



**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, January 18, 2024, at 6:00 p.m.** in the City Council Chambers located at 421 Main Street, regarding the following project:

**Orchard Creek Estates (GPA 22-04, RZ 22-02, ANX 22-01a, SUB 22-01) 2516, 2608, and 2676 Nord Avenue, 1181 Henshaw Avenue, and 1110 W. East Avenue, Chico; APNs: 042-070-196, 042-070-197, and 042-740-020:**

The project includes two main components:

1. A General Plan Amendment and rezone of a 20-acre site comprising three parcels, located within unincorporated Butte County, California, and annexation of the site into the city limits of the City of Chico. The Masonic Family Center located at 1110 W. East Avenue would be zoned PQ (Public/Quasi Public Facilities), reflecting a continuation of the existing use, and the two former walnut orchard parcels would become zoned R1 (Low Density Residential), consistent with the proposed subdivision, and
2. A subdivision of 15-acres (APNs 042-070-196 and 042-740-020) to create and improve 74 lots with internal streets developed consistently with City standards. Four of the five existing residences would be retained within the proposed subdivision and most of the existing trees would be removed to accommodate the subdivision improvements.

The Planning Commission is asked to make a recommendation regarding the General Plan Amendment, rezone and subdivision which will be considered by the City Council at a future meeting along with the annexation request.

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 Program (MMP) 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 specified mitigation measures. **A 30-day public review period is being conducted on the proposed MND, to begin on Friday, December 15, 2023, and end at 5:00 p.m. on Tuesday, January 16, 2024.** During this time period, the initial study, mitigated negative declaration and 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 upon request, email [zoning@chicoca.gov](mailto:zoning@chicoca.gov)

Any person may appear and be heard at the public hearing. Any person may submit written comments prior to the meeting, as the Planning Commission (PC) may not have sufficient time to fully review written materials presented at the public hearing. All written materials submitted in advance of the public hearing must be emailed to the address above or 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: Saturday, December 16, 2023**