

City of Chico Planning Commission

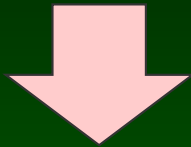


05/03/2018

**4.1 Receive Comments on the
Draft Environmental Impact Report
for the Stonegate Project
State Clearinghouse #2016062049
Southeast Chico, CA**

**Mike Sawley, AICP
Senior Planner**

Application



Environmental
Review



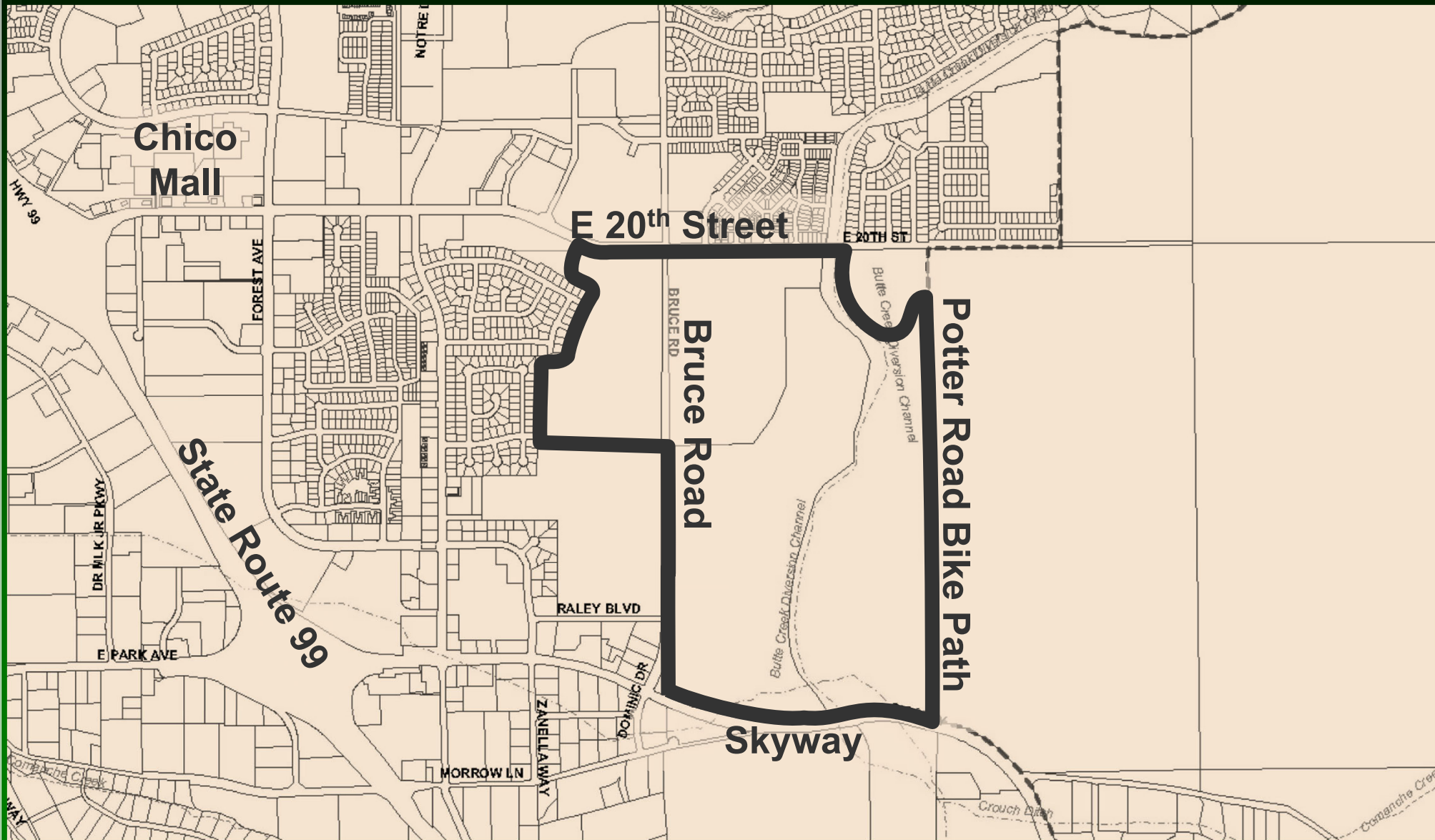
Hearings to
Consider Project

Prepare Draft EIR

45-Day Comment Period

Prepare Responses to
Comments

Release Final EIR



Chico Mall

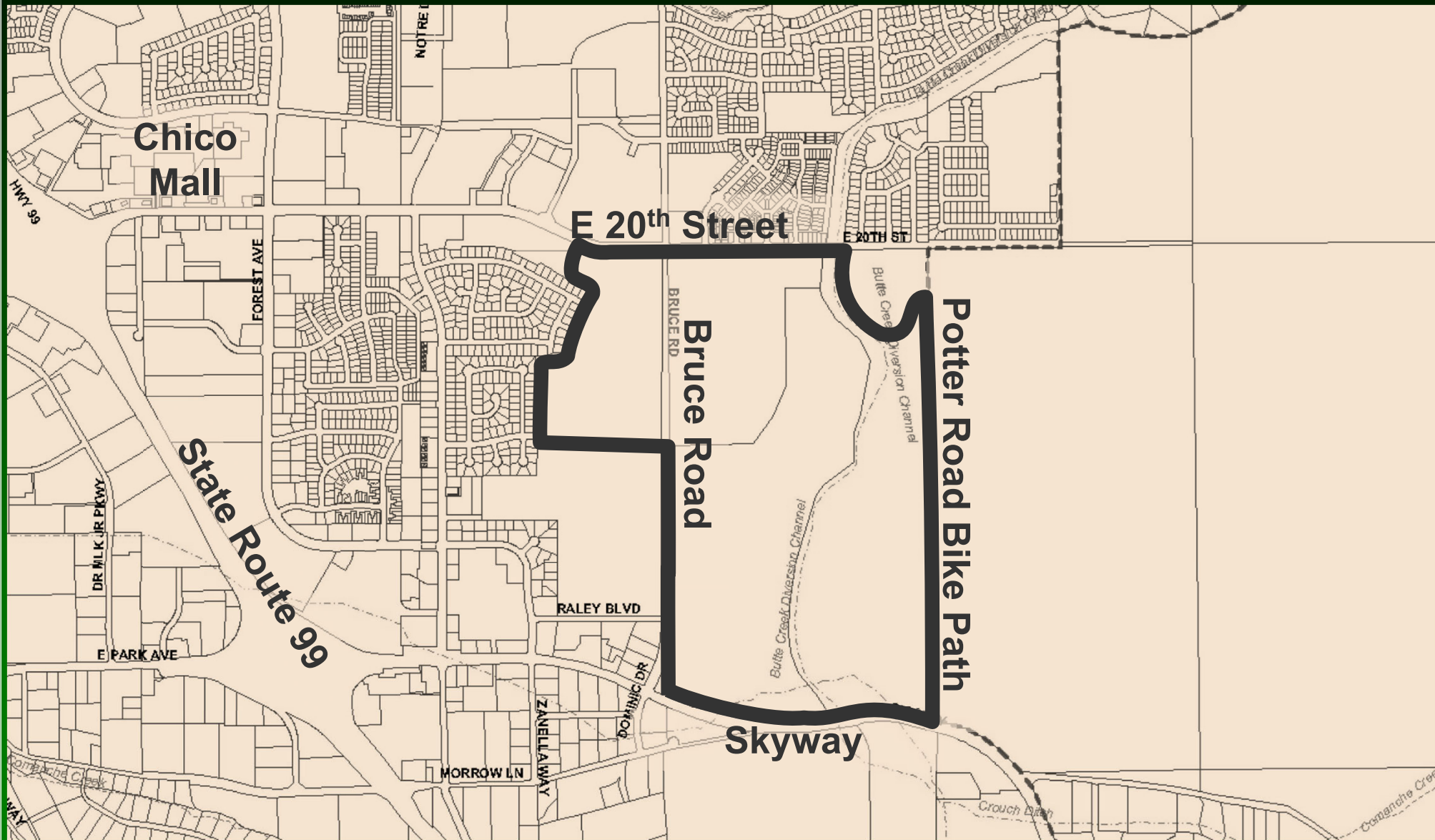
E 20th Street

Bruce Road

Potter Road Bike Path

Skyway

State Route 99



HWY 99

FOREST AVE

NOTRE D

E 20TH ST

Butte Creek Diversion Channel

Butte Creek Diversion Channel

DR MILK DR PKWY

E PARK AVE

RALEY BLVD

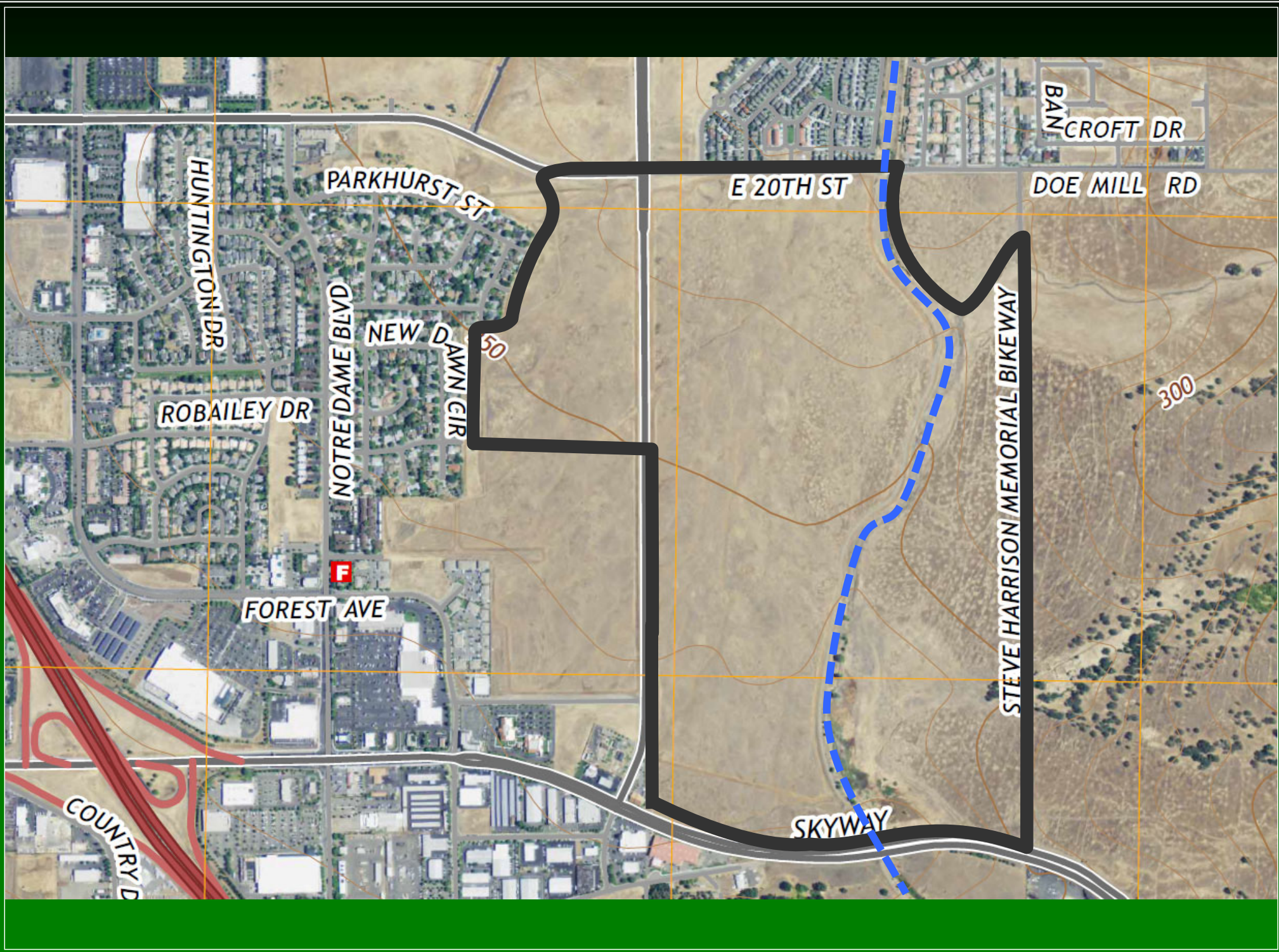
ZANELLA WAY

DOMINIC DR

MORROW LN

Crouch Bluff

Comanche Creek



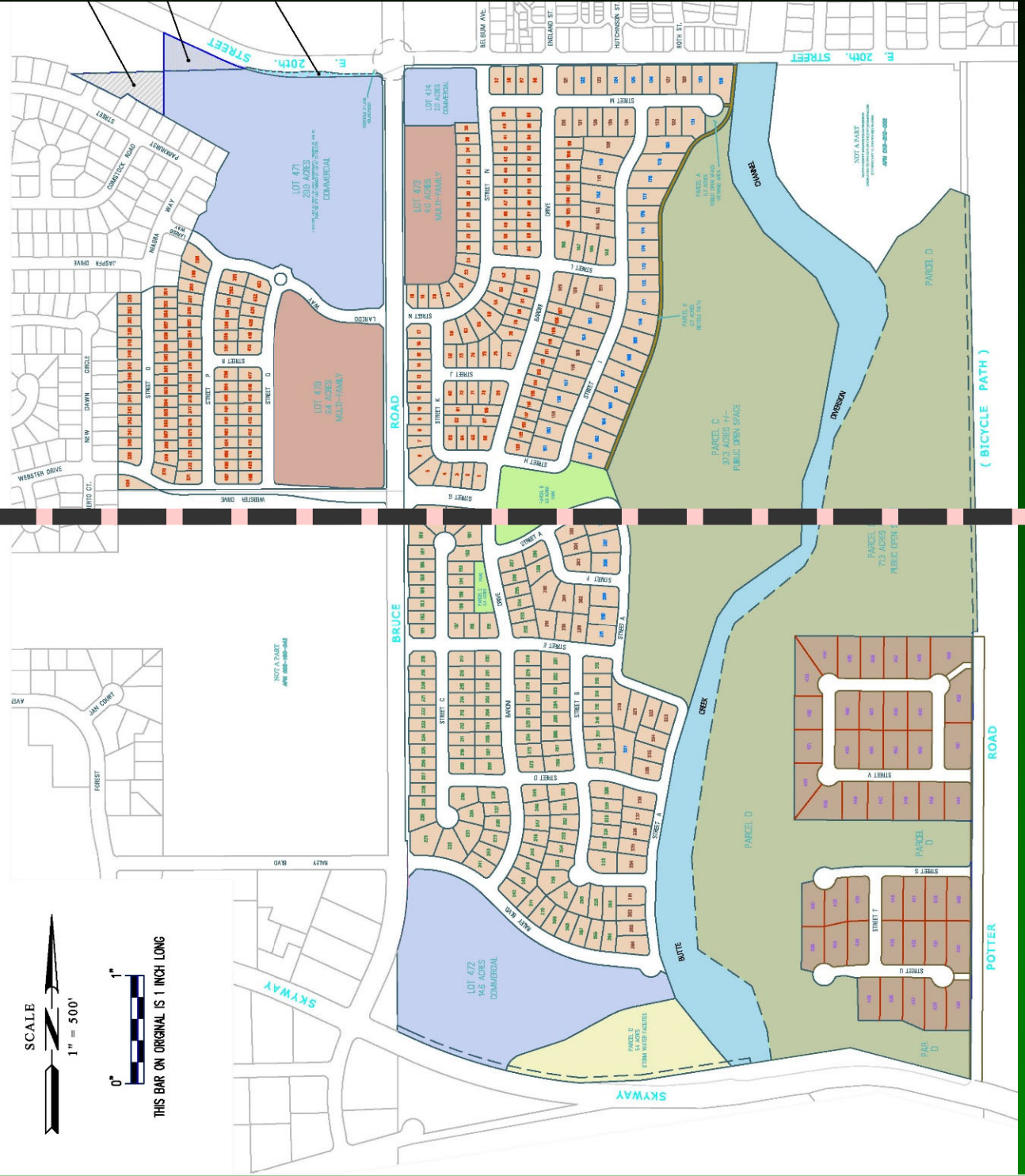
Project Summary

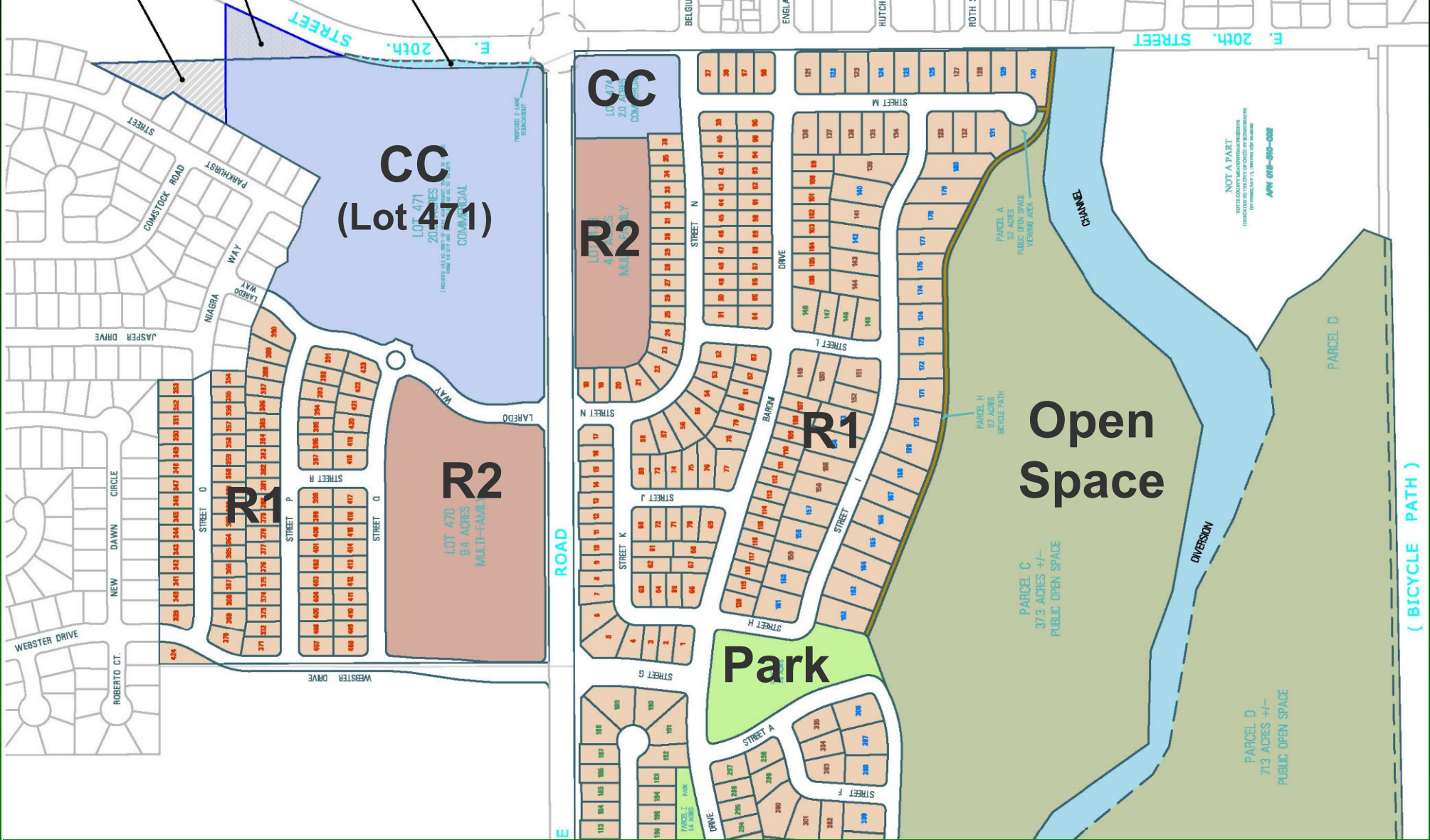
- Open Space: 109 acres
- Park: 3.3 acres
- Single-family residential (469 lots): 103 acres
- Multi-family residential (R2): 13.4 acres
- Commercial/Medical (CC): 36.6 acres
- Remaining area comprises street dedications, stormwater facilities, and bike path

Project Overview

North

South





NOT A PART
APPN 002-180-042

BRUCE

RALEY BLVD

SKYWAY

Parcel grid with lot numbers: 188, 182, 185, 184, 186, 187, 189, 197, 195, 196, 194, 193, 192, 191, 190, 189, 202, 200, 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

R1

Open Space

Open Space

RS-20

RS-20

CC
(Lot 472)

SKYWAY

BUTTE

CREEK

POTTER ROAD

POTTER ROAD

PARCEL D
71.3 ACRES +/-
PUBLIC OPEN SP

PARCEL D

PARCEL D

PAR. D

LOT 472
14.6 ACRES
COMMERCIAL

PARCEL G
6.4 ACRES
STORM WATER FACILITIES

PARCEL I
3.4 ACRES
PARK

BARON DRIVE

STREET A

STREET F

STREET E

STREET C

STREET D

STREET B

STREET A

STREET A

STREET S

STREET T

STREET U

STREET V

STREET W

STREET X

STREET Y

STREET Z

STREET AA

STREET AB

STREET AC

STREET AD

STREET AE

STREET AF

STREET AG

STREET AH

STREET AI

STREET AJ

STREET AK

STREET AL

STREET AM

STREET AN

STREET AO

STREET AP

STREET AQ

STREET AR

STREET AS

STREET AT

STREET AU

STREET AV

STREET AW

STREET AX

STREET AY

STREET AZ

STREET BA

STREET BB

STREET BC

STREET BD

STREET BE

STREET BF

STREET BG

STREET BH

STREET BI

STREET BJ

STREET BK

STREET BL

STREET BM

STREET BN

STREET BO

STREET BP

STREET BQ

STREET BR

STREET BS

STREET BT

STREET BU

STREET BV

STREET BW

STREET BX

STREET BY

STREET BZ

STREET CA

STREET CB

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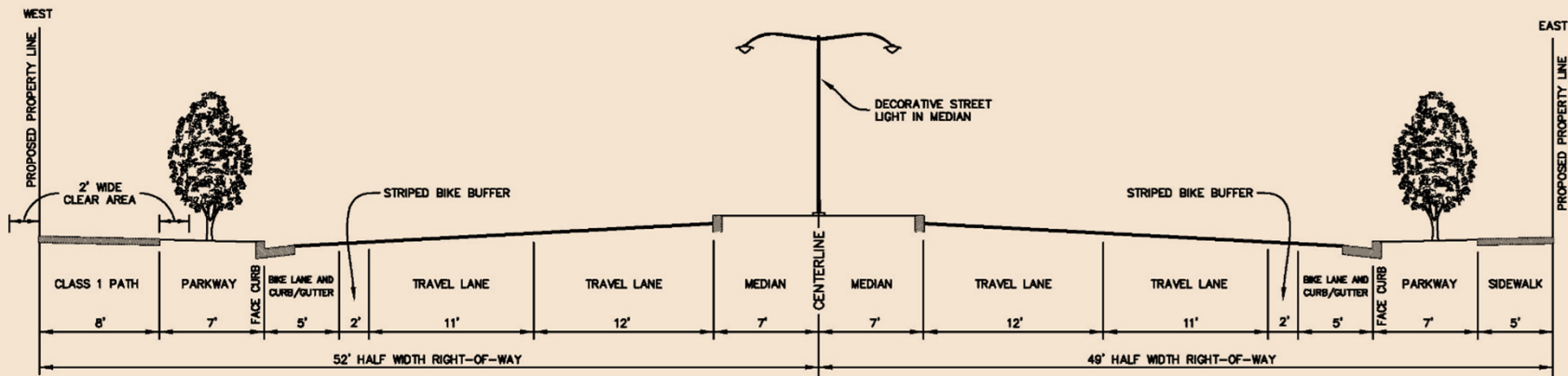
STREET GM

STREET GN

STREET GO

STREET GP

Example Street Cross-section

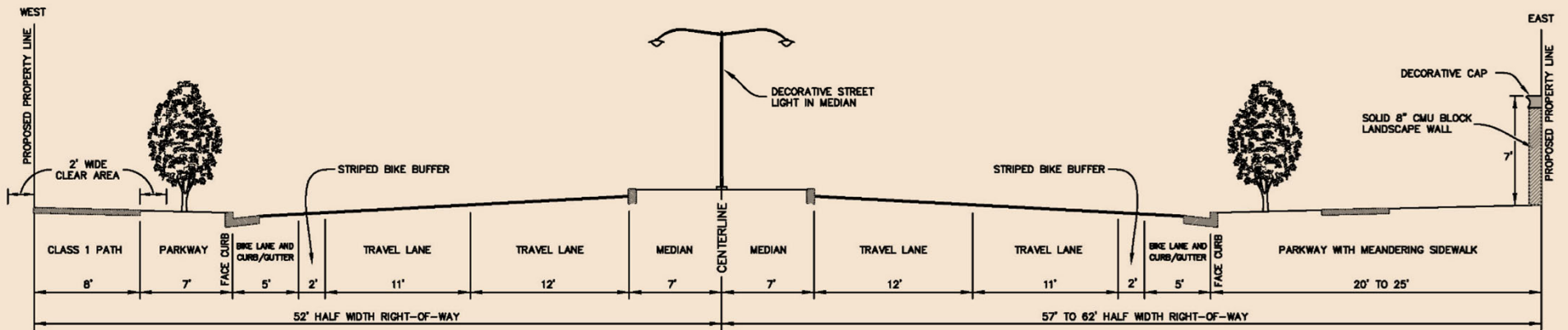


NOTE:
A 2' WIDE CLEAR AREA WITH NO OBSTRUCTION SHALL BE PROVIDED ALONG BOTH SIDES OF THE CLASS 1 PATH

BRUCE ROAD

FROM 150'± NORTH OF LAREDO WAY TO EAST 20TH STREET
NO SCALE

NOTE:
THE MEDIAN LAYOUT WILL VARY TO ALLOW INSTALLATION OF VEHICLE TURN LANES.



NOTE:
A 2' WIDE CLEAR AREA WITH NO OBSTRUCTION SHALL BE PROVIDED ALONG BOTH SIDES OF THE CLASS 1 PATH

BRUCE ROAD

FROM WEBSTER DRIVE TO 150'± NORTH OF LAREDO WAY
NO SCALE

NOTE:
THE MEDIAN LAYOUT WILL VARY TO ALLOW INSTALLATION OF VEHICLE TURN LANES.

Environmental Review

- The California Environmental Quality Act (CEQA) is a law that applies to projects that require a discretionary approval by a state or local governmental agency.
- An Environmental Impact Report (EIR) is the highest level of CEQA review.
- The City of Chico is the Lead Agency for the Stonegate Project and oversees the EIR process.

Milestones

- Notice of Preparation issued: June 20, 2016
- Scoping Meeting held: July 12, 2016
- ~~~ Prepare Draft EIR ~~~
- Draft EIR Released: April 9, 2018
- Draft EIR Comment Session: May 3, 2018
- Close of Comment Period: May 24, 2018
- ~~~ Prepare Final EIR/staff reports ~~~
- Planning Commission/City Council Meetings

Draft EIR Summary

- Project Description: characteristics, objectives, required approvals
- 16 Topical Sections: Air Quality/GHG, Biological, Cultural, Hydrology, Traffic, etc.
- Cumulative Effects: project plus other growth
- Alternatives: No Project, Eliminate RS-20 Lots, and Existing General Plan
- Technical Appendices: Rare Plant Survey, Wetland Delineation, modeling data, etc.

Draft EIR Conclusions

- With the implementation of mitigation, all impacts except greenhouse gas emissions would be less than significant.
- Project impacts to Butte County Meadowfoam (BCM) can be mitigated through long-term habitat preservation and restoration efforts.
- Other biological impacts can be avoided, minimized or mitigated by purchasing off-site credits at approved mitigation banks.

Draft EIR Conclusions (cont.)

- Several street intersections would require improvements during build-out to maintain acceptable Levels of Service (LOS)
- Air Quality/GHG emissions reduced by incorporating Best Management Practices onsite and participation in off-site programs.
- Noise from streets and non-residential development mitigated using barriers, buffers and enhanced construction materials.

Next Steps

- Draft EIR comment period closes on May 24
- City prepares responses to all Draft EIR comments received (Final EIR)
- Final EIR will be available at least 10 days prior to the first public hearing
- Planning Commission to forward recommendation to City Council
- City Council to consider EIR certification and project approval

Tonight

- **Speakers: fill out speaker cards and include your email or mailing address**
- **Speakers are encouraged to also submit their comments in writing**
- **The purpose of this meeting is to discuss Draft EIR's analysis and conclusions; project merits will be considered at future meetings.**

Reminders:

- **Please focus your comments on the Draft EIR document**
- **Comment sheets are provided for written comments**
- **Draft EIR comment period runs until May 24th at 5 p.m.**