
CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA

REGULAR MEETING OF THURSDAY, NOVEMBER 13, 2025
Municipal Center- 411 Main Street- Engineering Conference Room, 2nd Floor
At 11:00 a.m.

The following items will be considered at this Map Advisory Committee meeting:

1. **[Vesting Tentative Parcel Map 24-04 \(2280 Nord Avenue; Epick Homes\); 2280 Nord Avenue, APN 042-140-177](#)**: A request to divide an existing 5.9-acre parcel into three separate parcels of 0.94, 0.46, and 4.4 acres. The project site is located on the northwest side of West Lindo Avenue, between Nord Avenue/Highway 32 and Union Pacific Railroad. The site is designated Industrial Office Mixed Use on the General Plan Land Use Diagram and is zoned Industrial Office Mixed Use with the Airport Overflight Zone C and Corridor Opportunity Site overlays (IOMU-AOC, -COS). The parcel currently contains a single-family home and an empty field that was previously an orchard. No development is proposed at this time. The project is categorically exempt from environmental 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 Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Any person or persons dissatisfied with a Map Advisory Committee decision may appeal that decision to the City Council 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 Department 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.