



**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, September 5, 2024, at 6:00 p.m.** in the City Council Chambers located at 421 Main Street, regarding the following project:

Bell-Muir SPA Dissolution (GPA/RZ 24-02) and Autumn Leaf Estates Subdivision (ANX 24-01, SUB 24-01), located generally east of the Union Pacific Railroad mainline and Muir Avenue, south of Bell Road, west of Alamo Avenue, and north of Henshaw Avenue, APNs various:

The project includes two main components:

1. A General Plan Amendment and Rezone (GPA/RZ 24-02) to remove the Bell-Muir Special Planning Area (SPA) designation and requirements identified in the 2030 Chico General Plan. The GPA/RZ would change the City's Land Use Designation of "Special Planning Area" to "Low Density Residential," change the City's pre-zoning of "SPA" to "R1" (Low Density Residential) and amend General Plan text that refers to the Bell-Muir SPA. The existing commercial Designation and zoning for APN 042-050-082 would not change, and
2. A Vesting Tentative Subdivision Map (SUB 24-01) and Annexation (ANX 24-01) of APNs: 042-020-009 and 042-020-105, located at 1124 Henshaw Avenue and 2870 Nord Avenue, within the Bell-Muir SPA, just outside of the city limits of Chico. The subdivision would divide 20 acres into 68 individual single-family residential lots and a parcel dedicated to stormwater retention. The annexation is a request that the City Council adopt a resolution directing staff to initiate annexation proceedings for the subdivision area.

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 Saturday, July 27, 2024, and end at 5:00 p.m. on Monday, August 26, 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. 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. Approximately seven days prior to the meeting, Planning Commission agendas and links to the staff reports are available at City's Boards, Commissions, and Committees webpage or at the following link - https://chico-ca.granicus.com/ViewPublisher.php?view_id=2.

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, July 27, 2024