



CITY OF CHICO MEMORANDUM

TO: Chair Scott and Members of the Planning Commission
DATE: November 9, 2021
FROM: Mike Sawley, AICP
Principal Planner (Environmental Program Manager)
SUBJECT: Public Hearing to Accept Comments on a Draft EIR - Valley's Edge Specific Plan

On 11/18/2021, the Planning Commission is asked to hold a public hearing to accept comments on the Draft Environmental Impact Report (DEIR) for the Valley's Edge Specific Plan (VESP).

Background

On 10/29/2021 a Notice of Availability was circulated for the DEIR, announcing that the document is available online and that public comments will be accepted until 12/13/2021 at 5 p.m. The DEIR, as well as the VESP, are available at: <https://chico.ca.us/valleys-edge-specific-plan>.

Section 1.40.570 of the Chico Municipal Code provides the following guidance for the City's hearing to accept comments on the DEIR:

"At a hearing, anyone may express personal views on the adequacy of the draft EIR, either orally or in writing. Comments received at the public hearing are encouraged to be submitted in written form so as to ensure their adequate transmittal in the final EIR. At the conclusion of the public hearing on the draft EIR, the final EIR and responses to written comments shall be prepared in accordance with the State Guidelines and this chapter."

Following a staff orientation for the hearing, it is recommended that the Commission proceed to hear comments from each attendee that wishes to speak on the DEIR. Based on past experiences, no predetermined time limitation for speakers is necessary, however, it is helpful to issue periodic reminders that (1) the testimony should pertain to the adequacy of the DEIR, rather than the merits of the project, and (2) unique comments are encouraged, repetitive comments will be grouped together for a common response.

Responses will not be provided at the hearing on 11/18/2021. The Commission is asked to hear the public comments and take no formal action at this time.

Future Steps

After the public comment period for the DEIR, written responses to all significant environmental issues raised will be drafted and a Final EIR will be prepared. Once the Final EIR is prepared (likely in spring of 2022), a public hearing by the Planning Commission will be scheduled to consider the EIR as well as the Valley's Edge Specific Plan. The Planning Commission will forward recommendations to the City Council for final action.