

COMMENTS RECEIVED FOR THE STONEGATE VESTING TENTATIVE SUBDIVISION MAP AND GENERAL PLAN AMENDMENT/REZONE EIR NOP AND SCOPING MEETING (JULY 12, 2016)	Project Description	Siting	Outreach and Noticing	Lead Agency / Responsible Agencies	Approvals and Permits Required	Alternatives	Aesthetics	Agricultural and Forestry Resources	Air Quality	Biological Resources	Cultural Resources	Geology/Soils	Greenhouse Gas Emissions	Hazards and Hazardous Materials	Hydrology / Water Quality	Land Use / Planning	Mineral Resources	Noise	Population / Housing	Public Services	Recreation	Transportation / Traffic	Utilities / Service Systems	Mandatory Findings of Significance	Cumulative Impacts	Alternatives	Other	COMMENTER	SUMMARY OF COMMENTS
Regional Agencies																													
				X	X										X													Thomas A. Fossum, P.E., Deputy Director Butte County Public Works 7 County Center Drive Oroville, CA 95965	Concerns about the need to obtain an encroachment permit from the Central Valley Flood Control Board (CVFPB) for discharge to Butte Creek Diversion Channel. Other concerns about coordinating with CA Dept Water Resources regarding this channel. Concerns about a traffic signal at the connection of S Street and Skyway and the potential for reconfiguring S Street, Skyway, and Potter Road (need for traffic analysis and encroachment permit). Concerns about flood plains and Urban Level of Flood Protection Criteria (ULOP).
								X					X															Jason Mandly, Associate Air Quality Planner Butte County Air Quality Management District 629 Entler Avenue, Suite 15 Chico, CA 95928	Concerns about using the District's Handbook as the project exceeds the size provided by the screening criteria. Suggestion to use CalEEMod to model and quantify pollutants and GHGs. The District recognizes there are potentially significant air impacts to be discussed in the EIR. Concern that the IS cites the Bay Area Air Quality Management District not Butte County Air Quality Management District. Concern that NSVPA Triennial Plan cited was updated in 2016. The District recognizes potentially significant GHG impacts are to be discussed in the EIR.
					X					X					X													Scott A. Zaitz, R.E.H.S Central Valley Regional Water Quality Control Board Storm Water & Water Quality Certification Unit 364 Knollcrest Drive, Suite 250 Redding, CA 96002	Concerns about evaluating the presence of jurisdictional waters, including wetlands and steps taken to avoid and mitigate impacts to these resources. Section 404 and 401 permits will need to be obtained prior to site disturbance. Suggestion to incorporate setbacks and buffers for stream habitat, wetlands and riparian areas. Buffers to increase detention and infiltration, and increase habitat quality. Concerns about stormwater runoff and construction impacts to be covered by the construction general permit (CGP). Concerns about increased impervious surfaces on water quality and implementation of post-construction design standards and compliance with Phase II Municipal Stormwater Permit
State Agencies																													
		X								X															X	X		Tina Bartlett, Regional Manager California Department of Fish and Wildlife (CDFW) North Central Region/Region 2 1701 Nimbus Road, Suite A Rancho Cordova, CA 95670	Concerns about the project's impact on state listed species, habitat and regional conservation planning efforts. Concern that the project description should include the whole of the action including temporary impact areas, staging/site prep/construction, and the EIR should include a reasonable and feasible range of alternatives. Concern that the EIR include complete assessment of biological resources, mapping, survey protocols, and a complete analysis of protected as a baseline. Concern that the EIR give special attention to rare or unique resources such as vernal pools, streambeds, and riparian habitat. Concern that the EIR address short-term, long-term, permanent and temporary impacts. Recommended surveying and monitoring protocol, CNDDDB, rare plant surveys, and mitigation measures be conditions of approval. Concerns to address cumulative impacts. Concern of compounding issues of drought on BCM. Concerns of department's jurisdictional waters being identified. Requests for continuing to receive notifications
																						X						Susan Zanchi, Branch Chief California Department of Transportation (Caltrans) District 3 703 B Street Marysville, CA 95901	Concerns about the generated peak hour trips, as number of trips cannot be identified until specific number of units and commercial area is identified. Suggestion to account for recommended thresholds by the Office of Planning and Research (OPR) for Vehicle Miles Traveled (VMT). Concerns about significant intersections (99/Skyway, 99/E.20th, 99 main, 32/Bruce, and 32/Forest). Suggestion for providing bicycle and pedestrian access to existing transit stops on Skyway, Forest and E. 20th to reduce VMT.
Private Individuals and Organizations																													
																						X						Jim Matthews 35 Parkhurst St. Chico, CA 95928	Concerned about traffic safety impacts from the proposed extension of Parkhurst Street to Bruce Road creating a shortcut between busy streets. Suggestion to use safer alternative and not provide a direct pathway between these roads.
																						X						William & Carol Jemison 42 Parkhurst Street Chico, CA 95928	Concerns about the street layout plan and the direct connection between Bruce Road and Notre Dame Blvd. Concerns about the increase in traffic from this connection and the change of neighborhood character.
																						X						Ken D'Arezzo kennyd@saber.net	Concerns about traffic safety from the proposed street layout. Suggestion to lighten the traffic on Parkhurst by extending Webster Drive to Bruce Road and including access from 20th street.
						X				X					X										X			Barbara Vlamis, Executive Director AquAlliance P.O. Box 4024 Chico, CA 95927	Concerns about groundwater impacts that are not considered in the Urban Water Management Plan (UWMP). Concerns about groundwater impacts to independent well owners and surrounding landscapes including Bidwell Park. Concerns about incremental impacts to tree loss, global warming, and species loss/displacement. Concerns about the elevations of local aquifers. Concerns about impacts on Butte County Meadowfoam (BCM) and the Butte County Resource Conservation Plan (BRCP). Concerns about the EIR including a reasonable range of alternatives to a project or change in location due to property identified as highly constrained. Concerns about Initial Study checklist indicating a LTS impact for groundwater but the discussion stating the impact is potentially significant. Suggestion to correct this discrepancy and provide aggressive groundwater analysis in EIR.

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Natalie Carter, Executive Director Butte Environmental Council 116 W. 2nd Street, Suite 3 Chico, CA 95928										X					X													Concerns about the site being critical vernal pool wetlands and surrounding grassland habitat. Suggestion that the site be set aside for permanent conservation. Concern about endangered BCM present on-site and development's impact on adjacent Doe Mill Preserve. Concerns that removal of grasslands and vernal pools will take away beneficial uses such as stormwater detention, and stormwater filtration of pollutants.
Brad Chester & Michele Contestable 46 Parkhurst Street Chico, CA 95928							X	X	X							X				X							X	Concerns about rezoning of lot 416 from residential to commercial due to proximity to existing neighborhood. Concerns about commercial uses conflicting with visual character of neighborhood. Concerns about building height and location invading privacy. Concerns about present vacant lots and inability to support commercial business, transient populations, and potential for crime. Concerns about lighting, odors, and noise. Suggestion for a greenway or other separation from commercial and residential zoning. Concerns about traffic connection from Bruce Road to Notre Dame. Suggestion to disperse traffic through multiple new streets. Concerns about capacity of local schools. Concerns about habitat for wildlife and vernal pools present. Concerns about law enforcement and emergency services available.
Connie Adams 7 Parkhurst Street Chico, CA 95928 adams2291@sbcglobal.net																						X					X	Concerns about Parkhurst becoming a thoroughfare to Bruce Road. Suggestion for alternative to housing off Nigeria or placement of stop signs or speed bumps. Concern that an intersection at Bruce will create traffic jams. Concern about lack of bike lanes on Parkhurst and safety of crossings. Concern about character of neighborhood.
Joe and Jessica Giannola 23 Comstock Road Chico, CA 95928																X		X				X						Concern of loss of open space. Concern of Parkhurst and Jasper as thoroughfares. Suggestion that entrance be through 20th street. Concerns about noise and safety.
John White Parkhurst Neighborhood Association 40 Parkhurst Street Chico, CA 95928 jwhite40@yahoo.com										X						X						X						Concern that property should be used for mitigation or open space. Concern about presence of vernal pools and wildlife habitat. Concern about traffic safety regarding the proposed opening of Parkhurst. Suggestion to use Webster instead. Concerns about bends in road on Notre Dame and obstructed visibility.
Laurinda Corron 30 Parkhurst Street Chico, CA 95928										X												X						Concerns about the proposed thoroughfare and loss of wildlife habitat and vernal pools. Concern about turning Parkhurst into thoroughfare, safety of neighborhood.
Paul and Kathy Coots 2646 E. 20th Street Chico, CA 95928 pkcoots@comcast.net	X	X					X	X	X	X	X	X	X		X	X						X					X	Concerns about views from the surrounding neighborhood changing from current open space, Doe Mill Ridge, and Highway 32. Concerns of wildlife present within open space. Concern of visual character of area presently park-like open space. Concerns of building heights and views invading privacy of homes. Concerns on the size of homes proposed. Concerns about adjacent asphalt plant and air quality. Concerns about cattle moved on adjacent property and adjacent agricultural use. Concerns of construction and grading impacts on air quality. Concerns of vernal pools, endangered species, hawks, and foothill yellow legged frogs present. Concerns about historic rock wall, metal sculptures and Steve Harrison bike path being protected. Concerns of noise and dust pollution due to site geology. Concerns of GHGs during construction and operation at intersection near Bruce and E. 20th with increased traffic. Concerns about flooding from storm water, as geology has high runoff potential. Concern about landscaping runoff impacting streams and salmon/steelhead. Concerns there are other locations rezoned for development already and several vacant commercial lots in the city. Concern about the bike path proposed for Potter Road. Concern about not waiting for approval of HCP. Concern about construction noise (jackhammering). Concern about buildout of Merriam Park housing too. Concerns about capacity of fire and police departments. Concerns about losing recreational space and loss of educational recreation space. Concerns about access point near Potter Road off Skyway as point of congestion and concerned about thoroughfare of E. 20th to Bruce Road. Concerns that stop signs and speed bumps are necessary to control traffic in the area.
Michael Genga 1710 Lawler Street Chico, CA 95928							X	X										X	X			X						Concerns about emergency vehicle access on narrow roads. Concerns about loss of privacy from new development. Concerns about various other developments occurring and economic impacts. Concerns of new residents stressing capacity of fire, police, schools and health services. Concerns about water supply and aquifer use. Concerns about mitigation for construction noise, dust, traffic. Concerns about Bruce Road and E. 20th not being able to accommodate more traffic and suggested expansion.
Carolyn Hana 1710 Lawler Street Chico, CA 95928																										X	Concerns about criminal activity and economic impacts.	

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Lydia & Agurkis 48 Parkhurst Street Chico, CA 95928 lagurkis@gmail.com						X	X	X								X	X	X										Concerns about the wildlife habitat and vernal pools on-site. Concerns about Parkhurst becoming a thoroughfare with increased traffic. Concerns about changing neighborhood character of a large street. Concerns about visibility and safety at Parkhurst intersection. Suggestions to include vehicle barriers at end of Parkhurst or to create "dog-leg" connections. Concerns about building heights, light pollution, increased noise, traffic, and air pollution from commercial zoning. Suggestion to place commercial zoning further away from homes. Concerns about capacity of local schools. Concerns about pedestrian access. Suggestion to place crossing light and crosswalk on Notre Dame and 20th street.
Larry Levin 19 Comstock Road Chico, CA 95928							X	X					X			X	X	X	X									Concerns about traffic congestion increases from proposed project. Quotes neighborhood notice: Concerns about traffic extending through Parkhurst connection to Bruce Road. Concerns about noise and safety. Concerns about building heights, noise, odors, safety and traffic of commercial zoning. Suggestion of a greenway to separate commercial and residential zoning. Concerns about vernal pools and wildlife habitat. Concerns about capacity of local schools. Concerns about pedestrian/bicycle access. Concerns about stormwater runoff and loss of recreation area.
Russ Thayne 2540 Zanella Way, Suite 20 Chico, CA 95928 russthayne@gmail.com																X					X					X		Concerns about safety of neighborhood. Concerns about thoroughfare through Webster and increased traffic flows. Concerns about changing character of quiet neighborhood with increased noise.
Janine Rood, Executive Director Chico Velo Cycling Club 125 W. 3rd Street, Suite 210 Chico, CA 95928								X						X							X							Concerns about providing bicycle and pedestrian friendly infrastructure. Concerns that new facilities meet "silver" standards at a minimum. Suggestion to include improvements to existing bike paths while preserving habitat and open space. Suggestion for open space around Steve Harrison Memorial bike path for visibility. Concerns that roadway improvements are consistent with Chico Bike Plan Update. Concerns for bike pathways through residential to slow traffic. Concerns about vernal pools and endangered species (BCM), hawks, and yellow legged frogs.
Barbara Castro, Robert Schlising, and Barbara Vlamis North States Vernal Pool Landscapes and Recovery Plan Implementation Group 133 W 12th Street Chico, CA 95928								X																				Concerns about vernal pools, grasslands, endangered species and BCM on property. Concerns that property is part of USFWS Recovery Plan for Vernal Pools. Concerns that impacts to habitat and vernal pools on-site would be significant, irreversible, and impossible to mitigate for.
Christopher Michaels (representing Bungalow) 2578 E 20th Street Chico, CA 95928 neither	X																		X	X								Concerns about inadequate parking that existing already and lack of visibility on English. Concerns about safety of intersections with new designs. Concerns about location of commercial development interfering with bicyclists and pedestrians. Concerns about plans for parking and E. 20th traffic. Suggestion to widen E. 20th and consider potential future development constraining traffic in the area and parking. Suggestion for a buffer between homes and road. Suggestion to add a park on the other side of Bruce Road and concerns about lack of green space.
Natalie Carter (representing Butte Environmental Council) 116 W 2nd Street, Suite 3 Chico, CA 95928								X					X	X														Concerns about BCM present on-site, and site as being one of very few habitats left. Concerns about existence of public draft RCP. Concerns about isolating BCM on adjacent Doe Mill Preserve property. Concerns of vernal pools, wetlands, grassland habitat for many species (i.e. vernal pool fairy shrimp, swainson hawk, etc.). Concerns about amount of open space left and degradation of watershed. Concerns about factoring in drought years on wetlands.
Barbara Castro (representing Vernal Pool Recovery Plan Implementation Working Group) 133 W 12th Street Chico, CA 95928 opposed								X																X				Concerns about geographic location of parcels as vernal pools, wetlands, and rare and endangered species. Concerns about cumulative impacts of development on habitat. Concerns about compromised hydrology of area due to development. Concerns about potential for species extinction.
Louis & Stephanie Brooner 38 Parkhurst Street Chico, CA 95928	X	X				X			X				X	X							X							Concerns about Parkhurst traffic. Concerns about wetlands present in area for proposed commercial development. Concerns about siting commercial development directly behind housing. Concerns about historic rock walls on-site.
William M. Jemison (representing neighborhood & Carol Jemison) 42 Parkhurst Street Chico, CA 95928 opposed																X					X							Concerns about the proposed street layout and proposed connection of Parkhurst to Notre Dame and Bruce Road. Concerns about increase of traffic and use of Parkhurst as access road through residential neighborhood. Concern that increased traffic will detract from quiet neighborhood feel.
Brent McCarthy																		X			X			X				Concerns about traffic speeds, lack of speed bumps and high speeds along 20th street. Concerns about cumulative impact of Schuster's project above Potter Road. Concerns about bridge over Potter Road that would assist traffic in the area but has not happened. Concerns about capacity of current schools.

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Brad & Michele Chester (Michele Contestable?) 46 Parkhurst Street Chico CA, 95928 opposed						X		X													X					X	Concerns about traffic safety from cut throughs to major arterials. Concerns about existing commercial development bankruptcy nearby. Concerns about wetlands. Concerns about commercial building heights being able to look into backyards of residents. Concerns about homeless encampments near commercial.	
Gary Daugherty 20 Tioga Way Chico CA, 95928 opposed									X												X			X			Concerns about increasing traffic and plan to tie Parkhurst and Niagra. Concerns about rock walls, where development along Potter Road would cut into them. Concerns about cumulative impacts of traffic from other surrounding subdivisions.	
Kathleen Faith 2188 Honey Run Road Chico CA, 95928								X																			Concerns about the HCP not being taken into consideration for the project. Concerns about land being used for mitigation and USFWS input on development. Suggestion to use BCM as education opportunity (boardwalks, plaques, etc)	
Patty Moriarty (representing Friends of Butte Creek) 1726 Lawler Street Chico, CA 95928 opposed	X							X					X									X					Concerns about grading, drainage and utilities. Concerns about stormwater runoff affecting Butte Creek via potter road, and concerns about Butte Creek being home to endangered Chinhook Salmon. Concerns about current levee capacity for stormwater and flooding. Concerns about water quality impacts from impervious surface increases and irrigation runoff. Concerns about the need to recharge groundwater instead of increasing runoff.	
Lydia Agurkis (representing neighborhood) 48 Parkhurst Street Chico, CA 95928 opposed	X					X								X		X	X				X						Concerns about changing character of the quiet neighborhood. Concerns about traffic resulting from Parkhurst extension and safety of bicyclists. Concerns about no stop signs or yields. Concerns about commercial uses sited directly behind residential housing. Concerns about noise and traffic from this commercial development. Concerns about capacity of local schools including Little Chico Creek. Concerns about pedestrian access for children from neighborhood to schools. Concerns about building heights for commercial.	
Marcia L. Tarabin 2566 E. 20th Street Chico CA, 95928 opposed	X					X		X	X							X					X						Concerns about aesthetic resources and character of the area. Concerns about the impacts to existing open space and wildlife. Concerns about changing character of quiet neighborhood with noise. Concerns about existing historic rock wall. Concerns about commercial development abutting neighborhood. Suggestion to see this set back. Concerns about increased traffic flow, congestion, and noise. Concerns about maintaining open space around the bicycle path.	
Norm Todenhagen (representing Aqu Alliance) 2298 E. 8th Street Chico CA, 95928 opposed			X	X		X		X					X										X				Concerns about aesthetics and biological resources (BCM), agreement with others comments. Concerns about groundwater analysis of project and cumulative impacts on groundwater from other developments. Concerns about drought's impact on groundwater, trees impacted from declining levels, loss of potential recharge. Suggestion that there is recharge potential through fissures even through hardpan. Concerns about regulatory agencies consulted.	
Melanie Kendrick 19 Parkhurst Street Chico CA, 95928 opposed																X					X						Concerns about lack of stop signs and speed at which people drive down Parkhurst and Notre Dame. Concerns about noise from increasing traffic and safety for children who play in streets along road. Concerns about proposed thoroughfare.	
James Brobeck 1605 Manzanita Avenue Chico CA, 95926								X					X														Concerns about presence of rare biological resources and habitat, and RCP. Concerns that Cal Water should not be deferred to when considering impacts to water resources and hydrology.	
Jim Matthews 35 Parkhurst Street Chico CA, 95928																					X						Concerns about traffic impacts of shortcut routing Parkhurst from Notre Dame to Bruce Road. Suggestion for road to include turns that will reduce speed of traffic and not provide this straight pathway.	
Sherry Staser 3 Niagara Way Chico CA, 95928 opposed						X		X					X														Concerns about building heights from two story homes directly behind existing housing. Concerns about flooding. Concerns about commercial development being consistent with existing visual character. Concerns about wildlife and pheasants disappearing after previous other development.	
Elizabeth Devereaux 2468 Ivy Street Chico CA, 95928 opposed						X		X	X				X	X							X	X					Concerns about potentially significant impacts of traffic, viewsheds, water, endangered species, cultural resources, and recreation. Concerns about not following the HCP. Concerns about existing land to be lost as educational and recreational resources for residents. Concerns that developer is not developing land as intended in the 1994 General Plan. Suggest different way of developing area. Concerns that visual simulations would greatly assist understanding of visual impacts for bikes and vehicles on Bruce Road.	
Marion Larsen 1712 Lawler Street Chico, CA 95928 opposed	X					X	X	X					X								X	X					Concerns about lack of open space within the plan and presence of vernal pools on-site. Concerns about commercial uses proposed and their location. Suggestion that commercial by Bruce and Skyway would make more sense. Concern about layout of roads. Concerns that no park or green area is planned within the multi-family unit area. Concern about building heights. Concerns about impacts to agricultural and forestry resources and biological resources around diversion channel.	

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Julie Kistle (Chico Unified School District)																				X									Concerns about the potential to generate new students. Concerns about traffic impacts for students traveling from homes via bicycle, vehicle, or pedestrian to the new high school site, Little Chico Creek, and March Junior High. Suggestion to connect to City's bicycle plan to minimize impacts.
Caroline Burkett								X	X					X							X	X			X				Concerns about cumulative impacts from surrounding property development in regard to air and traffic. Concerns about BCM and biological diversity. Concerns about impervious surfaces and movement of water from foothills to supply this area with seasonal creeks and BCM habitat. Concerns about recreation impacts and bicyclists. Concerns about air and water impacts from increased vehicle presence.
Barbara O'Brien																										X			Concerns about timing of development and phasing (which area will be first to be developed).
Joe Giannola 23 Comstock Road Chico, CA										X								X				X							Concerns about traffic and noise increases. Concerns about current wildlife and open space disappearing. Suggestion to create access road off 20th. Concerns about thoroughfare on Parkhurst.
Jacob Sams																										X			Concerns about when more information will be available.
Paul Coots 2646 E. 20th Street Chico, CA																				X									Concerns about impacts to the capacity of fire and police departments.