

#5

Benedict: No more growth in #5 until there is adequate fire, sheriff, roads and WATER. Until then allow only 1 home per lot.

Faulkner:

#4

Prefers Alts 2 and 3.

#5

Prefers Alt 2.

Maintain agricultural land, new development should be infill, development fees and other fees should not increase. Infrastructure should come before new development. If the County wants to build more, they should pay for it instead of raising fees and putting the burden on private land owners. The County should maintain Doe Mill Rd/ Ponderosa Rd for general transportation purposes and as an evacuation route.

Wilson: There are three large parcels along Tika Lane on the western edge of this study area. Support Alternatives 1 or 3, or the removal of these parcels from the study area all together. Do not support these parcels being Resources Conservation.

#10

McLaughlin: Alternative 1 – new homes here would encourage leapfrog growth .

Murray: Tuscan Ridge golf area is a great scenic asset and should be preserved. “My biggest fear would be profitability without allowing additional development.”

Speer: The Study Area contains Blue Oak Woodlands on Williamson Act lands that should be protected.

Cimino (1): In Study Areas 9, 10 and 14, no high density growth due to traffic issues. If building is allowed, include provisions to protect open space and address traffic.

Cimino (2): In Study Areas 9, 10 and 14, no growth; protect deer range, viewshed of Butte Creek Canyon, and water recharge.

#11

Speer: The Study Area contains Blue Oak Woodlands on Williamson Act lands that should be protected.

#13

Benedict: Minimum development – dangerous roads, deer herds, high sheriff response time, no water, fire danger

Daves: Alt 1 preferable. There is a lot of Indian heritage in the area.

Daves: Prefers Alt 1, but are there water resources?

Nagy: The addition of several hundred homes would be a disaster. – Water supply is a problem, septic leaching on lava is bad, roads are dangerous and not maintained, police/fire services would be needed, impacts to wildlife and general peace & quiet

Hodges: Lago Vista Way should be emergency exit only for any new homes. Too much traffic from 200 or 400 homes. New homes should consider water supply, wildlife impacts.

NorthStar Engineering: Lago Vista Way is not primary access and would remain secondary access
Amended Alt 3 should be Preferred Alt: 150 ac Res/420 du, 50 ac Resource Conservation, 120 ac Open Space Development could be served by septic, and CSD is feasible. (and CSD's should get a B, not a C)
It is possible to avoid impacts to biological resources, high landslide areas and cultural resources.
A water/hydrant system would be installed and fuel reduction/fire preventive construction would be used to reduce risk from wildland fire.

#20

Cella: No increase in density – higher density should be focused around Chico, Paradise and Oroville

Cella: Any reduction of 5-acre minimum would be bad for quality of life and property values.

Force: Retail along 191 and at intersection with Durham Pentz, LDR cluster with affordable element in northeast section of area. (sketched map)

Short:

#19

Prefers Alt 1 because there is no water supply, public services and market viability received low grades.

#20

Prefers Alt 1, for same concerns listed for #19.

Phillips: Prefers Alt 1, this area should not change.

Countywide issues

Nagy: Address and encourage economic development, possibly through own element
Encourage Research and Business Park zoning
Retain bright youth – collaborate with universities.

Torres: Protect the foothills east of Chico from development so they don't look like the Oakland Hills.
Include a slow growth ordinance with a cap on number of building permits
Chico should focus on infill/revitalization not growth in surrounding area.

Speer: Clarify the importance of Blue Oak Woodlands – establish a County Tree Ordinance

Address the unrestricted collection of surface rock, which impacts the overall health of the foothills

Vertolli: Need better public transportation, especially allowing more bikes on buses, providing more buses and more bus routes.

Hodges: Need to provide opportunities for equestrian modes of transportation and recreation. Specifically need unpaved shoulders for horse travel.

Anonymous1: The alternatives evaluation methodology places a bias in favor of big pipe sewer and against decentralized on-site sewer. Decentralized systems are more sustainable.

Phillips1: Do not add new homes in fire-prone areas.

Phillips2: Protect agricultural land and the agricultural industry.

Lando: Provide diverse and numerous jobs. Ensure development does not conflict with City plans.

Klang: Avoid fiscalization of land use and protect natural resources.

Masarik: Change zoning in Yankee Hill from 10-acre lots to 2- or 3-acre lots.

Klang: Need a water element that plans and does research for a single, cohesive, binding water use doctrine.

Phillips3: Cannot make decisions about land use until have scientific data about water. Need a water element.

Anonymous2: Do not build or construct impermeable surfaces in recharge areas.

Hennigan: The most important task is to protect water resources. Water supply and quality should be protected for existing residents before new development occurs.