



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

Planned Development Permit 23-01 (2240 Nord Avenue Apartments); APNs: 042-140-175 and 042-140-174: A proposal for construction of a two-story 208-unit apartment complex on an 11.77-acre site at the northeastern corner of West Lindo Avenue and Nord Avenue/Highway 32. The site is designated Medium Density Residential and Neighborhood Commercial on the General Plan Land Use Diagram. The site is zoned R2 (Medium Density Residential) and CN (Neighborhood Commercial) with -AOD (Airport Overflight Zone D), -COS (Corridor Opportunity Site), and -SD5 (Special Design District Westside Place) overlays. **Questions regarding this project may be directed to Associate Planner Madison Driscoll at madison.driscoll@chicoca.gov or (530) 879-6810.**

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, April 26, 2024, and end at 5:00 p.m. on Tuesday, May 28, 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 for review on the City's website at: <https://chico.ca.us/Departments/Community-Development/Planning-Division/Current-Projects/index.html>

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: Friday, April 26, 2024