

## **APPENDIX B**

### **RESPONSES TO NOP & COMMENTS MADE AT SCOPING MEETING**



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
<b>Regional Agencies</b>																													
				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
<b>State Agencies</b>																													
	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, CNDDB, 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.
<b>Private Individuals and Organizations</b>																													
																						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.

COMMENTS	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	SUMMARY OF COMMENTS
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 <b>opposed</b>							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 <b>opposed</b>											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 <b>opposed</b>	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 Chinook 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 <b>opposed</b>	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 <b>opposed</b>	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 <b>opposed</b>				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 <b>opposed</b>																		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 <b>opposed</b>							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 <b>opposed</b>							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 <b>opposed</b>	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.





**In The Matter Of:**  
*Stonegate Vesting Tentative Subdivision Map Meeting*

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*July 12, 2016*

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 8 SUBDIVISION MAP AND GENERAL PLAN  
 9 AMENDMENT/REZONE  
 10 DRAFT ENVIRONMENTAL IMPACT REPORT  
 11  
 12  
 13 CITY COUNCIL CHAMBERS  
 14 421 MAIN STREET  
 15 CHICO, CALIFORNIA  
 16  
 17  
 18 TUESDAY, JULY 12, 2016  
 19 5:30 P.M.  
 20  
 21 PATRICIA F. GONZALEZ  
 22 CERTIFIED SHORTHAND REPORTER  
 23 LICENSE NO. 11256  
 24  
 25 \_\_\_\_\_  
 GONZALEZ & ASSOCIATES COURT REPORTERS  
 P.O. BOX 1858  
 Marysville, California 95901

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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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1 APPEARANCES CONTINUED  
 2  
 3 AUDIENCE PARTICIPANTS  
 4  
 5 Marcia Tarabini  
 6 Melanie Kendrick  
 7 James Brobeck  
 8 Sherry Staser  
 9 Caroline Burkett  
 10 Barbara O'Brien  
 11 Michele Contestable  
 12 Joe Giannola  
 13 Jacob Sams  
 14 Paul Coots  
 15 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

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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

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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.

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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

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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

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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

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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

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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

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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.

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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.

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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

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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.

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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

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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.

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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

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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

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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

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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

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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

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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

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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.

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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,

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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.

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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

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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



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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

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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,

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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

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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

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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

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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

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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

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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

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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

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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.

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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

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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

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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

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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.

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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

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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

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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 out  
 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,

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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

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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

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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

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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

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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

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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

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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

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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

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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 &

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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,

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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

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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

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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.

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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

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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.)

19 --- oOo ---

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

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

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

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

17

18

19

20 \_\_\_\_\_  
21 PATRICIA F. GONZALEZ, CSR 11256

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