



**CITY OF CHICO  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the City of Chico Planning Commission will hold a public hearing on **Thursday, October 07, 2021, at 6:00 p.m.** in the City Council Chambers located at 421 Main Street, regarding the following project:

**BCM Construction on Morrow Lane (GPA 19-02/RZ 19-02, AR 21-01) 3713 Morrow Lane Chico, Butte County, CA; APN: 040-030-046**

The project includes two main components:

- (1) A General Plan Amendment and rezone (GPA/RZ) to reconfigure open space zoning associated with a remnant stream corridor that traverses the site, and
- (2) Development of the 3.5-acre site with two warehouse buildings and associated site improvements, including parking spaces, trash enclosures, a crossing of the open space, and storm drainage facilities. The proposed warehouse buildings would be approximately 17,750 and 15,000 square feet in size. The larger building (Building A) would be in front, nearest Morrow Lane, and Building B would be situated down Comanche Court, south of the channel. The site is currently designated Manufacturing and Warehousing (2.75 acres) and Primary Open Space (0.38 acres) on the General Plan Land Use diagram and zoned ML (Light Manufacturing) and OS1 (Primary Open Space). The proposed rezone would reconfigure and retain 0.38 acres of OS1 zoning, conforming to the project design and centering the open space over the former stream channel.

An initial study for environmental review has been prepared for the project. Based upon the information contained within the initial study, Planning staff is recommending that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) be adopted for the project pursuant to the California Environmental Quality Act (CEQA). An MND is a determination that a project will not have a significant impact on the environment with the incorporation of mitigation measures. **A 30-day public review period is being conducted on the proposed MND, to begin on Wednesday, September 1, 2021, and end at 5:00 p.m. on Friday, October 1, 2021.** During this time period, the initial study, mitigated negative declaration and all documents referenced therein shall be available for public review at the City of Chico Planning Division, 411 Main Street, Second Floor, Chico, California, 95928, Monday through Friday from 8:00 a.m. to 5:00 p.m. The initial study and MND will also be available for review on the City's website at: <https://chico.ca.us/public-review-documents-current-projects>.

Any person may appear and be heard at the public hearing. The Planning Commission may not have sufficient time to fully review materials presented at the public hearing. Interested parties are encouraged to provide written materials at least 8 days prior to the public hearing to allow distribution with the Planning Commission's agenda packet and thus, adequate time for the Planning Commission to review. All written materials submitted in advance of the public hearing must be submitted to the City of Chico Community Development Department, 411 Main Street, Second Floor, or mailed to P.O. Box 3420, Chico, CA 95927. Written materials should refer to the specific public hearing item listed above.

In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission 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 Planning Commission at, or prior to, the public hearing.

**E/R PUBLISH: Wednesday, September 01, 2021**