



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 4/13/2017) DATE: 2/06/2017
FROM: Shannon Costa, CDT (879-6506) FILE: S 09-01
SUBJECT: Meriam Park Vesting Tentative Subdivision Map, Phases 1-4, 9 and 10
Extension of Time Request

REQUEST

The applicant submitted a timely request on 12/14/2017 for an extension of time in which to file final maps for the Meriam Park Vesting Tentative Subdivision Map Phases 1-4, 9 and 10 (S 09-01). The site is designated Special Mixed-Use on the General Plan diagram and is zoned TND (Traditional Neighborhood Development).

BACKGROUND/ANALYSIS

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

The City Council approved the map at its 2/02/2010 meeting resulting in an initial expiration date of 02/02/2013. Two State legislative map extensions in 2011 and 2013 have extended the life of the map for four years, resulting in an expiration date of 2/02/2017.

The applicant has requested a six year extension of time pursuant to SMA Section 66452.6(e). The MAC may extend the time for expiration of tentative maps for a period or periods not to exceed a total of sixty (60) months (five years), or for the term of the Development Agreement. Planning staff recommends that the MAC approve a 24-month (two years) extension of time

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 15162 of the CEQA Guidelines; and (2) approve a two year extension of time for the Meriam Park Subdivision Phases 1-4, 9 and 10 (S 09-01) subject to the following condition:

1. All conditions of approval as set forth in City Council Resolution No. 07-10, adopted on February 02, 2010 shall apply.
2. Map shall expire on 2/02/2019 unless extended upon request of the owner by the City pursuant to Chico Municipal Code 18.24.030.

ATTACHMENTS

- A. Location Map

DISTRIBUTION

cc: NorthStar Engineering, Attn: Mark Herrick, 111 Mission Ranch Blvd, suite 100, Chico, CA 95926
Gonzales Development, LLC, 1262 Humboldt Ave, Chico, CA 95972
File S 09-01



S 9-01 Meriam Park Vesting Tentative Subdivision Map Phases 1-4, 9 and 10
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