would shift the existing boundary line that separates two duplexes in the Sunrise Court Planned Unit Development (PUD) from the Sierra Nevada Brewery campus approximately 22.5 feet to the north. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve BLM 18-02 (Chico Rancheria). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).
- 2. Certificate of Merger 18-01 (Enloe Medical Center) W. 5<sup>th</sup> Avenue and W. 6<sup>th</sup> Avenue; APNs 003-023-021; 003-023-022**: -A request to merge two parcels located on the block between W. 5<sup>th</sup> Avenue, W. 6<sup>th</sup> Avenue, Arcadian Avenue and Enloe Hospital. The subject parcels are designated Public Facilities and Services on the General Plan Land Use Diagram and are located within the PQ (Public/Quasi Public Facilities) zoning district. The proposed merger would allow Enloe Hospital to pursue a boundary line modification to accommodate future development of the site with an improved parking lot and recreational park facility. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule Exemption). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).
- 3. Minor Land Division 18-01 (Gonzales) 495 Ryan Avenue; APN 047-560-120**: A request to divide an existing 4.6-acre parcel into two separate lots. The subject parcel is designated Manufacturing and Warehousing (M&W) on the City of Chico General Plan Diagram, and located in an Airport, Manufacturing/Industrial (AM) zoning district with an Airport Overflight Zone C overlay (AOC). The site is located on the south side of Ryan Avenue, between Cohasset Road and Marauder Street, and contains Fifth Sun, a clothing screen-printing and design business. The proposed division would split the now undeveloped portion of the site from the developed portion resulting in a new 0.97-acre parcel and reducing the original parcel to 3.65 acres. The project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at 530-879-6810 or [kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov).

Any person or persons dissatisfied with a Map Advisory Committee decision may appeal that decision to the Planning Commission within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Map Advisory Committee in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Map Advisory Committee at, or prior to, the public hearing.

Materials related to an item on this agenda submitted to the Map Advisory Committee after distribution of the agenda packet are available for public inspection in the Planning Services Division at 411 Main Street, Chico, CA during normal business hours.



*Please contact the City Clerk at 530-896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.*