



Zoning Administrator Agenda Report Meeting Date 12/15/2020

DATE: December 9, 2020

File: UP 20-01

TO: ZONING ADMINISTRATOR

FROM: Kelly Murphy, Planner, kelly.murphy@chicoca.gov, (530) 879-6535
Dexter O'Connell, Associate Planner. dexter.oconnell@chicoca.gov

RE: Use Permit 20-01 (Chico Electric Solar Primary Use)
Parcel at Yosemite Drive, Donner Lane, and Trinity Lane. APN 018-160-047

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find that this project is categorically exempt from further environmental review and approve Use Permit 20-01 (Chico Electric Solar Primary Use) based on the findings and subject to the recommended conditions of approval.

BACKGROUND AND ANALYSIS

This is a request for a Use Permit to allow the installation of a solar collector array as a primary use in the OS2 (Secondary Open Space) zoning district. The site consists of a single parcel with frontage on Yosemite Drive, Donner Lane and Trinity Lane (see **Attachment A**, Location Map) containing a well and pump, as well as a thoroughly treed slope of open space.

The site consists of approximately 1.61 acres and is designated Secondary Open Space (SOS) on the General Plan Land Use Diagram and zoned OS2 (Secondary Open Space). Pursuant to Chico Municipal Code (CMC) Section 19.50.020, Table 4-12, public facility and utility service uses may be authorized in the OS2 zoning district with an approved use permit. Chico Electric is not a public utility. However, the proposed solar collector array has been determined to be a similar use, consistent with CMC Section 19.02.020.E(1)(a). Specifically, staff has determined the characteristics of, and activities associated with, the proposed use are equivalent to public facility and utility service use, will not involve a higher level of activity or density than that use, and that:

1. The proposed use will meet the purpose/intent of the zoning district applied to the site; and
2. The proposed use will be consistent with the goals, objectives, and policies of the Chico General Plan.

The project would install 51 solar collectors arranged in one bank of 25 and one bank of 26 on the eastern end of the property (see **Attachment B**, Site Plan). Each collector would be comprised of four solar panels. The proposed solar array would fully power the onsite pump used to filter the lake, resulting in significant energy cost savings for the Neighborhood Homeowner's Association. No parking or other site improvements are required except those necessary to install the collector array.

DISCUSSION

This project requests use permit approval for a 51-unit solar array on the same parcel as a well and water pump. This project is subject to the Solar Rights Act as a “solar energy system” and, thus, the City’s review of the application is substantively limited. Pursuant to Government Code section 65850.5(b) of the Solar Rights Act, the “requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health and safety.” The City can only deny a use permit application for a solar energy system if it determines the system would create specific, adverse impacts on public health or safety that cannot feasibly be mitigated or avoided. Further, any conditions placed on the project must “be designed to mitigate the specific, adverse impact upon the public health and safety at the lowest cost possible.” In other words, the Zoning Administrator’s review is limited to specific public health and safety concerns.

Conditions of approval for the original subdivision of California Park required the placement of an “easement for flowage” over the entirety of the subject parcel. In addition, a public utility easement (PUE) exists on the property. Staff has recommended Condition #4 to ensure that any potential health and safety impacts related to these easements is properly addressed at the City Council.

To facilitate installation of the proposed solar array, significant tree removal would be necessary. Specifically, 36 of the trees proposed for removal are subject to the City’s Tree Preservation Ordinance, requiring at least 69 new trees be planted onsite or in-lieu fees paid (**see Attachment C**, Tree Removal Plan and **Attachment D**, Tree Mitigation Table).

The project would be located approximately 65 feet from Yosemite Drive and setback 10 feet from adjacent residences to the north. To reduce visual impacts of the solar array, the applicant proposes to construct a 6 foot fence around the project and plant Cyprus trees to form a living screen wall between the project and the nearest residences. The applicant shall be responsible for the maintenance of the proposed fencing and screening per Condition #5.

As conditioned, expansion of the proposed solar array by more than 10-percent will require further evaluation of potential impacts and modification of this Use Permit in conjunction with a noticed Public Hearing. Minor modifications or expansion of the solar array may be reviewed administratively.

This proposed use has the full support of the Neighborhood Association, who as stewards of the property, have shepherded it through the process consistent with General Plan policy PPF-1.1.3, which encourages the cooperative development of public facilities. This use is also consistent with General Plan Goals and Policies including SUS-4.3 encouraging green development practices like Solar Energy, SUS-6.2.3 which implements the Climate Action Plan, and OS-4.3 encouraging the reduction in Greenhouse Gas Emissions.

ENVIRONMENTAL REVIEW

City staff has determined this project is exempt from CEQA under the common sense exemption in CEQA Guidelines Section 15061(b)(3) as a project which does not have the potential for causing a significant effect on the environment. The project, as designed, will have no significant effects on views from publicly accessible vantage points, and any impacts related to tree removal will be fully mitigated through application of the City's Tree Preservation Ordinance. Further, this project is categorically exempt from environmental review per CEQA Guidelines Section 15303 as construction of a limited number of new small facilities or structures. Finally, this project is exempt from CEQA review under CEQA Guidelines Section 15268, Ministerial Projects, because the City is required under State law to approve the project so long as it meets all health and safety requirements of local, state and federal law and will have no specific, adverse impacts on public health or safety.

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

CMC 19.50.020 allows utility services uses in the OS2 zone district, subject to use permit approval. The proposed solar collector array has been determined to be a similar use, consistent with CMC Section 19.02.020.E. This use permit has been processed in accordance with the requirements of Chapter 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

No impacts to the health, safety, or welfare of the neighborhood have been identified. While trees will be removed, they will be mitigated appropriately, and neighbors will benefit from the clean energy provided. The project has been conditioned to receive additional review and approval if additional trees are removed.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed solar collector array will not generate any significant new impacts to traffic or to public improvements (as conditioned to mitigate for tree removal) in the area as the project is located in a vacant open space area that would be partially screened from view with a 6 foot fence, trees and tree plantings. No aspects of the project have been deemed to be detrimental to the general welfare of the City.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed use is consistent with the site's General Plan land use designation and several actions, policies and goals found in the General Plan including SUS-4.3, SUS-6.2.3, and OS-4.3 as discussed above.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The solar collectors will serve the well and pump on the subject parcel and uses including the lake aeration system on surrounding properties. While the proposed solar collectors would be visible from certain view areas from neighboring properties and roads, the collector arrays have been positioned in the center of an area surrounded by trees that also allow for solar access and partial screening from public views.

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 20-01 authorizes the construction of solar collector arrays in substantial accord with the "Site Plan to Accompany Use Permit 20-01 (Chico Electric Solar Primary Use)" and in compliance with all other conditions of approval.
2. The applicant shall provide a note on the front page of all building plans that the project shall be constructed in compliance with UP 20-01.
3. Major modifications or expansion of the solar collector array beyond 10-percent shall be authorized only by a modification of this Use Permit in a noticed public hearing.
4. Applicant shall obtain approval from the City Council to abandon or modify the existing easements on the property sufficient to accommodate this project prior to the issuance of building permits for this project.
5. Applicant shall be responsible for the maintenance of the proposed fencing and screening surrounding the solar collector array.
6. The applicant shall comply with all other State and Local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The applicant is responsible for contacting these offices to verify the need for permits.
7. The applicant shall pay all development impact fees required by the Building Division, Public Works Department, Fire Department, Butte County Environmental Health, and any other entity requiring such fees related to this project prior to the issuance of a Certificate of Occupancy.

8. Applicant shall obtain written approval from the City of Chico's Urban Forester prior to removal of any trees. As required by CMC 16.66, any trees removed and requiring mitigation shall be replaced as follows:
 - a) On-site. For every six inches DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b) Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c) Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d) Tree removal shall be subject to the in-lieu fee payment requirements set forth CMC16.66 and fee schedule adopted by the City Council.
 - e) All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
9. Tree mitigation shall be per the provided Tree Mitigation Table (Attachment D).
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.
11. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant

to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site.

DISTRIBUTION:

Mike Sawley, Zoning Administrator

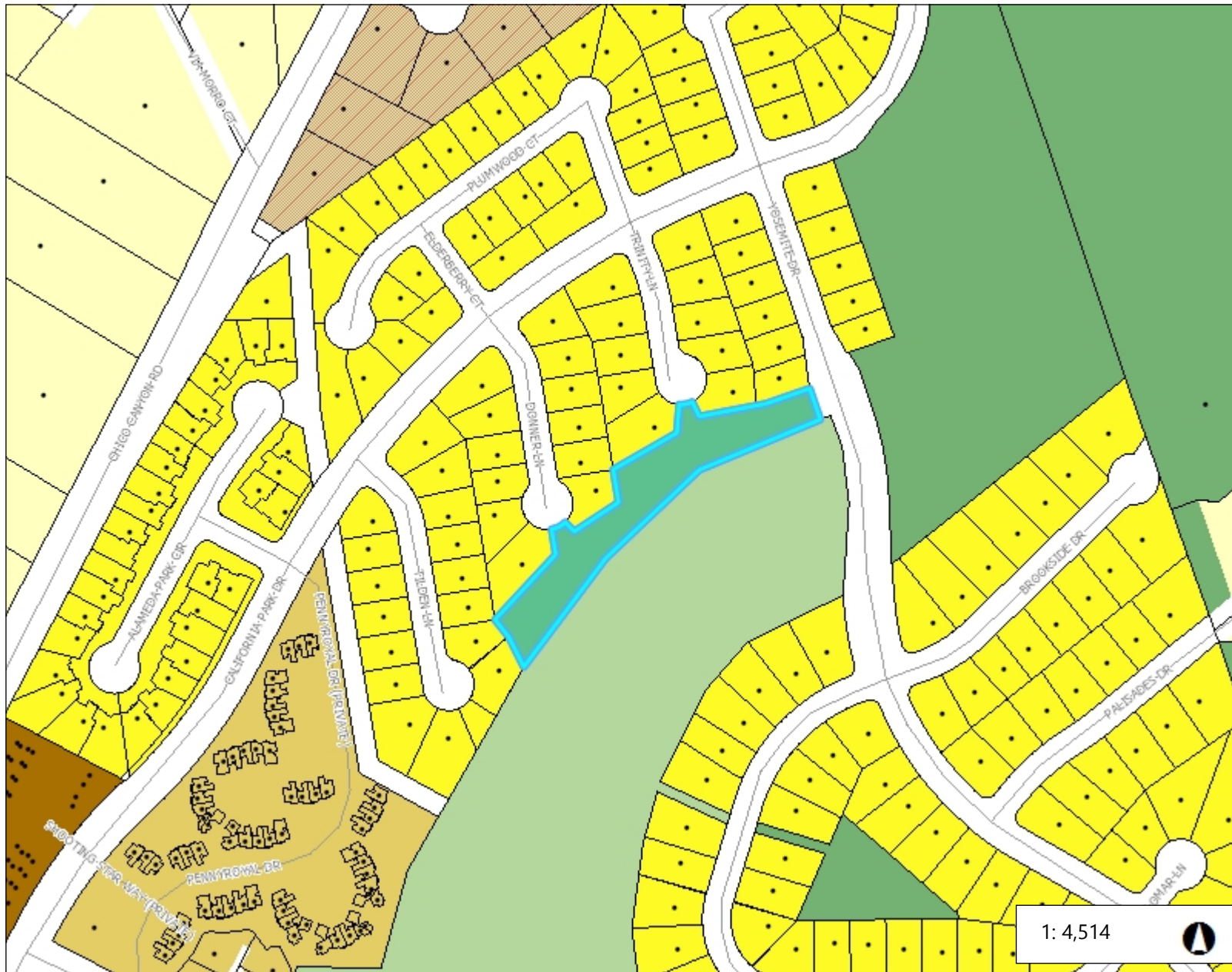
Jason Plumb, Chico Electric. 36 W Eaton Road, Chico, CA 95973. jplumb@chicoelectric.com

Gary Taylor. Gary@Hignell.com

Janet Pearce. jcpearce2015@gmail.com

ATTACHMENTS:

- A. Location Map
- B. Site Plan
- C. Tree Removal Plan
- D. Tree Mitigation Table
- E. Public Correspondence



Legend

- Addresses
- Assessor Parcels
- Plan Area
- ROW
- RS-3 Suburban Residential 3 acre
- RS-2 Suburban Residential 2 acre
- RS-1 Suburban Residential 1 acre
- RS-20 Suburban Residential 20,000
- R1-15 Low Density Residential 15,000
- R1-10 Low Density Residential 10,000
- R1 Low Density Residential
- R2 Medium Density Residential
- R3 Medium-High Density Residential
- R4 High Density Residential
- RMU Residential Mixed Use
- OR Office Residential
- OC Office Commercial
- CN Neighborhood Commercial
- CC Community Commercial
- DS Downtown South
- DN Downtown North
- CS Services Commercial
- CR Regional Commercial
- ML Light Manufacturing
- MG General Manufacturing
- IOMU Industrial Office Mixed-Use

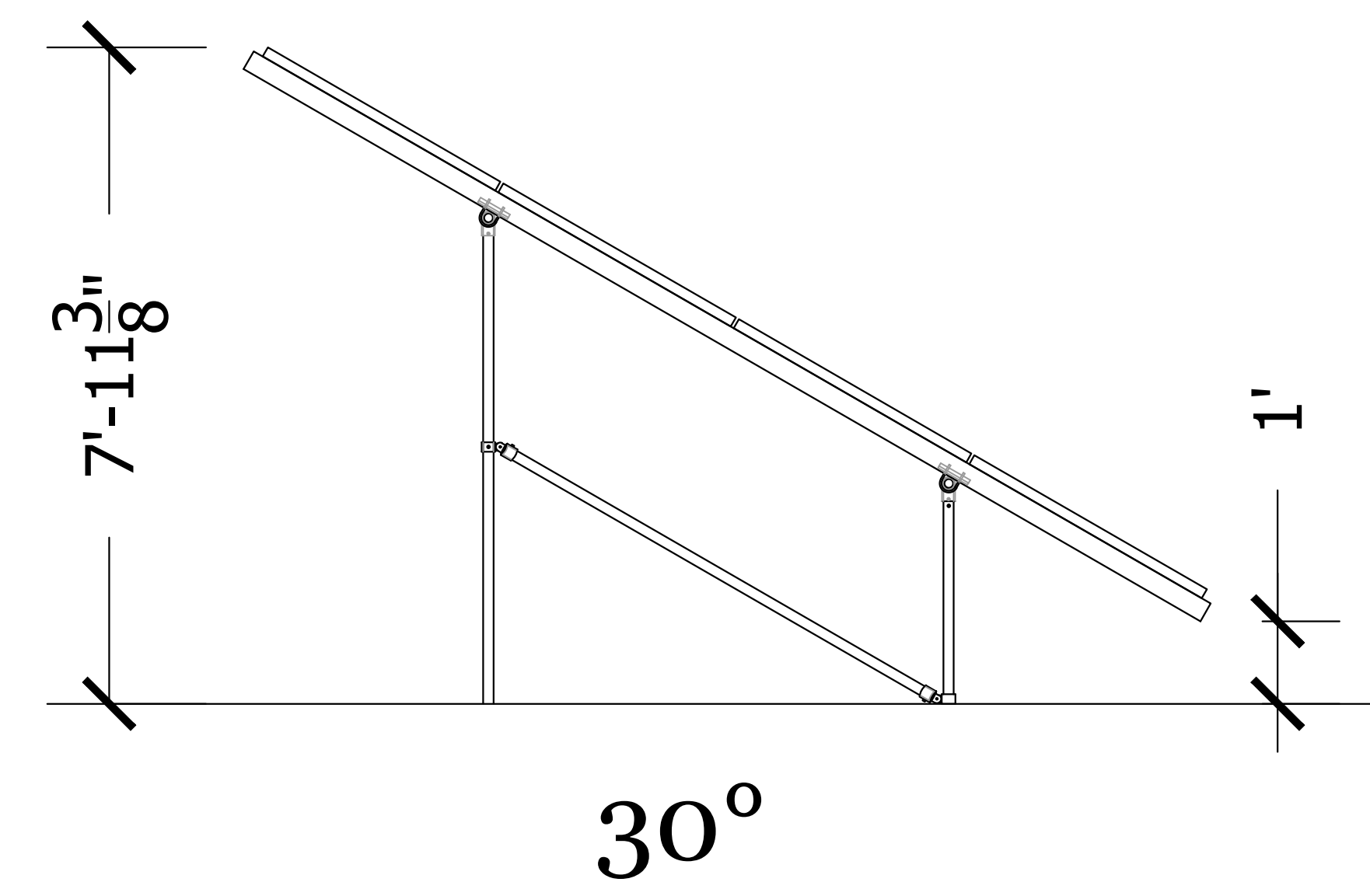
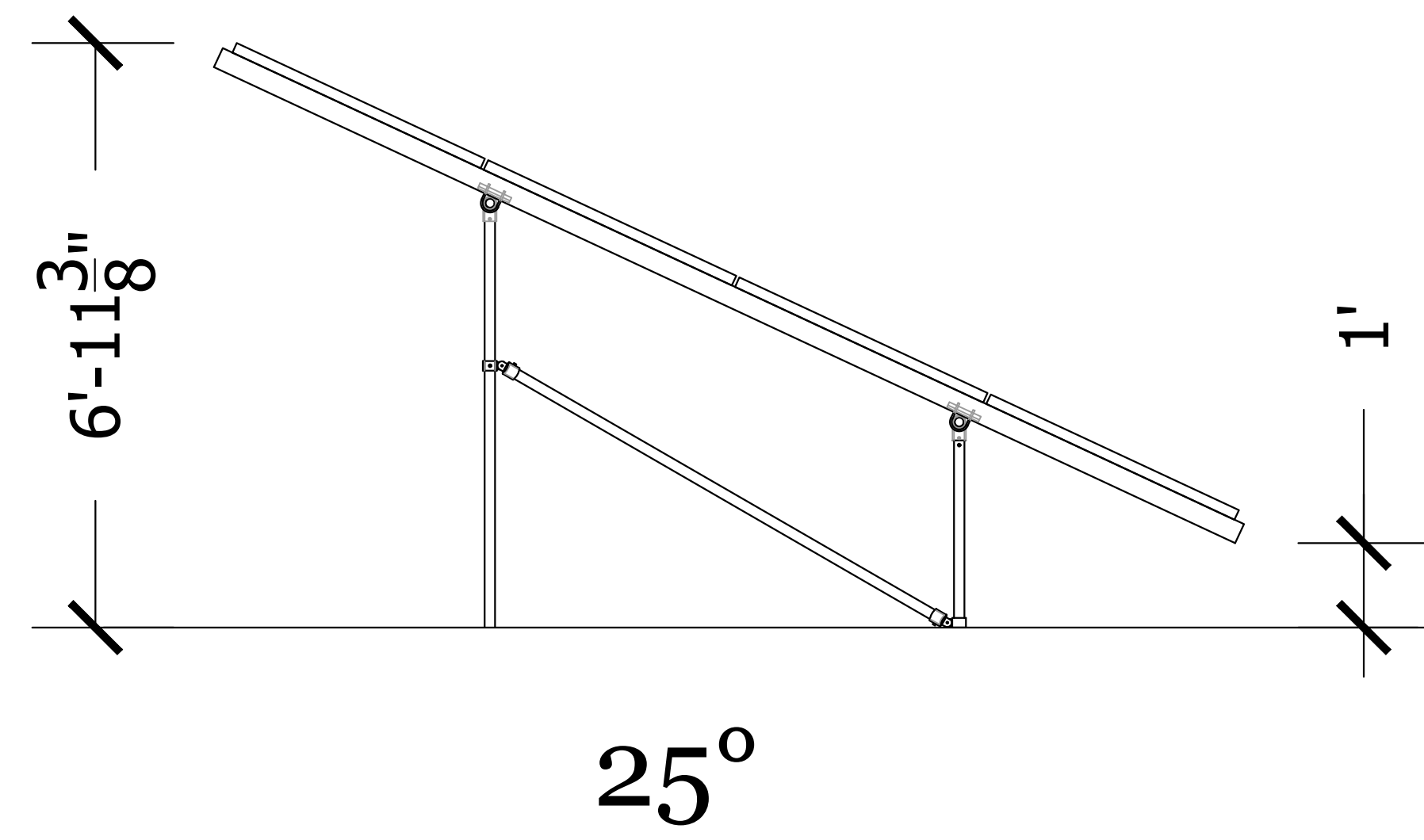
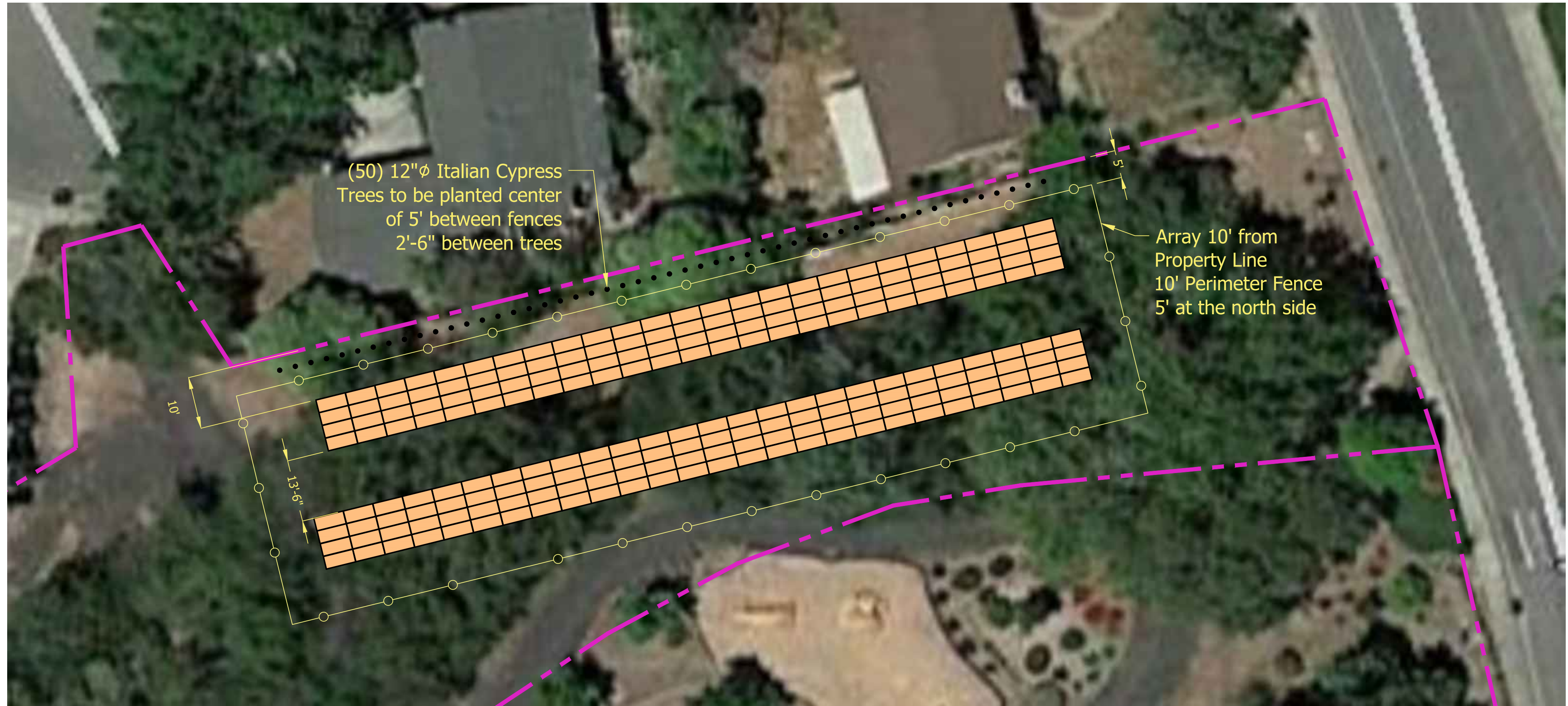
Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CHICO ELECTRIC

Electrical Contracting
Solar Energy Service

36 W Eaton Rd
Chico, CA 95973
(530) 891-1933
www.chicoelectric.com

CA Lic. 454345

PROJECT:
Cal Park Association

PROJECT ADDRESS:
Chico CA

ASSESSOR'S PARCEL NUMBER
018-160-047-000

Latitude & Longitude

STAMP

Preliminary Not For Construction

ENGR:	RS
DRAWN:	JP
CHECKED:	NN
PROJECT #:	19-4684
DRAWING DATE:	12/8/20
BLDG. SUBMITTAL:	-

No.	ISSUE	DATE

Revised and better version, original version obsolete. This drawing and published work of Chico Electric and may not be duplicated, used or published without prior written consent of Chico Electric.

PRE



1 "A"

1.6m Solar Proje

TREE MITIGATION TABLE

tree #	Species	DBH	Total mitigated caliper"	>40" Circ?	Mitigation required?
1	Live oak	12	12		Y
2	Live oak	8,5	13	41	Y
3	Live oak	6,4	0	N	N
4	Live oak	16	16		Y
5	Live oak	5	0		N
5A	Live oak	6,4	0	N	N
6	Live oak	6,6,6,	18	66	Y
7	Live oak	5,4	0	N	N
8	Live oak	28	28		Y
9	Live oak	4,4,4,4	16	50	Y
10	Live oak	9,5	14	44	Y
11	Live oak	8	8		Y
12	Live oak	8,8	16	50	Y
13	Live oak	9,9	18	57	Y
14	Valley oak	24	24		Y
15	Live oak	8	8		Y
16	Live oak	8	8		Y
17	Live oak	8	8		Y
18	Live oak	8,7,6	21	65	Y
19	Live oak	10,10,4	24	75	Y
20	Live oak	12,8,4,6	30	125	Y
21	Pine	24	24		Y
22	Live oak	2	0		N
23	Live oak	6	6		Y
24	Live oak	5	0		N
25	Live oak	12	12		Y
26a	Live oak	7,4	0		n
26	Blue oak	12	12		Y
27	Live oak	5	0		N
28	Live oak	8,8	16	50	Y
29	Live oak	7	7		Y
30	Live oak	6	6		Y
31	Live oak	3	0		N
32	Live oak	10	10		Y
33	Live oak	10	10		Y
34	Live oak	12	12		Y
35	Live oak	12	12		Y
36	Live oak	8	8		Y

TOTAL MITIGATED INCHES 417

NUMBER OF TREES TO BE MITIGATED 69.5
 FEE IN LIEU OF PLANTING \$ 36,869.75

Kelly Murphy

From: Jackie Travis <mjtravis2@comcast.net>
Sent: Friday, November 20, 2020 8:47 AM
To: Kelly Murphy
Subject: Re: Notice of public hearing for Use Permit 20-01 Chico Electric Solar Primary Use

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ATTENTION: This message originated from outside City of Chico. Please exercise judgment before opening attachments, clicking on links, or replying.
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Hi Kelly!

Thank you for responding. I also received your voice mail with the additional information. I think what confounded us and our neighbors was the fact that the first we heard of this project was vis a vis the public hearing notice. No one that I talked with had heard anything about this project from the Homeowners Association. One would think that the homeowners most impacted by the location of the solar array would get some type of public comment opportunity from our association. I have placed two calls into the Cal Park HOA and have not heard from them yet.

Again, thank you for your timely response. It is much appreciated and now we do have a better understanding of the project.

Sincerely,
Jackie Travis

Sent from my iPad

> On Nov 19, 2020, at 2:45 PM, Kelly Murphy <Kelly.murphy@chicoca.gov> wrote:

>
> Hi Jackie,
>
> Thanks for reaching out. I'd be happy to provide you with some additional information.

> Here is a link to the project staff report: https://chico.ca.us/sites/main/files/file-attachments/za_full_report_for_web.pdf?1605729626

> The project is being facilitated by the Homeowner's Association, so it would be to the benefit of the adjacent neighborhood. Some tree removal will be required, however several trees will be preserved to reduce visual/aesthetic impacts. It isn't explicitly clear on the site plan, but the solar array will be located on the east end of the parcel between Yosemite Drive and Trinity Lane and take up about 80 square feet total. The area adjacent to your street, Donner Lane, would be unchanged from how it is now.

> Please let me know if I can answer any other questions about this project.

> Take care,

> Kelly Murphy

> Planner

> kelly.murphy@chicoca.gov

> 530-879-6535

>
>
>

> -----Original Message-----

> From: Jackie Travis <mjtravis2@comcast.net>

> Sent: Thursday, November 19, 2020 2:32 PM

> To: Kelly Murphy <Kelly.murphy@Chicoca.gov>

> Subject: Notice of public hearing for Use Permit 20-01 Chico Electric Solar Primary Use

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>
> .

> ATTENTION: This message originated from outside City of Chico. Please exercise judgment before opening attachments, clicking on links, or replying.

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>
>

> My name is Jackie Travis. My husband and I live at 11 Donner Lane, Chico, CA. We received the above referenced notice in the mail yesterday. We are concerned that the solar array being proposed would be an eyesore and/or lower our property values. We also don't know what the array will be used for. Any information you can provide would be appreciated.

> Thanks, Jackie and Mike Travis

>

> Sent from my iPad

My name is Dianne M. (Sue) Hofius. I have made my home at 9 Trinity Lane in Chico, CA for the past 29 years (since December 1991). I am retired from California State University, Chico: Human Resources Department.

I am writing to express my extreme disagreement and displeasure with California Park Homeowners Associations request for a Zoning change for a parcel of land that runs from Yosemite Drive west along the South end of Trinity Lane and Donner Lane APN 018-160-047. This piece of land borders my property.

The purpose of this Zoning change from open space to utility use is to facilitate the HOA's plan to cut down 36 mature trees (including a Heritage Oak). and install 51 Solar Collectors on the property.

This puts the solar array approximately 10 to 15 feet from my house. My fence is six feet tall and I am certain the solar panels will rise several feet above the fence. My property will now have the feel that I live in a commercial zone as opposed to a pleasant neighborhood. This will undoubtedly have a negative impact on my property value.

The loss of these 36 trees will also have an impact on the cooling of my house and my Utility bill in the Summertime, My bedrooms are on the South side of the house and the comfort of the bedrooms will be negatively impacted by the loss of these 36 trees.

Approximately 15 years ago the HOA installed A Children's Playground in Blue Oak Park (the park adjacent to the above cited APO. The Playground is approximately 75 feet from my bedroom. As pleasant as a Children's Playground sounds, there is a certain amount of noise, screaming etc. that is associate with the playground. The trees scheduled for removal help to screen out some of that noise.

In the November 17, 2020 Memo to the Zoning Administrator from Dexter O'Connell, Associate Planner he sites under ENVIRONMENTAL REVIEW Findings (B) "The proposed use would not be detrimental to the health, safety, and general welfare of persons living or working in the neighborhood of the proposed site."

The proposed use of this piece of land certainly has a detrimental impact on me and my quality of life.

I would like to draw your attention to the large piece of open land just across the creek on the other side of Blue Oak Park. It would also require some tree removal, but it would not have the negative impact on anyone's property such as this plan has on my property and lifestyle.

I would like to make an appeal to the Planning Commission that they not approve this change of zoning for this piece of property and recommend moving the project to the piece of land on the other side of Blue Oak Park.

Sincerely,

Dianne M. (Sue) Hofius

To: Kelly Murphy

City of Chico

RE: Blue Oak Park use permit

Date: 12/8/2020

I am submitting this statement regarding the Use Permit 20-01 Chico Electric Solar Primary Use Parcel west of Yosemite Drive and south of Donner Lane and Trinity Lane. APN: 018-160-047.

I am proposing that the Use Permit be denied based on the following:

If the Use Permit is allowed, the 36 Live Oak trees, which provide shade, habitat and aesthetics to the Children's Play area and Blue Oak Park are slated for removal in order to place the large solar array planned by the Cal Park HOA and Chico Electric. This is an absurd idea since the other geographic options for placing the solar array are many. One in particular is the open area directly to the west of the walking path into Blue Oak Park from Trinity Lane. There is a large open space without any native Oak trees which would suit the solar array beautifully.

If this Use Permit is allowed, I personally will lose my privacy barrier and sound barrier that currently shields my back deck and home from the children's play area, which is quite noisy all day long, 7 days a week, 365 days a year.

The loss of habitat for the many birds, squirrels and other wild life will be destroyed.

The devaluation of my home is approximately 15% to 25% if this solar array is installed. I need you to think about what you are doing to my investment of my home.

The 5 foot easement, which was arbitrarily decided upon between the City of Chico and Chico Electric is ridiculous, when the standard easement to a project such as this is 20 feet. Why was only 5 feet decided upon, and why was I not included in this decision process since this solar array will be next to my home? This 5 foot easement is ridiculous and completely unacceptable to me, the homeowner.

If this monolith is constructed next to my home, with the removal of the Live Oak trees, what does this do to the environment of the children's play area? It destroys the ambiance of the play area and the park by installing an industrial structure to the natural setting that currently exists, it is a park!

The Amended Articles of Incorporation of California Park Association signed September 14, 1999 state under article 2 ORGANIZATION, PURPOSE, AND POWERS OF THE CORPORATION:

"...and the specific primary purposes for which it is formed are to provide for maintenance, protection, preservation, and architectural control of the residence lot and Common Area, including the attractiveness and value thereof, and the landscaping, structures, and facilities thereon, within that certain tract of property located in the County of Butte, State of California, as described on Exhibit "1" attached hereto and incorporated herein by this reference, to provide for the management, administration, and operation of t~e herein described property compnsmg the California Park Association Development and the business and affairs of the Corporation, and to promote the health, safety, welfare, and interests of all owners of property and residents within the above-described property..."

Please tell me how this monolith is preserving the "attractiveness and value of the landscaping of Blue Oak Park and the my structure of my home?"

I vehemently oppose the construction of this proposed solar array directly adjacent to my home and suggest that this solar array be placed in another location so as to not cause detrimental results as listed in the items above.

I submit signatures obtained from the Liveoaktreesavers@gmail.com e-mail link as well as signatures which have been obtained from other local HOA residents in the attachment to this e-mail.

Please, do not let this use permit be allowed!

Sincerely,

Christine Sesnon
962 Yosemite Drive
Chico, CA 95928
530-896-1096
530-570-6652

Opposition Signatures to Blue Oak Park removal of trees and installation of solar array

15 Five Iron Court

Tina Dahl
Owner/Designer
Kiss Me Kate Studio
Email: tina@kissmekate.info
Instagram: @kissmekatestudio
Twitter: @kissmekateparty

On Dec 2, 2020, at 7:41 PM, Christine Sesnon <liveoaktreesavers@gmail.com> wrote:

I would like to sign! Dana Campbell 364 Brookside Dr. Sent from Mail for Windows 10

2772 Via Roma
95928

Jeri Hess

(619) 204-8866

Yes, I would like to sign the petition to save the oak trees!

Thank you,
Bashiran Travis

I'd like to sign. Thank you! Janine Beard. Plumwood ct. Janine Beard

I am writing this letter to say please don't cut down the live oak trees and put in solar panels!

I'm all for solar energy and would welcome a cover over part of the playground. It would provide shade from the summer heat and make the energy needed for the pump house.

Those trees block the house, provide greenery and beauty to the park. Find somewhere else, please!!

Katy Fritz
73 Plumwood Ct.

Thu, Dec 3,
7:11 AM (5
days ago)

Chris beard 56 Plumwood ct Sent from my iPhone

I would like to sign the petition to save the trees. Leticia Kinslow 2 Dana Point Road Chico, CA 95928
Thank you Sent from my iPhone

Nancy and Greg Meadows
5 Palomar Ln 95928

Sent from my iPhone

**John
Lovell**
255 Idyllwild Circle

ari Moore <mars2009bar@gmail.com>

to Liveoaktreesavers

I do not want to see trees removed in vast numbers to accommodate a solar array even though I'm a proponent of solar. The trick to any energy saving/ anti pollution device is it's location. Over a parking lot on sturdy, metal posts seems like the best place of all. Not in an area designated as a park where the park's most important asset is the trees.

Area 11 is another area that should not be torn up and formalized. Cal Park tract has very little open space. Any area left open seems to end up looking like everywhere else. Leave the wild spaces alone. The kids have enough to play with (no more playgrounds, please!) and adults have several parks scattered throughout the tract to visit .

There are 2 large parking areas, one is the golf course and the other is the Sierra Sunrise area (that may be off limits or have some restriction.)These are perfect for a solar array. What about the berm around the 2 large lakes. That wouldn't affect anyone but businesses except for Wind Chimes. I never see any shades open in that facility so I doubt anyone would miss the "view".

Consider who will have to look at these panels and what wildlife it will affect especially since we've burned them out of their home.

Mari Moore
2893 Pennyroyal Dr.

SAVE OUR TREES!!!

I, the below named resident of California Park, Chico, CA, am against the rezoning of parcel number 018-160-047 from open space to designated utility space. The purpose of the proposed rezoning is to allow the California Park Homeowners Association to **remove 36 indigenous trees** and replace them with 51 solar panels on said property. We are against this rezoning effort and the removal of the mature trees.

Name	Address	Date	Signature
DIANNE M. (Sue) HOFIUS	9 TRINITY Lane	12/2/2020	Dianne (Sue) Hofius
Evelyn Jackson	2 Hilden Ln	12/2/20	Evelyn Jackson
Brittany Myers	7 Lower Lake ct	12/2/20	Brittany Myers
Suzanne Reid	7 TRINITY LN	12/2/20	Suzanne Reid
LARRY JONES	3 TRINITY LN	12/2/20	Larry Jones
Sharon Cole	1 Juniper Ln	12-2-20	Sharon Cole
Ann Dickman	372 Brookside Dr	12-8-20	Ann Dickman