



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/09/2020) DATE: December 18, 2019
FROM: Kelly Murphy, Project Planner (879-6535) FILE: PM 16-03
SUBJECT: AA Land & Cattle LLC Parcel Map – Extension of Time Request

REQUEST

The applicant submitted a timely request on 11/13/19 for an extension of time in which to file final maps for the AA Land and Cattle LLC Parcel Map (PM 16-03). The site is identified as Assessor Parcel Number 003-393-008, designated Low Density Residential on the General Plan Land Use Diagram, and located in the R1 (Low Density Residential) zoning district.

BACKGROUND/ANALYSIS

The subject site is located on the northwest corner of East 8th Avenue and Spruce Avenue (see Location Map, **Attachment A**). The parcel map was approved by the Planning Commission on 12/15/2016, resulting in an initial expiration date of 12/15/2019 (see Resolution 16-22, **Attachment B**). In accordance with the Subdivision Map Act (SMA), prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied.

The applicant has requested a three-year extension of time for PM 16-03. 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 seventy-two (72) months (six years). Since the MAC has not taken any prior action on this map, the applicant has the ability to request additional extensions if necessary.

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously analyzed and adopted by the Planning Commission and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines; and (2) approve a three year extension of time for the AA Land and Cattle LLC Parcel Map (PM 16-03) pursuant to SMA 66452.6(e), resulting in a new expiration date of 12/15/2022, subject to the following condition:

1. All conditions of approval shall apply as set forth in Planning Commission Resolution No. 16-03, adopted on December 15, 2016.

ATTACHMENTS

- A. Location Map
- B. Planning Commission Resolution No. 16-22

DISTRIBUTION

cc: W. Gilbert Engineering, 140 Yellowstone Drive, Suite 110, Chico, CA 95973
AA Land & Cattle Co. LLC, 216 Centennial Avenue, Chico, CA 95928
Brendan Vieg, Community Development Deputy Director
Mike Sawley, Senior Planner
Project File PM 16-03