



**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, May 16, 2024, at 6:00 p.m.** in the City Council Chambers located at 421 Main Street, regarding the following project:

Parcel Map 18-01 (Eshoo); APN: 002-160-076 located at the northwest corner of Bruce Road at State Route 32 in Chico, CA: The project would subdivide a 20-acre parcel into four separate parcels that coincide with existing zoning district boundaries within the site. The four resultant parcels would consist of the following: (1) Parcel 1 (11.8 acres) includes a 6.6-acre portion of the site zoned R3 (Medium-High Density Residential) and 4.7 acres of R4 (High Density Residential). Parcel 1 would also include fractions of other zoning districts, totaling 0.5 acres, to accommodate a new private road and new bridge over Dead Horse Slough to provide access to Parcel 1; (2) Parcel 2 is 2.2 acres and includes a portion of the site zoned CC (Community Commercial), located at the corner of the project at Bruce Road and SR 32; (3) Parcel 3 is 0.6 acres and includes a portion of the site zoned CC (Community Commercial), located between the new entrance/extension of Sierra Sunrise Terrace; and (4) Lot A is 5.5 acres and comprises 3.1 acres of OS1 (Primary Open Space) and 2.4 acres of OS2 (Secondary Open Space). Lot A is proposed to be preserved by a conservation easement. There are no development plans at this time. **Questions regarding this project may be directed to Principal Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.**

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 Wednesday, April 10, 2024, and end at 5:00 p.m. on Friday, May 10, 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, 95927, 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.

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, April 10, 2024