

**CITY OF CHICO PLANNING COMMISSION
PUBLIC HEARING NOTICE**

**PUBLIC HEARING OF THE PLANNING COMMISSION OF THE CITY OF CHICO TO
CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING:**

**1) CERTIFICATION OF THE FINAL EIR AND ADOPTION OF THE MITIGATION MONITORING
PROGRAM AND CEQA FINDINGS FOR THE STONEGATE PROJECT, AND 2) APPROVAL OF
THE PROPOSED STONEGATE SUBDIVISION, GENERAL PLAN AMENDMENT, REZONE AND
USE PERMIT**

August 15, 2018

NOTICE IS HEREBY GIVEN that the City of Chico Planning Commission will conduct a public hearing on **Thursday, August 30, 2018**, at 6:00 p.m. in the City Council Chambers, 421 Main Street, regarding the following project:

Stonegate Vesting Tentative Subdivision Map, General Plan Amendment, Rezone and Use Permit (S 15-05, GPA/RZ 15-02 and UP 18-14), located on the east and west sides of Bruce Road between E. 20th Street and Skyway in southeast Chico, AP Nos. 002-190-041, 018-510-007, -008, and -009 - The project proposes to subdivide the 313-acre project site into a combination of open space (137 acres), public right-of-way, parks (3.5 acres), single-family residential standard lots (423 units), multi-family residential (13.4 acres), and commercial uses (36.6 acres). A use permit is also requested to allow ground-floor residential uses in a Community Commercial (CC) zoning district. The proposal includes a General Plan Amendment and rezone to reconfigure the Residential, Commercial and Open Space designations throughout the site. The site is currently designated/(zoned) a mixture of Low Density Residential (R1), Medium-High Density Residential (R3), Office Mixed Use (OR), Very-Low Density Residential (RS-20), Primary Open Space (OS1), Secondary Open Space (OS2) and Resource Constraint Overlay (-RC).

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would avoid or reduce impacts to less than significant levels. The Draft EIR (State Clearinghouse Number 2016062049) was released for a 45-day public review period from April 9, 2018 to May 24, 2018. During the review period a public meeting was held by the Planning Commission on May 3, 2018 to receive verbal comments on the adequacy of the Draft EIR. A Final EIR was released on August 15, 2018, which included all comments received during the public review period, City responses to comments and issues raised regarding adequacy of the Draft EIR, and edits and clarifications to the Draft EIR. The Draft EIR determined that operation the project would result in significant and unavoidable impacts regarding project-level and cumulating greenhouse gas emissions. Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov. The EIR is available on the City's website at: http://www.ci.chico.ca.us/planning_services/DraftEIRStonegateProject.asp

Any person may appear and be heard at the public hearing. The Planning Commission may not have sufficient time to fully review materials presented at the public hearing. Interested parties are encouraged to provide written materials at least 8 days prior to the public hearing to allow distribution with the Planning Commission's agenda and thus, adequate time for the Planning Commission to review. All written materials submitted in advance of the public hearing must be submitted to the City of Chico Community Development Department, 411 Main Street, Second Floor, or mailed to P.O. Box 3420, Chico, CA 95927. Written materials should refer to the specific public hearing item listed above. The Planning Commission agenda, including staff reports, are available the Friday prior to the meeting at the link provided above. Additional information may be reviewed at the City of Chico Community Development Department.

In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

E/R PUBLISH: Wednesday, August 15, 2018