

In The Matter Of:

Stonegate Vesting Tentative Subdivision Map Meeting

July 12, 2016

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CITY OF CHICO COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
JOINT MEETING

PUBLIC HEARING ITEM:
STONEGATE VESTING TENTATIVE
SUBDIVISION MAP AND GENERAL PLAN
AMENDMENT/REZONE
DRAFT ENVIRONMENTAL IMPACT REPORT

CITY COUNCIL CHAMBERS
421 MAIN STREET
CHICO, CALIFORNIA

TUESDAY, JULY 12, 2016
5:30 P.M.

PATRICIA F. GONZALEZ
CERTIFIED SHORTHAND REPORTER
LICENSE NO. 11256

GONZALEZ & ASSOCIATES COURT REPORTERS
P.O. BOX 1858
Marysville, California 95901

1 APPEARANCES

2
3 CITY EIR PROJECT MANAGER:

4 BOB SUMMERVILLE, AICP

5
6 WRA, INC. EIR CONSULTANTS:

7 JONATHAN HIDALGO, AICP

8 DR. AMANDA MCCARTHY

9
10 AUDIENCE PARTICIPANTS:

11
12 Christopher Michaels

13 Marion Larsen

14 Barbara Castro

15 Stephanie Brooner

16 Natalie Carter

17 Elizabeth Deveraux

18 Patty Moriarty

19 Brent McCarthy

20 Kathleen Faith

21 Bill Jemison

22 Gary Daugherty

23 Lydia Agurkis

24 Nora Todenhagen

25 Jim Matthews

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APPEARANCES CONTINUED

AUDIENCE PARTICIPANTS

- Marcia Tarabini
- Melanie Kendrick
- James Brobeck
- Sherry Staser
- Caroline Burkett
- Barbara O'Brien
- Michele Contestable
- Joe Giannola
- Jacob Sams
- Paul Coots
- Julie Kistle

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1 PROCEEDINGS

2 (Time Noted: 5:40 P.M.)

3 MR. SUMMERVILLE: Hello. My name is Bob
4 Summerville. I'm the senior planner here for the
5 City of Chico, and I'm the manager for the Stonegate
6 Project. The meeting tonight is a scoping session
7 for the Environmental Impact Report, EIR.

8 We have the EIR consultants right here
9 today, Jonathan Hidalgo and Amanda McCarthy. They're
10 going to make a presentation on the project
11 description and give a brief PowerPoint.

12 The purpose of the meeting tonight is just
13 to take comments on issues that will be analyzed in
14 the Environmental Impact Report. We're not here to
15 talk about the merits of the project. We're just
16 here to talk about what you all believe should be
17 specific issues to be analyzed in the environmental
18 review.

19 There's no decisions made here this evening.
20 We're just gathering information. You've all
21 probably received a notice of preparation in the mail
22 or saw the paper. So there's an ongoing review
23 period for you all to gather your comments and your
24 thoughts tonight and present them. And then the
25 review period will continue for another few days, I

1 believe. I'll let Jonathan tell you exactly how many
2 more days to go.

3 So the ground rules for this evening,
4 anybody who wishes to speak, may do so. You'll have
5 three minutes. Very similar to a city counsel or
6 planning commission meeting. I'll have --
7 unfortunately, nobody can see the stoplight except
8 me. I'll be running it up there. There will be
9 comment cards on the back table and some up here as
10 well (indicating).

11 So if you would fill that out and then we
12 will have a record of who you are, and you'll be on
13 the list for notification for hearings and such. So
14 I think that's about it. Let me look at my notes
15 here.

16 Again, you'll have three minutes to speak,
17 similar to a city counsel or planning commission
18 meeting. I'll let you know when you can begin. And
19 then when you have one minute left, I'll give you the
20 high sign that you have one minute, and then when
21 you're on the third minute, I'll just let you know.

22 And I'm going to let the consultants fill
23 you in on a little bit more. Again, this is -- we're
24 very early in the process of this project. We
25 received the applications in the fall last year. So

1 we're looking at getting through the Environmental
2 Impact Report. This is a component of that whole
3 process. And then later on, perhaps even August of
4 this year, there will be an administrative draft
5 issued on the EIR. That's just a fraternal side
6 copy.

7 And then later on, there will be a draft
8 released to the public, and that's the copy you all
9 can comment on.

10 So with that, I'm going to turn it over to
11 WRA, our consultants, and let them make a PowerPoint
12 presentation.

13 AMANDA MCCARTHY: Thank you all for coming
14 this evening. My name is Amanda McCarthy, as Bob
15 said. I'm a principal at WRA and overseeing all of
16 our CEQA analysts on the project.

17 AUDIENCE PARTICIPANT: Louder, please.

18 AMANDA MCCARTHY: Sorry?

19 AUDIENCE PARTICIPANT: We can't hear you.

20 (Adjusting mic.)

21 AMANDA MCCARTHY: Is that better?

22 (Audience in agreement.)

23 AMANDA MCCARTHY: So I am the principal in
24 charge on the project with WRA. We are a small
25 environmental consulting firm based in San Rafael.

1 We've been doing biology permitting for 35 years and
2 also have a team of analysts who understand CEQA, the
3 California Environmental Quality Act.

4 Jonathan Hidalgo, sitting next to me, will
5 be in charge of the project from CEQA perspective
6 working with Bob.

7 JONATHAN HIDALGO: Can everyone hear me all
8 right?

9 (Audience participants respond.)

10 JONATHAN HIDALGO: As Amanda mentioned, I'm
11 Jonathan Hidalgo. I'm an associate environmental
12 planner at WRA. I'll be the CEQA lead on this
13 project.

14 The City of Chico has hired us to prepare an
15 Environmental Impact Report to address the potential
16 significant impacts with the Stonegate Vesting --
17 Tentative Vesting Subdivision Map Project.

18 We have a team of environmental specialists
19 working with us including geologists, hydrologists,
20 cultural resource experts, transportation engineers
21 and planners.

22 If you haven't already done so, I'd like to
23 invite you in the back of the room to fill in the
24 sign-in sheet. Please print as legibly as possible,
25 and we will use this to supplement our notification

1 list that we have already prepared based on personals
2 and street addresses, and we can use this to make
3 sure going forward -- if you're not already on the
4 list -- that you'll get any project details going
5 forward.

6 I would also like to invite you to fill out
7 a speaker slip which can be found here and in the
8 back room if you'd like to speak later this evening.

9 AUDIENCE PARTICIPANT: What do we do with
10 them?

11 JONATHAN HIDALGO: You'll be handing them in
12 to us a little bit later on. We will go over rules
13 at the very end. You should have found an agenda in
14 your seats when you sat down tonight.

15 If you do not have an agenda, there should
16 be more in the back of the room or in an adjacent
17 seat that has not been filled already.

18 At this time, I want to briefly go over the
19 format of tonight's meeting. I'll briefly describe
20 the purpose of the scoping meeting, going through the
21 environmental review process, discuss brief project
22 description, and then we will move on to the public
23 comment portion.

24 I ask that you please hold all of your
25 questions and comments until we get to that public

1 comment portion. As you can see, we have a number of
2 individuals here, and we want to make sure everyone
3 has a chance to comment.

4 So the purpose of tonight's meeting is to
5 give you, the public, and applicable regulatory
6 agencies a chance to comment on the scope of the EIR.

7 And by "scope," I mean what areas are
8 covered in the EIR, potential litigation measures
9 that we can use in the EIR and project alternatives
10 that can be used with it.

11 As you may know or have already received, a
12 Notice of Preparation was sent out on June 20th to
13 everyone. That kicked off a 30-day public comment
14 period which will end on July 21st. We ask that you
15 please send in all comments to Mr. Summerville, who
16 you just heard speak. You can find Bob's address on
17 your agenda, the Notice of Preparation, and on the
18 comment cards that are found in the back of the room.
19 You can also find it on the City of Chico's Planning
20 Services website. A copy of the NOP and the initial
21 study are already up. You still have about a week
22 following this meeting to comment.

23 And as you may have observed, over here we
24 have a court reporter with us taking notes. So all
25 of your comments tonight will be considered as part

1 of the scoping process.

2 I will now give you a brief overview of the
3 Environmental Review Process. We're in the NOP
4 stage.

5 In about ten weeks, mid-August, we will
6 submit a draft EIR to the public. And this draft EIR
7 will cover potential impacts of the project and
8 mitigation measures to either reduce, minimize, or
9 avoid impacts.

10 When that draft EIR is sent out, it will
11 also include project alternatives that will, again,
12 look at potential impacts and ways to minimize,
13 reduce, or minimize impact -- or avoid impacts, and
14 whether or not they comply with the overall project's
15 objectives.

16 When that draft EIR is issued, it will kick
17 off a 45-day public comment period. During that 45
18 days, we will ask individuals of the public to please
19 comment on the adequacy of the EIR.

20 And so to give you a little more context of
21 the EIR, it's an informational document. No full
22 decision is made by the EIR. That will ultimately be
23 up to the City decision makers who will approve or
24 deny the project.

25 The EIR is merely used to inform them of

1 what potential impacts may or may not occur on the
2 site.

3 Following the issuance of the draft EIR and
4 the public comment period, we will create what is
5 called the final EIR. This will incorporate all the
6 comments that were received and any changes that we
7 made to the EIR during that period.

8 We will then go through the Planning
9 Commission and City Council for approval and
10 certification of the EIR.

11 So as you can see in blue, these are areas
12 where the public will be allowed to comment during
13 the process. So as you can see, there are a number
14 of opportunities. Tonight is by no means your only
15 chance to comment on this. We are really just in the
16 beginning, and you'll have plenty of opportunities to
17 comment.

18 As part of the NOP, we created what is
19 called an "initial study," and we did a precursory
20 look at the project and what impacts could occur.

21 And we had a very low threshold of what
22 would be considered potentially significant and fully
23 analyzed in the EIR.

24 As you can see on the left-hand side, just
25 about every category listed within the CEQA guideline

1 is given as potentially significant, and we will
2 analyze it fully in the EIR.

3 On the right, we have only two categories
4 that will not be analyzed in the EIR because we found
5 them to be less than significant. We found these two
6 categories less than significant because they simply
7 do not exist on the project site, and therefore,
8 there's no potential impact. But, for the most part,
9 we will be covering just about every area possible
10 under the CEQA guidelines.

11 So now -- and to go back real quick to this
12 slide. In addition to the CEQA process, the project
13 will also be going through the regulatory permitted
14 process. However, that is a completely separate
15 process from us and that will occur over a different
16 time frame.

17 So now I'm going to give you a brief
18 description of the project.

19 As you all may have seen, the vesting
20 tentative maps are on the side walls, on that side of
21 the room and then on this side of the room
22 (indicating).

23 You can also find a copy online on the City
24 of Chico's website which you can look at more
25 closely.

1 The project would intake four parcels and
2 subdivide them accordingly to how the developers all
3 fit. And you can think of a subdivision as a
4 blueprint of how they would like the area to take
5 shape and form.

6 Included in this project is general plan and
7 zoning amendments to allow that subdivision.

8 Now, what I have here is the approximate
9 acreage of the different uses that would be found on
10 the project site once it has been subdivided. About
11 one-third of it would be open space. Another third
12 would be various densities of single-family
13 residential, and the final third would be a mixture
14 of uses including sidewalks, streets, parks, other
15 features that can be found in the neighborhood.

16 Here is -- it would probably be a little
17 clearer on the television. I apologize for the
18 blurriness on this, but this is a regional map. And
19 you can see the project site is located in the
20 southeast portion of the City of Chico. Here is an
21 aerial of the project showing that it is largely
22 vacant and is bordered to the north by E. 20th
23 Street, and to the south by Skyway, bisected by Bruce
24 Road, and there's the diversion channel that runs
25 through north to south of the project area.

1 Here is the first of two images of the
2 tentative subdivision map. And what it shows is that
3 throughout the project site, circulation would
4 include new streets that would be granted an easement
5 to the City of Chico. It would include a curb and
6 gutter system, 5-foot sidewalks and 7-foot parkways
7 throughout. It would also include parks. It would
8 include utilities throughout the project.
9 Electricity would be provided by PG&E to the project
10 site. The California water company would provide
11 water. The City of Chico would be responsible for
12 storm water and wastewater.

13 Here is the second map. This one shows the
14 open space. There would be a bicycle path up in this
15 region (indicating).

16 AUDIENCE PARTICIPANT: Show me.

17 JONATHAN HIDALGO: Right in here
18 (indicating).

19 And you can get a better glimpse on these
20 maps. You may not see it clearly because of the
21 blurriness of the projector. So after the meeting, I
22 can also show you up on this screen, if you'd like.

23 CHRISTOPHER MICHAELS: Where's the
24 multi-family residential?

25 JONATHAN HIDALGO: The multi-family

1 residential would be in this area which would be the
2 northwest portion of the project site (indicating).

3 (Attendees hands raised.)

4 JONATHAN HIDALGO: Just one more and then
5 I'll ask to hold comments until the end.

6 MARION LARSEN: How many units of
7 multi-family residence in the project as it sits?

8 JONATHAN HIDALGO: Right now we just have an
9 acreage for overall and we would assume the maximum
10 density allowed by the zoning. However, a final
11 total has not been determined yet.

12 Each individual lot for single-family homes
13 would have private driveways. And then throughout
14 the project site on the streets, there would also be
15 off-street parking. That's the first portion of the
16 project.

17 The second portion of the project is zoning,
18 changing the zoning map and changing the general plan
19 land use map.

20 So here is the existing zoning designation
21 map, as you can see in yellow. And then this area
22 right here (indicating), there's various densities of
23 single-family residual.

24 Up at the top, there's a little pink area,
25 and that is zoned for office.

1 And this area is, again, zoned for
2 single-family residential.

3 The project will change this in having in
4 this green area open space and then single-family
5 residential here (indicating) and then in the
6 predominantly yellow portion.

7 Commercial would be allowed within this
8 portion (indicating) and then in the upper northwest
9 orange portion.

10 Multi-family residential would be the brown.
11 And if you're having a little bit of trouble with the
12 colors right here, please look at the television.
13 They're clearer and you can see the color better.

14 Here is the general plan land use existing
15 map. So again, it follows the same general flow of
16 the zoning map. And the project would again change
17 these over to open space single family and commercial
18 uses within the project site.

19 Now I'm going to bring Bob back up to
20 explain to you how we will go about the portion of
21 public comments.

22 MR. SUMMERVILLE: Thank you, Jonathan.

23 As I mentioned, we will have each speaker
24 come up and submit your speaker card with name and
25 address and contact information. You'll have three

1 minutes to make your comments. We have the court
2 reporter here that will take them down.

3 I've got a timer clock that I can look at.
4 Unfortunately, you all can't. There's a snafu with
5 it that's been going on. So I'll just let you know
6 when your three minutes start. When you have one
7 minute left, I'll just wave my hand like that
8 (indicating). And then when your last minute is over
9 with, I'll give you the high sign. Okay?

10 We will put this screen up, but you can
11 still -- if there's questions, we can still look at
12 the PowerPoint on the television screen here
13 (indicating).

14 JONATHAN HIDALGO: And just to further
15 assist you guys with responding and sending in
16 information, here is Bob's contact information and
17 you can send in the comment cards which we provided
18 in the back and you can also e-mail or phone call
19 him.

20 MR. SUMMERVILLE: And this, again, is all on
21 our city website and planning services. I've got
22 business cards I can leave with you as well.

23 So if the first speaker would like to come
24 up.

25 PATTY MORIARTY: My name is Patti Moriarty.

1 I live at 1726 Lawler in Doe Mill development.

2 I'm here representing the Friends of Butte
3 Creek in reference to your grading, drainage, and
4 utilities. Particularly the last statement saying,
5 "The storm water runoff from APN 018-510-007 will be
6 piped through the subdivision and discharged into
7 Butte Creek." So I'll just read the letter from the
8 director of Friends of Butte Creek.

9 "Friends of Butte Creek respectfully request
10 that the EIR for the Stonegate Development carefully
11 evaluate storm water runoff from the proposed
12 development, in particular the area immediately below
13 Potter Road which drains directly into Butte Creek.
14 Butte Creek is home of the last best run of the State
15 and federally listed endangered spring run Chinook
16 salmon and steelhead trout. Any additional urban
17 runoff will have a direct impact on the critical
18 habitat for salmon and steelhead and must be
19 mitigated. The levees on Butte Creek are already
20 inadequate to handle storm water runoff from the
21 Butte Creek watershed and the Paradise urban areas,
22 as well as urban areas of south Chico. Increasing
23 amounts of additional impervious surfaces will only
24 further degrade water quality and the habitat of the
25 lower Butte creek and increase the risk of downstream

1 flooding. Storm water runoff and urban drainage from
2 landscaping must not further impact the habitat of
3 Butte Creek. Every effort must be taken to minimize
4 impervious surfaces, eliminate all runoff, and ensure
5 that storm water is utilized to recharge our
6 groundwater, not pollute our streams.

7 Thank you for the opportunity to comment on
8 the proposed Environmental Impact Report. Signed by
9 Allen Harthorn, Executive Director, Friends of Butte
10 Creek."

11 MR. SUMMERVILLE: Next?

12 JONATHAN HIDALGO: If we can have everyone
13 line up this way (indicating), and we can get through
14 everyone nicely.

15 NATALIE CARTER: Natalie Carter. I'm the
16 executive director for the Butte Environmental
17 Council. I'm sure, as we all know, that Butte County
18 meadowfoam is only found here in Butte County along
19 the narrow 25-mile strip of central Butte County to
20 its northern border. And within this area there are
21 seven geographically separate and genetically
22 distinct populations of Butte County meadowfoam.

23 The current status of the Butte County --
24 Butte Regional Conservation Plan formal public draft
25 indicates there are only 33 occurrences of Butte

1 County meadowfoam and of these there are only 11
2 occurrences of the unique Chico C population.

3 The Stonegate project site encompasses two
4 of these and surrounds another, the Doe Mill
5 Preserve. Development of this site will further
6 isolate the existing populations in the Doe Mill
7 Butte County meadowfoam preserve rather than
8 strengthening existing protections and provide
9 opportunity for species recovery. The small finds of
10 meadowfoam preserves threatens long-term viability of
11 species according to U.S. Fish & Wildlife Service
12 rural pools recovery plan. The plan references the
13 genetically distinct Chico core population,
14 specifically fighting the Doe Mill Preserve as being
15 vulnerable to low population densities and reduced
16 distribution. Vernal wetlands are frequently under
17 one acre in size. For example, this 313 acre site,
18 265 acres of annual grasslands support and identify
19 14 and a half acres of vernal wetland. And 8 acres
20 of other sensitive habitat. These grasslands are
21 critical for ponding, echo-system health and food
22 change survival. Other species that depend on the
23 vernal pool habitat include vernal pool tadpole
24 shrimp, vernal pool fairy shrimp, swainson hawk,
25 loggerhead shrike, white-tailed kite, and western

1 spadefoot toad. Subdivision of this site minimizes
2 the perceived impact of the overall project and
3 potentially avoids thresholds between -- require more
4 protection of the vernal pool landscape. This is not
5 the answer.

6 Developing the projected 65 percent of the
7 313 acres leaves 108 acres of open space. The
8 landscape of which by definition would require -- can
9 range from playing field to highly maintained
10 environments to relatively natural landscapes. This
11 site needs to be used for prominent conservation, not
12 for further development and degradation of our
13 watershed and natural habitat. Thank you.

14 (Applause.)

15 JAMES BROBECK: My name is James Brobeck. I
16 own land here in Chico. This site contains rare,
17 irreplaceable biological treasures that have a long
18 history of legally constraining urban development on
19 site.

20 Developers have an equally long history of
21 attempting to circumvent these habitat constraints by
22 various political maneuvers. The site will be an
23 important conservation component of Butte County
24 habitat conservation plan.

25 The City should follow the direction of the

1 HCP. The environmental review should consider the
2 fate of the entire county habitat conservation plan,
3 should the City decide to pull out of the HCP and
4 allow development on this piece of property.

5 The California water service corporation is
6 a subsidiary of the largest investor-owned public
7 utility west of the Mississippi. As such, the review
8 should not defer to Cal Water when considering
9 impacts to the water resources and hydrology in the
10 Chico sub-inventory unit. Thanks.

11 (Applause.)

12 JIM MATTHEWS: I'm Jim Matthews, 35
13 Parkhurst Street. I'm a homeowner there, and I'm
14 concerned about the traffic impact of the
15 subdivision.

16 AUDIENCE PARTICIPANT: Amen.

17 JIM MATTHEWS: Yeah. Currently the plan
18 calls to route Parkhurst directly from Notre Dame to
19 Bruce Road. This would provide a -- in my opinion, a
20 dangerous shortcut between these two roads and
21 dangerously increase traffic in a residential area.

22 Now, if you look to the west of Notre Dame,
23 you'll see in that development the streets that
24 connect between Notre Dame and Forest don't have a
25 direct path. They take kind of a winding route

1 through several residential streets. And the same
2 could be done in this development. So I would like
3 to recommend that you -- they reconsider the roadways
4 and have them -- instead of having a direct path to
5 Parkhurst, have it wind through a couple residential
6 streets taking a couple dog legs or twists and turns
7 to help naturally reduce the speed of traffic.

8 Thank you.

9 JONATHAN HIDALGO: Thank you.

10 (Applause.)

11 MARION LARSEN: My name is Marion Larsen. I
12 live at 1712 Lawler Street in Chico, California. My
13 family and I moved three years ago because we like it
14 here. We bought a house in Doe Mill neighborhood,
15 and we'd like to believe that the future of
16 developing in the area would be minimal due to
17 environmental concerns and -- which were just
18 discussed earlier. And as -- as we see it, the plan
19 project does not leave enough open space, and some of
20 the Butte County unique vernal pools are located in
21 the area that would be developed.

22 We actually -- right near E. 20th, this
23 spring was one of the largest pools and that would be
24 bulldozed over to make way for commercial lots.

25 There is already enough commercial space in

1 the area. There's a lot at the northeast corner of
2 Bruce and E. 20th, the commercial area of Merriam
3 Park. This is all the commercial area between
4 E. 20th, between Notre Dame and 99. The commercial
5 lot at the corner of Bruce and Skyway might make more
6 sense.

7 In truth of the urban planning of the
8 development, the size of the development is very
9 large. The way the roads are designed and the
10 uniformity of the lots does not lend itself to
11 creating a sense of space and sense of neighborhood.

12 No park or green area is planned within the
13 multi-family unit and then that smaller area on the
14 east side of Bruce Road.

15 And the project, as I see it, would add a
16 lot of urban sprawl to Chico, and I would really
17 would like not to turn Chico into Roseville.

18 (Applause.)

19 MARCIA TARABINI: My name's Marcia Tarabini.
20 I'm a homeowner. I speak for myself as a homeowner.
21 I live on 20th Street right near Bruce. I'm going to
22 read this as fast as I can.

23 (Reporter interruption.)

24 MARCIA TARABINI: Oh, right. At an even
25 pace for you, yes, ma'am.

1 All right. My biggest concern is the loss
2 of environmental and aesthetic values. To us in Doe
3 and those who come here to walk their dogs, ride
4 their bikes, walk or jog, I value and actively enjoy
5 the smell of the meadows, especially after a rain;
6 the song of the meadow larks, the mental and
7 emotional rest that a natural and visually open
8 landscape offers, the seasonal sound of the frogs in
9 the vernal pool, the sight of the pools appearing in
10 the wet season, the egrets and other water fowl the
11 pools attract, the sense that the hustle and the
12 bustle stops before Bruce and doesn't encroach on our
13 residential neighborhood. I like the yipping of
14 coyotes, the relative quiet and sense of safety that
15 grows out of that and the history of the rock wall.

16 I'm most concerned about the portion of the
17 development that is designated Commercial Lot 417 and
18 the intention to develop abutting the south side of
19 20th Street just east of Bruce Road. I would like to
20 see development pushed back. And if it must happen,
21 at least avoiding the vernal pool areas and giving us
22 a visual break before we are hemmed in completely on
23 all sides.

24 My second biggest concern is traffic flow.
25 Increased access and congestion. Crossing Bruce,

1 20th becomes a residential area. I would like to
2 keep it that way. Additional traffic brought to that
3 part of our neighborhood disturbs the peace, adds
4 congestion where there is currently a relief from
5 that.

6 We have just had a substantial multi-family
7 apartment complex built on Belgium. And soon the
8 Merriam Park Complex will be developed just to the
9 west of Bruce. I want to keep this last part of 20th
10 Street quiet and residential.

11 The other area most concerned about is
12 maintaining an open space around the bicycle path
13 which serves not just us but the whole community. We
14 enjoy it for what it is, an open space, where we can
15 walk, jog, bicycle, see undeveloped land go through
16 its natural changes with seasons of color, water,
17 creeks and so forth.

18 Thank you.

19 (Applause.)

20 CHRISTOPHER MICHAELS: By the way, she's on
21 our Board.

22 I'm Christopher Michaels. I own 2578 E.
23 20th. I'm going to try to go as quickly as possible
24 through the bullet items that I have. There are a
25 lot here.

1 You've got an apartment that's built on
2 Bruce just north of E. 20th and another one coming.
3 It's a density now. And I'm in the very small
4 building complex that failed to give adequate
5 parking. So we have a lot of street parking along E.
6 20th. Please listen to this: That means that when I
7 come out of English at the very bottom there, I
8 cannot see the cars coming out, and they come down
9 fast -- thank you neighbors -- and so I have to
10 croach, croach, croach, finally go. Now you're going
11 to open up a four-way there by crossing it over.

12 My concern is that we have a major amount of
13 bike riders that come up there to go through the bike
14 pass to go up to Honey Run. That's a major pathway
15 right now. Bikers are like constantly going through
16 there. You also have the fact that you're going to
17 put a commercial at the bottom corner, which if it's
18 a gas station, we've really got problems.

19 The amount of -- I guess there's a thing in
20 the middle, left or right, on E. 20th towards the
21 bottom there. So we have to be very careful what
22 commercial you're going to put there because people
23 coming and going out and they're coming into homes
24 very fast.

25 I just would really like E. 20th traffic to

1 be really thought through and parking to be thought
2 through. I don't know if you planned parking for the
3 opposite side of the road. And I'm hoping I'm
4 speaking to the City of Chico right now, the
5 representatives here. Okay. Great.

6 The planning for parking is an issue at the
7 very bottom because of the small development with
8 Doe Mill. So that has to be considered.

9 The fact that you may go back on some things
10 and actually do more development up the road and
11 further the road, I don't know. But because that
12 might happen, you really have to think about the
13 choke that's going to happen at Bruce and E. 20th.
14 And maybe that E. 20th could be widened a little bit
15 more at the base with this construction.

16 The other thing is -- oh. This will take
17 one minute -- the other side of the road, it would be
18 really nice if the houses -- the homes and the
19 backyards didn't come right up to the road and there
20 was just a little bit of a buffer there. I think
21 that's what she's saying here.

22 Otherwise, I think development's good. I
23 think growth is good. I love the fact that you're
24 gonna take care of Bruce Road because you can't bike
25 on it. You can't really run on it. So that's a

1 really good thing.

2 The other thing -- and I hope I'm speaking
3 to the City of Chico -- is a lot of this can be
4 resolved if a park is put in place by the City Center
5 there at the other side of Bruce. It would be west
6 of Bruce. There's a big building and there was a
7 plan for a park at one time.

8 Are you folks still planning on putting a
9 park there?

10 MR. SUMMERVILLE: No.

11 CHRISTOPHER MICHAELS: No, okay. So that's
12 the problem we have right now is where is the green
13 space going to be with this coming in and the amount
14 of people that are going to be living down this
15 stretch? Thank you.

16 JONATHAN HIDALGO: Thank you.

17 MELANIE KENDRICK: My name is Melanie
18 Kendrick. I'm a first-time homeowner. I live at 19
19 Parkhurst Street. My husband and I live there. And
20 since moving in -- we've been there for a year now --
21 it's very evident there's no stop signs or anything
22 in our neighborhood. I don't know if you guys have
23 driven around it lately, but my husband is home all
24 day long every day, and he sees the traffic that goes
25 in and out of there. And people already fly down

1 that street, not to mention the fact that no one
2 recognizes the 25-mile-an-hour-speed-limit sign on
3 Notre Dame. So don't even get me started about that
4 street, too. But if this thing goes through and you
5 guys connect Parkhurst and Bruce Road, I -- I don't
6 think that -- and I think that my neighbor that spoke
7 agrees with me, it's going to be really, really
8 detrimental to not only the feel of our neighborhood
9 as being quiet and not having through streets, which
10 when I bought, I was told that would not be an issue.
11 So imagine how I feel a year later getting this in
12 the mail? Wow.

13 So if Parkhurst doesn't go through, like not
14 even getting into the environmental part of things
15 because I totally agree on that side, too. But we
16 don't need a thoroughfare next to E. 20th Street that
17 then becomes, you know, a virtual "Oh, okay. A short
18 cut. I'm just going to scream through on Parkhurst
19 to get to Notre Dame." And then all of the kids that
20 play in that area. We've got several kids that have
21 basketball hoops, and, you know, they have to watch
22 out for traffic enough as it is right now.

23 I run a store in the Chico Mall, and I'm
24 very familiar with the traffic around the area.
25 E. 20th Street is awful, and it's only getting worse,

1 especially with the development of the three-story
2 apartment buildings over by where some of these
3 people live (indicating).

4 So I just really -- and being born and
5 raised here, it's hard to see, you know, things grow,
6 but I realize that that's, you know, life and the
7 even flow of development, but I feel as though there
8 needs to be a lot more consideration for the people
9 who do live there now and the traffic impact.
10 Because like I said already, at 5:00 o'clock on
11 E. 20th Street, it takes me to get from my house
12 which is the corner of Parkhurst and Tioga like to
13 the freeway which is, like, a mile, if that, it takes
14 me 20, 25 minutes sometimes. So I just really would
15 like to make sure that -- you know, stress the fact
16 that the neighborhoods don't need to flow into our
17 neighborhood. It can be its own entity. Thank you.

18 (Applause.)

19 ELIZABETH DEVERAUX: I'm Elizabeth Deveraux,
20 and I would like to present a couple of images, and
21 I'm wondering if this would be a good place to put
22 them.

23 JONATHAN HIDALGO: Do you need help?

24 ELIZABETH DEVERAUX: Yeah.

25 JONATHAN HIDALGO: Here. I can stand behind

1 you and just hold them up for you.

2 ELIZABETH DEVERAUX: Okay.

3 The first -- the smaller image -- there's
4 two smaller images. I have -- I take walks along the
5 bike path frequently, and this spring I was looking
6 towards the area that the Stonegate Development is
7 intended to be, and instead of these views
8 (indicating) and instead of these wild flowers
9 (indicating), it would be impacted with houses that
10 you couldn't see beyond at all. I don't know if the
11 rest of the people need to see it.

12 I went into your document, and it says there
13 will be potential, significant impacts on
14 transportation and traffic, scenic viewshed of
15 foothills, water hydrology, endangered and other
16 species, archeological cultural resources, recreation
17 and aesthetics, among others.

18 The HCP was created to determine where it
19 would be appropriate to build and where sensitive
20 habitat exists. So we are asking that you follow the
21 HCP. It makes perfect sense.

22 And my question is, why destroy one of the
23 few remaining pieces of unique habitat in Chico when
24 this is an example of what a group of us did for the
25 '94 general plan which I was on. It's a group of

1 artists and architects, and we were talking about
2 smart growth and mixed-use housing, Park Avenue,
3 going down Esplanade, Mangrove and looping back with
4 areas like -- like for instance, the bottom right is
5 celebration Florida, Santa Barbara and electric trams
6 with short headway. So I'm just inviting the
7 developers in this community. We devised this 25
8 years ago and not one developer has really bitten the
9 bullet and can see this as a potential way of
10 developing and not actually ruining the sensitive and
11 beautiful habitat that we have that we can actually
12 use as an educational tool and recreational tool for
13 people, not only children, but also the rest of
14 Chico. So that's -- that's mainly what I have to
15 say. I'm inviting developers to look at a different
16 way of developing. Thank you.

17 (Applause.)

18 GARY DAUGHERTY: My name is Gary Daugherty.
19 I live on Parkhurst and Tioga Way. I have lived
20 there for 17 years. I have seen increased traffic.
21 And part of this plan that ties Parkhurst and Niagra
22 together, as other residents have stated, would be a
23 great impact and huge social and environmental loss
24 to us, and it would not be acceptable. Okay?

25 The other issue that I'm very concerned

1 about is the rock walls. One of them that lines 20th
2 Street up to Potter Street. The one that runs along
3 Potter Street. Your map shows that the subdivision
4 that backs up to Potter Street would cut holes in the
5 rock wall. Also, the access to that particular
6 subdivision would cut holes in another rock wall, and
7 I don't believe that's permissible. I may be wrong.
8 But I've witnessed -- by just putting people in that
9 area, I have already witnessed, by riding my bike up
10 20th Street, residents from the other side of 20th
11 Street taking the rock wall down to make decorations
12 in their own yards which I was appalled at.

13 The other biggest concern of mine is that
14 that whole area has a general plan, but right across
15 where they built a courthouse, that is a huge
16 subdivision ready to go in. Plus, there's another
17 subdivision and areas going up on the higher end of
18 20th Street. There's another one on the -- by
19 Highway 32. There is no plans -- there is no plans
20 for access roads to these areas. And by impacting
21 more people in there, you're going to create a
22 congestion mess.

23 I encourage the environmental council to
24 look at the other approved areas and how that would
25 also impact together with the whole thing. Thank

1 you.

2 (Applause.)

3 LYDIA AGURKIS: Hi. My name the Lydia
4 Agurkis. I live at 48 Parkhurst Street. I've lived
5 there for 11 years and have enjoyed the -- basically
6 the sanctity of a quiet neighborhood that we've had.
7 While I understand the need for growth, I don't agree
8 with the plan as it's laid out.

9 My environmental concerns have been
10 addressed by others here. Some of my traffic
11 concerns have been addressed. I have small children
12 who are just now starting to walk the neighborhood.
13 They're riding their bikes, and the traffic patterns
14 that would be created by having Parkhurst go through
15 to Bruce and also having all the traffic coming over
16 through Niagara would greatly impact our house.
17 We're actually at that corner of Niagra and
18 Parkhurst. And with no stop signs, no yield signs --
19 and I don't know what the plans would be for street
20 science along there -- but just the traffic alone, I
21 believe, we will have a lot more children at risk,
22 not to mention pets and just people walking, adults
23 walking along. So that is my greatest concern, the
24 traffic pattern.

25 My other concern is that our house backs up

1 to the empty fields along 20th which is being
2 proposed to be commercial. And to be honest, when I
3 bought the house, I checked the zoning, and I saw
4 that it was all R1, which is light residential, and
5 while I love not having anything behind my house,
6 certainly having more houses behind my house is much
7 more acceptable than having commercial property
8 behind my house. That is not what I signed up for.

9 The commercial properties, I believe, would
10 impact my home value negatively. There's going to be
11 an increase of noise, increase of traffic, definitely
12 would take away from the aesthetics of the
13 neighborhood as well as my house and everyone who
14 shares my back landscape there as well. So that is
15 an incredible concern of my mine, turning that into
16 commercial property and that there are no plans for
17 what that commercial property would entail. I don't
18 want to be living behind a Target.

19 I believe there's someone from the school
20 district here, and I think she also addresses the
21 concerns for where these children are going to go to
22 school. We go to Little Chico Creek. That school is
23 already impacted. I see no plans for another grade
24 school on this plan. I know that there are eventual
25 plans for a high school. That's fine. But the grade

1 schools, I feel, are not being addressed here, as
2 well as the foot-traffic patterns to get children
3 safely to school.

4 We have issues with children crossing 20th
5 Street at Notre Dame. They should not cross there,
6 but kids are going to take the easiest route across.
7 There is a foot path that goes along the commercial
8 properties all the way to Little Chico Creek.
9 Unfortunately, we've had a number of accidents there
10 where children have been injured very seriously by
11 traffic coming along 20th Street or coming down Notre
12 Dame. And there's no -- no one is addressing, again,
13 how these children are going to safely get to school.
14 Thank you.

15 (Applause.)

16 KATHLEEN FAITH: Hi. I'm Kathleen Faith. I
17 live on Honey Run Road. First, I will want to say
18 that I'm kind of new to some of this, but I really do
19 appreciate the intelligence of the Habitat
20 Conservation Plan and all the work that went into
21 that, and I certainly would hate to see that thrown
22 out the window in one way or another.

23 When I first heard that this was called
24 "Stonegate," I thought someone was making a funny
25 slur like "Watergate," and they were calling it the

1 "Stonegate," you know, project. So I hope when this
2 is all said and done, that it doesn't come back to
3 haunt us and this whole thing goes away.

4 This area is kind of one of the last and
5 best places of Chico's valley parts, you know, who we
6 are as valley people interface with the beauty and
7 history of our foothills. And as the habitat
8 conservation plan is already written, that could be
9 really a rich educational resource for our area. It
10 seems like it's a way for our children and for any
11 community members to buy into who Chico is and what
12 Chico is and grow up having a stake in our area, and
13 they're only going to be better planning from the
14 young people and people that are coming up if they
15 feel attached to this area.

16 And I also believe that, at one point, Fish
17 & Wildlife agreed development could occur on the west
18 side of Bruce Road only as a mitigation for not
19 building on the east side. So I don't know if that's
20 something you know or could look into.

21 And, again, I -- I -- I really do respect
22 the habitat conservation plan, and it would be
23 devastating for the region if Chico City pulled out.
24 And thank you for all your work and for listening to
25 everyone. Thank you.

1 (Applause.)

2 BARBARA CASTRO: My name is Barbara Castro.
3 I live at 133 W. 12th Street in the old part of
4 Chico. I work with an interagency group called -- it
5 has a long title. It's called The Vernal Pool
6 Recovery Plan Implementation Working Group for Butte,
7 Glenn, Tehama and Shasta County. I can barely
8 remember that.

9 I'm here pretty much as a private citizen,
10 although I work as a professional botanist for a
11 state agency, and I work for a federal agency, but
12 mostly, I'm here to try to be a voice for this vernal
13 pool group.

14 We have not had a chance to prepare an
15 organized plan statement. So my comments would be
16 pretty much a place keeper and very general in
17 nature, but I think it would be safe to say that the
18 members of our group will be watching this very
19 careful, and we are very concerned about the
20 geographical location of this parcel. I think that
21 the concerns have been expressed by Butte County
22 Environmental Council and others here about vernal
23 pools, wetlands, and rare, endangered plants and
24 vertebras have already been expressed.

25 The thing I might add, at this point, is

1 just the cumulative effects of the fact that these
2 resources that we have on this property are a remnant
3 of larger more widespread resources in the vernal
4 pools and wetlands that were previously present and
5 have already been bisected by Bruce and other
6 existing roads so that the hydrology that feeds and
7 supports these resources is already extremely
8 compromised. And the concern would be that this
9 development could be the last -- kind of the last
10 straw pushing these resources to extinct.

11 And thank you so much for this opportunity
12 to register our concerns, and we'll be making more
13 specific comments, I think, down the line. Thank
14 you.

15 (Applause.)

16 JONATHAN HIDALGO: And please remember you
17 have until July 21st to comment on the NOP.

18 JULIE KISTLE: Good evening. And thank you
19 for the opportunity to speak with you tonight. My
20 name is Julie Kistle, and I am with the Chico Unified
21 School District. I'm the facilities planning
22 director of construction.

23 This development has the potential impact to
24 generate quite a few new students in our area which
25 is a good thing for the school district. But we

1 would respectfully request that the EIR specifically
2 address traffic impacts for students traveling from
3 their homes via bicycle, vehicle, or pedestrian to
4 the new high school site, Little Chico Creek
5 Elementary School, and March Junior High School.
6 Hopefully a connection with the city's bicycle plan
7 and what they already have in place to see how it
8 would tie into this new development. Thank you.

9 (Applause.)

10 CAROLINE BURKETT: Hello. My name is
11 Caroline Burkett. I'm soon to be a resident of the
12 city of Chico, and I'm a resident of Butte Creek
13 Canyon, and I've always loved this area which is
14 known as the Schmidbauer Property.

15 I wanted to know in the planning ahead are
16 not just Stonegate but that Merriam Park, Doe Mill,
17 Honey run -- I don't know if it's a special planning
18 area anymore -- and other developments going up
19 behind Doe Mill and on Highway 32, are they being
20 included in these impacts? Because -- vehicle
21 impacts, air pollution?

22 MR. SUMMERVILLE: Only in as much as
23 cumulative impact would be analyzed.

24 CAROLINE BURKETT: Cumulative, okay.

25 MR. SUMMERVILLE: But specifically this EIR

1 is just for the Stonegate.

2 CAROLINE BURKETT: Just about Stonegate, all
3 right.

4 I'm really concerned about the impacts on
5 the biological diversity there. You know, we used to
6 have over, what, 22 million acres of meadowfoam up
7 and down California and Oregon. Now we're down to
8 under a million, and one of the best areas is here in
9 Butte County.

10 I'm very concerned that this will -- with
11 the nonpermeable surfaces that are going to be
12 created, there's not going to be anywhere for the
13 meadowfoam, and there will be no lateral movement of
14 water. If they try to preserve one corner of it, it
15 just won't happen if this area is covered over. It's
16 very dependent upon the seasonal creeks and the
17 lateral movement of water coming down from the
18 foothills.

19 I would like to know the impacts on
20 recreation. If houses go popping up right along
21 Potters Road which is now used by cyclists who are in
22 races and coming from out of town and going up Butte
23 Creek Canyon for the -- what's that? It's the
24 Mayflower --

25 MR. SUMMERVILLE: Wildflower.

1 CAROLINE BURKETT: And I'm concerned, of
2 course, about the vehicle impacts on the area and
3 what that will do to the air and water. And I'm
4 finished. Thank you.

5 MR. SUMMERVILLE: You're welcome. Thank
6 you.

7 (Applause.)

8 BRENT MCCARTHY: This summer I -- oh. I'm
9 Brent McCarthy, Caldwell Banker. I'm a real estate
10 agent. I do have -- I live in the neighborhood. I
11 used to live on 20th Street in Doe Mill as well. A
12 couple things -- I'm not advocating for or against
13 the project. Just a couple of things I want to bring
14 up. 20th Street in the Doe Mill area is a highway
15 as-is, and the neighbors have put in many requests to
16 get speed bumps in there, getting signatures and
17 doing all that. That's been declined, and I wanted
18 to bring that up.

19 I was told by the City that the Schuster's
20 project above this, above Potter Road, you know,
21 could be there also within the next five to ten
22 years. So that's kind of something to keep in, you
23 know, mind.

24 And then Bill Webb has a few more homes that
25 are going in. And then there's a bridge that crosses

1 over the Butte Creek at Potter Road that has yet to
2 be built and that was originally supposed to be built
3 when a certain number of lots were achieved when the
4 subdivision was originally built. And I believe that
5 number hasn't yet arrived, but I've been told by a
6 senior planner that they might be able to get around
7 that. You know, those kinds of things I wanted you
8 guys to take into consideration because Potter Road,
9 according to Chico plan, is supposed to go around,
10 and that bridge is very important to traffic,
11 especially if you add in Schuster subdivision, the
12 rest of what Bill Webb has and then Epick on top of
13 that.

14 My second concern or thought was about the
15 school. You know, a couple of people beat me to it.
16 I have a three and a half year old and with the stuff
17 going on at 32, you add in Schuster stuff and then if
18 Epick builds theirs, where would the schools be?
19 Because I don't think, you know, a couple thousand
20 kids would be able to fit in, you know, what we have
21 on that side of town already, PV.

22 I was told that the bond that was originally
23 from the State to build a high school has been used
24 at PV and at Chico High. So I don't know if that
25 bond is still available or if that's something we may

1 have to go back and try to get again. So I'm not
2 advocating for or against. Those are just a couple
3 of things I wanted to bring up as something to think
4 about. I appreciate your time. Thank you.

5 (Applause.)

6 BILL JEMISON: My name is Bill Jemison. I'm
7 a resident of the area. My wife and I, Carol, have
8 lived on Parkhurst Street at 42 Parkhurst Street for
9 the last 39 years. We've raised our children there,
10 and we've enjoyed living in that neighborhood, but
11 after reviewing the map of the proposed Stonegate
12 subdivision, we're opposed to the street layout for
13 this large development that's adjacent to our
14 immediate neighborhood. We're concerned about the
15 traffic, as you've heard from others in our
16 neighborhood and on our street.

17 We've lived on Parkhurst Street, and
18 currently this is a quiet, residential neighborhood,
19 an area made up of families and senior citizens now.

20 This street was intended to be a residential
21 street serving a limited number of single-family
22 residences. As proposed, this project would make
23 Parkhurst Street a direct connection between Bruce
24 Road and Notre Dame Boulevard. This would
25 significantly change the nature of our street,

1 increase the amount of traffic significantly.
2 Parkhurst Street was never intended to handle this
3 amount of traffic.

4 We're opposed to the connection of Parkhurst
5 Street directly to Bruce Road and the use of our
6 neighborhood as a major access to this new
7 residential development.

8 (Applause.)

9 NORA TODENHAGEN: My name is Nora
10 Todenhagen. I live at 2298 E. 8th Street. And I
11 want to thank everybody who has spoken here. I think
12 we've heard some really wonderful things about the
13 nature of the Schmidbauer property, the nature of the
14 aesthetics, the importance of this property to Butte
15 County, to the potential Resource Conservation
16 District of Butte County and to the vernal pools and
17 the meadowfoam in Butte County.

18 I have another concern to bring up which has
19 only been touched on congestionally [sic] and that
20 is, you talk about in the Environmental Impact Report
21 vaguely about groundwater, the effect on groundwater
22 resources. This is a large project, and it's a
23 project with the next in line in a large number of
24 cumulative projects.

25 The groundwater in the Chico area has been

1 impacted severely by the drought. There's been a
2 loss of ground water resources in this area. Simply
3 saying that's Cal Water's problem is not good enough.
4 Cal Water draws its water from the groundwater
5 underneath us. As this groundwater decreases, so are
6 our trees in the entire area impacted. So that the
7 environmental impact potentially of this development
8 is far beyond the development itself.

9 Moreover, while it is hardpan, and I
10 understand that, we could be recharging our
11 groundwater from the fissures in this area. So
12 there's a double whammy here, the loss of a potential
13 resource in the groundwater itself and the loss of
14 potential recharge to the groundwater.

15 Again, it's part of the cumulative impact of
16 all these developments in this area. So without
17 examining these cumulative impacts on our Chico area
18 groundwater, I think we are going to see those red
19 flags continue.

20 Thank you very much.

21 (Applause.)

22 JONATHAN HIDALGO: I would like to offer a
23 quick clarification.

24 Groundwater will be given a full analysis
25 within the EIR. It will be potential significant at

1 the end of the study phase. So we will be looking
2 into that as part of the project level and part of
3 the cumulative analysis.

4 NORA TODENHAGEN: Good. Thank you.

5 STEPHANIE BROONER: Hi. I'm Stephanie
6 Brooner. I live at 38 Parkhurst. And as with the
7 Jemisons, we've lived there for 39 years also. And I
8 would address the Parkhurst traffic, but I think it's
9 been sufficiently done.

10 What I'm wanting to bring attention to is,
11 back in 2002, we were given a wetland delineation map
12 from the City of Chico and right behind Parkhurst,
13 which I keep hearing is going to be the northwest
14 commercial area, there are several water features.
15 Water Feature No. 7 being the largest at half acre
16 and a smaller one right behind this row of houses
17 (indicating). So I don't know if that's been
18 recognized, but they -- you know, in that long of
19 time, there were water features designated that would
20 be compromised. I just wanted to point that out.

21 And in the scope of things, this whole
22 undeveloped area that they're thinking of doing
23 commercial behind existing houses seems odd to me.

24 JONATHAN HIDALGO: As part of the EIR, we
25 are performing a new wetlands delineation and that

1 will be available when the draft EIR comes out. You
2 will be able to see an updated version of that map.

3 STEPHANIE BROONER: And who designs that?

4 JONATHAN HIDALGO: The wetland delineation
5 will be performed by WRA.

6 STEPHANIE BROONER: Thank you.

7 (Applause.)

8 AUDIENCE PARTICIPANT: Who is WRA?

9 JONATHAN HIDALGO: WRA are the environmental
10 consultants that the City of Chico has hired to
11 perform the Draft Environmental Impact Report.

12 AUDIENCE PARTICIPANT: What does that stand
13 for?

14 JONATHAN HIDALGO: I'm sorry?

15 AUDIENCE PARTICIPANT: What does it stand
16 for, WRA?

17 JONATHAN HIDALGO: Wetland Research
18 Associates.

19 STEPHANIE BROONER: I have one more
20 question.

21 Has anyone looked at those walls? I know a
22 gentleman talked about those walls, the bolder walls,
23 and is that going to be in the environmental report?

24 JONATHAN HIDALGO: Yes. The walls
25 potentially will be looked at in several areas. The

1 primary area that I envision them being included in
2 the EIR is the aesthetic chapter, which a full
3 aesthetics analysis will be included as part of the
4 EIR.

5 STEPHANIE BROONER: Yeah. But it's not just
6 aesthetic. It's also historical.

7 JONATHAN HIDALGO: There will be also a full
8 cultural resource report prepared for the project
9 that a consultant will go through the entire 313
10 acres and evaluate it for any potential cultural
11 resources. Thank you.

12 ELIZABETH DEVERAUX: One more thing. If
13 there were visual simulations, for instance, the
14 housings that were proposed right next to the bike
15 path, I think people would have a much better idea
16 and even right on the street of what the visual
17 impact would be on that for people both riding on the
18 bike path and those on Bruce Road. So visual
19 simulations might be really helpful.

20 JONATHAN HIDALGO: Our scope of work for WRA
21 currently does include visual simulations that will
22 be included as part of the Draft EIR.

23 KATHLEEN FAITH: About this area as being,
24 you know, an educational research and conservation
25 place, it's like so different than the park. Because

1 a park theoretically we don't touch, but this spot
2 could have boardwalks and educational, you know,
3 plaques explaining about meadowfoam, and it could
4 really be developed beautifully in that way where the
5 park is not. We aren't doing that in the park. So I
6 just wanted to -- I just kind of wanted to put that
7 out there in case there's a study for that.

8 MARION LARSEN: One more question. The
9 proposed subdivision doesn't tell us what -- you
10 know, know how many stories the houses. Are they
11 going to be one-story, two-story?

12 MR. SUMMERVILLE: The zoning for R-1
13 district can allow 35 feet in height. It's typically
14 a two-story house.

15 JONATHAN HIDALGO: All right. I believe
16 your hand came up first, down at the very front.

17 LYDIA AGURKIS: What is it then for
18 commercial? What's the height allowed for
19 commercial?

20 MR. SUMMERVILLE: Most of that will be --
21 proposed to be the CC-Community Commercial District
22 and that allows up to 45 feet in height.

23 NATALIE CARTER: My question is, the new
24 wetland facility, will they factor in the drought on
25 our wetlands over the last several years of drought

1 as part of that process? Because I would encourage
2 them to do so.

3 AMANDA MCCARTHY: Yes. We look at the past
4 several years of rainfall using a wet analysis to
5 determine if we're in normal circumstance. But we
6 look at existing conditions. We will talk about
7 previous impacts that have changed the site
8 conditions, but the determination by the corps for
9 the draft delineation is mainly based on existing
10 conditions.

11 SHERRY STASER: I live on Niagara. Niagra
12 has about six houses that will be directly in front
13 of the backyards, if that makes sense, over the new
14 subdivision. Will there be a two-story house
15 directly beyond my swimming pool? And what kind of
16 fencing are you planning? Is there going to be a
17 good-neighbor fence there?

18 And I think people already addressed the
19 idea of flooding. We had some flooding before the
20 drought the year before last. And if there's a
21 two-story house, it's going to be pretty awkward.

22 MR. SUMMERVILLE: Yes, ma'am. There could
23 be two-story houses.

24 SHERRY STASER: But how? I mean, that --
25 shall we just have our friend buy the house so that

1 they can hop over and swim in our pool with us?

2 MR. SUMMERVILLE: No, ma'am. Because you're
3 in the same zoning district, you have a right to
4 build a two-story home just as they in that same
5 district.

6 SHERRY STASER: So there's no consideration
7 for the standard that's on the street? What about
8 the business lots? Will they be consistent with the
9 lots they are backing up to?

10 MR. SUMMERVILLE: They would have to comply
11 with the R-1 standards.

12 SHERRY STASER: Which is?

13 MR. SUMMERVILLE: 4500 square feet. 45
14 width.

15 SHERRY STASER: Will they match up?

16 MR. SUMMERVILLE: Not necessarily. There's
17 no discretionary permit involved to limit that or
18 limit the design of the house.

19 SHERRY STASER: I just have one more
20 comment. We've been there for about 26 years and
21 when the person spoke of the irony of the Stonegate
22 name, we always thought it was very ironic where the
23 complex went in where the Best Buy is, and it was
24 called "Pheasant Run." Because in that area where
25 Winco and the Best Buy shopping center there were

1 always pheasants that ran around there and certainly
2 behind our house, and those pheasants are pretty long
3 gone now.

4 BARBARA O'BRIEN: What is the timeline?
5 When is all this going to happen? Are you doing this
6 in different years, or is this all going to happen at
7 one time?

8 MR. SUMMERVILLE: The subdivision map is
9 phased, and typically, the developer will build out
10 in phases as the finances occur. So it's up to them
11 actually how quickly they want to build out.

12 BARBARA O'BRIEN: Which area will begin?

13 MR. SUMMERVILLE: It's up to them. I have
14 no idea, ma'am.

15 BARBARA O'BRIEN: Well, a year from now? Is
16 it next month?

17 MR. SUMMERVILLE: There's been no approvals.

18 BARBARA O'BRIEN: So you have no idea when
19 or how long or any of that part?

20 MR. SUMMERVILLE: No, ma'am.

21 JONATHAN HIDALGO: The project would just
22 approve the Vesting Subdivision map and zoning
23 changes. It would not include actual approved
24 building permit approval.

25 ELIZABETH DEVERAUX: At one point the Fish &

1 Wildlife had said that it was only -- they were going
2 to mitigate not developing on the east side to build
3 on the west side only. Is this something that is in
4 consideration? Is it general knowledge? Am I wrong
5 or --

6 JONATHAN HIDALGO: We have the letters from
7 the past that you're speaking of. We do have it, and
8 they are being considered.

9 As part of this project, they will have to
10 go through the permitting process to get permits from
11 the various regulatory agencies.

12 NORA TODENHAGEN: And what are those
13 agencies?

14 AMANDA MCCARTHY: Permits from the EPA,
15 Regional Water Quality Control; CDFW, California
16 Development of Fish & Wildlife; U.S. Fish & Wildlife
17 Service, as well as the City for the grading permit.
18 There's a pretty long list.

19 JONATHAN HIDALGO: It's important to note
20 that these permits are separate from the CEQA
21 process. They're two different processes.

22 NORA TODENHAGEN: I understand.

23 MICHELE CONTESTABLE: I'm at 46 Parkhurst
24 Street. I definitely agree with what has already
25 been said regarding the Parkhurst cut-through,

1 traffic, safety issues, et cetera.

2 It makes no sense to me when we have major
3 arteries why we need to make cut-throughs to endanger
4 our children, animals, special needs children that I
5 have to also be endangered. But the aspect of
6 also -- the commercial area that you're proposing,
7 makes no sense to me. You can go only a couple
8 blocks down to commercial, and they're empty. You
9 can't even fill them. People are going bankrupt.
10 They did when they were building the housing towards
11 Doe Mill and the same way over by Pools, the mall,
12 Best Buy. All those stores go in and out, Sleep
13 Train, and all of that. You can't support what's
14 already there. I've been there since 2002. And the
15 same thing that they were talking about, what's
16 proposed in the back of our houses was light
17 residential. The wetland issue was taken care of.
18 It was never something that I thought when we were
19 buying a home that was going to happen.

20 And then to have children, especially girls,
21 and you're going to put commercial back there or
22 things that are higher that can look into my home and
23 my children? And nobody is really thinking about
24 what's already there when there are so many other
25 alternatives further down by Skyway and Bruce, all

1 those things. There's no reason to be doing a
2 cut-through. You can't even approve little speed
3 bumps that are over at Doe Mill, what the heck are
4 you going to do with Parkhurst? There's no reason
5 why, especially when -- I mean, just to keep safety,
6 to keep the traffic down. And the criminal activity
7 that you're asking for.

8 And what I see from what's going on behind
9 Best Buy and all the other ones, with the houses that
10 are butted up against that commercial, all you had
11 was homeless camping, people selling their houses
12 because they were endangering their children, and now
13 you're going to bring that, too. Awesome.

14 JOE GIANNOLA: I have a question. My name's
15 is Joe Giannola. I'm at 23 Comstock Road, and I have
16 four children, and we really enjoy listening to the
17 thousands and thousands of frogs out there in the
18 field at night, and I hear those coyotes or foxes.
19 I'm not sure what they are, but it's great to hear
20 those at night. And we take nightly strolls under
21 the stars and look out at that field. It's just been
22 a special place to live, and I can't imagine 86 homes
23 sitting back there and most of the people who live
24 there driving to get there up Parkhurst or through
25 Comstock or Jasper. It just completely would change

1 the neighborhood. It would be noisy. It would just
2 be completely different from what we had dreamed when
3 we moved in, and we were told that those fields would
4 stay the way they were.

5 If that development did go in, I don't
6 understand why you just wouldn't make an access road
7 off 20th because no one is going to drive all the way
8 up to Bruce and then go back, back down Parkhurst to
9 go to those new homes. They're gonna drive straight
10 up Parkhurst and straight up Jasper and it just makes
11 me sick to think about it.

12 JACOB SAMS: My name is Jacob Sams, and I
13 have a question about that list of impact items that
14 was about 20 or 30 different items. When is the
15 information about those impact items going to be
16 available? Because I felt like there was going to be
17 more information from your company provided to us
18 prior to the question-and-answer period. But I feel
19 like you just sort of went over an overview of things
20 and then left us with basically nothing more than
21 what we got in the mail. So when is all that
22 information going to be made available to us?

23 JONATHAN HIDALGO: That will be made
24 available when the Draft EIR comes out and that will
25 be about ten weeks from now.

1 To give you clarification, tonight is just
2 to give the contents that we look at in the EIR and
3 to get your opinions and using your local knowledge
4 to scope out what topic areas we analyze.

5 We haven't completed our analysis yet so we
6 don't have anything to fully show you, but that will
7 be fully available when the Draft EIR comes out, and
8 you'll be notified, and there will be a public
9 hearing for that.

10 JACOB SAMS: Will we be receiving copies of
11 it or will we be notified of the meeting?

12 JONATHAN HIDALGO: You will be notified.

13 JACOB SAMS: Where will it be available?

14 JONATHAN HIDALGO: It will be available on
15 the City's website and also available at the local
16 libraries, the City of Chico's Planning Department
17 public counter. So there will be a variety of
18 sources so you can have access to it, and it will
19 also include another 45-day public comment period,
20 and we welcome each and every one of you to comment
21 during that.

22 JACOB SAMS: All right. Thank you.

23 PAUL COOTS: My name's Paul Coots. I live
24 the 2646 E. 20th Street. And this has to do with the
25 environmental impact which I really -- you guys

1 brought up a lot more ideas than my wife and I
2 brought up. But my concern is to the City
3 Government. We already have a physical impact on
4 police and fire departments, and by putting in
5 another development, that's going to put more
6 pressure on the fire and city police, and I'm really
7 concerned about that part of this whole development.

8 MR. SUMMERVILLE: The EIR has a chapter to
9 address services and impacts on those, and that will
10 certainly be addressed.

11 MARION LARSEN: I have one more thing. You
12 have agricultural and forestry and resources on the
13 right side, but there are a lot of bushes like --
14 along that diversion channel and that provides a
15 habitat for lots of birds. I walk there, and I hear,
16 you know, birds and animals and all kinds of things.
17 There's going to be an impact on that. Just too many
18 people around them.

19 JONATHAN HIDALGO: As part of the biological
20 resources, biological resource assessment, a rare
21 plant survey and a wetland delineation will be
22 performed to determine agricultural research.
23 According to the State of California, the site is not
24 in that designation, so that's why it is considered
25 less than significant.

1 NATALIE CARTER: So you're saying over the
2 next ten weeks the plants --

3 JONATHAN HIDALGO: We began plant surveys
4 back in March to include the window for Butte County
5 meadowfoam, which I believe is where you're headed.

6 NATALIE CARTER: That's where I was going.
7 Thank you.

8 JONATHAN HIDALGO: All right. It looks like
9 there's no more. I'd like to thank everyone for
10 coming. I'd invite you to please look at the map,
11 take some food with you, if you would like to go with
12 it. Please take as much as you want. And we will be
13 around for another 10 or 15 minutes to sort out any
14 additional questions you may have.

15 Again, thank you for coming. I encourage
16 you to comment when the Draft EIR comes out. Thank
17 you again.

18 (Time Noted: 6:55 p.m.)

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I, PATRICIA F. GONZALEZ, a Certified Shorthand Reporter of the State of California, do hereby certify:

That I am a disinterested person herein; that the foregoing public hearing was reported in shorthand by me, PATRICIA F. GONZALEZ, a Certified Shorthand Reporter of the State of California, and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said public hearing nor in any way interested in the outcome of said public hearing.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of August 2016.



PATRICIA F. GONZALEZ, CSR 11256
Certified Shorthand Reporter
License No. 11256

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