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1. INTRODUCTION
INTRODUCTION

The Chico 2030 General Plan is a statement of community priorities to guide public decision-making. It provides a comprehensive, long-range, and internally consistent policy framework for the growth and preservation of Chico. The Plan’s guiding principles, goals, policies, and actions guide day-to-day decisions made by the City Council, boards, and commissions on the physical development of our city. Land use changes, budget decisions, and development proposals and projects will be considered against the backdrop of the General Plan. The policies of the Plan apply to all properties, both public and private, within the City limits. Although California State University (CSU) Chico, Chico Unified School District, and other state and county agencies with properties surrounded by the City are not obligated by law to comply with the Plan, their cooperation with its implementation will be important.

Given the broad scope of the General Plan, not all goals and policies are obviously complementary, and yet they all support the overarching vision for the City. When making decisions, goals and policies should be examined comprehensively, not individually. It is not the intent of the General Plan to predetermine decisions, but rather to help guide the decision-making process.
1. INTRODUCTION

2030 VISION

This General Plan expresses a vision for the community. As part of the General Plan update process, the public participated in a visioning exercise that resulted in the 2030 Vision stated below. The 2030 Vision guided the development of the General Plan, particularly in the formulation of goals, policies, and actions.

OVERALL VISION FOR CHICO IN 2030

Chico, in the year 2030, is a livable, healthy, and sustainable community that offers a high quality of life with a strong sense of community and place. Chico maintains its small-town character while providing opportunities for future generations to thrive. Government is transparent and politics are open and engaging. The City is characterized by a vibrant Downtown, a healthy economy, compact urban form, identifiable neighborhoods with diverse housing choices, convenient access to locally-produced goods, and a focus on alternative transportation and healthy lifestyles. Historic places and buildings are prominent, and Chico is celebrated for its diversity, arts, culture, outdoor access, recreational opportunities, and parks. It is known as a leader in innovative technology and education. Above all, Chico is a place we’re proud to call home.

GENERAL PLAN STRATEGY OF SUSTAINABILITY

Chico’s 2030 General Plan reflects the community’s commitment to meeting the challenge of creating and maintaining a sustainable community. Sustainability in Chico means maintaining a culture of stewardship to enhance our natural environment, economic strength, and quality of life for present and future generations. The General Plan’s goals, policies and actions are intended to work together to achieve sustainability. The Plan recognizes that sustainability is an organizing principle, and that the City must consider the interdependent interests of protecting the environment, promoting social equity, and achieving a healthy economy in its actions and programs.

To establish a sustainable development trend for the community, the General Plan identifies and promotes certain development patterns, including compact urban development, infill development and redevelopment, mixed-use development, complete neighborhoods, and a variety of housing types. The Plan further seeks to preserve and enhance its older neighborhoods, promote economic development, protect sensitive environmental resources, and provide open space and parks. To achieve these sometimes competing goals, the General Plan addresses three distinct areas of the City: areas of stability, areas of potential change, and areas for new growth.
**Areas of Stability** - While the General Plan’s underlying land use theme is a compact urban form, it also recognizes that not all areas are suited for significant new growth. Areas of stability are those parts of the City that are not anticipated to change substantially in character, land use or development intensity. These areas include most existing residential neighborhoods, environmentally sensitive lands, open spaces, and parks.

**Areas of Potential Change** - Areas of potential change are the 15 Opportunity Sites as identified on the Land Use Diagram. These strategic infill and redevelopment areas include underutilized transportation corridors, regional retail centers, areas in the City’s core, and other residential, light industrial, and mixed use areas that can accommodate growth. To support increased density and intensification of uses at these locations, the City will need to invest resources, particularly to ensure that infrastructure can adequately support growth.

**New Growth Areas** - The General Plan identifies five new growth areas to help meet the City’s future housing and job needs. These areas are designated as Special Planning Areas on the Land Use Diagram, and are to be developed as connected and complete neighborhoods with a mix of housing types, services, employment, and shopping opportunities, along with parks and open space.

**GUIDING PRINCIPLES**

The General Plan Guiding Principles were developed early in the General Plan Update process to capture ideas from the visioning process with the public, the General Plan Advisory Committee, the Planning Commission, and the City Council. The Principles have been used to guide preparation of the General Plan by reflecting core community values and identifying desired outcomes. The goals, policies, and actions in this Plan originate from the Principles listed below.

1. **Planned and Balanced Growth and Conservation.** The General Plan balances growth and conservation by reinforcing the City’s compact urban form, establishing urban growth limits, and managing where and how growth and conservation will occur. The Plan guides new development to areas contiguous to existing development, so it may be efficiently served by the extension of infrastructure and municipal services. Fiscally and environmentally responsible development is a priority.

2. **Healthy Environment and Resource Conservation.** The General Plan supports preservation of natural resources, local production of goods and services, the use of renewable versus nonrenewable resources, and new strategies to minimize waste and dispose of it locally. The City strives to improve and protect its air quality, climate, and human health by reducing harmful emissions, such as greenhouse gases. Chico will lead the way to a healthy environment by providing local government support, partnership, and innovation for sustainability.
1. INTRODUCTION

3. **Strong Local Economy with a Diversified Employment Base.** The General Plan supports local businesses and seeks to strengthen Chico’s role as a regional center for education, commerce, retail, medicine, and other professional services to ensure a mixture of professional local jobs for future generations. The Plan also supports locally produced goods and services.

4. **Resource Protection and Enhancement.** The General Plan calls for the conservation, enhancement, and protection of viable agricultural land, natural resources, and sensitive environments. Historic and cultural resources will be preserved as significant reminders of the City’s rich history.

5. **Enhanced Character and Identity.** The General Plan reinforces the unique identity and character of Chico as a thriving North Valley college town in a unique natural setting. The Plan promotes Chico as the civic, cultural, and economic hub of the region while maintaining the City’s small-town charm. The Plan emphasizes the role of Downtown as the heart of the community.

6. **Complete Neighborhoods as Community Foundation.** The General Plan fosters the creation and enhancement of complete, well-designed, and walkable neighborhoods, from the traditional Downtown core to infill projects and integrated new communities. Complete neighborhoods include places to gather, nearby retail and services for daily needs, and multimodal access to recreation, jobs, and other areas of the community.

7. **Development Patterns that Offer Alternatives to Automobile Use.** The General Plan reduces distances between complementary land uses and emphasizes a balanced, multimodal circulation system that is efficient and safe, connecting neighborhoods to jobs, shopping, schools, services, local attractions, and open space.

8. **Progress Towards Sustainability.** The City is committed to sustainability, and the General Plan guides the creation and maintenance of tools to analyze the City’s reduction of greenhouse gas emissions and its progress toward sustainability.

9. **Community Health and Well-Being.** The General Plan envisions a safe, healthy community with a strong sense of identity. The Plan facilitates quality public services and facilities, community engagement, learning opportunities, and equal access to community resources. The Plan also supports a varied and diverse housing supply that meets the needs of Chico’s current and future residents. The Plan strives to protect all members of the community.
PUBLIC PARTICIPATION

The City of Chico conducted an extensive public outreach process for the General Plan Update to gain an understanding of the needs, desires, and concerns of the community. Hundreds of people participated in the outreach process and review of the 2030 General Plan.

TYPES OF PUBLIC OUTREACH

**General Plan Advisory Committee (GPAC)** - The City Council appointed 12 residents to serve on the GPAC to provide focused consideration of important General Plan issues. Over 15 meetings, the GPAC provided guidance and recommendations on key issues, guiding principles, land use alternatives, and policies for the General Plan.

**Downtown Ad Hoc Committee (DAHC)** - The City Council appointed 14 residents and business owners to serve on the DAHC with the task of providing input and recommendations on key issues, land uses, vision and policies for the Downtown Element of the General Plan. The DAHC held eight meetings and visited the downtown districts of two northern California cities, Petaluma and Davis.

**Sustainability Task Force (STF)** - The STF was established by the City Council in 2006 to make recommendations on how the City can implement the Mayors’ Climate Protection Agreement and reduce greenhouse gas emissions. The STF provided input and guidance on key issues and policies for the General Plan’s Sustainability Element.

**Stakeholder Groups** - The City identified 14 stakeholder groups (approximately 400 individuals) in the community with wide-ranging interests, and facilitated stakeholder group meetings and interviews in three separate phases of the Update to solicit input and ideas about a future vision, key issues, Downtown, land use alternatives, and policy solutions.

**Community Workshops** - For the community-at-large, the City held nine public workshops to provide information about the General Plan Update and to solicit input.

**Public Meetings** - The City noticed and invited public participation at over 30 public meetings with the City Council, Planning Commission or joint meetings. Topics for the meetings included the visioning results, guiding principles, land use alternatives, Housing Element, key policies, Public Facilities Assessment, draft General Plan, draft Environmental Impact Report, certification of the Environmental Impact Report, and adoption of the General Plan.
PHASES OF PUBLIC OUTREACH

The public participation process was organized into seven primary phases listed below and shown in Figure I-1.

Phase 1: Understanding Chico - The purpose of this phase was to understand baseline conditions and create a snapshot of the community at the initiation of the General Plan Update. This phase involved background research and a phone survey of Chico residents. The conclusions of these efforts are documented in the Existing Conditions Report and the Phone Survey Results.

- **Existing Conditions Report** – The Existing Conditions Report describes the current conditions in the City and provided a baseline of information used in the preparation of the goals, policies and actions in the General Plan. The Existing Conditions Report also helped establish the environmental baseline for the General Plan’s Environmental Impact Report (EIR).

- **General Plan Survey** – A statistically valid phone survey of 400 city residents was conducted in December 2007 to gather input on topics to be addressed in the General Plan Update. These topics included community needs and perceptions about land uses, development density and intensity, location and type of future growth, and City services. Survey responses aided in developing policy topics for additional discussion and were considered during policy development.
1. INTRODUCTION

Phase 2: Community Vision - This phase involved solicitation of ideas about Chico’s future without consideration of current constraints. The City facilitated two community-wide visioning workshops with live polling and small group discussions about how Chico should change, improve, or stay the same in 2030. The City also hosted 15 meetings with stakeholder groups to solicit visioning ideas. A separate visioning workshop was held for the Downtown, including a walking tour and a live polling survey. Results of the visioning phase are summarized in the Imagine Chico 2030 Vision Book.

- Imagine Chico 2030 Vision Book – The Vision Book summarizes the future ideas and visions of Chico residents captured during the initial public outreach effort of the General Plan Update process. The Vision Book also sets forth an overall vision for Chico in 2030 that was considered during the preparation of the General Plan.

Phase 3: Key Issues Consideration – During this phase, the information gathered in Phase 2 was reviewed to determine the critical issues identified by the community. The City facilitated three community workshops addressing the topics of land use, local economy, circulation, public services, community character, sustainability, and the environment. The City also facilitated six stakeholder meetings to discuss the special interests and concerns of the groups. The GPAC, DAHC, and STF provided input and recommendations on key issues during this phase. Results of the key issues phase are summarized in the Key Issues Report.

- Key Issues Report – At the conclusion of the initial public outreach process, the key issues identified were compiled into a report used by the City, stakeholder groups and advisory committees in considering draft policies for the Plan.

Phase 4: Land Use Alternatives - This phase involved the development of guiding principles, a market analysis, land use projections, consideration of property owner requests, and development and consideration of a range of land use alternatives. The City held a community workshop and 11 stakeholder meetings to solicit input on the land use concepts and range of alternatives, and also received input and recommendations from the GPAC, DAHC, and STF. The City held two joint City Council/Planning Commission meetings, three meetings with the Planning Commission, and three meetings with the City Council to discuss and identify a preferred land use alternative.
1. INTRODUCTION

- **Land Use Alternatives Report** – The Land Use Alternatives Report synthesizes an abundance of information produced during Phase 4, including maps and development assumptions for each of the three original alternatives as well as the Preferred Land Use Alternative.

**Phase 5: Goals, Policies, and Actions** - This phase involved the development of goals, policies, and corresponding actions for each of the General Plan elements. The City identified key policy topics of particular interest or controversy, and held GPAC, DAHC, STF, and stakeholder meetings, as well as a community workshop, to solicit ideas about policy solutions. Ultimately, recommendations on select policies were forwarded to the Planning Commission and City Council at two joint study sessions that included public testimony and resulted in direction on the development of the General Plan.

**Phase 6: Environmental Review and Plan Development** - A program-level Environmental Impact Report (EIR) was prepared to address impacts, identify potential measures to mitigate or reduce impacts, and consider alternatives associated with the General Plan Update project. The public and interested agencies were given an opportunity to identify issues, mitigations and alternatives to be included in the EIR through the Notice of Preparation (NOP) and a scoping meeting. Following completion of the Draft EIR, all interested parties were provided an opportunity to review the document and submit comments. A Final EIR was then prepared for Planning Commission and City Council consideration.

- **General Plan Environmental Impact Report** – The program-level EIR discloses and analyzes the potential environmental impacts of implementing the General Plan. The EIR serves as a companion document to the General Plan and will continue to be used by the City to identify and reduce potential impacts as a result from Plan implementation.

- **Public Facilities Assessment** – A key component of the General Plan Update is the Public Facilities Assessment (PFA). The PFA assesses the need for and estimates the cost of new and expanded municipal facilities such as wastewater collection and treatment, storm drainage, police and fire stations, roadways, and parks to accommodate the development resulting from build-out of the General Plan Land Use Diagram. The PFA provides baseline information for development of an impact fee program to cover the cost of expanding City services and facilities to meet the needs of new development. A sub-component of the PFA is the Fiscal Impact Analysis (FIA), which forecasts the operating costs associated with providing municipal services to future development resulting from General Plan build-out. The FIA determines the recurring revenue and fiscal impacts, primarily to the City’s General Fund, resulting from build-out of the Land Use Diagram.
Phase 7: EIR Certification and Plan Adoption - Following a series of joint City Council and Planning Commission hearings, the EIR and Plan were forwarded to the Council with the Commission’s recommendation for action. The Council held additional hearings to receive public input on the EIR and the General Plan. After considering public input, as well as the Commission recommendation, the Council incorporated final revisions, certified the Final EIR, and adopted the Chico 2030 General Plan.

GENERAL PLAN PLANNING AREA

The State General Plan Guidelines call for the Chico General Plan to address all land within the City limits, land within the City’s designated Sphere of Influence (SOI), and other land in unincorporated Butte County which relates to the City’s planning efforts. This other land is referred to as the General Plan Planning Area and is illustrated in Figure I-2.
IMPLEMENTING THE GENERAL PLAN

The City Council, boards, commissions, and staff, as well as residents and business owners in the City, will all participate in implementation of the General Plan. Plan policies will be carried out through a variety of actions in which citizens will be invited to participate, including the adoption of ordinances and policies, decisions regarding annual budgets and capital improvement programs, and individual project applications. Future actions will be evaluated for consistency with the General Plan through a review of relevant General Plan goals, policies, and actions.

It is important to note that some policies and actions use an imperative verb tense which means they are mandatory, and must be followed strictly unless an exception clause is met. Other policies and actions are more flexible and intentionally allow for interpretation or discretion in their application.

The General Plan is intended to be a living document that may be amended to reflect changing conditions and community priorities. To ensure that the Plan reflects current City priorities, the City will conduct annual Plan reviews. Through these reviews, staff will report on the Plan’s implementation status. Concurrently, the City will evaluate the sustainability indicators that measure progress toward meeting the City’s sustainability goals.

A more comprehensive review of the General Plan will take place every five years. In addition to the standard content of an annual report, this review will include a summary of five-year growth trends and an assessment of the available land inventory’s ability to meet future needs.

To reflect current community needs and priorities, the General Plan will from time to time need to be amended. Any such amendments will require public hearings by the Planning Commission and City Council and will be subject to environmental review. Plan amendments, depending on their context, may also require revision of the Impact Fee Schedule.

GENERAL PLAN ORGANIZATION

State law requires the General Plan to address the subjects of land use, circulation, housing, noise, safety, conservation, and open space. Additional topics (or “elements”) may be covered at the discretion of the jurisdiction, provided that they are consistent with one another. Chico’s General Plan includes the following optional elements: Sustainability; Downtown; Community Design; Economic Development; Parks, Public Facilities and Services; and Cultural Resources and Historic Preservation. The General Plan is organized so that users may easily locate topics of interest and quickly understand the City’s policies on a given subject. Each of the Plan’s 12 elements includes the following similar components:
1. INTRODUCTION

- **Vision Statement** - A statement of the community’s vision for the future state of the City relative to the element’s topic.

- **Introduction** - This section provides background and context for the element and summarizes the element’s intent.

- **Issues and Considerations** - This section outlines the significant issues facing the City related to the particular element.

- **Goals, Policies, and Actions** - The Plan sets forth: Goals as broad statements of community desires; Policies to guide the decision makers in reviewing development proposals and making other decisions; and Actions consisting of strategies, programs, or other acts to be carried out in order to help the City achieve its goals and implement its policies.

The General Plan also includes maps and tables to illustrate the vision, objectives, or key components of the Plan. The Glossary provides a list of abbreviations and definitions for technical terms used in the Plan. The Appendices includes supplemental information and materials that serve as supporting documents for the General Plan such as detailed information about the Special Planning Areas. The Implementation Guide is an accompanying document that provides a table identifying the responsible parties and time frame for implementing each action item in the General Plan.

RELATIONSHIP OF GENERAL PLAN ELEMENTS

As explained in the previous section, this General Plan includes all mandatory elements, along with six optional elements. By law, each element carries equal weight and must be internally consistent. This requirement means that the separate parts of the General Plan must be integrated and related. Table I-1 shows the relationship among the 12 General Plan Elements. Where an “X” is listed in the table, the two corresponding elements share common or related topics and issues which are cross referenced in the Goals, Policies, and Actions section of each element.
# 1. Introduction

## Table I-1

### General Plan Element Relationship

<table>
<thead>
<tr>
<th>Chico General Plan Elements</th>
<th>Relationship to Other General Plan Elements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustainability</td>
<td>❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌</td>
</tr>
<tr>
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<tr>
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</tr>
<tr>
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</tr>
<tr>
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</tr>
<tr>
<td>Open Space &amp; Environment</td>
<td>❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌</td>
</tr>
<tr>
<td>Cultural Resources &amp; Historic Preservation</td>
<td>❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌   ❌</td>
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<tr>
<td>Safety</td>
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</tr>
<tr>
<td>Noise</td>
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</tr>
</tbody>
</table>
2. SUSTAINABILITY
2. SUSTAINABILITY

VISION

In 2030, Chico is a sustainable community that maintains a balanced environment and economy, and an equitable society. Chico’s compact land use pattern, transportation and energy choices, green building practices, technological advancements, and sustainability policies have reduced environmental impacts and greenhouse gas emissions. Chico’s economy is thriving with an ample supply of jobs, including those in green businesses. Citizens of Chico enjoy healthy lifestyles and strong social bonds through community food systems, support of local businesses, open and responsive government, and a network of local activities, gathering places, and community organizations. The City is a recognized sustainability leader through partnerships and innovation.

INTRODUCTION

The Sustainability Element explains the City’s commitment to sustainability through goals, policies, and actions that support the General Plan’s Strategy of Sustainability.

Sustainability in Chico means maintaining a culture of stewardship to enhance our natural environment, economic interests, and quality of life for present and future generations. Chico is well poised to be a leader as a sustainable community. Members of the community actively support a healthy environment, participate in local government, and work to strengthen the local economy. Existing infrastructure fosters walking and bicycling, and there are organizations actively promoting social equity. Chico is performing well on its journey towards sustainability, but there is more to do in order to meet the City’s vision of being “The Green City of the North State.”

The General Plan’s guiding strategy is to create and sustain a community that is environmentally responsible, economically robust, and socially equitable. Policies and actions in every element of the General Plan support this overarching theme. The Sustainability Element addresses aspects of sustainability that are not covered in other elements and describes how the City defines and incorporates sustainability at the local level.

Examples of Sustainable Design
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SUSTAINABILITY COMPONENTS

BALANCING ENVIRONMENTAL, ECONOMIC, AND SOCIAL EQUITY COMPONENTS

Sustainability entails aligning the built environment and socioeconomic activities with nature’s constraints and opportunities. Central to this concept is meeting both present and future needs through a balance of three components: maintenance of a healthy and equitable society, protection of the environment, and ongoing prosperity of the local economy. These components are interrelated and equally important in achieving a sustainable community. Ultimately, one component should not succeed at the expense of another, so a key issue is how to balance these components over the life of the General Plan. The three components of sustainability, and how they are addressed in this General Plan, are defined below:

- **Environment.** Environmental sustainability is accomplished by reducing the impact of human activities on the natural systems that support the community. A major component of protecting the environment is the wise utilization of land. Focusing Chico’s growth within the Sphere of Influence will reduce pressure to develop at the community’s edges where it would impact agricultural lands and foothills. Growth consistent with the Land Use Diagram and policies in the General Plan will result in reduced impacts on the environment, reduced contributions to global climate change, reduced reliance on oil and other fossil-fuel sources, and decreased consumption of natural resources. Strategies in this General Plan for protecting the environment include promoting compact, walkable, infill and mixed-use development; focusing redevelopment along transit corridors and at other central locations; protecting sensitive habitat, open space and agricultural lands; promoting the efficient use of energy and resources; improving local air and water quality; directing waste diversion and reduction; and establishing energy and water conservation measures in building, landscaping, and municipal operations.

- **Economy.** A sustainable economy is strong and resilient, environmentally conscientious, and accessible to the entire community. To be sustainable, Chico’s economy must be diverse in order to provide stability through economic cycles. There must be jobs for a skilled local workforce in traditional, as well as green,
2. SUSTAINABILITY

business sectors. It must generate tax revenue to fund quality public services for the community and must continue to grow base-level businesses that export products and import revenue. Strategies in the General Plan that promote a sustainable economy reside primarily in the Economic Development Element and include fostering a positive climate for economic development, providing an adequate supply of land, ensuring the readiness of physical conditions to support development, targeting public investment to help attract investment and support local prosperity, promoting local goods and services; creating partnerships within the region to generate jobs, and ensuring a quality of life that makes Chico a desirable place to invest.

• Social Equity. For the purposes of this General Plan, social equity means fair access to housing, transportation, jobs, education, and recreation, and access for all residents to fully participate in the political and cultural life of the community. Social equity is closely connected to the other two sustainability components of economic vitality and environmental protection. It both depends on and supports a local, diverse economy that provides a wide range of work and volunteer opportunities for people of all ages and skills and a healthy environment with clean air and water, open spaces to recreate, and protection from potential hazards. Strategies in this General Plan that promote social equity include ensuring adequate housing for all age and income levels; providing an open government that values public participation; celebrating arts and cultures; assisting the more vulnerable members of the community; supporting the development and preservation of complete neighborhoods, promoting public health through protection from hazards and the provision of a safe multimodal circulation system; and providing parks and quality public services to all members of the community.

To gauge progress toward reaching its sustainability goals, the City will develop and annually evaluate sustainability indicators. The indicators will be selected for their ability to be both easily understood and quantifiable. Maintenance of the indicators will be adaptive, so adjustments can be made if their monitoring reveals the need.

SUSTAINABILITY IN DECISION-MAKING

Creating and maintaining a sustainable community will require incorporating sustainable principles into the City's everyday actions and decisions, monitoring progress, and adapting to changing conditions and new information. The General Plan has incorporated sustainable principles into every element; therefore, decisions that are consistent with the goals and policies of the Plan will advance the overarching goal of sustainability. Individual decisions and actions that the City takes are not expected to equally balance the three components of sustainability. Instead, the combination of decision-making consistent with the General Plan
2. SUSTAINABILITY

and implementing actions identified in the General Plan will, through time, result in a balanced and sustainable Chico.

RELATIONSHIP TO OTHER ELEMENTS

All of the General Plan’s elements address sustainability in varying ways, several of which are listed below.

- The Land Use Element includes policies that promote compact, walkable, mixed-use development, infill development and redevelopment, protect open space and agricultural lands, encourage a jobs and housing balance, and ensure a fair and predictable land use planning process.

- The Circulation Element calls for improved connectivity between neighborhoods, jobs, and services; street design that accommodates all modes of transportation and reduces idling time; reduced parking requirements; and promotes sustainable transportation modes.

- The Community Design Element considers Chico’s unique characteristics and history, and seeks to create design compatibility for new and infill development and redevelopment.

- The Downtown Element encourages higher density and intensity of development in the City’s core to enhance economic development and social interaction, and to solidify Downtown as the heart of the community. The Downtown Element supports all modes of transportation with an emphasis on a quality pedestrian environment, promotes civic engagement and community events, and encourages mixed-use buildings.

- The Economic Development Element includes policies to strengthen the local and regional economy, promote employment opportunities for all segments of the community, and encourage a balanced jobs-to-housing ratio.

- The Housing Element supports social equity through the promotion of adequate housing for all income levels and age groups, including those with special needs.

- The Parks, Public Facilities, and Services Element includes goals and policies to make parks and recreation areas accessible to the whole community, to reduce water and energy use on public lands and in municipal facilities, and to protect the environment while providing City services equitably to the community.
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- The **Open Space and Environment Element** contains goals and policies to protect and enhance natural resources, sensitive habitat, and agricultural land, as well as policies to protect air and water quality.

- The **Cultural Resources and Historic Preservation Element** guides the preservation of archaeological, historical and cultural resources that define Chico’s history, reinforce our community and provide economic opportunities through tourism.

- The **Safety Element** directs the equal protection for all members of the community from fire, crime and other threats or emergencies.

- The **Noise Element** sets noise level standards to protect members of the community from excessive noise.

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary sustainability issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

The concept of sustainability is associated with state laws that focus on the need to reduce California’s contribution to greenhouse gas emissions and, therefore, to global climate change. Executive Order S-3-05, signed in 2005, proclaims that California is vulnerable to the impacts of climate change and sets greenhouse gas emission reduction targets. Assembly Bill 32, also known as the California Climate Solutions Act of 2006, requires that statewide greenhouse gas emissions be reduced to 1990 levels by the year 2020 and reduced 80 percent further by the year 2050. Senate Bill 97, enacted in 2007, amended the California Environmental Quality Act (CEQA) statute to establish that greenhouse gas emissions and their effects are appropriate subjects for CEQA analysis. Senate Bill 375, signed in 2008, is intended to link regional transportation plans with state greenhouse gas reduction goals. Under Bill 375, state agencies and local metropolitan planning organizations (such as the Butte County Association of Governments) are required to develop Sustainable Community Strategies (SCS) to cut greenhouse gas emissions. These state actions are intended to build upon each other with a shared focus on reducing greenhouse gas emissions.
The City of Chico has not been waiting for State directives or programs to address greenhouse gas emissions and climate change. Below are early steps the City has undertaken on its own accord:

- **Mayor’s Climate Protection Agreement (2006)** - In 2006, Chico’s Mayor signed the U.S. Conference of Mayors’ Climate Protection Agreement, adding Chico to a group of over 600 cities united in pledging to reduce greenhouse gas emissions. This milestone led to the creation of the Sustainability Task Force, a committee that provides input to the City Council on sustainability issues. An early effort of the Task Force was to conduct an inventory of greenhouse gases.

- **Greenhouse Gas Emissions Inventory (2008)** - The Greenhouse Gas Emissions Inventory measured the amount of heat-trapping gases that the community released to the atmosphere in the baseline year 2005. By quantifying emissions, this inventory established a benchmark against which emissions reductions can be measured. The inventory will be updated to measure emission changes over time, which helps guide the management of reduction strategies and policies. Also in 2008, the City Council approved a specific greenhouse gas emissions reduction target of 25 percent below 2005 levels by the year 2020.

- **Chico Climate Action Plan (2011)** - The City will maintain a Climate Action Plan (CAP) that identifies programs and actions to reduce greenhouse gas emissions to meet the Council’s greenhouse gas reduction goal. Specifically, the CAP identifies the sources of greenhouse gas emissions and the sectors such as transportation, energy, and waste to be targeted for emissions reductions, and it provides emission reduction goals and strategies with an associated timeline and budget.

The Sustainability Element provides goals, policies, and actions that address the City’s role in statewide climate change mitigation efforts and that confirm the City’s ongoing commitment to reducing greenhouse gas emissions.
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ENERGY SAVINGS

The City of Chico supports energy conservation, and this element calls for additional programs to further reduce the energy needed for municipal operations. A successful municipal energy reduction program will help serve as an example to encourage community-wide action. Municipal operations, however, represent only a small percentage of the total electricity and natural gas used throughout the City. Therefore, community-wide efforts are essential to achieving overall reductions in energy use and greenhouse gas emissions. Although the City has less direct control over behavior than municipal operations, it does have regulatory authority in important areas like land use, building and transportation policy. Also, it has the ability to provide incentives and facilitate initiatives that promote energy conservation.

The City’s ability to influence energy efficiency in existing buildings will be critical to achieving its sustainability goals. This element identifies several actions for increasing energy efficiency, including increased coordination with PG&E to provide education about energy consumption and methods for reducing energy use, and consideration of a City-sponsored low-interest loan program for property owners interested in installing energy efficiency improvements and renewable energy devices.

CITIZEN PARTICIPATION

Local government performs best with informed citizen participation. A high level of citizen participation is a distinctive characteristic of Chico, where residents serve on boards and commissions and regularly attend meetings and hearings to provide input on decisions. Chico also has many active neighborhood associations, business groups, and advocacy groups that participate in local issues. The General Plan supports continued neighborhood outreach programs that seek to increase participation in neighborhood issues. To ensure that residents are well-represented, Council, committee and commission meetings will continue to be structured to recognize citizens’ input. In addition to timely and clear notification of meetings, the City will seek new opportunities to increase public involvement in local government. Advances in communication technology offer new ways for residents to participate in local government, and the City will explore using these options as they become available.

Many issues relevant to Chico residents such as transit, parks, schools, and air quality are regulated by agencies other than the City of Chico. Public agencies such as California State University Chico, Chico Unified School District, Butte County Association of Governments, Butte County
2. SUSTAINABILITY

Air Quality Management District, and Chico Area Recreation District also make important decisions affecting Chico residents. The General Plan seeks to increase participation in all local decision-making processes.

FOSTERING PARTNERHSIPS FOR A MORE SUSTAINABLE CHICO

Partnerships and ongoing communication are critical tools for achieving a sustainable Chico. Residents, businesses, community groups, schools, and other organizations all need to be engaged and actively participating in the effort to create a socially, environmentally, and economically healthy community. The City must be an effective leader and partner in sustainability efforts. Participation in larger scale sustainability efforts is critical because local environmental, economic, and social issues are a part of a broader regional, national, and global context. The General Plan promotes the development of strong working relationships between the City and other entities, such as Butte County, CSU Chico, Butte College, local businesses, non-profit organizations, and other government agencies to accomplish Chico’s sustainability goals.
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GOALS, POLICIES, AND ACTIONS

Goal SUS-1: Balance the environment, economy and social equity, as defined in the General Plan, to create a sustainable Chico.

Goal SUS-2: Increase effective citizen participation in local government.

Goal SUS-3: Lead the way to a sustainable Chico by reducing the environmental impacts of City operations.

Goal SUS-4: Promote green development.

Goal SUS-5: Increase energy efficiency and reduce non-renewable energy and resource consumption Citywide.

Goal SUS-6: Reduce the level of greenhouse gas emissions Citywide.

Goal SUS-7: Support local food systems in Chico.

- Goal SUS-1: Balance the environment, economy and social equity, as defined in the General Plan, to create a sustainable Chico.
  
  - Policy SUS-1.1 (General Plan Consistency) – Ensure proposed development projects, policies, and programs are consistent with the General Plan.
  
  - Policy SUS-1.2 (Sustainability Assessment) – Assess the City’s progress toward meeting its sustainability goals.
    
    - Action SUS-1.2.1 (Sustainability Indicators) – Develop broad and measurable sustainability indicators for the economy, environment, and social equity to be assessed in General Plan Annual Reports and Five Year Reviews as a measure of the City’s progress toward sustainability. Revise the indicators as necessary to best evaluate the City’s progress.

  - Policy SUS-1.3 (Sustainable City) – Coordinate the City’s sustainability efforts.
    
    - Action SUS-1.3.1 (Sustainability Programs) – Identify and develop programs and initiatives that advance Chico’s sustainability goals.
    
    - Action SUS-1.3.2 (Sustainability Materials) – Develop sustainability training materials to educate City staff and the community on the City’s sustainability goals and efforts.
    
    - Action SUS-1.3.3 (Sustainability Coordinator) – Assign the title and tasks of Sustainability Coordinator to a City staff member.
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- **Policy SUS-1.4 (Support Diversity)** – **Strengthen ethnic, cultural, and socio-economic diversity by supporting programs that celebrate cultural differences and similarities and promote tolerance.**
  
  ▲ **Action SUS-1.4.1 (Community Building Programs)** – Continue to support and promote special community events and programs at City and public facilities that foster community pride, celebrate local culture and history, and promote social equity and tolerance.

  ▲ **Action SUS-1.4.2 (Diversity Action Plan)** – Update the City’s Diversity Action Plan as necessary, and develop and implement a diversity scorecard.

- **Policy SUS-1.5 (Sustainability Partnerships)** – **Participate in local, regional, and statewide sustainability efforts.**
  
  ▲ **Action SUS-1.5.1 (Sustainability Webpage)** – Create a webpage that describes the City’s sustainability efforts, identifies partnerships, and provides educational resources and opportunities for community members.

  ▲ **Action SUS-1.5.2 (Sustainable Partnerships)** – Participate in conferences and meetings that promote sustainability.

  ▲ **Action SUS-1.5.3 (Green Business Program)** – Work with local partners to develop a Chico Green Business certification program to recognize local businesses that implement measures to conserve energy and water, minimize waste, and prevent pollution.

- **Policy SUS-1.6 (Public Health)** – **Emphasize the importance of public health in land use planning, infrastructure planning, and implementing City policies and programs.**

  ▪ **Goal SUS-2:** Increase effective citizen participation in local government.

- **Policy SUS-2.1 (Public Participation)** – **Continue to encourage public participation in municipal decision-making.**

  ▲ **Action SUS-2.1.1 (Communication Technology)** – Utilize new technology, as available, to improve communication with residents, including alternative ways to share information, notice hearings, and solicit or receive public input on local issues.

  ▲ **Action SUS-2.1.2 (Neighborhoods and Planning)** – Facilitate participation by neighborhood organizations in local decision-making.
2. SUSTAINABILITY

- Policy SUS-2.2 (Outside Agencies) – Increase awareness and encourage community participation in local decisions made by entities other than the City, such as Butte County, Butte County Association of Governments, Chico Area Recreation District, and CSU Chico.

  ▲ Action SUS-2.2.1 (Agency Website Links) – Maintain links from the City website to other agencies that make decisions about local matters.

- Goal SUS-3: Lead the way to a sustainable Chico by reducing the environmental impacts of City operations.

- Policy SUS-3.1 (Sustainable Products and Services) – Promote the use of environmentally-friendly and local products and services.

  ▲ Action SUS-3.1.1 (Environmentally Preferable Purchasing Program) – Develop and implement an Environmentally Preferable Purchasing Program that directs the purchase of products and services for municipal operations that are environmentally preferable (e.g., renewable, recyclable, non-toxic) and sold locally to the maximum extent economically and legally feasible.

- Policy SUS-3.2 (Municipal Energy Use) – Reduce energy and water use in municipal operations.

  ▲ Action SUS-3.2.1 (Municipal Operations) – Perform energy audits of existing City operations and maintenance practices every four years to identify and implement energy savings measures.

  ▲ Action SUS-3.2.2 (Energy Generation) – Continue to explore opportunities to generate energy on City properties.

- Policy SUS-3.3 (Municipal Waste Reduction) – Reduce consumption and increase recycling and reuse of materials in City operations.

  ▲ Action SUS-3.3.1 (Municipal Recycling) – Promote the use of recycling bins at municipal facilities, public parks, and recreational spaces, and as necessary, increase the size, durability, and number of recycling bins as well as the range of materials accepted.

  ▲ Action SUS-3.3.2 (Materials Reduction and Reuse) - Explore opportunities to reduce consumption and increase reuse of materials, vehicles and equipment in City operations.
2. SUSTAINABILITY

- **Action SUS-3.3.3 (Sustainable Departments)** – Monitor each City department’s progress toward reducing the environmental impact of City operations.

- **Policy SUS-3.4 (Sustainable Fleet)** – Support sustainable City vehicles and equipment.

- **Action SUS-3.4.1 (Fuel-Efficient Fleet)** – As needed, purchase new municipal fleet vehicles and equipment that are highly fuel-efficient, use alternative-fuel, or electricity, allowing flexibility for maintenance, safety, and other special use vehicles.

- **Goal SUS-4: Promote green development.**

  - **Policy SUS-4.1 (Green Public Facilities)** – **Incorporate green building techniques in the site design, construction, and renovation of public projects.**

  - **Action SUS-4.1.1 (Green Facilities)** – Construct new significant municipal facilities to at least the baseline certification level of Leadership in Energy and Environmental Design (LEED), or its equivalent.

  - **Action SUS-4.1.2 (City-Funded Green Projects)** – Incorporate green building materials and techniques in projects financed by the City, allowing flexibility for costs including long-term operating costs.

  - **Policy SUS-4.2 (Water Efficient Landscaping)** – **Promote drought tolerant landscaping.**

  - **Action SUS-4.2.1 (Public Landscaping)** – Install drought tolerant landscaping and water conserving irrigation systems at City facilities, medians, and parkway strips to reduce water use and maintenance costs.

  - **Policy SUS-4.3 (Green Development Practices)** – **Promote green development practices in private projects.**

  - **Action SUS-4.3.1 (Green Development Checklist)** – Include a Green Development Checklist and supporting materials with City planning and building applications and permits highlighting ways to incorporate green development principles into project design.

  - **Action SUS-4.3.2 (Green Staff Training)** – Provide regular training to ensure that City employees are able to implement the State’s Green Building Code, conduct energy audits, and review or rate green building projects.
2. SUSTAINABILITY

▲ Action SUS-4.3.3 (Reduce Heat Gain) – Establish standards for new non-residential structures, such as reflective roofing or light colored pavement to reduce the heat gain associated with traditional urban development.

▪ Goal SUS-5: Increase energy efficiency and reduce non-renewable energy resource consumption citywide.

▪ Policy SUS-5.1 (Energy Efficient Retrofits) – Promote energy efficient retrofit improvements in existing buildings.

▲ Action SUS-5.1.1 (Clean Energy Loan Program) – Explore implementation of a City-sponsored clean energy program to provide low-interest loans to property owners for the installation of energy efficiency improvements or renewable energy devices.

▲ Action SUS-5.1.2 (PG&E and Education) – Consult with PG&E to promote public education about energy efficiency and conservation methods, and encourage them to provide more energy from renewable sources.

▲ Action SUS-5.1.3 (Energy Efficiency Upgrades) – Monitor compliance with City requirements for energy conservation upgrades upon resale of homes and improve public awareness of the requirements.

▪ Policy SUS-5.2 (Energy Efficient Design) – Support the inclusion of energy efficient design and renewable energy technologies in public and private projects.

▲ Action SUS-5.2.1 (Integration of Energy Efficiency Technology) – Utilize City incentives identified in Action LU-2.3.1 to encourage the integration of energy efficiency measures and renewable energy devices, in addition to those required by the state, during early project review.

▲ Action SUS-5.2.2 (Educational Material) – Provide builders and homeowners with resources and information about energy efficiency and renewable energy technologies at the Municipal Hall Planning and Building counters and on the City’s website.

▲ Action SUS-5.2.3 (Passive Solar) – Incorporate passive solar design principles (e.g., building materials, high-albedo roofs, eaves, window placement, landscaping, and building orientation) into the Design Guidelines Manual.

▲ Action SUS-5.2.4 (Remove Barriers to Renewable Energy) – Revise the Municipal Code to allow deviations from normal development standards such as
2. SUSTAINABILITY

height limits, setbacks, or screening when doing so is necessary to allow the efficient use of renewable energy devices.

- Policy SUS-5.3 (Facilities for Emerging Technologies) – Support the construction of facilities for emerging transportation technologies such as alternative fueling stations.

Goal SUS-6: Reduce the level of greenhouse gas emissions Citywide.

- Policy SUS-6.1 (Greenhouse Gas Reduction Efforts) – Support local, regional, and statewide efforts to reduce emissions of greenhouse gases linked to climate change.

- Policy SUS-6.2 (Greenhouse Gas Inventory and Climate Action Plan) – Maintain the Greenhouse Gas Inventory and implement the Climate Action Plan to make progress toward meeting the City’s greenhouse gas emissions reduction goal.

  ▲ Action SUS-6.2.1 (Emission Reduction Actions) – Use the Climate Action Plan to guide the City’s actions to meet the City’s greenhouse gas emissions reduction goal.

  ▲ Action SUS-6.2.2 (Greenhouse Gas Inventory) – Update the Citywide Greenhouse Gas Emissions Inventory at least every five years, and compare the results with previous inventories to evaluate progress towards the City’s greenhouse gas emissions reduction goal.

  ▲ Action SUS-6.2.3 (Climate Action Plan) – Review and revise as necessary the Climate Action Plan to reduce greenhouse gas emissions consistent with the City’s 2020 emission reduction goal, and revisit the need for new goals beyond 2020.

- Policy SUS-6.3 (Greenhouse Gas Emissions and CEQA) – Analyze and mitigate potentially significant increases in greenhouse gas emissions during project review, pursuant to the California Environmental Quality Act.

- Policy SUS-6.4 (Community Trees) – Continue to support the planting and maintenance of trees in the community to increase carbon sequestration.

Goal SUS-7: Support local food systems in Chico.

- Policy SUS-7.1 (Community Food System) – Support a community food system that bolsters the economy, supports local agriculture, promotes healthy lifestyles, and connects Chico residents to local food sources.
2. SUSTAINABILITY

▲ Action SUS-7.1.1 (Farmers Markets) – Allow farmers markets to operate on City-owned properties, where consistent with other municipal uses.

▲ Action SUS-7.1.2 (Local Food Sales) – Amend the Municipal Code to allow farmers markets and other local food distribution centers as a permitted use in appropriate zoning districts, and establish standards for their use.

▲ Action SUS-7.1.3 (Small Animals) - Amend the Municipal Code to reduce barriers to small animal keeping in residential districts, with consideration for neighborhood compatibility.

• Policy SUS-7.2 (Support Community Gardens) – Support community gardens in appropriate locations in the City.

▲ Action SUS-7.2.1 (Community Gardens) – Amend the Municipal Code to allow community gardens as a permitted use in appropriate zoning districts, including multi-family residential, and establish standards for their use.

▲ Action SUS-7.2.2 (Identify Community Garden Locations) – Conduct an inventory of existing community gardens, and identify opportunities for community gardens on public properties.

▲ Action SUS-7.2.3 (Gardening as Recreation) – Request that the Chico Area Recreation and Parks District and other local gardening or agricultural organizations promote community gardens by offering classes such as gardening and composting and by allowing community gardens at their facilities.

Cross reference DT 1.5.2 and ED 2.3.1
3. LAND USE
3. LAND USE

VISION

In 2030, Chico maintains its small-town character through sound planning and orderly growth. The urban form is compact, with a clear distinction between the City and its surrounding lands. The community enjoys a sustainable building pattern with green development, efficient use of land, mixed-use developments, and a circulation system supporting all modes of transportation. New neighborhoods have blended into and strengthened the existing fabric of the community.

INTRODUCTION

The Land Use Element is the foundation of the General Plan, providing the policy basis for decisions about where and how the City will grow and change over time.

Modern-day Chico began with a 290-acre street grid pattern that is now Downtown. Early development included the CSU Chico campus, the Downtown core, and the surrounding neighborhoods. The landscape, resources, topography, and amenities in and around Chico have helped shape the community over time. Chico has come to be recognized as a regional center for recreation, education, shopping, employment, and health services affording Chico residents an excellent quality of life.

This element seeks to retain and enhance Chico’s qualities by guiding a sustainable land use pattern. It estimates future housing and job needs, and identifies areas which are to grow and change to meet these needs. It envisions greater integration of uses and a balance between employment and residential uses, with more areas designated for mixed-use development.

1907 City of Chico Blueprint
PLANNING FOR FUTURE NEEDS

As required by State law, the General Plan establishes a long-term plan for the physical development of the community premised upon future housing and employment needs. This section of the Land Use Element describes the projected housing and job needs for Chico in 2030, and summarizes how the Land Use Diagram accommodates those projections.

PROJECTED HOUSING AND JOB NEEDS IN 2030

Projected demand for housing and jobs has been based on a variety of factors, including historic growth trends, demographic and economic conditions, and community objectives and desires. These estimates provide targets for planning purposes.

- **Projected Population.** Over the past forty years, Chico’s population has experienced a steady growth rate, averaging an approximate two percent increase annually. Assuming this growth rate continues, the City would need to accommodate 40,262 new residents and a City population of 139,713 by the year 2030. This estimated population informed the General Plan Update process, and the Plan addresses the needs of these new residents.

- **Projected Housing Needs.** In terms of new housing, an estimated 16,376 additional dwelling units would be required to accommodate a population of 139,713. The future mix of dwelling unit types (single-family/multi-family) is assumed to be similar to the City’s existing mix, with some housing units also provided in mixed-use developments.

- **Projected Job Needs.** Estimates of future job needs were based on several factors, including the City’s economic health, job market trends, and local opportunities and constraints. By the year 2030, it is estimated that Chico’s economy will have expanded to produce 20,852 new jobs. Job estimates for five market sectors were considered: retail, office, industrial, health, and other, such as agriculture and construction.

Table LU-1 lists the housing and job needs estimated for 2030 and summarizes how the General Plan Land Use Diagram exceeds the projected need. Additional land capacity beyond the projected need provides a land supply buffer to address the fact that not all of the identified land will be available for development at any given time based on landowner willingness to sell or develop, site readiness, environmental constraints, market changes, and other factors. For more detailed information about land use, housing, and job projections for the Land Use Diagram, see **Appendix D**.
### 3. Land Use

#### Table LU-1
**Housing and Jobs Projected for 2030 and Planned for General Plan Build-Out**

<table>
<thead>
<tr>
<th>Land Use Needs Category</th>
<th>Projected 2030 Needs</th>
<th>Growth Potential per Land Use Diagram (^{(1)})</th>
<th>Growth Potential beyond Projected Need</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Units (^{(2)})</td>
<td>16,376 units</td>
<td>21,495 units</td>
<td>5,119 units (+31%)</td>
</tr>
<tr>
<td>SF Residential</td>
<td>9,007</td>
<td>8,689</td>
<td></td>
</tr>
<tr>
<td>MF Residential</td>
<td>7,369</td>
<td>10,835</td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
<td>1,970</td>
<td></td>
</tr>
<tr>
<td><strong>Jobs</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Job Sector</td>
<td>20,852 employees</td>
<td>25,582 employees</td>
<td>4,730 employees (+23%)</td>
</tr>
<tr>
<td>Retail</td>
<td>4,943</td>
<td>10,633</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>3,935</td>
<td>5,745</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>3,371</td>
<td>9,204 (includes health and other)</td>
<td></td>
</tr>
<tr>
<td>Health</td>
<td>5,079</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>3,524</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- (1) Values are from Tables LU-3 and LU-4.
- (2) Single Family Residential includes the designations Very Low Density Residential, Low Density Residential, and 50% of Medium Density Residential. Multi Family Residential includes the other 50% of Medium Density Residential, Medium-High Density Residential, High Density Residential, and Residential Mixed Use. Mixed Use includes the designations Mixed Use Neighborhood Core, Commercial Mixed Use, Regional Commercial, Office Mixed Use, and Industrial Office Mixed Use. The Special Mixed Use designation assumes a 34% Single Family, 53% Multi Family, 13% Mixed Use split (based on Meriam Park build-out assumptions).

#### Issues and Considerations

This section of the element identifies and addresses primary land use issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

#### Sustainable and Balanced Land Use

A significant land use issue is the manner in which projected housing and job needs are met in light of the goal to create a sustainable land use pattern with a compact urban form that relies on infill, redevelopment, and reuse, as well as several new growth areas. The Land Use Diagram is intended to meet or exceed the projected housing and job needs by establishing an appropriate mix and distribution of land uses. This element supports a balance between the community’s economic, environmental, and social interests.
3. LAND USE

DEFINED GROWTH AND CONSERVATION AREAS

Chico residents have asked for clearly defined growth and conservation areas. The issue is not simply where growth will and will not occur, but how it will occur. Achieving a compact urban form while maintaining traditionally lower density housing in existing neighborhoods requires that new growth areas (Special Planning Areas and Opportunity Sites identified in this Plan) support generally higher densities and intensities of development. Proper planning in these areas will be critical. In addition, the Land Use Element designates Resource Constraint areas to ensure continued protection of environmentally sensitive areas.

COMMUNITY DEVELOPMENT PATTERNS AND INTEGRATED USES

Chico's roots are found in a centralized urban core with a traditional development pattern and a mix of uses on a small block grid street system. Over the last half century, Chico has experienced more expansive growth with isolated or separated uses that are less connected to each another and to the City's core. The Land Use Element calls for infill and redevelopment of certain existing areas, and for new growth in Chico to integrate a complimentary mix of uses with good connectivity and accessibility.

HEALTHY AND LIVABLE NEIGHBORHOODS

Neighborhoods in Chico play a significant role in community identity and quality of life. The City is interested in the development of new complete neighborhoods and the preservation and revitalization of its existing neighborhoods. A key issue for creating complete neighborhoods is reconciling the desire for local neighborhood shopping and services with the ability for such businesses to succeed. The Land Use Element addresses this issue by setting appropriate size guidelines and identifying strategic locations for neighborhood centers. In addition, this element supports continued neighborhood planning and provides policies to guide compatible infill development.

Chico's neighborhood plans are intended to: 1) articulate a clear vision for a neighborhood; 2) provide guidance for future public improvements and capital projects within the neighborhood plan area; and 3) serve as a focal point for citizen involvement in activities, programs and projects to enhance the neighborhood. Initiatives and actions identified in a neighborhood plan may result in the development of new policy, regulations, or design guidelines, however, the neighborhood plans themselves do not serve as the policy framework, land use standards, or design guidelines for neighborhood land use decisions.
3. LAND USE

INFILL DEVELOPMENT

Infill development will play a large role in meeting future housing and job needs in Chico. Successful infill can present challenges as it often occurs on smaller and more irregularly-shaped parcels at densities higher than the adjacent development, and can require infrastructure upgrades. These changes from existing conditions can often result in neighborhood opposition. The two primary issues associated with infill development are compatible density and design. Policies to encourage infill development and address neighborhood compatibility have been in place since 1994, but these policies have not always yielded desired results. The Land Use Element focuses on the issue of infill compatibility from both a density and design perspective, and the issue is further addressed by policies in the Community Design Element.

AIRPORT COMPATIBILITY

The Chico Municipal Airport and its surrounding industrial park is one of the City’s greatest assets. Long-term viability of the airport is a high priority, both in terms of maintaining Federal Aviation Administration certification for passenger service and accommodating new and expanded industrial uses. An Airport Land Use Compatibility Plan (ALUCP) was adopted by the Butte County Airport Land Use Commission (ALUC) in 2000, which resulted in inconsistencies between Chico’s 1994 General Plan Land Use Diagram and the Compatibility Plan. The City and the ALUC have worked together to arrive at a compatibility determination for the 2030 General Plan Land Use Diagram. Policies in this element call for establishing airport overlay zoning districts that closely mirror the safety, noise, and compatibility standards in the ALUCP. The overlay districts will help reduce land use conflicts near airports.
3. LAND USE

RELATIONSHIP BETWEEN URBAN AND RURAL AREAS

The 2030 Vision calls for conserving viable agricultural resources and other rural lands surrounding the City. This will be achieved by creating a more dense and compact urban form, establishing urban growth limits, and providing appropriate buffers and transitions between urban and agricultural uses. Since the City is not proposing new urban growth into agricultural areas (except for the Bell-Muir area, where a transition to residential use is already underway), there are few locations where a buffer or edge treatment will need to be applied. Large undeveloped areas adjacent to the Greenline, such as the South Entler Special Planning Area, are subject to master planning requirements identified in this General Plan. Where buffers are needed, this element encourages their coincident use for trails, gardens, or other appropriate open space uses.

GOOD GOVERNMENT PROCESS

Land use decisions can be controversial, resulting in community division and lengthy proceedings. The processes which govern the use of land should be clear and objective. Beginning with this Land Use Element, the documents that set the parameters for land use in Chico must clearly and consistently support the General Plan Vision. In addition, coordination and consultation among jurisdictions and special districts is essential to good government and planning.
MAJOR LAND USE COMPONENTS

This section of the element describes the primary land use components that were considered in developing the Land Use Diagram and goals, policies and actions affecting land use in Chico.

AREAS OF STABILITY, CHANGE, AND GROWTH

To establish a sustainable development trend for the community into the year 2030 and beyond, the General Plan addresses three distinct areas of the City: areas of stability, areas of potential change, and areas for new growth. These areas are described below, incorporated into the Land Use Diagram, and supported by General Plan goals, policies, and actions.

- **Areas of Stability.** Areas of stability are not anticipated to change substantially in character, land use or development intensity. These areas are outside of the Opportunity Sites and Special Planning Areas, and include most existing residential neighborhoods, environmentally sensitive lands, open spaces, and designated parks. Retaining stability in these areas is supported by policies in this element and others.

- **Areas of Potential Change.** The General Plan identifies 15 Opportunity Sites that have the highest infill and redevelopment potential in the City. These strategic areas include underutilized transportation corridors, regional retail centers, areas in the City’s core, and other residential, light industrial, and mixed-use areas that can accommodate growth. Opportunity Sites provide for a mix of land uses supported by policies intended to ensure gradual and thoughtful transformation over the next 20+ years.

- **New Growth Areas.** The General Plan identifies 5 new growth areas to help meet the City’s future housing and job needs. These areas are designated as Special Planning Areas with conceptual land use plans, assumed development capacities, and policies guiding their detailed master planning. The Special Planning Areas are to be developed as connected and complete neighborhoods with a mix of housing types, services, employment and shopping opportunities, parks, and open space.

DESIRED LAND USE PATTERNS

Compact Urban Development

Compact urban development is the efficient use of land with a strong integration of uses. A compact urban form reduces the rate of farmland and habitat conversion. It makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and intensities of development; puts more people near existing shops, restaurants and other amenities, thereby reducing vehicle miles travelled and air pollution;
3. LAND USE

and increases the liveliness of the community. A well-planned, quality built compact urban form is the intent of the General Plan.

Infill and Redevelopment

The goal of accommodating future housing and job needs within a compact urban form requires successful infill and redevelopment. It is important to focus infill and redevelopment in the Downtown, along transit corridors, and at other key locations in the City. These areas are identified on the Land Use Diagram and addressed in specific land use policies. In other areas of the community, infill and redevelopment needs to be more closely scrutinized to ensure compatibility with existing neighborhoods, as directed by policies in this and the Community Design Element. Finally, there are also policies throughout the General Plan to provide incentives to encourage infill and redevelopment.

Mixed Uses

Mixed use is the vertical or horizontal integration of residential, commercial, office, community or civic uses within the same development. Integrating these uses can create desirable places for people to live, work, shop, and play. Mixed-use development supports the City’s goal of a compact urban form and its accompanying benefits. Mixed-use projects are sometimes considered to be risky by developers and lending institutions because their economic success requires that all of the different uses succeed. Construction costs for mixed-use development can also exceed those for similar sized, single-use buildings. Finally, for mixed-use residential buildings, the lack of backyards or other private outdoor space makes this housing option undesirable for some. To overcome some of these hurdles, the General Plan offers incentives for vertical mixed use and includes several mixed-use land use designations to allow, encourage, and sometimes require vertical or horizontal integration of uses.

Complete Neighborhoods

Complete neighborhoods promote livability and safety for residents of varied ages, incomes, and cultural backgrounds. Chico supports the creation of new complete neighborhoods and the enhancement of existing neighborhoods in keeping with the complete neighborhoods concept. A neighborhood is not a single street or several blocks with similar housing types. A neighborhood is a district or area with distinctive characteristics. Elements of a neighborhood include:

- A mix of housing types and prices;
3. LAND USE

- Community gathering places such as neighborhood parks, open space/greenways, public plazas, schools, or religious institutions;
- Services and facilities such as schools, parks, small retail, restaurants, and community centers conveniently located and often shared with one or more adjoining neighborhoods;
- Employment opportunities accessible by walking or public transportation;
- An interconnected street network with short blocks and few cul-de-sacs;
- Pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods and corridors;
- Sustainable development that conserves resources; and
- Extensive tree canopy and attractive landscaping.

The Conceptual Illustration of Neighborhoods, Corridors, and Centers and description of Neighborhood Design on page 5-5 of the Community Design Element provide further details about complete neighborhoods.

In July 2007, the City Council adopted a new General Plan designation, Special Mixed Use (SMU), and a compatible Traditional Neighborhood Development (TND) zoning district. The SMU designation and TND regulations are intended to create compact and complete neighborhoods with defined neighborhood centers. Development in the SMU designated areas should include a mixture of residential and non-residential land uses, a mixture of housing types for a variety of household sizes, incomes, and stages in life, an interconnected street network supporting a variety of transportation modes, public spaces, and a pedestrian-friendly environment.

**Housing Choices**

Over the next 20 years, new development and redevelopment must include a range of housing types and densities within neighborhoods to expand the range of housing choices. The Land Use Diagram provides a range of residential designations with varying densities. The policy framework for most designated Special Planning Areas (new growth areas) requires the integration of single and multi-family residences.

**INCENTIVES FOR DESIRED LAND USE PATTERNS**

The City provides a range of incentives to encourage desired development. These incentives include priority project processing, support for infrastructure upgrades in targeted areas, deferral of development impact or permit fees, flexibility in development standards, and density bonuses. The City works with businesses, landowners, and developers to determine which incentives are appropriate for individual projects.
3. Land Use

In addition, the General Plan directs adoption of a tiered development fee program that varies fees by development type, such as infill and newly annexed areas, recognizing that different types of development have different impacts on City services and infrastructure needs. A tiered fee program represents an effort by the City to offer incentives for the desired development pattern of infill and redevelopment.

Finally, while the Chico Redevelopment Agency (RDA) is distinct from the City, its activities are closely coordinated with City priorities. The RDA Five Year Implementation Plan identifies criteria for RDA investment, including meeting General Plan goals such as improving infrastructure, supporting infill, readying sites for investment, redeveloping the Opportunity Sites, and developing mixed-use projects. The RDA possesses tools that can serve as incentives for investment in desired development, including:

- Acquiring and assembling project sites and making them ready for development;
- Selling property for private investment;
- Assisting in private development through public-private partnerships;
- Improving public infrastructure and public facilities;
- Assistance to businesses for physical improvements;
- Building affordable housing or funding rehabilitation of existing affordable housing; and
- Making quality of life improvements through acquisition and development of property for public uses such as parks, open space, public art, and public facilities.
3. LAND USE

LAND USE DESIGNATIONS AND DIAGRAM

Land Use Designations

State planning law requires that the land use element of a general plan include a statement of the standard population density, building intensity, and allowed uses for the various land use designations in the plan (Government Code Section 65302(a)). The City’s land use designations are generally described below and mapped on the Land Use Diagram (Figure LU-1). Table LU-2 includes a representative land use image and typical density ranges and floor area ratios for each designation. The City Municipal Code provides detailed land use and development standards for development.

With this General Plan, a variety of new land use designations have been established to reflect the more mixed and, in some cases, more intense land uses envisioned for Chico. New mixed-use designations provide the opportunity for a combination of residential, commercial, and office uses on a single site, depending on the designation.

Floor Area Ratio: floor area ratio (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50. A 0.50 FAR describes a single-story building that covers half of the lot, or a two-story building covering approximately one-quarter of the lot.
### TABLE LU-2: LAND USE DESIGNATIONS AND DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Land Use Image</th>
<th>Land Use Designation Description</th>
<th>Allowed Density (Dwelling Units/Acre)</th>
<th>Suggested Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum DU/AC</td>
<td>Maximum DU/AC</td>
</tr>
<tr>
<td>Residential Designations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Very Low Density Residential (VLDR)</td>
<td>0.2</td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td>This designation can provide a smooth transition between the rural areas and more densely developed neighborhoods, or be in “pockets” of development in carefully selected locations.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Low Density Residential (LDR)</td>
<td>2.1</td>
<td>7.0</td>
</tr>
<tr>
<td></td>
<td>This designation represents the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes. This is the predominant land use category of the City’s existing neighborhoods.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Medium Density Residential (MDR)</td>
<td>7.1</td>
<td>14.0</td>
</tr>
<tr>
<td></td>
<td>This designation is generally characterized by duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Medium-High Density Residential (MHDR)</td>
<td>14.1</td>
<td>22.0</td>
</tr>
<tr>
<td></td>
<td>This designation provides a transition between traditional single-family neighborhoods and high density residential, and major activity or job centers. Dwelling types may include townhouses, garden apartments, and other forms of multi-family housing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>High Density Residential (HDR)</td>
<td>20.0</td>
<td>70.0</td>
</tr>
<tr>
<td></td>
<td>This designation represents the most urban residential category. The predominant style of development is larger, multi-family housing complexes, including apartments and condominiums.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Residential Mixed Use (RMU)</td>
<td>10.0 (1)</td>
<td>20.0 (1)</td>
</tr>
<tr>
<td></td>
<td>This designation is characterized by predominantly residential development at medium to high densities. It allows for commercial or office uses to be located on the same property, either vertically or horizontally. It does not preclude development that is entirely residential, but rather encourages a mix of uses. Additionally, other primary uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Designations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[Image]</td>
<td>Neighborhood Commercial (NC)</td>
<td>6.0 (2)</td>
<td>22.0</td>
</tr>
</tbody>
</table>
|                | This designation accommodates a mix of business, office, and residential uses that support the needs of residents living in the surrounding neighborhoods. Allowable uses include small grocery or drug stores, retail shops, and small-scale financial, business, personal services, and restaurants. Horizontal or vertical mixed use is required on larger sites with this designation, as specified in the Municipal Code.
### 3. Land Use

<table>
<thead>
<tr>
<th>Land Use Designation Description</th>
<th>Allowed Density (Dwelling Units/Acre)</th>
<th>Suggested Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum DU/AC</td>
<td>Maximum DU/AC</td>
</tr>
<tr>
<td>Commercial Mixed Use (CMU)</td>
<td>6.0 (2)</td>
<td>22.0 (3)</td>
</tr>
<tr>
<td>This designation encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor. This designation may also allow hospitals and other public/quasi-public uses. Other uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Service (CS)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>This designation provides sites for commercial businesses not permitted in other commercial areas because they attract high volumes of vehicle traffic and may have adverse impacts on other commercial uses. Allowable uses include automobile repair and services, building materials, nurseries, equipment rentals, contractors' yards, wholesaling, storage, and similar uses. Other retail and offices uses may be allowed, as outlined in the Municipal Code.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Commercial (RC)</td>
<td>6.0 (2)</td>
<td>50.0</td>
</tr>
<tr>
<td>This designation provides sites for larger retail and service businesses that serve residents from the City and the region. Mixed-use projects integrating office or residential uses are allowed.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Office Mixed Use and Industrial Designations

<table>
<thead>
<tr>
<th>Land Use Designation Description</th>
<th>Allowed Density (Dwelling Units/Acre)</th>
<th>Suggested Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum DU/AC</td>
<td>Maximum DU/AC</td>
</tr>
<tr>
<td>Office Mixed Use (OMU)</td>
<td>6.0 (2,4)</td>
<td>20.0 (4)</td>
</tr>
<tr>
<td>This designation is characterized by predominantly office uses, but allows the integration of commercial and/or residential uses. Other primary uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Office Mixed Use (IOMU)</td>
<td>7.0 (2)</td>
<td>14.0</td>
</tr>
<tr>
<td>This designation provides for a wide range and combination of light industrial and office development. The designation is intended for the seamless integration of light industrial and office uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically or horizontally, but the predominant use is light industrial or office. Live-work uses may be permitted with special consideration for compatibility with predominant uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing and Warehouse (M&amp;W)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>This designation provides for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Other complimentary uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Public and Open Space Designations

<table>
<thead>
<tr>
<th>Land Use Designation Description</th>
<th>Allowed Density (Dwelling Units/Acre)</th>
<th>Suggested Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum DU/AC</td>
<td>Maximum DU/AC</td>
</tr>
<tr>
<td>Public Facilities and Services (PFS)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>This designation includes sites for schools, hospitals, governmental offices, airports, and other facilities that have a unique public character.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## 3. Land Use

<table>
<thead>
<tr>
<th>Land Use Designation Description</th>
<th>Allowed Density (Dwelling Units/Acre)</th>
<th>Suggested Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum DU/AC</td>
<td>Maximum DU/AC</td>
</tr>
<tr>
<td><strong>Primary Open Space (POS)</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>This designation is intended to protect, in perpetuity, areas with sensitive habitats including oak woodlands, riparian corridors, wetlands, creekside greenways, and other habitat for highly sensitive species, as well as groundwater recharge areas and areas subject to flooding that are not used for agriculture.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Secondary Open Space (SOS)</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>This designation includes land used for both intensive and non-intensive recreational activities, such as parks, lakes, golf courses, and trails. Land within this category may also be used for resource management, detention basins, agriculture, grasslands and other similar uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Overlay and Special Designations</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Resource Constraint Overlay (RCO)</strong></td>
<td>(5)</td>
<td>(5)</td>
</tr>
<tr>
<td>This is an overlay designation that identifies areas with significant environmental resources that result in development constraints. The RCO requires subsequent studies to determine the exact location and the intensity of development that can take place in light of identified constraints.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Special Mixed Use (SMU)</strong></td>
<td>7.0</td>
<td>35.0</td>
</tr>
<tr>
<td>This designation provides for development of walkable neighborhoods with a mix of residential and nonresidential uses subject to approval of a regulating plan and circulation plan consistent with the Traditional Neighborhood Development zoning district.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Special Planning Area (SPA)</strong></td>
<td>(6)</td>
<td>(6)</td>
</tr>
<tr>
<td>This designation identifies areas for significant new growth that require subsequent comprehensive planning. Horizontal or vertical mixed-use is required (except for the Bell-Muir SPA). The General Plan includes a conceptual land plan for each SPA. Subsequent planning efforts for each area shall be found to be in substantial compliance with relevant SPA provisions and policies in the General Plan.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table Notes:**
1. When located Downtown or within a Corridor Opportunity Site, Residential Mixed Use has a minimum density of 15 dwelling units/acre, a maximum of 70 dwelling units per acre, and a maximum floor area ratio of 5.0.
2. If residential uses are incorporated horizontally, this minimum density should be met, but if integrated vertically, there is no minimum density requirement.
3. When located Downtown or within a Corridor Opportunity Site, Commercial Mixed Use has a maximum of 60 dwelling units per acre, and a maximum floor area ratio of 5.0.
4. When located Downtown or within a Corridor Opportunity Site, Office Mixed Use has a maximum of 60 dwelling units per acre, and a maximum floor area ratio of 5.0.
5. Allowable density and floor area ratio for the Resource Conservation Overlay designation shall be consistent with the standards of the underlying land use designation.
6. Allowable density and floor area ratio in the Special Planning Areas shall be consistent with the standards of the final land use designations identified for each site through subsequent master planning.
The Land Use Diagram (Figure LU-1) illustrates the distribution of the land use designations described above. In addition to identifying the land use designations, the Diagram highlights three types of land as follows:

1. **Special Planning Areas.** The Land Use Diagram includes five Special Planning Areas (SPAs). This designation identifies areas with significant new growth potential and carries a requirement for subsequent planning prior to development. Within each SPA, the City has identified a mix of desired land uses in the form of a conceptual land plan. The conceptual land plans do not represent precise proportions or locations for particular land uses. Detailed land use plans will be developed and refined as part of subsequent, comprehensive planning of each area. SPAs are shown on the Land Use Diagram with a dark outline, cross hatch lines, and labeled SPA-1 through SPA-5.

2. **Opportunity Sites.** The Land Use Diagram identifies 15 sites that provide a greater opportunity for change or improvement within the General Plan planning horizon. These Opportunity Sites have parcel-specific land use designations as well as special policy considerations. Opportunity Sites are shown on the Land Use Diagram with a dark outline and labeled with numbers 1 through 15.

3. **Resource Constraint Overlay.** The Land Use Diagram identifies three areas with sensitive biological resources that will constrain development. For these areas, the City has applied an “overlay” designation to acknowledge the existence of the identified constraints and set special policy requirements for subsequent study prior to development. Resource Constraint Overlay areas are identified on the Land Use Diagram by a dark outline with a dot fill pattern and labeled A through C.
### SPECIAL PLANNING AREAS

There are five areas on the Land Use Diagram (Figure LU-1) designated as Special Planning Areas (SPA). The SPA designation identifies areas with significant new growth potential that require more detailed subsequent land use planning in the form of a specific plan, planned development, or other comprehensive plan. The SPAs were established based on several criteria, including strategic location within the General Plan Planning Area, proximity to services, ability to advance General Plan goals, compatibility with adjacent uses, and environmental constraints. The SPAs are to be developed as connected and complete neighborhoods with a mix of residential densities, employment opportunities, services, retail, parks and open space. Subsequent planning will establish land use and circulation patterns within the SPAs and consider infrastructure and financing issues. The five SPAs are:

- Bell Muir
- Barber Yard
- Doe Mill/Honey Run
- North Chico
- South Entler

Appendix C includes a narrative description of the existing conditions and setting, a conceptual land use plan, and an assumed development capacity for each SPA. The conceptual land use plans include a collage of shapes with land use designations that were selected to reflect the desired uses on the site, take into consideration existing conditions, and accommodate projected housing and job needs. The shapes in the conceptual land use plans do not determine the actual sizes or locations of future land uses. It is expected that the ultimate proportional mix of uses will vary from what is depicted. The conceptual land use plans identify the general mix of land uses to be included in the final land plans. General Plan consistency findings for subsequent land use planning will rely on a determination of substantial compliance with the written descriptions of land use concepts and development capacity assumed for each SPA.

### OPPORTUNITY SITES

The 15 Opportunity Sites are expected to be the focus of change and revitalization over the next 20+ years. They are designated on the Land Use Diagram for mixed-use, higher-density residential development, or other land uses compatible with the area’s existing or evolving uses. Appendix B describes each Site and provides a vision for its transformation. Opportunity Sites are categorized by general location as follows:

- **Central City Opportunity Sites.** There are three Opportunity Sites in the City’s core area. They include Downtown, South Campus, and the East 8th and 9th Street Corridors.
3. LAND USE

- **Corridor Opportunity Sites.** There are five Opportunity Sites located along major transit corridors outside of the City’s core area. They include North Esplanade, Mangrove Avenue, Park Avenue, Nord Avenue, and East Avenue.

- **Regional Center Opportunity Sites.** There are three Opportunity Sites located at regional centers. They include North Valley Plaza, East 20th Street, and Skyway.

- **Other Opportunity Sites.** There are four Opportunity sites located in other areas of the City. They include The Wedge, Vanella Orchard, Pomona Avenue, and Eaton Road.

Future requests for new development or redevelopment of property within these designated Opportunity Sites shall be consistent with the identified Opportunity Site vision, development parameters for the respective land use designation(s), and other applicable requirements of the General Plan.

**RESOURCE CONSTRAINT OVERLAY SITES**

The Resource Constraint Overlay (RCO) designation acknowledges a reduced development potential in areas with known significant environmental constraints compared to allowable development potential based upon the underlying land use designation. The overlay designation is applied to three areas:

A. West of the Airport  
B. Bruce Road  
C. Stilson Canyon  

The boundaries of the three constraint sites are specified on the Land Use Diagram (Figure LU-1) and on Figure LU-2. The most significant environmental constraints at these locations are vernal pools, populations of Butte County meadowfoam (BCM), and habitat for BCM.

Vernal pools are a unique ephemeral wetland feature that provide habitat for an array of unique plant and animal species, many of which are protected by state and federal agencies. One of the most sensitive vernal pool species is BCM, a state and federally listed endangered plant species found only in limited areas within Butte County. Loss of habitat has been identified as the primary threat to BCM, and the U.S. Fish and Wildlife Service Recovery Plan for BCM calls for protecting 100 percent of known and newly discovered occurrences as well as protecting 95 percent of the suitable habitat within the Chico region.

Environmental review for the 1994 General Plan update and research performed by the Butte County Association of Governments (BCAG) in developing a Butte Regional Habitat Conservation Plan were used in setting the locations of the three RCO sites.
3. LAND USE

The RCO designation is applied in conjunction with an underlying land use designation. Fifteen percent of the average development potential for the underlying land use designations on the RCO sites was assumed in estimating the overall density and intensity of General Plan build-out and to conduct environmental review for the General Plan, (consistent with the development assumptions for the Land Use Diagram outlined in Appendix D). Land owners of RCO parcels may conduct more detailed studies, including environmental review, and coordinate with resource agencies to determine actual development potential. Such potential may be more or less than the assumed 15 percent, but not more than the maximum development potential allowed by the underlying land use designation.
Figure LU-2  Resource Constraint Overlay Areas

A - West of Airport

B - Bruce Road/Skyway

C - Bruce Road/Stilson Canyon

- Resource Constraint Area
- City of Chico Sphere of Influence Boundary
3. LAND USE

DEVELOPMENT POTENTIAL

This section estimates the full development potential of the General Plan Land Use Diagram. To determine a probable build-out condition, the City estimated an average amount of development for each land use designation within new growth areas (Special Planning Areas) and areas of potential change (undeveloped infill and underutilized Opportunity Sites). Details about the assumptions used to estimate development potential are provided in Appendix D. The tables below summarize the estimated development potential by land use designation (Table LU-3) and in terms of total housing and job numbers (Table LU-4).

Table LU-3 lists acreage, projected dwelling units, population, and non-residential square footage for undeveloped (vacant) and a small portion of underutilized land within each of the City’s land use designations. Population values were derived by multiplying the number of dwelling units by an average of 2.4 persons per dwelling unit. The acreage totals include a combination of estimated values from the five Special Planning Areas’ conceptual land use plans and the specific values for vacant infill sites and underutilized land within the 15 designated Opportunity Sites.
### 3. Land Use

#### Table LU-3
Development Potential of the 2030 Land Use Diagram

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Acreage (1)</th>
<th>Dwelling Units</th>
<th>Population</th>
<th>Non-Residential Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLDR</td>
<td>528</td>
<td>540</td>
<td>1,296</td>
<td>0</td>
</tr>
<tr>
<td>LDR</td>
<td>1209</td>
<td>4,887</td>
<td>11,729</td>
<td>0</td>
</tr>
<tr>
<td>MDR</td>
<td>494</td>
<td>4,816</td>
<td>11,558</td>
<td>0</td>
</tr>
<tr>
<td>MHDR</td>
<td>267</td>
<td>4,532</td>
<td>10,877</td>
<td>0</td>
</tr>
<tr>
<td>HDR</td>
<td>45</td>
<td>1,373</td>
<td>3,295</td>
<td>0</td>
</tr>
<tr>
<td>RMU</td>
<td>43</td>
<td>1,193</td>
<td>2,863</td>
<td>115,649</td>
</tr>
<tr>
<td>NC</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>28,217</td>
</tr>
<tr>
<td>MUNC</td>
<td>43</td>
<td>46</td>
<td>110</td>
<td>478,888</td>
</tr>
<tr>
<td>CMU</td>
<td>168</td>
<td>763</td>
<td>1,831</td>
<td>2,001,178</td>
</tr>
<tr>
<td>CS</td>
<td>24</td>
<td>0</td>
<td>0</td>
<td>295,495</td>
</tr>
<tr>
<td>RC</td>
<td>132</td>
<td>559</td>
<td>1,342</td>
<td>1,790,066</td>
</tr>
<tr>
<td>OMU</td>
<td>59</td>
<td>181</td>
<td>434</td>
<td>1,761,594</td>
</tr>
<tr>
<td>IOMU</td>
<td>186</td>
<td>105</td>
<td>252</td>
<td>2,462,328</td>
</tr>
<tr>
<td>M&amp;W</td>
<td>368</td>
<td>0</td>
<td>0</td>
<td>5,473,458</td>
</tr>
<tr>
<td>PFS</td>
<td>206</td>
<td>0</td>
<td>0</td>
<td>45,000</td>
</tr>
<tr>
<td>POS</td>
<td>573</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SOS</td>
<td>598</td>
<td>0</td>
<td>0</td>
<td>183,749</td>
</tr>
<tr>
<td>RCO</td>
<td>(2)</td>
<td>(2)</td>
<td>(2)</td>
<td>(2)</td>
</tr>
<tr>
<td>SMU</td>
<td>202</td>
<td>2,500</td>
<td>6,000</td>
<td>1,126,737</td>
</tr>
<tr>
<td>SPA</td>
<td>(3)</td>
<td>(3)</td>
<td>(3)</td>
<td>(3)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5,147</strong></td>
<td><strong>21,495</strong></td>
<td><strong>51,588</strong></td>
<td><strong>15,762,360</strong></td>
</tr>
</tbody>
</table>

Notes:
1. Acreage values were reduced to account for infrastructure, resources, and other constraints to development.
2. Development potential of areas with the Resource Constraint Overlay is included in the underlying land use designations.
3. Development potential for the Special Planning Areas (SPAs) is included in the land use designations identified in the conceptual land use plans for the SPAs.
3. LAND USE

Table LU-4 provides total housing and job estimates for the General Plan build-out condition, which is a combination of existing development conditions in 2008 and future development assumptions (from Table LU-3) within the build-out Sphere of Influence.

**Table LU-4**

**EXISTING, PLANNED, AND TOTAL BUILD OUT CONDITIONS**

<table>
<thead>
<tr>
<th>Housing and Job Factor</th>
<th>Existing Condition</th>
<th>Future Growth Potential(1)</th>
<th>Total Build Out Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>41,438</td>
<td>21,495</td>
<td>62,933</td>
</tr>
<tr>
<td>Population</td>
<td>99,451</td>
<td>51,588</td>
<td>151,039</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>25,841,806</td>
<td>15,762,360</td>
<td>41,604,485</td>
</tr>
<tr>
<td>Commercial Square Feet</td>
<td>9,167,755</td>
<td>5,836,549</td>
<td>15,004,304</td>
</tr>
<tr>
<td>Office Square Feet</td>
<td>3,476,055</td>
<td>1,761,594</td>
<td>5,237,649</td>
</tr>
<tr>
<td>Industrial Square Feet</td>
<td>10,650,592</td>
<td>7,980,786</td>
<td>18,631,378</td>
</tr>
<tr>
<td>Other Square Feet</td>
<td>2,547,404</td>
<td>183,749</td>
<td>2,731,153</td>
</tr>
<tr>
<td>Total Employment</td>
<td>42,884</td>
<td>25,582</td>
<td>68,466</td>
</tr>
<tr>
<td>Commercial Employees</td>
<td>14,667</td>
<td>10,633</td>
<td>25,300</td>
</tr>
<tr>
<td>Office Employees</td>
<td>10,131</td>
<td>5,745</td>
<td>15,876</td>
</tr>
<tr>
<td>Industrial Employees</td>
<td>9,040</td>
<td>9,204</td>
<td>18,244</td>
</tr>
<tr>
<td>Other Employees</td>
<td>9,046</td>
<td></td>
<td>9,046</td>
</tr>
</tbody>
</table>

Notes:
(1) Values from Table LU-3. Other Employees are counted as Office or Industrial.
3. LAND USE

GOALS, POLICIES, AND ACTIONS

GOAL LU-1 Reinforce the City’s compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.

GOAL LU-2 Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

GOAL LU-3 Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

GOAL LU-4 Promote compatible infill development.

GOAL LU-5 Support the transformation of designated Opportunity Sites with a mix of uses.

GOAL LU-6 Comprehensively plan the Special Planning Areas to meet the City’s housing and jobs needs.

GOAL LU-7 Protect the Chico Municipal and Ranchaero Airports, and promote development in the Airport Industrial Park.

- Goal LU-1: Reinforce the City’s compact urban form, establish urban growth limits, and manage where and how growth and conservation will occur.

  - Policy LU-1.1 (Planning Area) – Support coordinated land use planning for the Chico Planning Area.

    ▲ Action LU-1.1.1 (Sphere of Influence) – Update the City’s Sphere of Influence as depicted in the General Plan Land Use Diagram.

    ▲ Action LU-1.1.2 (Coordinated Planning) – Consult with Butte County and other entities, as appropriate, to facilitate a coordinated approach to land use planning within the Planning Area.

    ▲ Action LU-1.1.3 (Shared Responsibility Agreements) – Consider agreements for critical planning topics and activities with Butte County and other agencies and special districts.

    ▲ Action LU-1.1.4 (Electronic Permitting) - Fully implement an electronic permitting program for processing and record keeping of building, planning, and engineering projects.
3. LAND USE

- **Policy LU-1.2 (Growth Boundaries/Limits)** - Maintain long-term boundaries between urban and agricultural uses in the west and between urban uses and the foothills in the east, and limit expansion north and south to produce a compact urban form.
  
  ▲ **Action LU-1.2.1 (Greenline)** – Retain the Greenline.
  
  ▲ **Action LU-1.2.2 (Foothill Development)** – Apply the City’s Foothill Development Standards to projects in foothill areas.

- **Policy LU-1.3 (Growth Plan)** - Maintain balanced growth by encouraging infill development where City services are in place and allowing expansion into Special Planning Areas.
  
  ▲ **Action LU-1.3.1 (Public Investment in Infrastructure)** – When setting priorities for public infrastructure spending, give particular attention to improvements that will support development and redevelopment of the designated Opportunity Sites.
  
  ▲ **Action LU-1.3.2 (Special Planning Area Studies)** – Require public facility financing plans, infrastructure phasing plans, and other studies as applicable in connection with development applications for Special Planning Areas.
  
  ▲ **Action LU-1.3.3 (LAFCo Coordination)** – Require that applications for sphere of influence updates and annexations are consistent with Local Agency Formation Commission requirements and include a conceptual plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing.

- **Goal LU-2**: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.
  
  - **Policy LU-2.1 (Planning for Future Housing and Jobs)** - Maintain an adequate land supply to support projected housing and job needs for the community.
  
  - **Policy LU-2.2 (General Plan Monitoring and Reporting)** - Regularly review and report on implementation of the General Plan.
    
    ▲ **Action LU-2.2.1 (Annual Report)** – Provide an annual report to the Planning Commission and City Council on the following:
      
      - Status of the General Plan and progress in its implementation
      - Status of Sustainability Indicators
3. LAND USE

- General Plan amendments
- An evaluation of the year's development trends, current land supply, and the ability to meet future needs.

▲ **Action LU-2.2.2 (Five-Year Review)** – Provide a comprehensive General Plan Review to the Planning Commission and City Council every five years, that addresses the following:

- Status of the General Plan and progress in its implementation
- Status of Sustainability Indicators
- General Plan amendments
- An evaluation of development trends, current land supply (projected vs. actual), market conditions, and the ability to meet future needs
- The need for any policy changes to address the conclusions of the above evaluation

- **Policy LU-2.3 (Sustainable Land Use Pattern)** - Ensure sustainable land use patterns in both developed areas of the City and new growth areas.

▲ **Action LU-2.3.1 (Provide Incentives)** – To support desired development patterns and economic development opportunities, continue the use of, and expand as appropriate, City incentives, including but not limited to:

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades

▲ **Action LU-2.3.2 (Allowed Uses)** – Amend the Municipal Code to reflect and implement the General Plan’s land use designations.

▲ **Action LU-2.3.3 (Encourage Mixed-Use Development)** – Allow horizontal and vertical mixed uses in the following land use designations:

- Residential Mixed Use
- Neighborhood Commercial
- Commercial Mixed Use
- Regional Commercial
- Office Mixed Use
- Industrial Office Mixed Use
3. LAND USE

- **Action LU-2.3.4 (Require Mixed-Use)** – Require horizontal or vertical mixed-use in the following land use designations:
  - Special Mixed Use
  - Neighborhood Commercial sites two acres and larger
  - Special Planning Areas (with the exception of the Bell-Muir SPA)

- **Action LU-2.3.5 (Incentives for Vertical Mixed-Use)** – Utilize City incentives identified in Action LU-2.3.1 to support vertical mixed-use projects.

- **Action LU-2.3.6 (Increase Discretion of Large Format Retail)** – Consider mechanisms to increase City discretion regarding new or expanded large-format retail uses.

- **Policy LU-2.4 (Land Use Compatibility)** – Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.

  - **Action LU-2.4.1 (Update Zoning Ordinance)** – Establish zoning districts, use regulations, development standards, and performance requirements in the Municipal Code consistent with the General Plan.

  - **Action LU-2.4.2 (Update Zoning Map)** – Amend the Zoning Map to be consistent with the General Plan Land Use Diagram.


  - **Action LU-2.4.4 (Design Guidelines)** – Maintain and update, as necessary, the City’s Design Guidelines Manual.

- **Policy LU-2.5 (Open Space and Resource Conservation)** – Protect areas with known sensitive resources.

  - **Action LU-2.5.1 (Resource Constraint Overlay)** – For development proposals on properties with the Resource Constraint Overlay, which highlights known sensitive resource areas, land owners must conduct detailed environmental studies, adhere to CEQA requirements, and coordinate with resource agencies to determine actual development potential. Development proposals for a density or intensity of use above that assumed for the purposes of General Plan projections and the General Plan EIR will need to address impacts not evaluated as part of the General Plan.
3. LAND USE

- **Policy LU-2.6 (Agricultural Buffers) -** Require buffering for new urban uses along the City’s Sphere of Influence boundary adjacent to commercial crop production. Landscaping, trails, gardens, solar arrays, and open space uses are permitted within the buffer. Design criteria for buffers are as follows:
  - A minimum 100-foot-wide physical separation, which may include roadways, pedestrian/bicycle routes, and creeks, between the agricultural use and any habitable structure.
  - Incorporate vegetation, as may be needed, to provide a visual, noise, and air quality buffer.

- **Policy LU-2.7 (General Plan Consistency Requirement) -** Ensure consistency between the General Plan and implementing plans, ordinances, and regulations.
  - **Action LU-2.7.1 (General Plan Consistency Review) –** Conduct a General Plan review in conjunction with adoption of policy and regulatory documents to ensure consistency with relevant provisions of the General Plan.

- **Policy LU-2.8 (Inconsistent Zoning) –** In areas where zoning is not in conformance with the General Plan, the property owner may develop consistent with the existing zoning if no discretionary permit is required. If a discretionary permit is requested, the property owner may either (1) develop consistent with the existing zoning provided that it is determined by the approving body that the project will not substantially interfere with the long-term development of the area consistent with the General Plan, or (2) rezone the property consistent with the General Plan in conjunction with the development application.

- **Goal LU-3: Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.**
  - **Policy LU-3.1 (Complete Neighborhoods) -** Direct growth into complete neighborhoods with a land use mix and distribution intended to reduce auto trips and support walking, biking, and transit use.
  - **Policy LU-3.2 (Neighborhood Serving Centers) -** Promote the development of strategically located neighborhood serving centers that incorporate commercial, employment, cultural or entertainment uses and are within walking distance of surrounding residents. Neighborhood center designations are Neighborhood Commercial (NC) and Mixed Use Neighborhood Core (MUNC).
3. LAND USE

• Policy LU-3.3 (Neighborhood Services) - Recognize existing neighborhoods and continue to facilitate the development of neighborhood plans in partnership with residents and property owners to preserve and enhance neighborhood character, identity, and livability.

  ▲ Action LU-3.3.1 (Development of Neighborhood Plans) – Facilitate and encourage the participation of neighborhood groups and associations in the preparation of neighborhood plans that articulate a vision for the neighborhood, identify neighborhood priorities for future public improvements and capital projects, and serve as a focal point for neighborhood involvement in improvement projects.

• Policy LU-3.4 (Neighborhood Enhancement) - Strengthen the character of existing residential neighborhoods and districts.

  ▲ Action LU-3.4.1 (Rehabilitation) – Provide flexibility in development standards for building retrofits when doing so will advance Policy LU-4.2.

  ▲ Action LU-3.4.2 (Improve Substandard Properties) – Continue the Housing Rehabilitation Program to provide deferred-payment loans and grants to low-income homeowners to improve their properties.

  ▲ Action LU-3.4.3 (Code Enforcement) – Continue the City's Code Enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing.

  ▲ Action LU-3.4.4 (Provision of Infrastructure) – Upgrade and provide infrastructure in existing neighborhoods consistent with adopted neighborhood plans as funding is available.

• Goal LU-4: Promote compatible infill development.

• Policy LU-4.1 (Promote Infill and Redevelopment) - Facilitate infill development through education and the provision of infrastructure and services.

  ▲ Action LU-4.1.1 (Education about the Benefits of Infill) - Provide community education regarding the benefits of infill through the neighborhood planning process and in the analysis, recommendations, and findings for infill development projects and capital expenditures that support infill and redevelopment.

  ▲ Action LU-4.1.2 (Tiered Fee Structure) – Adopt a tiered development fee program that varies fees by development type and location in recognition of the different impacts that various types of development have on City services and infrastructure costs.
3. LAND USE

- **Policy LU-4.2 (Infill Compatibility)** - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

  ▲ **Action LU-4.2.1 (Residential Infill Guidelines)** – Amend the Design Guidelines Manual to include residential infill guidelines that address compatibility between new and existing development such as visual intrusion and massing within a transition zone.

  ▲ **Action LU-4.2.2 (Mix of Dwelling Types)** – Allow a mix of dwelling types within all residential land use designations consistent with density requirements and applicable design criteria.

  ▲ **Action LU-4.2.3 (Pre-Application Meetings)** – For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.

- **Policy LU-4.3 (Emphasis on Neighborhood Compatibility)** – For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals. It may be necessary to limit project density, within the allowable density range, to ensure compatibility.

- **Policy LU-4.4 (Positive Contributions)** – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and circulation improvements for pedestrians, bicycles and vehicles, or that otherwise contributes positively to existing neighborhoods.

- **Goal LU-5: Support development and redevelopment of the designated Opportunity Sites.**

  - **Policy LU-5.1 (Opportunity Sites)** - Facilitate increased density and intensity of development and revitalization in the following Opportunity Sites:

    - **Central City Opportunity Sites** - Downtown, South Campus, and East 8th and 9th Street Corridors.
    - **Corridor Opportunity Sites** - North Esplanade, Mangrove Avenue, Park Avenue, Nord Avenue, and East Avenue.
    - **Regional Center Opportunity Sites** - North Valley Plaza, East 20th Street, and Skyway.
3. LAND USE

- **Other Opportunity Sites** - The Wedge, Vanella Orchard, Pomona Avenue, and Eaton Road.

- **Action LU-5.1.1 (Incentives for Opportunity Site Development)** – Utilize City incentives identified in Action LU-2.3.1 to promote infill development, redevelopment, rehabilitation, and mixed-use projects in the designated Opportunity Sites.

- **Action LU-5.1.2 (Midpoint Density)** – Require that projects within Corridor Opportunity Sites and Downtown be developed at or above the midpoint of the allowed density range (before Table LU-2 footnotes) unless one or more of the following findings are made:
  - The proposed project does not include residential development.
  - Residences are integrated vertically in a mixed-use project.
  - Site considerations such as parcel size, configuration, environmental resources, or other features make achieving the midpoint infeasible or undesirable.
  - Infrastructure constraints make achieving the midpoint impractical.

- **Action LU-5.1.3 (Flexible Parking)** – Amend the Municipal Code to allow flexibility for parking reductions and parking in shared lots.

- **Action LU-5.1.4 (Streetscape Enhancement)** – As part of future roadway improvement projects in the Corridor Opportunity Sites, incorporate streetscape enhancements such as bulb-outs, benches, wide and separated sidewalks, on-street parking, public art, and street trees to improve the pedestrian environment and serve as a catalyst for revitalization.

- **Action LU-5.1.5 (Redevelopment Partnerships)** – Actively seek and support partnerships between the City, property owners, and developers for redevelopment in the Regional Center Opportunity Sites.

- **Goal LU-6: Comprehensively plan the Special Planning Areas to meet the City’s housing and jobs needs.**

  - **Policy LU-6.1 (Special Planning Area Designation)** – To meet the City’s growth needs, support development in the following five Special Planning Areas:
    - Bell Muir
    - Barber Yard
    - Doe Mill/Honey Run
    - North Chico
    - South Entler
3. LAND USE

▲ Action LU-6.1.1 (Designation of Future Special Planning Areas) – Require an amendment to the General Plan for a designation of a new Special Planning Area.

▲ Action LU-6.1.2 (Amendment to Existing Special Planning Areas) – Require an amendment to the General Plan Land Use Diagram and corresponding conceptual land use plan for any significant change to a Special Planning Area boundary.

• Policy LU-6.2 (Special Planning Area Implementation) – Allow flexibility when planning the Special Planning Areas in order to meet changing community housing and jobs needs.

▲ Action LU-6.2.1 (SPA Planning Requirements) – Require more detailed land use planning in the form of a specific plan, planned development, or other comprehensive plan for each Special Planning Area (SPA) prior to development occurring on vacant land within an SPA. In addition to the Actions specific to each SPA, subsequent land use planning shall:

• Create a parcel-specific land use plan based on site, infrastructure, and environmental analysis.

• Include the range of uses identified on the SPA conceptual land use plan (a conceptual land use plan is not intended to direct specific acreage or organization of land uses, but is intended to depict the general mix of desired land uses within the project area).

• Have no significantly greater traffic, air quality, or noise impacts than those analyzed in the General Plan environmental analysis (residential and non-residential development assumptions for each SPA are provided in Appendix C).

• Be consistent with the corresponding text for the SPA found in Appendix C.

▲ Action LU-6.2.2 (Bell Muir SPA Planning) – Plan the Bell Muir SPA with primarily low density housing compatible with existing residential development and ongoing agricultural uses in the area. Subsequent planning will:

• Identify locations for community gardens or small-scale farms and develop design guidelines and buffering requirements to address potential incompatibilities.

• Address infrastructure needs with particular attention to storm drainage and circulation, including north-south connections to East Avenue and improved access to State Route 32.

• Develop special lighting and street standards appropriate for the rural character of the area.
3. LAND USE

▲ Action LU-6.2.3 (Barber Yard SPA Planning) - Plan the Barber Yard SPA with a mix of low, medium and high residential densities, a neighborhood core or commercial mixed-use center, office and light industrial uses, and parks and open space. Subsequent planning will:

- Address circulation with a focus on extending and improving existing streets into the site that will distribute traffic on multiple streets, and improving connectivity in order to reduce traffic impacts on the existing residential neighborhood.
- Incorporate adaptive reuse of existing buildings, where feasible.

▲ Action LU-6.2.4 (Doe Mill/Honey Run SPA Planning) – Plan the Doe Mill/Honey Run SPA with a broad range of housing types and densities integrated with open space and recreational areas, supporting commercial services, and public facilities. Subsequent planning will:

- Address circulation with primary connections to the site via Skyway and E. 20th Street.
- Incorporate accessible open space on the eastern portion of the SPA, a community park, as well as neighborhood and mini parks.
- Maintain open space by clustering development and providing open space buffers on the northern, eastern, and southern edges of the SPA.
- Include visual simulations to ensure that development is not visually intrusive as viewed from lower elevations.
- Incorporate special lighting standards to reduce impacts on the nighttime sky.
- Address wildland fire considerations.

▲ Action LU-6.2.5 (North Chico SPA Planning) - Plan the North Chico SPA with a combination of residential densities and supporting commercial uses, along with industrial and office uses. Subsequent planning will:

- Address the Hicks Lane/Eaton Road/SR 99 intersection and include an arterial roadway originating at Hicks Lane, extending to State Route 99.
- Address Chico Municipal Airport overflight zone compatibility.
- Avoid FEMA-designated flood zones, or incorporate strategies that allow development to occur in flood zones.

▲ Action LU-6.2.6 (South Entler SPA Planning) - Plan the South Entler SPA with regional and community commercial uses integrated with office and industrial uses, a mix of residential densities, and open space. Subsequent planning will:
3. LAND USE

- Address circulation with a focus on the intersection at Southgate Avenue and State Route 99 and providing multiple access points to the site.
- Ensure that the SPA serves as a visually attractive “landmark” gateway at the south end of the City with freeway visibility.
- Preserve and/or provide trees along the borders of the SPA to provide a buffer to adjacent agricultural uses and open space.
- Avoid FEMA-designated flood zones, or incorporate strategies that allow development to occur in flood zones.

Goal LU-7: Protect the Chico Municipal and Ranchaero Airports, and promote development in the Airport Industrial Park.

- Policy LU-7.1 (Airport Protection) - Safeguard the Chico Municipal and Ranchaero Airports from intrusion by uses that could limit expansion of air services, and prohibit development that poses hazards to aviation.

  ▲ Action LU-7.1.1 (Airport Compatibility) – Amend the City’s Municipal Code and Zoning Map to implement airport overflight zoning district overlays, consistent with the boundaries and general policy direction contained within the Butte County Airport Land Use Compatibility Plan, which address the following:
  - Airport noise-related compatibility issues and noise-resistant construction techniques.
  - Height limitations for both structures and landscaping.
  - Lighting, electrical interference, glare, or other issues which may endanger the landing, takeoff, or maneuvering of aircraft.
  - Prohibition of incompatible land uses and limitations on the density and/or intensity of land uses.
  - Infill compatibility criteria consistent with the 2005 agreement between the City and the Butte County Airport Land Use Commission.

  ▲ Action LU-7.1.2 (Avigation Easements) – Continue to require avigation easements and deed notices for new development within the Airport Land Use Compatibility Plan area.

  ▲ Action LU-7.1.3 (Airport Certification) – Maintain Federal Aviation Agency Airport Certification of the Chico Municipal Airport for commercial passenger traffic.

- Policy LU-7.2 (Development in the Airport Vicinity) – Promote airport-related and other compatible development in the Airport Industrial Park.
4. CIRCULATION
4. CIRCULATION

VISION

In the year 2030, Chico is a model community for its ease of mobility through the use of multiple transportation modes. Implementation of an innovative circulation system has improved access and mobility for all modes of transportation to ensure safe and easy travel within the City. The circulation system reflects Chico’s values, including preservation of the local environment, providing a sense of place and connectivity, and remaining mindful of the City’s fiscal constraints.

INTRODUCTION

The Circulation Element describes transportation systems in Chico. The goals, policies, and actions established herein will guide development of the City’s circulation system, including roadways, and transit, bicycle, and pedestrian facilities and services.

The General Plan recognizes that an efficient multimodal circulation system, along with good land use planning, is essential to supporting the goals of economic vitality, a high quality of life, reduced greenhouse gas emissions, and a sustainable Chico. The Circulation Element establishes a multimodal transportation network that accommodates vehicles, transit, bicycles, and pedestrians. This network is intended to enhance mobility for the entire community.

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary circulation issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

SUSTAINABLE CIRCULATION PLAN

The City’s greenhouse gas emissions inventory found that the major source of the community’s greenhouse gas emissions are transportation related, and increases in vehicle miles travelled result in increased air pollution. This element, therefore, seeks to establish an efficient, connected, multimodal circulation system that reduces vehicle miles traveled citywide. As outlined in the Sustainability and Land Use Elements, the 2030 General Plan calls
4. CIRCULATION

for a compact land use pattern and seeks to balance environmental protection, a strong local economy, and social equity. From a circulation perspective, this translates to transportation planning that supports build-out of the Land Use Diagram. Policies in this element focus on the development of an integrated, well-connected, multimodal transportation network to increase travel choice, improve goods movement, reduce vehicle miles traveled, and manage capital infrastructure costs associated with roadway and circulation system improvements.

COMPLETE STREETS

The creation of a multimodal transportation network is a top priority of the City. One of the most effective ways to achieve this goal is to require streets, where appropriate, to be designed as “Complete Streets”. State law requires consideration of Complete Streets in California general plans. Roadways developed using the principles of Complete Streets can accommodate vehicles, transit, bicycles, and pedestrians using design that may include sidewalks or paths, on- or off-street bicycle facilities, vehicle parking and travel lanes, and transit facilities. The Complete Streets concept seeks to ensure that all residents, regardless of mode of travel, are provided an opportunity to use the City’s circulation network. The concept does not, however, dictate a specific street design or mandate that all streets accommodate all modes of travel in the same manner.

This element introduces policies requiring that new streets be designed as Complete Streets, and it outlines objectives for retrofitting existing streets to better accommodate all modes of travel. To support the Complete Streets concept, this element introduces a new method, to be adopted in the future, for evaluating street performance that accounts for all modes of travel.

CONNECTIVITY

Connectivity between neighborhoods, employment centers, Downtown, schools, and shopping areas is critical to good land use planning. Connecting the City reduces automobile dependence and overall vehicle miles traveled, which is a key component of a sustainable community. During the General Plan Update process, the community identified the importance of improved connectivity in the circulation network. Goals, policies, and actions in this element focus on maintaining and enhancing a grid or modified-grid system of streets and improving connectivity between neighborhoods and destinations, such as shopping and employment centers, schools, and recreation areas.
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CENTRAL CITY TRANSIT ROUTE

The 1994 General Plan introduced the idea of an Inner Ring Transit Corridor in the central area of the City with policies regarding special transit and pedestrian corridor design treatments along with mixed-use development to support transit. The 2030 General Plan establishes a land use plan targeting housing and job growth in a number of Opportunity Sites in the central area of the City and along corridors that generally follow the route of the Inner Ring.

Rather than incorporate the Inner Ring Transit Corridor loop identified in the 1994 General Plan, this element focuses on supporting the increase in frequency of transit (headways) to connect the central City and surrounding frequently visited locations. Examples of key destinations within this area include Downtown, CSU Chico, Chico High School, Enloe Medical Center, North Valley Plaza, and the higher density and intensity corridors such as Park Avenue, the Esplanade and Mangrove Avenue. It is important to note that the enhanced transit service within the City’s central area can only be successful if adequate ridership and revenue exist to support the service. While the Butte County Association of Governments (BCAG) operates the transit service, the City of Chico encourages the development of this future route by making complementary land use decisions and increasing public awareness of the benefits of transit on traffic congestion and air quality. It is envisioned that a central city route will serve as a pilot project to demonstrate that frequent transit service results in increased ridership and reduced reliance on the automobile.

TRANSPORTATION PLANNING CONTEXT

Local transportation planning is a complex and coordinated effort involving multiple agencies. This section of the element identifies several documents and transportation planning agencies that are important to understanding the context of the Circulation Element.

HIGHWAY CAPACITY MANUAL

Published by the Transportation Research Board of the National Academies, the Highway Capacity Manual contains concepts, guidelines, and methodologies for computing the capacity and quality of service of various facilities including freeways, arterial roads, roundabouts, and intersections, as well as the effects of transit, pedestrians, and bicycles on the performance of these facilities.

STATE TRANSPORTATION PLANNING

The California Department of Transportation (Caltrans) establishes minimum design standards for several types of transportation facilities, including roadways, trails, and bicycle paths. Local governments are generally required to meet or exceed relevant Caltrans standards with locally adopted plans. Caltrans also prepares Transportation Concept Reports (TCR) as a first step in the planning process to determine how a highway will deliver the
targeted level of service (LOS) and quality of operations over a 20-year period. Certain segments of State Route (SR) 32 and SR 99 in the Planning Area are forecasted to operate at LOS E; therefore, their TCRs identify plans for widening sections of those routes.

**REGIONAL TRANSPORTATION PLANNING**

The Butte County Association of Governments (BCAG) is the agency that manages local and regional public transit as well as prepares and implements regional transportation plans within Butte County. The BCAG 2035 Regional Transportation Plan (RTP) is the long-range regional planning document that identifies and programs roadway improvements throughout Butte County. The RTP does not focus on local transportation needs. There are several RTP improvement projects planned and programmed within the Planning Area that are reflected in the Roadway System Map (Figure CIRC-1). BCAG is also responsible for implementing Senate Bill 375, which requires development of a Sustainable Community Strategy that links the RTP with state greenhouse gas reduction goals. The Butte County General Plan also includes transportation plans and policies for roadways, transit, bike, and pedestrian improvements in areas surrounding Chico.

**LOCAL TRANSPORTATION PLANNING**

This element is supported through various implementing documents including local street design and improvement standards in the Municipal Code and the Chico Urban Area Bicycle Plan. The City has also adopted neighborhood plans that include transportation improvements primarily associated with traffic calming measures. The City is committed to working collaboratively with federal, state, and regional agencies and jurisdictions to implement all transportation laws and regulations, and to provide an efficient circulation system for all modes of transportation.
4. CIRCULATION

MULTIMODAL CIRCULATION SYSTEM

This section of the Circulation Element describes how Chico’s 2030 circulation system will accommodate all modes of travel and improve connectivity and mobility within and outside of the community.

ROADWAYS

The Roadway System Map (Figure CIRC-1) depicts roadways that support the Land Use Diagram, complete the street system, and reduce circuitous trips and vehicle miles traveled. Where appropriate, new connections that have been thoroughly studied will be located and designed as multimodal links between neighborhoods, employment centers, schools, and shopping areas. Goals and policies address system connectivity and complete streets, as well as flexibility in street design.

Table CIRC-1 describes the different classes of streets, and Table CIRC-2 lists connections for future study, as shown on the Roadway System Map, Figure CIRC-1. The figure is not intended to show exact alignments of future roadways, but rather to show general connections that would be refined through future study and environmental review.
### 4. CIRCULATION

#### Table CIRC-1
**Street Classifications**

<table>
<thead>
<tr>
<th><strong>Street Classifications</strong></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Freeways.</strong> Freeways serve regional, inter-city travel and should not become the optimum route for intra-city trips. Access is controlled, grade crossings are separated, and medians separate lanes moving in opposite directions. Typical free flow speeds exceed 55 miles per hour.</td>
<td></td>
</tr>
<tr>
<td><img src="image1" alt="Freeway Image" /></td>
<td></td>
</tr>
<tr>
<td><strong>Expressways.</strong> Expressways are designed to carry heavy traffic volumes at speeds of 40 – 55 miles per hour. Expressways should serve longer distance intra-city travel as well as link the City with other nearby urban areas. Access is limited, crossings are generally signalized at grade, parking is prohibited, and a continuous median separates lanes in opposite directions.</td>
<td></td>
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<tr>
<td><img src="image2" alt="Expressway Image" /></td>
<td></td>
</tr>
<tr>
<td><strong>Arterials.</strong> The primary function of an arterial is to move large volumes of traffic between freeways and other arterials. Arterials generally provide four travel lanes, but may have fewer lanes. On street parking may be provided. Driveway access should be minimized, consistent with the primary function of arterials to move through traffic. Bike lanes, medians, park strips, sidewalks, and transit facilities are also accommodated within the right-of-way.</td>
<td></td>
</tr>
<tr>
<td><img src="image3" alt="Arterial Image" /></td>
<td></td>
</tr>
<tr>
<td><strong>Collectors.</strong> Collector streets provide a link between local streets and arterials. Collectors provide two travel lanes. On-street parking is generally permitted. Driveway access is allowed, but should be minimized. Bike lanes, park strips, sidewalks, and transit facilities are also typically accommodated within the right-of-way.</td>
<td></td>
</tr>
<tr>
<td><img src="image4" alt="Collector Image" /></td>
<td></td>
</tr>
<tr>
<td><strong>Local Streets.</strong> The primary function of local streets is to provide direct access to adjacent properties. Local streets normally provide two travel lanes, landscaped park strips, sidewalks, and on-street parking. Bike lanes are not included because local streets have narrow street widths, carry low traffic volumes, and are considered to be bicycle-friendly.</td>
<td></td>
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<tr>
<td><img src="image5" alt="Local Street Image" /></td>
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</tbody>
</table>
# 4. CIRCULATION

## Table CIRC-2
**Roadway Connections for Future Study**

<table>
<thead>
<tr>
<th>System/Roadway</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Eaton Corridor System</strong></td>
<td></td>
</tr>
<tr>
<td>1. SR 99/Hicks Lane Connection</td>
<td>Arterial</td>
</tr>
<tr>
<td>2. Eaton Road Extension to SR 32</td>
<td>Expressway</td>
</tr>
<tr>
<td>3. Eaton Road Extension from Floral Avenue to Manzanita</td>
<td>Arterial</td>
</tr>
<tr>
<td><strong>Warner Corridor</strong></td>
<td></td>
</tr>
<tr>
<td>4. Warner Street - Holly Avenue Connection</td>
<td>Collector</td>
</tr>
<tr>
<td><strong>Southwest Chico Circulation System</strong></td>
<td></td>
</tr>
<tr>
<td>5. Ivy Street Extension south to Meyers Street</td>
<td>Collector</td>
</tr>
<tr>
<td>6. W. Park Avenue Extension</td>
<td>Collector</td>
</tr>
<tr>
<td>7. Commerce Court connection to Park Avenue</td>
<td>Collector</td>
</tr>
<tr>
<td>8. Fair Street/Park Avenue connection through The Wedge</td>
<td>Collector</td>
</tr>
<tr>
<td>9. Silver Dollar Way Extension to Fair Street</td>
<td>Collector</td>
</tr>
<tr>
<td>10. Carmichael Drive Extension to MLK Jr. Blvd</td>
<td>Collector</td>
</tr>
<tr>
<td><strong>Southgate Circulation System</strong></td>
<td></td>
</tr>
<tr>
<td>11. Fair Street Extension to Entler Avenue</td>
<td>Collector</td>
</tr>
<tr>
<td>12. Speedway Avenue Extension to Entler Avenue</td>
<td>Collector</td>
</tr>
<tr>
<td>13. Southgate Avenue Extension to Midway</td>
<td>Arterial</td>
</tr>
<tr>
<td>14. Notre Dame Boulevard Extension to Southgate Avenue</td>
<td>Collector</td>
</tr>
<tr>
<td>15. Southgate Avenue/SR 99 interchange and Extension to The Skyway</td>
<td>Arterial</td>
</tr>
<tr>
<td><strong>Southeast Chico Circulation System</strong></td>
<td></td>
</tr>
<tr>
<td>16. Yosemite Drive - SR 32 to Humboldt Road</td>
<td>Collector</td>
</tr>
<tr>
<td>17. Notre Dame Boulevard Extension to E. 20th Street</td>
<td>Arterial</td>
</tr>
</tbody>
</table>
CONNECTIONS FOR FUTURE STUDY

Eaton Corridor System
1. 3-lane vehicle lane connection (arterial)
2. Eaton Road Extension to SR 32 (Freeway)
3. Eaton Road Extension from Monroe to Mancanza (Arterial)

Warner Corridor
4. Warner Avenue - Holt Avenue Connection (Collector)

Southwest Chico Circulation System
5. Hwy 4 Extension south to Myers Street (Collector)
6. W. Park Avenue Extension (Collector)
7. Corinne/Cawdey Connection to Park Avenue (Collector)
8. Fair Street/Park Avenue Connection "Wedge Area" (Collector)
9. Fair Street/Park Avenue Connection to Fair Street (Collector)
10. Carmichael Drive Extension to MLK Jr. Blvd (Collector)

South Chico Circulation System
11. Fair Street Extension to Enter Avenue (Collector)
12. Speedway Avenue Extension to Enter Avenue (Collector)
13. Southgate Avenue Extension to Midway (Arterial)
14. Northside Boulevard Extension to Southgate Avenue (Collector)
15. Southgate Avenue/SR 32 Interchange and Extension to The Bluffs (Arterial)

South Chico Circulation System
16. Yost Ave Drive SR 32 to Humboldt Road (Collector)
17. Northside Boulevard Extension to E. 20th Street (Arterial)

STREET CLASSIFICATION

Existing Roadways
- Freeway/Expressway (4-6 lanes)
- Arterial (4-2 lanes)
- Collector (2 lanes)
- Local Roadway

Roadway Connections for Future Study*
- Freeway/Expressway (5-4 lanes)
- Arterial (4-2 lanes)
- Collector (2 lanes)

Proposed 2030 Sphere of Limit Boundary

* Future roadways include new construction and widenings.

Data Source: Fehr & Peers, City of Chico

Figure CIRC-1 Roadway System
Bikeways

Chico prides itself as being a premier bicycle-friendly city. The Chico Urban Area Bicycle Plan (CUABP), a comprehensive bicycle system plan for the City, was originally created in 1991 and is updated regularly. The existing and planned Bikeway/Pedestrian System Maps from the CUABP are shown in Figure CIRC-2. Future updates to the CUABP will include bicycle facilities in addition to those shown in Figure CIRC-2.

Bicycle facilities within the City consist of the following:

- **Class I Bicycle Paths** provide a completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal interruption by motorists. Class I bikeways typically have a minimum of 8 feet of pavement with 2-foot graded shoulders on either side.

- **Class II Bicycle Lanes** provide a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted. Class II bicycle lanes are typically a five-foot striped and signed lane.

- **Class III Bicycle Routes** provide designated areas where bicycles share the road with other modes of travel (such as vehicles). Class III routes are typically signed as such.

The Circulation Element seeks to enhance bicycle travel by providing bicycle facilities on new roadways, enhancing connectivity within the existing bicycle system, and establishing policies to incorporate the consideration of bicycle transportation in a Multimodal Level of Service (MMLLOS) assessment.
4. CIRCULATION

PEDESTRIAN WAYS

The City of Chico’s geographic location on the valley floor and its numerous creeks and drainage corridors provide opportunities for the continued development of a comprehensive pedestrian circulation system. The presence of Bidwell Park extending from Downtown Chico to the foothills serves as a well used east-west pedestrian corridor.

Pedestrian facilities in the City are comprised primarily of pathways, sidewalks, trails, bridges, and pedestrian crossings. Most areas of the City have pathways or sidewalks, except for some older areas which developed under Butte County’s jurisdiction. Most signalized intersections accommodate pedestrians with striped crosswalks and pedestrian signal heads. The City has made significant progress in its efforts to link the pedestrian circulation system and is exploring additional opportunities to develop shared bicycle and pedestrian facilities. Policies and actions in this element direct further efforts toward connecting pedestrian facilities Citywide.

TRANSIT

Public transportation services in Chico are provided by the regional B-Line system, managed and operated by the Butte County Association of Governments (BCAG). The B-Line provides a range of services from commuter routes throughout the County to local service routes in and around the community. Park-and-ride locations, such as the Caltrans facility located at SR 99 and Highway 32, promote and support the B-Line system. The Downtown transit hub advances the City’s goal of convenient bus transit service for all residents. Comprehensive transit services are critical to the success of Chico’s transportation system, as they serve the needs of various segments of the population, including students, workers, shoppers, the elderly, youth, and the disabled community.

Public transit consists of the following services and facilities:

- **Public Bus.** The B-Line offers both fixed-route and demand-responsive services to City residents through local, commuter, and rural bus routes. There are currently 13 local fixed-routes within Chico. **Figure CIRC-3** identifies current B-Line routes and the Downtown transit center. In addition, CSU Chico and Butte College offer select routes to serve the specific needs of their students.
Figure CIRC-3  Transit System
4. CIRCULATION

- **Paratransit.** B-Line Paratransit (Dial-A-Ride) is a complimentary paratransit service. Passengers with disabilities that prevent them from using the B-Line's fixed route bus system may apply to receive priority service on Dial-A-Ride.

- **Other Commercial Transit.** Other commercial transit service in Chico is provided by Greyhound and Amtrak which share a station near Downtown. Amtrak and Greyhound provide connecting service to Sacramento and other areas, depending on the carrier and the season.

The Circulation Element advances the City’s efforts to promote transit by requiring transit facilities on new roadways, implementing land use policies that support increased densities and intensities along transit corridors, encouraging BCAG to implement a Central City Transit Route with frequent headways, and including transit as part of a Multimodal Level of Service assessment.

**MULTIMODAL LEVEL OF SERVICE**

This section of the Circulation Element contains a discussion of the City’s transition from a traditional Level of Service to a Multimodal Level of Service assessment of the circulation system’s performance for all modes of travel.

The traditional vehicle-based Level of Service (LOS) is a quantitative measurement of a driver’s delay or congestion experienced on a street or at an intersection. It assigns a letter (A through F) to measure how well a street is functioning. LOS A indicates freely flowing traffic with little to no congestion or delay, while LOS F indicates that the traffic flow is congested and vehicles will experience travel delay. LOS measurements allow the City to identify how well a street segment or intersection is functioning to prioritize funding for roadway improvements, to measure the potential impacts of new development on the City’s circulation system, and to identify transportation improvements needed for new development.

Vehicle-based LOS measurements are consistent with traditionally accepted traffic engineering and transportation planning practice. The primary limitation with the LOS approach is that it does not account for the level of service experienced by people using other modes of travel (bicyclists, pedestrians, and transit riders). This element establishes modifications to the existing LOS standards within Downtown and where transit, sidewalks, or bicycle lanes are provided along arterials. Additionally, the element introduces a new method for evaluating performance of the circulation system, a Multimodal Level of Service (MMLOS), which considers all modes of travel: vehicle, transit, bicycle, and pedestrian.
4. CIRCULATION

Instead of evaluating vehicle movement only, as with the traditional LOS method, the MMLOS method will consider the performance of each mode of travel when assigning a letter (A through F) to a certain intersection or road segment.

Level of service considerations for the four primary modes of travel could include the following:

- **Vehicles.** Length of delay, number of stops per mile, average speed, vehicle demand, capacity, posted speed limit, number of lanes, signal timing, signal coordination, and interference from other modes.

- **Transit.** Frequency and speed of service, passenger load, reliability, accessibility, and bus stop amenities.

- **Bicycles.** Quality of bicycle facilities, bicycle traffic volumes, vehicle traffic and speeds, lateral separation from vehicles (barriers, buffers), percent of traffic as trucks, pavement quality, connectivity, and driveway conflicts.

- **Pedestrians.** Quality of pedestrian facilities, vehicle traffic and speeds, percent of traffic as trucks, lateral separation between vehicles and pedestrians, crossing difficulty (at intersections, mid-block), and pedestrian density.

While MMLOS considerations can be identified, an agreed upon system to analyze, measure, and calibrate these multiple factors has yet to be developed. This element establishes the City’s commitment to adopt an MMLOS system with standards for measuring traffic impacts in the future, and it acknowledges that implementation of that methodology is dependent upon forthcoming industry guidelines. It is anticipated that future editions of the Highway Capacity Manual will include guidelines which will aid in the development and adoption of MMLOS standards in Chico. Prior to adopting MMLOS standards, interim LOS standards will be used. Subsequent adoption of an MMLOS methodology will replace the more traditional LOS standards.
4. CIRCULATION

Below is a generalized schematic of an MMLOS assessment system, showing the input variables used to determine individual LOS for the four primary modes of travel.

OTHER TRANSPORTATION FACILITIES

AIRPORTS

Chico has two general aviation airports: the Chico Municipal Airport (CMA), owned and operated by the City, and Ranchaero Airport, which is privately-owned but available for public use.

The CMA is a modern, integrated air facility capable of accommodating air carriers as well as both general and commercial aviation planes. There is daily commercial service to San Francisco International Airport, and the City is actively working to secure flight service to additional cities. The CMA also serves as a primary regional base for fire-suppression aircraft.

The Circulation Element and other elements of the General Plan seek to support the continued growth and successful operation of the airport by incorporating policies that address airport and land use compatibility, encourage the City’s effort to attract additional passenger service options, and support the City’s efforts to promote the airport as a major employment center.
4. CIRCULATION

RAIL

The City of Chico is served by the Union Pacific Railroad and Amtrak. The Circulation Element contains policies and actions which support the development of additional rail spur facilities to provide for enhanced goods movement opportunities and to minimize the impacts of passenger and rail freight operations on City residents and the City’s circulation system.
4. CIRCULATION

GOALS, POLICIES, AND ACTIONS

Goal CIRC-1: Provide a comprehensive multimodal circulation system that serves the build-out of the Land Use Diagram and provides for the safe and effective movement of people and goods.

Goal CIRC-2: Enhance and maintain mobility with a complete streets network for all modes of travel.

Goal CIRC-3: Expand and maintain a comprehensive, safe, and integrated bicycle system throughout the City that encourages bicycling.

Goal CIRC-4: Design a safe, convenient, and integrated pedestrian system that promotes walking.

Goal CIRC-5: Support a comprehensive and integrated transit system as an essential component of a multimodal circulation system.

Goal CIRC-6: Plan for and promote a full range of aviation services and facilities that meet the present and future needs of residents and the business community.

Goal CIRC-7: Increase rail services and improve rail freight movement facilities.

Goal CIRC-8: Provide parking that supports the Citywide goals for economic development, livable neighborhoods, sustainability, and public safety.

Goal CIRC-9: Reduce the use of single-occupant motor vehicles.

Policy CIRC-1.1 (Transportation Improvements) – Safely and efficiently accommodate traffic generated by development and redevelopment associated with build-out of the General Plan Land Use Diagram.

Action CIRC-1.1.1 (Road Network) – Enhance existing roadways and intersections and develop the roadway system shown in Figure CIRC-1 over the life of the General Plan as needed to accommodate development.

Policy CIRC-1.2 (Project-level Circulation Improvements) – Require new development to finance and construct internal and adjacent roadway circulation improvements as necessary to mitigate project impacts, including roadway, transit, pedestrian, and bicycle facilities.

Cross reference OS-4.1.6

Cross reference DT-5.1

Cross reference N-1.5
4. CIRCULATION

- **Policy CIRC-1.3 (Citywide Circulation Improvements)** – Collect the fair share cost of circulation improvements necessary to address cumulative transportation impacts, including those to state highways, local roadways, and transit, pedestrian and bicycle facilities, through the City’s development impact fee program.

- **Policy CIRC-1.4 (Level of Service Standards)** – Until a Multimodal Level of Service (MMLOS) methodology is adopted by the City, maintain LOS D or better for roadways and intersections at the peak PM period, except as specified below:
  
  - LOS E is acceptable for City streets and intersections under the following circumstances:
    - Downtown streets within the boundaries identified in Figure DT-1 of the Downtown Element.
    - Arterials served by scheduled transit.
    - Arterials not served by scheduled transit, if bicycle and pedestrian facilities are provided within or adjacent to the roadway.
  
  - Utilize Caltrans LOS standards for Caltrans’ facilities.
  
  - There are no LOS standards for private roads.

  **Exceptions to the LOS standards above may be considered by the City Council where reducing the level of service would result in a clear public benefit.** Such circumstances include, but are not limited to, the following:

  - If improvements necessary to achieve the LOS standard results in impacts to a unique historical resource, a highly sensitive environmental area, requires infeasible right-of-way acquisition, or some other unusual physical constraint exists.
  
  - If the intersection is located within a corridor that utilizes coordinated signal timing, in which case, the operation of the corridor as a whole should be considered.

- **Policy CIRC-1.5 (Multimodal Level of Service Program)** – Support implementation of a Multimodal Level of Service (MMLOS) assessment methodology.

  ▲ **Action CIRC-1.5.1 (Traffic Analysis)** – Monitor the development of MMLOS standards by the Transportation Research Board and other jurisdictions. When a valid methodology for Chico is identified, develop and adopt Transportation Impact Analysis Guidelines that include MMLOS standards specific to Chico to supersede the LOS standards. The MMLOS standards will apply to City-
4. CIRCULATION

maintained roadways and will allow for flexibility as necessary to recognize site specific constraints, such as protecting sensitive resources, or ensuring pedestrian and bicycle safety.

- **Policy CIRC 1.6 (Multimodal LOS Standards)** – After adoption of MMLOS standards, maintain adequate MMLOS at intersections and along roadway segments as defined in the City’s Transportation Impact Analysis Guidelines called for in Action CIRC-1.5.1.

  - **Action CIRC 1.6.1 (Collect Multimodal Data)** – Collect and analyze multimodal data for the City’s intersections and roadway segments, paying particular attention to higher traffic volume intersections. Use this information on multimodal travel behavior to update, refine, and recalibrate, if necessary, the City’s Travel Demand Forecasting Model, which projects future traffic volumes.

  - **Action CIRC 1.6.2 (Travel Demand Model)** – Enhance the City’s Travel Demand Forecasting Model to include the effects of smart growth on travel behavior and measure how changes in land uses and transportation facilities can reduce vehicle miles traveled and greenhouse gas emissions.

- **Policy CIRC-1.7 (Goods Movement)** – Provide clear routes for goods delivery.

  - **Action CIRC-1.7.1 (Truck Routes)** – In consultation with Butte County, the Butte County Association of Governments, and Caltrans, continue to designate and provide signed truck routes through the City, and ensure that City roadways are maintained.

- **Policy CIRC-1.8 (Regional Transportation Planning)** – Continue to participate in Butte County Association of Government’s (BCAG) efforts to coordinate regional transportation planning with other jurisdictions, and continue to consult with Caltrans on transportation planning, operations, and funding to develop the City’s circulation system.

  - **Action CIRC-1.8.1 (BCAG Collaboration)** – Consult with BCAG on the development of the Regional Transportation Plan, and provide all information necessary for the Countywide traffic model to accurately reflect City development.

  - **Action CIRC-1.8.2 (Sustainable Communities Strategy)** – Participate in BCAG’s effort to prepare the regional Sustainable Communities Strategy.

  - **Action CIRC-1.8.3 (Caltrans Highway Improvements)** – Consult with BCAG and Caltrans regarding the prioritization and timely construction of programmed freeway and interchange improvements on the state highway system.
4. CIRCULATION

- Policy CIRC-1.9 (Dedicated Funding Sources) – Identify outside sources of funding and maximize the use of federal and other matching funding sources to provide ongoing maintenance, operation, and management of the City’s circulation network.

- Goal CIRC-2: Enhance and maintain mobility with a complete streets network for all modes of travel.

- Policy CIRC-2.1 (Complete Streets) – Develop an integrated, multimodal circulation system that accommodates transit, bicycles, pedestrians, and vehicles; provides opportunities to reduce air pollution and greenhouse gas emissions; and reinforces the role of the street as a public space that unites the City.

  ▲ Action CIRC-2.1.1 (Complete Street Standards) – With consideration of street classification and function, design new streets to accommodate all modes of travel, including transit, bicycles, pedestrians, vehicles and parking.

  ▲ Action CIRC-2.1.2 (Retrofitting Existing Streets) – Retrofit and upgrade existing streets, as funding allows, to include complete street amenities where appropriate, prioritizing improvements in locations that will improve the overall connectivity of the City’s network of bicycle and pedestrian facilities or result in increased safety.

  ▲ Action CIRC-2.1.3 (Multimodal Connections) – Provide connections between and within existing and new neighborhoods for bicycles, pedestrians, and automobiles.

- Policy CIRC-2.2 (Circulation Connectivity and Efficiency) – Provide greater street connectivity and efficiency for all transportation modes.

  ▲ Action CIRC-2.2.1 (Connectivity in Project Review) – New development shall include the following internal circulation features:

    - A grid or modified grid-based primary street system. Cul-de-sacs are discouraged, but may be approved in situations where difficult site planning issues, such as odd lot size, topography, or physical constraints exist or where their use results in a more efficient use of land, however in all cases the overall grid pattern of streets should be maintained;
    - Traffic-calming measures, where appropriate;
    - Roundabouts as alternative intersection controls, where appropriate;
4. CIRCULATION

- Bicycle and pedestrian connections to adjacent streets, trails, public-spaces, and bicycle paths; and
- Short block lengths consistent with City design standards.

▲ Action CIRC 2.2.2 (Traffic Management) – Perform routine, ongoing evaluation of the street traffic control system, with emphasis on traffic management, such as signal timing and coordination or the use of roundabouts, to optimize traffic flow along arterial corridors and reduce vehicle emissions.

▲ Action CIRC-2.2.3 (Traffic-Calming Measures) – Install appropriate traffic-calming devices, such as bulbing and reduced street widths, to discourage speeding and “cut-through” traffic on existing local streets.

▲ Action CIRC-2.2.4 (Safe Routes to Schools) – Work with the Chico Unified School District to identify, promote, and improve safe routes to schools.

▲ Policy CIRC-2.3 (Street Design Exceptions) – Allow exceptions to the City’s street design standards where circumstances warrant modifications.

▲ Action CIRC-2.3.1 (Flexibility in Street Design) – Update the Municipal Code to allow innovative and unique modifications to roadway standards under the following circumstances:
  - Extraordinary construction requirements due to terrain, roadside development, or unusual right-of-way needs.
  - Significant environmental constraints.
  - As specified by Community Design policies regarding Chico’s scenic roadways and foothill locations.

■ Goal CIRC-3: Expand and maintain a comprehensive, safe, and integrated bicycle system throughout the City that encourages bicycling.

▲ Policy CIRC-3.1 (Bikeway Master Plan) – Implement and update the Chico Urban Area Bicycle Plan (CUABP) consistent with the goals and policies of the General Plan.

▲ Action CIRC-3.1.1 (Add Bicycle Facilities) – Incorporate bicycle facilities identified in the CUABP into public road construction projects and private development projects.

▲ Action CIRC-3.1.2 (Bikeway Connections) – Increase connectivity of existing bike facilities to enhance bikeway network completeness.
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- **Action CIRC-3.1.3 (Bicycle Crossings)** – Identify and pursue funding to construct crossings at creeks, railroads, and roadways consistent with the Chico Urban Area Bicycle Plan to improve bicycle and pedestrian connectivity.

- **Action CIRC-3.1.4 (Regional Bicycle Trail Coordination)** – Consult with Butte County, Butte County Association of Governments, and other agencies regarding implementation of a regional bikeway system.

- **Action CIRC-3.1.5 (Bikeway Map)** – Promote bicycle use by providing an updated map of Chico’s bikeways to bicycle stores, CSU Chico, and other key meeting places for bicyclists.

- **Policy CIRC-3.2 (CSU Chico Bicycle Access)** – Continue to encourage CSU Chico to reintroduce opportunities for safe bicycle access into, around and through the main campus area.

- **Policy CIRC-3.3 (New Development and Bikeway Connections)** – Ensure that new residential and non-residential development projects provide connections to the nearest bikeways.

- **Action CIRC-3.3.1 (Bikeway Requirements)** – Require pedestrian and bicycle connections to the Citywide bikeway system every 500 feet, where feasible, as part of project approval and as identified in the Chico Urban Area Bicycle Plan.

- **Policy CIRC-3.4 (Bicycle Safety)** – Improve safety conditions, efficiency, and comfort for bicyclists through traffic engineering, maintenance and law enforcement.

- **Action CIRC-3.4.1 (Construction and Maintenance)** – Continue to ensure that all new and improved streets have bicycle-safe drainage grates and are free of hazards such as uneven pavement and gravel. Maintain a program for the sweeping and repair of bikeways.

- **Action CIRC-3.4.2 (Signage, Markings, and Lighting)** – Continue to provide signage and markings to warn vehicular traffic of the existence of merging or crossing bicycle traffic where bikeways make transitions into or across roadways. Delineate and sign bikeways in accordance with Caltrans’ standards and install, where feasible, lighting for safety and comfort.

- **Action CIRC-3.4.3 (Bike Safety in Schools)** – Consult with the Chico Unified School District, CSU Chico, and Butte College regarding development of an educational campaign promoting bicycle safety and Safe Routes to School programs.
4. CIRCULATION

▲ Action CIRC-3.4.4 (Bicycle Detection at Traffic Signals) – Continue to install bicycle detectors at high volume bicycle/automobile intersections that have actuated signals.

• Policy CIRC-3.5 (Funding Bicycle Improvements) - Consider bikeway improvements when establishing funding priorities for the City and adopting the Capital Improvement Program.

▲ Action CIRC-3.5.1 (Other Funding Sources) – Continue to pursue funding sources, including state and federal grants, for new bicycle facilities.

• Policy CIRC-3.6 (Bicycle Parking) – Provide safe and secure bicycle parking and support facilities.

▲ Action CIRC-3.6.1 (Bicycle Parking and Facilities) – Update the Municipal Code requirements for bicycle parking, and include where appropriate, requirements for bicycle-support facilities, such as personal lockers and showers.

Goal CIRC-4: Design a safe, convenient, and integrated pedestrian system that promotes walking.

• Policy CIRC-4.1 (Pedestrian Master Planning) – Continue to integrate and highlight pedestrian access and dual use bicycle and pedestrian pathways in the Chico Urban Area Bicycle Plan.

• Policy CIRC-4.2 (Continuous Network) – Provide a pedestrian network in existing and new neighborhoods that facilitates convenient and continuous pedestrian travel free from major impediments and obstacles.

▲ Action CIRC-4.2.1 (Housing or Destination Connections) – Amend the Municipal Code to require new subdivisions and large-scale developments to include safe pedestrian walkways that provide direct links between streets and major destinations such as transit stops, schools, parks, shopping centers, and jobs.

▲ Action CIRC-4.2.2 (Neighborhood Planning of Street Improvements) – Continue to use the neighborhood planning process to identify neighborhood priorities for the improvement of existing streets, including pedestrian facilities.

• Policy CIRC-4.3 (Pedestrian-Friendly Streets) – Ensure that streets in areas with high levels of pedestrian activity, such as near schools, employment centers, residential areas, and mixed-use areas, support safe pedestrian travel by providing elements such as detached sidewalks, bulb-outs, on-street parking, enhanced pedestrian crossings, and medians.
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△ Action CIRC-4.3.1 (Safe Pedestrian Crossings) – As funding allows, improve pedestrian safety at intersections and other crossing locations by providing safe, well-marked pedestrian crossings, bulb-outs, on-street parking, audible warnings, or median refuges that reduce crossing widths.

△ Action CIRC-4.3.2 (Expand Sidewalk Infrastructure) – As funding allows, continue installation of sidewalk and pedestrian-related infrastructure in areas not currently served.

Goal CIRC-5: Support a comprehensive and integrated transit system as an essential component of a multimodal circulation system.

• Policy CIRC-5.1 (Transit Planning) – Consult with and encourage the Butte County Association of Governments (BCAG) to implement a comprehensive transit system that serves Chico’s current and future needs.

△ Action CIRC-5.1.1 (Transit Master Plan) – Participate in BCAG’s transit master planning efforts to help ensure that transit routes coincide with Chico’s major destinations for employment and shopping, concentrations of housing, key institutions, and other land uses likely to supply riders for public transit.

△ Action CIRC-5.1.2 (Intercity Bus Service) – In consultation with BCAG, Greyhound, and Amtrak, monitor demand for intercity bus transit service.

△ Action CIRC-5.1.3 (Transit Center) – Maintain the Downtown Transit Center as the key hub for intra-city public transportation.

△ Action CIRC-5.1.4 (Enhanced B-Line) – In consultation with BCAG, pursue funding sources and partnerships to support an enhanced B-Line with more frequent headways.

• Policy CIRC-5.2 (Central City Transit Route) – Encourage the maintenance and expansion of a central city transit route that is frequently served by easily-recognizable transit vehicles connecting heavily visited City locations, such as CSU Chico, Enloe Medical Center, shopping, entertainment areas, employment centers and Downtown.

△ Action CIRC-5.2.1 (Transit Oriented Development) – Support new development and redevelopment within the Central City and Corridor Opportunity Sites to support ridership.

△ Action CIRC-5.2.2 (Central City Route Marketing) – Bolster community support, awareness, and ridership of a central city transit route by encouraging
4. CIRCULATION

BCAG to solicit public input on the naming and exterior design of its transit vehicles.

- **Policy CIRC-5.3 (Transit Connectivity in Projects) – Ensure that new development supports public transit.**

  ▲ **Action CIRC-5.3.1 (Roadway Transit Facilities) –** When planning or retrofitting roadways, consult with BCAG regarding the inclusion of transit stops, shelters, bus turnouts, and other transit improvements.

  ▲ **Action CIRC-5.3.2 (Transit Improvements for New Development) –** During project review, consult with BCAG to determine appropriate requirements for the installation of stops and streetscape improvements, if needed to accommodate transit.

- **Goal CIRC-6: Plan for and promote a full range of aviation services and facilities that meet the present and future needs of residents and the business community.**

  - **Policy CIRC-6.1 (Airport Services) –** Improve and maintain Chico Municipal Airport for commercial, general, and special aviation needs.

    ▲ **Action CIRC-6.1.1 (Land Use in Airport Vicinity) –** Ensure that development in the area adjacent to the airport is compatible with airport operations.

  - **Policy CIRC-6.2 (Air Transportation) –** Increase the availability of passenger air transportation in Chico.

    ▲ **Action CIRC-6.2.1 (Routing Alternatives) –** Continue to pursue additional passenger flights to and from Chico with varied origins and destinations.

- **Goal CIRC-7: Increase rail services and improve rail freight movement facilities.**

  - **Policy CIRC-7.1 (Rail Services) –** Consult with other agencies and private entities to identify ways to maintain, improve, and expand rail services to safely meet existing and future needs of residents and businesses.

    ▲ **Action CIRC-7.1.1 (Passenger Rail Service) –** Investigate opportunities to partner with other agencies to explore the feasibility of expanding passenger rail service to Chico as part of a statewide system.
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▲ Action CIRC-7.1.2 (Existing Railroad Crossings) – Continue ongoing partnerships to improve the condition and safety of railroad crossings by upgrading surface conditions and providing adequate signs and signals.

▲ Action CIRC-7.1.3 (New Grade-Separated Crossings) – Explore the feasibility of constructing new grade-separated crossings based on state criteria and funding availability at the following locations:

- State Route 32 at 8th and 9th streets (included in the Regional Transportation Plan);
- West 8th Avenue;
- West East Avenue;
- West Second Street; and
- State Route 32 at Eaton Rd.

■ Goal CIRC-8: Provide parking that supports the Citywide goals for economic development, livable neighborhoods, sustainability, and public safety.

- Policy CIRC-8.1 (Appropriate Parking) – Ensure that parking is provided in appropriate locations and amounts.

▲ Action CIRC-8.1.1 (Parking Standards) – Amend the Municipal Code to establish parking standards that support trip reduction goals by:

- Allowing parking reductions for projects that implement trip reduction methods (such as vehicle loan program and transit passes), for mixed-use developments, and for shared parking; and
- Requiring new office projects with more than 25 employees to provide preferential on-site parking for carpools.

▲ Action CIRC-8.1.2 (Parking Requirements) – Amend the Municipal Code to include minimum and maximum parking requirements that reduce surface parking area and ensure areas are not over-parked based on development intensity, proximity to transit stations, and availability of nearby on-street parking and parking facilities.

- Policy CIRC-8.2 (Parking Improvements) – Ensure that new parking facilities and renovations are designed to be safe, efficient, and pedestrian-friendly.

▲ Action CIRC-8.2.1 (Parking Facility Design) – Require that parking facilities are designed with convenient connections to adjoining businesses and the public right-of-way and, where possible, shared access between adjacent development.
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This may include reducing barriers between existing parking lots to facilitate shared parking and providing pedestrian connections between adjacent developments.

▲ Action CIRC-8.2.2 (Public Parking Facilities) – When designing new public parking facilities, incorporate preferred parking for renewable energy vehicles and assess the need for electric vehicle charging stations.

- Policy CIRC-8.3 (Identify Parking Deficiencies and Conflicts) – Monitor parking supply and utilization to identify deficiencies or conflicts as they develop, particularly for public parking areas in Downtown.

■ Goal CIRC-9: Reduce the use of single-occupant motor vehicles.

- Policy CIRC-9.1 (Reduce Peak-Hour Trips) – Strive to reduce single occupant vehicle trips through the use of travel demand management strategies.

▲ Action CIRC-9.1.1 (City Travel Demand Management) – Develop and implement a City of Chico Travel Demand Management Plan that provides incentives for City employees to commute in modes other than single-occupant vehicles.

▲ Action CIRC-9.1.2 (Existing Employer Trip Reduction Programs) – Encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting and work-at-home programs, and preferential parking for carpools/vanpools.

▲ Action CIRC-9.1.3 (New Employer Trip Reduction Programs) – As a condition of project approval, require new non-residential projects that will employ more than 100 people to submit a Travel Demand Management Plan that identifies strategies, such as those listed in Action CIRC-9.1.2, to reduce single-occupancy vehicle trips.

- Policy CIRC-9.2 (Off-Peak Deliveries) – Encourage business owners to schedule deliveries during off-peak traffic periods.

- Policy CIRC-9.3 (Emphasize Trip Reduction) – Emphasize automotive trip reduction in the design, review, and approval of public and private development.
5. COMMUNITY DESIGN
5. COMMUNITY DESIGN

VISION

Chico retains its distinct small-town charm in the year 2030, attractive to longtime and new residents as well as the dynamic student population at California State University Chico, all of who continue to replenish Chico’s multi-generational vitality and culture. Rich agricultural lands, west to the Sacramento River, and scenic foothills of the Sierra Nevada have been preserved. The City’s historic Downtown and adjacent neighborhoods continue to serve as model neighborhoods that convey a unique pedestrian-oriented character. Eclectic architectural styles, both old and new, continue to define the built environment. Visitors easily recognize the community’s cultural pride exhibited by timeless architecture, the beauty of the natural environment, public art, gathering places, and neighborhood landmarks that establish Chico’s identifiable sense of place.

INTRODUCTION

The Community Design Element focuses on the visual quality of the physical elements and spaces that shape Chico.

The City’s natural attributes such as agriculture, foothills, trees, and creeks have contributed to the shape and urban form of the City. These physical elements, as well as the City’s development patterns, landmark buildings, and streets, contribute to Chico’s overall character and identity.

Quality, compatible design is highly valued by the community. The differences between development patterns in newer and older areas of the City are obvious. The original grid pattern of the City streets and the architectural identity in the Downtown core and surrounding older neighborhoods provide a sharp contrast to the post-World War II development with arterial streets, curvilinear street patterns, and diverse architectural styles and forms.

In terms of the built community, the distinctive qualities of Chico are best reflected in the older areas of the City, which are generally located to the west of State Route 99. Downtown Chico and its surrounding neighborhoods, including the South of Campus Neighborhood, the Avenues Neighborhood, and the Southwest Chico Neighborhood, are characterized by a grid street pattern, well-defined borders, tree-lined streets, a diversity of lot sizes and housing types, and a clear neighborhood identity that sets them apart from other parts of the City.
5. COMMUNITY DESIGN

The Community Design Element is an optional element of the General Plan that is related to several other General Plan elements. Specifically, this element prioritizes the importance of a compact urban form and of creating, preserving and enhancing the distinct neighborhoods of Chico. In addition to the community design policies established by this element, the City of Chico Design Guidelines Manual provides more specific architectural design guidance and solutions for a wide spectrum of project types. The Manual is intended to guide the aesthetic qualities of development in Chico and maintain its dignified visual character by integrating timeless architectural and landscape design with the natural beauty of its surrounding environment. References to the Manual are made in this element where appropriate.

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary community design issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

INFILL DESIGN COMPATIBILITY

Chico is committed to a more sustainable development pattern by focusing new growth into infill areas. Creating a more compact urban form strengthens communities by placing residences, jobs, services and facilities in close proximity to one another. While the goal of compact urban form and encouraging infill is not new, infill projects remain some of the most controversial projects in Chico. Directing new development into already developed areas raises the critical issues of how new infill will relate to the existing context of an area in terms of design and density. The Community Design Element establishes policies and actions to guide the design of infill development to be compatible with its neighborhood.

NEIGHBORHOOD CHARACTER

As described in the Land Use Element, this General Plan focuses on establishing a balanced plan for the mix and distribution of land uses. In terms of land use components, many Chico residents identify most with their local neighborhoods and want to be involved in setting priorities for their neighborhoods. In recent years, the City created the Housing and Neighborhood Services Department which supports community efforts to develop and adopt neighborhood plans. The Community Design Element recognizes the character of Chico’s diverse neighborhoods and supports the development of neighborhood plans. This element also establishes policies that guide the creation, maintenance, and enhancement of Chico’s neighborhoods.
5. COMMUNITY DESIGN

SENSE OF PLACE

Chico residents place a high value on maintaining the community’s sense of place. However, this requires a common understanding of the characteristics which define that sense. This element explains the defining qualities of existing development in Chico that are essential to maintaining its sense of place in both developed and growing areas of the City. Emulating desirable features of Chico’s older neighborhoods and commercial districts in new development can lend continuity that reinforces the City’s sense of place and unique identity. The Community Design Element includes goals, policies, and actions to (1) address community-wide investment for improved urban design, (2) ensure appropriate design continuity between existing and future development and (3) celebrate cultural and historic resources in Chico. New development and redevelopment guided by this element will exhibit quality design that is context sensitive and contributes positively to the character of the community. The City of Chico Design Guidelines Manual relies on the sense of place concept in its implementation.

COMPLETE STREETS AND SCENIC ROADS

The intent of the complete streets concept is to ensure that streets accommodate vehicle, transit, bicycle, and pedestrian travel. The 2030 Vision Book, explained in the Introduction chapter, states that in 2030, the City’s bicycle-friendly streets will continue to thrive, tree-lined streets and boulevards will be a defining characteristic, and streets will be safe, friendly, and multimodal with dedicated bike lanes. The Community Design Element strives for more than complete streets; it also calls for enhancing the City’s unique scenic corridors that are celebrated by Chico residents and visitors as vibrant and attractive public spaces.

WAYFINDING AS DESIGN OPPORTUNITY

Wayfinding is the ability of a person to navigate his or her way to a given destination by various means including historic landmarks, public art, unique architectural or design elements, signage, natural features, roads or paths. Chico has many natural and manmade landmarks to help residents and visitors orient themselves in the community, such as creeks and open space, foothills, and major transportation corridors. However, over the past 20 years as the community grew, it became more difficult to find one’s way around Chico. There are significant opportunities to improve wayfinding throughout the community and to improve the sense of arrival to Chico and its neighborhoods. This element establishes policies and actions to create a comprehensive wayfinding system in the community.
5. COMMUNITY DESIGN

DESIGN REVIEW – PRINCIPLE AND PROCESS

Chico has an established process for design review of development projects. This element builds on that foundation by introducing policies and actions that clarify design expectations with a focus on quality design and development of projects that reinforce a sense of place within the community. The 1994 General Plan Community Design Element was the unifying element of the 1994 General Plan, and for that reason community design took a key position in the community planning process. The City adopted a Design Guidelines Manual in 2009 that consolidated the language and themes from the 1994 Community Design Element, as well as other policy, code, and guidelines from different City documents. The Design Guidelines Manual refines the City’s design review process by lending greater predictability to the public and City decision-makers in the architectural review of development projects. The Design Guidelines Manual is intended to be an evolving document which is updated to meet the City’s needs. For example, this Element directs an addition to the Manual of context sensitive design solutions for residential infill projects to help address the ongoing issue of community disagreement associated with infill projects.

COMMUNITY DESIGN CONCEPTS

This section of the element describes several specialized terms and important concepts that relate to community design issues facing Chico and the goals, policies, and actions in this element.

MAJOR LAND USE COMPONENTS

Chico’s primary land use components include neighborhoods, corridors, and centers. The following graphic illustrates the conceptual relationship between these land use components in the City’s core area. In general, neighborhoods are where people live, corridors are the channels for mobility and connectivity, and centers are concentrations of activity which serve as a focus for commerce and other non-residential activities. This section describes important design considerations for Chico’s neighborhoods, corridors, and centers, as well as the community edges.
Neighborhood Design

From a community design perspective, the diverse neighborhoods that form the fabric of Chico are among the community’s greatest assets. Neighborhoods are places where people live and share a sense of identity. Neighborhoods vary widely in size, composition and configuration, but they share certain common traits. Neighborhoods are predominantly residential, generally include community gathering places, and share supporting service areas with other surrounding neighborhoods. Consistent with the policies in the Land Use Element, new neighborhoods will be designed and developed as complete neighborhoods. Additionally, infill and redevelopment within existing neighborhoods should enhance developed areas consistent with the complete neighborhood concept explained in the Land Use Element.

Key neighborhood design considerations include:

- **Mix of Uses and Housing.** Neighborhoods provide a variety of housing types, and include non-residential uses that address the daily needs of residents.

- **Transitions.** Neighborhoods have transitions in scale, form and character between different land uses such as between residential and non-residential or between the natural and built environment.

- **Walkability.** Neighborhoods are pedestrian-friendly with design features such as short block lengths, buildings of human scale and orientation, traffic calming features, safe roadway crossings, and wide, well-lit sidewalks that are separated from roadways by landscaped parkways.
5. COMMUNITY DESIGN

- **Linkages.** Neighborhoods include convenient connections for all modes of travel to key destinations such as schools, neighborhood centers, and adjoining neighborhoods.

- **Public Gathering Places.** Neighborhoods have desirable places for residents, customers, and employees to socialize, such as plazas, community centers, and parks.

- **Connections to Open Space.** Neighborhoods are well-integrated with their natural surroundings and are connected to open space and recreational amenities by trails and bikeways.

- **Urban Forest.** Neighborhoods have street trees and landscaped parkways to enhance neighborhood character and identity.

**Corridor Design**

Corridors, both natural and man-made, form boundaries, but also provide connections between neighborhoods and centers. They are prominent places that reflect community identity and character. Corridors in Chico include transportation corridors, commercial corridors, and open space corridors.

- **Transportation Corridors.** Transportation corridors are roadways within the community that primarily serve to move people from one area of the City to another. They are typically multimodal arterial roadways connecting residents and employees to destinations, such as shopping, jobs, recreation, and schools. Examples of transportation corridors are Manzanita Avenue, Eaton Road, and East Avenue.

- **Commercial Corridors.** Commercial corridors are significant roadways that are lined with businesses. Traffic speeds are generally slower due to the volume and frequency of turning movements. Examples of commercial corridors include Mangrove Avenue and 20th Street.

- **Open Space Corridors.** Open space corridors are natural areas providing visual and physical linkages and habitat along creeks and designated open spaces and parks. Open space corridors include creekside greenways such as Lindo Channel and linear parks such as Bidwell Park.
5. COMMUNITY DESIGN

Key corridor design considerations include:

- **Creekside Considerations.** Creeks are a benefit to the built environment and the community. Development and infrastructure improvements need to consider public access, views, and the protection of biological resources as fundamental design elements.

- **Streetscape Design.** Well-designed streets accommodate multiple modes of transportation and exhibit identifiable design elements that complement the character of adjoining properties.

- **Wayfinding System.** Corridors guide movement and as such they are ideal locations for incorporating wayfinding elements that help with orientation and direction.

**Center Design**

Centers are destinations with a wide variety of form and function. Centers can be areas where residents and visitors shop, work, dine, and seek services and entertainment. There are four distinct types of centers in Chico:

- **Neighborhood Centers.** Neighborhood centers meet the daily shopping and service needs of residents in the surrounding neighborhoods. They include smaller commercial buildings and mixed-use neighborhood cores. Examples include the Longfellow Center on E. 1st Avenue and the 5th and Ivy center in the South Campus Neighborhood.

Illustration of a Neighborhood Center
5. COMMUNITY DESIGN

- **Community Centers.** Community centers provide a broad range of services for residents Citywide. Community centers include commercial clusters, specialty retailers, civic uses and community services. Examples include Downtown and the Safeway Center on East Avenue.

- **Regional Centers.** Regional centers include a wide range of uses that serve both the City and the greater region. Typical uses include large retailers, regional shopping centers, theaters and entertainment centers. Examples include the Chico Mall and North Valley Plaza.

- **Special Purpose Centers.** Special purpose centers are unique destinations that serve local and regional needs. Typical uses include job centers, schools, and hospitals. Examples include Hegan Lane Business Park, CSU Chico, and Enloe Medical Center.

Key center design considerations include:

- **Sense of Place.** Centers reflect their relationship to the community as focal points for gathering. Design elements emphasize functional, cultural or historical references, distinct architectural styling, the natural setting, public art, and landmarks.

- **Pedestrian Design.** Centers have architectural form and massing designed at a pedestrian-level scale; facilities that accommodate pedestrian access and circulation; and plazas, parks, and courtyards for social gathering.

- **Site Landscaping and Art.** Centers have appropriate landscaping and integrate art that enhances architectural concepts, creates pedestrian scale, and reinforces a sense of place.
5. COMMUNITY DESIGN

Edges
Chico is defined by its edges. The edge of a city can be “hard,” where there is an abrupt or clearly defined transition between urban and rural or undeveloped uses, or “soft,” where the transition between urban and rural is more gradual. Chico seeks to transition the density and intensity of uses from an urban to rural character while maintaining a clear City edge and establishing a sense of entry and arrival to the City.
GOALS, POLICIES, AND ACTIONS

Goal CD-1: Strengthen Chico’s image and sense of place by reinforcing the desired form and character of the community.

Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connections throughout the community.

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

Goal CD-4: Maintain and enhance the character of Chico’s diverse neighborhoods.

Goal CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

Goal CD-6: Enhance gateways and wayfinding systems for an improved sense of arrival and orientation for residents and visitors throughout Chico.

Goal CD-7: Celebrate public art and expand the significant role the arts play in the quality of life and economic vitality of Chico.

- Goal CD-1: Strengthen Chico’s image and sense of place by reinforcing the desired form and character of the community.
  
  - Policy CD-1.1 (Natural Features and Cultural Resources) – Reinforce the City’s positive and distinctive image by recognizing and enhancing the natural features of the City and protecting cultural and historic resources.
    
    ▲ Action CD-1.1.1 (Highlight Features and Resources) – Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.
    
    ▲ Action CD-1.1.2 (Landscape Improvement) – Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.
    
  - Policy CD-1.2 (Reinforce Attributes) – Strengthen the positive qualities of the City’s neighborhoods, corridors, and centers.
    
    ▲ Action CD-1.2.1 (Design Considerations) – Review the Community Design Concepts for neighborhoods, corridors, and centers from this element during project review.
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▲ Action CD 1.2.2 (Pride of Ownership) – Create a program to recognize property owners for exemplary property care and maintenance along key streets, gateways, and neighborhoods such as the Eastwood Park Subdivision along E. 8th and 9th Streets, the south Esplanade, Mansion Park, and along Woodland Avenue.

■ Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connections throughout the community.

■ Policy CD-2.1 (Walkable Grid and Creek Access) – Reinforce a walkable grid street layout and provide linkages to creeks and other open spaces.

▲ Action CD-2.1.1 (Circulation and Access) – As part of project review, integrate a predominately grid-based street pattern into new development to enhance walkability and public health.

▲ Action CD-2.1.2 (Bike Trails, Paths and Medians) – Establish linkages and an improved sense of place through enhanced bike trails, pedestrian paths, landscaped medians and parkways.

▲ Action CD-2.1.3 (Greenways) – Continue the City’s existing program to expand creekside corridors by acquiring properties along creek edges for creekside greenways.

▲ Action CD-2.1.4 (Creek Views and Access) – As part of the design review of development and capital projects, improve visual and recreational public access to creeks.

■ Policy CD-2.2 (City Edge) – Maintain a clear City edge and establish a sense of entry and arrival to the City.

▲ Action CD-2.2.1 (Update Design Guidelines) – Update the City Design Guidelines Manual to incorporate desired edge treatment solutions for a variety of conditions.

■ Policy CD-2.3 (Corridor Improvements) – Improve corridors traversing the City to enhance their aesthetics and accessibility.

▲ Action CD-2.3.1 (Screen State Route 99) – Minimize the visual impact of State Route 99 to new adjacent development through screening and buffering.
5. COMMUNITY DESIGN

▲ Action CD-2.3.2 (Specialized Treatment for Scenic Roads) – Incorporate context sensitive roadway improvements on Chico’s scenic roads, including Vallombrosa Avenue, E. 8th Street, the Esplanade, Chico Canyon Road, Centennial Avenue, Manzanita Avenue, Humboldt Road, and Bidwell Avenue.

▲ Action CD-2.3.3 (Commercial Corridor Improvements) – Update the Design Guidelines Manual to incorporate concepts from the Park Avenue Visioning Study to apply to future roadway improvements along the City’s commercial corridors.

● Policy CD-2.4 (Context Sensitive Foothill Development) – Protect viewsheds from foothill development, through the careful location and design of roads, buildings, lighting, landscaping, and other infrastructure.

▲ Action CD-2.4.1 (Protection of Foothill Viewshed) – Design and blend foothill development with the surrounding landscape and topography to diminish its visual prominence from the valley floor.

▲ Action CD-2.4.2 (Foothill Light Levels) – Design low light levels in foothill settings to optimize views of dark skies and minimize light pollution.

▲ Action CD-2.4.3 (Foothill Streets) – In order to minimize cut and fill grading operations in foothill areas, design new streets at the minimum dimension necessary for access and parking.

▲ Action CD-2.4.4 (Block Lengths) – Minimize the length of street blocks in foothill development.

▲ Action CD-2.4.5 (Contours of Natural Slope) – Limit the extent and amount of grading in foothill areas, and where grading occurs, emulate the contours of the natural slope.

■ Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

● Policy CD-3.1 (Lasting Design and Materials) – Promote architectural design that exhibits timeless character and is constructed with high quality materials.


▲ Action CD-3.1.2 (Update Design Guidelines) – Update the City Design Guidelines Manual as necessary to maintain consistency with the General Plan,
5. COMMUNITY DESIGN

the City’s Land Use and Development Regulations, and current architectural solutions.

- **Policy CD-3.2 (Bicycles and Pedestrians)** – Maintain and enhance the pedestrian- and bicycle-friendly environment of Chico.
  
  Action CD-3.2.1 (Pedestrian-Scale Site Planning) – Utilize design techniques provided in the City’s Design Guidelines Manual that support pedestrian- and bicycle-friendly site planning.

- **Policy CD-3.3 (Pedestrian Environment and Amenities)** – Locate parking areas and design public spaces within commercial and mixed-use projects in a manner that promotes pedestrian activity.
  
  Action CD-3.3.1 (Public Spaces) – Amend the Municipal Code to establish a required minimum outdoor area dedicated to public (employee and customer) gathering as part of new non-residential development.

- **Policy CD-3.4 (Public Safety)** – Include public safety considerations in community design.
  
  Action CD-3.4.1 (Crime Prevention Design) – Incorporate appropriate crime prevention principles in new development projects to enhance community safety. Consider Crime Prevention Through Environmental Design (CPTED) principles when amending development standards.

  Action CD-3.4.2 (Public Safety Project Review) – During design review, consult with the Police Department to avoid physical conditions such as dark parking lots or alleys, enclosed stairwells, and dark entrances that are susceptible to criminal activity.

  Action CD-3.4.3 (Safe Parking Lot Design) – Require that commercial parking lots be designed with adequate opportunities for surveillance by police.

- **Goal CD-4:** Maintain and enhance the character of Chico’s diverse neighborhoods.

- **Policy CD-4.1 (Distinctive Character)** – Reinforce the distinctive character of neighborhoods with design elements reflected in the streetscape, landmarks, public art, and natural amenities.
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▲ Action CD-4.1.1 (Neighborhood Design Details) – Develop and implement neighborhood plans that identify neighborhood design qualities and characteristics.

▲ Action CD-4.1.2 (Urban Forest) – Protect and enhance the urban forest that characterizes the community and particularly its older neighborhoods.

▲ Action CD-4.1.3 (Sense of Place) – As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood and contribute to the overall character of the community.

▲ Goal CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

- Policy CD-5.1 (Compatible Infill Development) – Ensure that new development and redevelopment reinforces the desirable elements of its neighborhood including architectural scale, style, and setback patterns.

▲ Action CD-5.1.1 (Residential Infill Design Guidelines) – Update the City’s Design Guidelines Manual to specifically address residential infill design in terms of building scale, height and setbacks, parking and access, transitions, and landscaping.

- Policy CD-5.2 (Context Sensitive Transitions) – Encourage context sensitive transitions in architectural scale and character between new and existing residential development.

- Policy CD-5.3 (Context Sensitive Design) – For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area’s architectural character.

▲ Action CD-5.3.1 (Adaptive Reuse) – Continue the City’s Façade Improvement Program to support redevelopment and adaptive reuse of transitioning or aging commercial developments.

▲ Goal CD-6: Enhance gateways and wayfinding elements for an improved sense of arrival and orientation for residents and visitors throughout Chico.

- Policy CD-6.1 (Gateways at Landmarks) – Create a sense of arrival to Chico and develop prominent community focal points at key locations within the City.
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▲ Action CD-6.1.1 (Gateway Integration) – As part of roadway improvement projects, integrate artistic gateway features at the following locations:

- State Route 99 near Southgate and Entler Avenues
- Park Avenue near 20th Street
- East 8th and 9th Streets between State Route 99 and Main Street
- State Route 99 near Garner Lane
- Highway 32 between W. East Avenue and Lindo Channel
- Highway 32 near Yosemite Drive.

▲ Action CD-6.1.2 (Landmarks) – Construct landmarks to support wayfinding at key locations throughout the City such as entries to historic neighborhoods, points of interest, significant buildings, and natural features.

- Policy CD-6.2 (No Gated Subdivisions) – Do not allow new gated subdivisions because they isolate parts of the community from others, create an unfriendly appearance, and do not support social equity.

Goal CD-7: Celebrate public art and expand the significant role the arts play in the quality of life and economic vitality of Chico.

- Policy CD-7.1 (Public Art) – Include art in public projects.

▲ Action CD-7.1.1 (Art in Public Places) – Include art in public projects and in all private development projects that use public funding by continuing implementation of the City’s Art in Public Places Program Policy and Procedures Manual.

▲ Action CD-7.1.2 (Funding for Public Art) – Continue the City’s program of allocating a percentage of capital improvement project budgets to fund the development and installation of public art projects.

- Policy CD-7.2 (Community and Art) – Foster civic pride with the use of public art that highlights Chico’s natural resources, cultural heritage, and community character.

▲ Action CD-7.2.1 (Public Art Plan) – Develop and maintain a Public Art Strategic Plan to guide comprehensive integration of public art throughout the community.

- Policy CD-7.3 (City Art Programs) – Provide City programs that foster the arts in Chico.
5. COMMUNITY DESIGN

▲ Action CD-7.3.1 (Update Arts Master Plan) – Update, as necessary, the Arts Master Plan which guides the design and development of the City's cultural and arts programs.
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6. DOWNTOWN

VISION

In 2030, Downtown Chico is the heart of the community and the center of cultural activity. Engaging and active at the street level, it is a multi-story, mixed-use hub, with specialty retail, restaurants, residences, services, entertainment, and civic and cultural uses. Downtown Chico serves as both a visitor destination and a community center with activities that attract heavy pedestrian traffic. Downtown is walkable with supportive parking facilities, and new development is designed with the pedestrian and bicyclist in mind. North and South Downtown each has its own distinct but complementary character.

INTRODUCTION

The Downtown Element focuses on supporting and expanding the vitality and enhancement of Downtown Chico as the City’s central core.

Established in 1860, Downtown Chico represents the historic foundation of the community. Located on the original town grid, Downtown is a vibrant, compact, urban district with a diverse mixture of historic and modern structures. The area is approximately ten blocks long and five blocks wide, bordered on the east and west by residential neighborhoods, to the south by Little Chico Creek, and to the north by Big Chico Creek and the CSU Chico campus. The character of North Downtown is distinct from that in South Downtown, and they are each considered sub-districts of Downtown. Figure DT-1 delineates the boundaries of Downtown Chico.

Downtown is the social, cultural, and entertainment core of the City with a mix of retail, service, civic, office, and residential uses. Buildings include multi-story, mixed-use structures that contribute to a lively pedestrian environment. Downtown is cherished by local residents and visitors for its public art, unique shops, public open spaces, local farmers markets, and events such as parades and festivals.

Historically, policies associated with Downtown Chico have been integrated into several different elements of the General Plan. Because of Downtown’s important role in making Chico a successful and sustainable community, the City has created a separate element to address key issues associated with Downtown. Since this element is for a specific subarea of the City, it addresses many of the major issues of the General Plan such as land use, circulation, and open space, as found in other elements, but with a specific focus on Downtown. Where appropriate, cross-references are provided to alert the reader to the applicable policies or actions in other elements.
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ISSUES AND CONSIDERATIONS

This Element addresses key issues related to Downtown that were identified and evaluated by the Downtown Ad Hoc Committee and the larger community as part of the General Plan Update, including: mixed-use development, the character of South Downtown, circulation and traffic calming, placemaking, wayfinding, and Downtown’s relationship with CSU Chico. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

DOWNTOWN VISION ILLUSTRATION AND CONCEPTS

The Downtown Element addresses key issues through its goals, policies and actions. In addition, the key issues informed development of the Downtown Vision Illustration (Figure DT-2) and corresponding Vision Concepts that, when considered together, represent Chico’s future vision for Downtown as an evolving, vibrant, mixed-use, urban neighborhood.

DOWNTOWN VISION ILLUSTRATION

The Downtown Vision Illustration (Figure DT-2) is meant to inspire development that advances the community’s vision for Downtown through images and conceptual development patterns which are based on the Vision Concepts, Land Use Diagram, and General Plan policies. The Downtown Vision Illustration is not a master plan or a specific blueprint for future development, nor does the illustration mandate any parcel or site specific development solution. Rather, the Vision Illustration is intended to help the reader visualize the development types, patterns, and overall intensity anticipated for the future of Downtown.

DOWNTOWN VISION CONCEPTS

Concept #1: Downtown Intensification

The City’s plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. Downtown is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

Concept #2: South Downtown District

South Downtown (south of 6th Street) has significant redevelopment potential due to existing parcel and building sizes. The district could benefit from developing a stronger
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sense of place and from an extension of the pedestrian-oriented character of North Downtown. Future development in South Downtown will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown. Commercial service and auto-oriented uses in South Downtown will be managed to limit uses that could detract from the pedestrian-oriented character of Downtown.

Concept #3: Mixed-Use Development

Chico residents desire a more livable and mixed-use Downtown where residents can walk to shopping, commercial services, and recreational amenities. The addition of more residential and office uses in Downtown will provide a 24-hour market for commercial success. Methods, such as incentives for new mixed-use development and public/private partnerships, are intended to promote a greater mix of uses in Downtown.

Concept #4: Pedestrian Activity

Pedestrian activity and connectivity is essential to the success of Downtown Chico. The existing street grid pattern, colored crosswalks, bulbouts, and street furniture will be preserved, expanded and further enhanced with additional amenities such as sidewalk dining, art, shade, and seating. Additional open space areas that are clean and well-maintained will provide small refuges and gathering places on corners and block interiors. Public parking in the Downtown will be easy to find and will facilitate pedestrian access to the central core.

Concept #5: Development Transition at Neighborhood Edges

While Downtown is envisioned to continue growing as an intensive mixed-use center, it is important to protect adjacent residential neighborhoods from potential negative influences caused by increased density and land use intensity. The Downtown Vision Illustration (Figure DT-2) and the Downtown Land Use Diagram (Figure DT-3) call for a transition in development intensity in areas adjacent to existing residential neighborhoods.

Concept #6: Preservation of Historic Buildings

Engaging the public in the identification, preservation, and celebration of cultural and historic resources in Downtown helps maintain the community’s shared value for the unique character and historical integrity of the area. The City supports the preservation and adaptive reuse of historic buildings in order to develop these unique structural assets of Downtown to their highest and best use.
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Concept #7: Integrated Parking Structures
A stand-alone parking structure is not conducive to a quality pedestrian environment; therefore, new parking structures will be ringed primarily with ground-floor commercial suites or otherwise integrated into larger mixed-use development projects.

Concept #8: Parking Access and Management
Maintaining an adequate parking supply is integral to supporting a vibrant downtown. Future parking options will include modern, safe, convenient, and identifiable street, surface, underground, and structured parking throughout Downtown.

Concept #9: Traffic Calming
While Downtown relies on adequate traffic volume and flow to maintain its vitality, traffic should not disturb the pedestrian experience. Downtown streets will be designed and improved with consideration for slowing the speed of vehicles, supporting non-vehicular modes of travel, accommodating parking, and providing a safe pedestrian environment.

Concept #10: Relationship with California State University, Chico
CSU Chico blends into the commercial and residential fabric of Downtown due to its proximity. The vitality of Downtown is closely tied to the University’s population of students, faculty, and staff. Collaboration between the University and the City on projects, such as improving pedestrian and bicycle connections to the University, is critical to achieving the Downtown Vision.

Concept #11: Open Space Protection and Enhancement
As Downtown matures and urbanizes, it is important to enhance and maintain public access to open spaces, creeks, parks, and plazas.

Concept #12: Downtown as a Key Transportation Hub
Chico’s Downtown is served by public transit, with multiple routes converging on the Downtown Transit Center. Downtown is and will continue to be an important link in Citywide and regional circulation for all modes of transportation.

Concept #13: Downtown as the Cultural and Civic Community Core
As Chico has grown, the role of Downtown has diversified. In addition to its traditional role as a commercial center, Downtown is also the focal point for local governmental affairs and cultural events for the community. While striving to enhance the economic viability of Downtown, it is important to maintain its
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central role in cultural and civic activities such as music, art, public meetings, parades, outdoor markets, and festivals.

**Concept #14: Enhance Downtown Gateways, Landmarks, and Wayfinding**

The network of high-volume streets, some one-way, combined with aging and incomplete signage can make navigating and finding key destinations and parking in Downtown difficult. As a solution, a new wayfinding system with creative signage and landmarks unique to Downtown will be developed to help residents and visitors navigate the area, find destinations and convenient parking, accentuate Downtown gateways, and to strengthen the sense of place and identity of Downtown.
The Downtown Vision Illustration is meant to inspire development that advances the community’s vision for Downtown through images and conceptual development patterns which are based on the Vision Concepts, Land Use Diagram, and General Plan policies. The Downtown Vision Illustration is not a master plan or a specific blueprint for future development, nor does the illustration mandate any parcel or site specific development solution. Rather, the Vision Illustration is intended to help the reader visualize the development types, patterns, and overall intensity anticipated for the future of Downtown.
CHICO 2030
GENERAL PLAN
Downtown Vision
Concepts

Concept #1: Downtown Intensification
The City’s plan to accommodate future jobs and housing growth in a compact and sustainable development pattern relies on infill and redevelopment. Downtown is a key opportunity for higher density and intensity of development given its central location, development patterns, and proximity to employment, services, transit, education, and other amenities.

Concept #2: South Downtown District
South Downtown (south of 6th Street) has significant redevelopment potential due to existing parcel and building sizes. The district could benefit from developing a stronger sense of place and from an extension of the pedestrian-oriented character of North Downtown. Future development in South Downtown will include higher density, multi-story, and mixed-use buildings with public open spaces and parking on the interior of lots to create a pedestrian-friendly environment. South Downtown will transition smoothly to North Downtown by way of architectural design, development standards, streetscape improvements, and permitted uses for a more unified and vibrant Downtown. Commercial service and auto-oriented uses in South Downtown will be managed to limit uses that could detract from the pedestrian-oriented character of Downtown.

Concept #3: Mixed-Use Development
Chico residents desire a more livable and mixed-use Downtown where residents can walk to shopping, commercial services, and recreational amenities. The addition of more residential and office uses in Downtown will provide a 24-hour market for commercial success. Methods, such as incentives for new mixed-use development and public/private partnerships, are intended to promote a greater mix of uses in Downtown.

Concept #4: Pedestrian Activity
Pedestrian activity and connectivity is essential to the success of Downtown Chico. The existing street grid pattern, colored crosswalks, bulbouts, and street furniture will be preserved and expanded and further enhanced with additional amenities such as sidewalk dining, art, shade, and seating. Additional open space areas that are clean and well-maintained will provide small refuges and gathering places on corners and block interiors. Public parking in the Downtown will be easy to find and will facilitate pedestrian access to the central core.

Concept #5: Development Transition at Neighborhood Edges
While Downtown is envisioned to continue growing as an intensive mixed-use center, it is important to protect adjacent residential neighborhoods from potential negative influences caused by increased density and land use intensity. The Downtown Vision Illustration (Figure DT-2) and the Downtown Land Use Diagram (Figure DT-3) call for a transition in development intensity in areas adjacent to existing residential neighborhoods.

Concept #6: Preservation of Historic Buildings
Engaging the public in the identification, preservation, and celebration of cultural and historic resources in Downtown helps maintain the community’s shared value for the unique character and historical integrity of the area. The City supports the preservation and adaptive reuse of historic buildings in order to develop these unique structural assets of Downtown to their highest and best use.

Concept #7: Integrated Parking Structures
A stand-alone parking structure is not conducive to a quality pedestrian environment; therefore, new parking structures will be ringed primarily with ground-floor commercial suites or otherwise integrated into larger mixed-use development projects.

Concept #8: Parking Access and Management
Maintaining an adequate parking supply is integral to supporting a vibrant downtown. Future parking options will include modern, safe, convenient, and identifiable street, surface, underground, and structured parking throughout Downtown.

Concept #9: Traffic Calming
While Downtown relies on adequate traffic volume and flow to maintain its vitality, traffic should not disturb the pedestrian experience. Downtown streets will be designed and improved with consideration for slowing the speed of vehicles, supporting non-vehicular modes of travel, accommodating parking, and providing a safe pedestrian environment.

Concept #10: Relationship with California State University, Chico
CSU Chico blends into the commercial and residential fabric of Downtown due to its proximity. The vitality of Downtown is closely tied to the University’s population of students, faculty, and staff. Collaboration between the University and the City on projects, such as improving pedestrian and bicycle connections to the University, are critical to achieving the Downtown Vision.

Concept #11: Open Space Protection and Enhancement
As Downtown matures and urbanizes, it is important to enhance and maintain public access to open spaces, creeks, parks, and plazas.

Concept #12: Downtown as a Key Transportation Hub
Chico’s Downtown is served by public transit, with multiple routes converging on the Downtown Transit Center. Downtown is and will continue to be an important link in Citywide and regional circulation for all modes of transportation.

Concept #13: Downtown as the Cultural and Civic Community Core
As Chico has grown, the role of Downtown has diversified. In addition to its traditional role as a commercial center, Downtown is also the focal point for local governmental affairs and cultural events for the community. While striving to enhance the economic viability of Downtown, it is important to maintain its central role in cultural and civic activities such as music, art, public meetings, parades, outdoor markets, and festivals.

Concept #14: Enhance Downtown Gateways, Landmarks, and Wayfinding
The network of high-volume streets, some one-way, combined with aging and incomplete signage can make navigating and finding key destinations and parking in Downtown difficult. As a solution, a new wayfinding system with creative signage and landmarks unique to Downtown will be developed to help residents and visitors navigate the area, find destinations and convenient parking, accentuate Downtown gateways, and to strengthen the sense of place and identity of Downtown.
As identified in the Land Use Element, Downtown Chico is a designated Opportunity Site, which means that the area is optimal for infill, redevelopment, and revitalization in keeping with the City’s desire for a compact growth footprint and sustainable development pattern. The Land Use Diagram for Downtown shown in Figure DT-3 (and in Land Use Element Figure LU-1) establishes land use designations that will guide future development and redevelopment. Downtown includes several mixed-use land use designations to encourage more vertical and horizontal integration of uses and higher density and intensity of development. A transition in land use designations is identified for the areas flanking the Downtown core to provide a thoughtful interface with surrounding residential neighborhoods.

Vertical Integration of Uses
## 6. DOWNTOWN

### GOALS, POLICIES, AND ACTIONS

| Goal DT-1: Emphasize the role of Downtown as the civic, commercial, and cultural core of the community. |
| Goal DT-2: Strengthen Downtown with a variety of land uses, mixed-use developments, and redevelopment throughout Downtown. |
| Goal DT-3: Enhance the pedestrian environment in Downtown. |
| Goal DT-4: Achieve new development and redevelopment in Downtown that promotes the Downtown Vision Illustration and Concepts. |
| Goal DT-5: Support all modes of transportation in and around Downtown. |
| Goal DT-6: Reinforce the identity of Downtown, and distinguish it from adjacent neighborhoods. |
| Goal DT-7: Establish a “Park Once and Walk” environment by improving Downtown parking. |
| Goal DT-8: Preserve and enhance landmarks or buildings of special historic or architectural interest. |

- **Goal DT-1:** Emphasize the role of Downtown as the civic, commercial, and cultural core of the community.

  - **Policy DT-1.1 (Support Vitality of Downtown)** – Maintain and enhance the vitality and economic well-being of Downtown to support its status as the City’s center.
    - **Action DT-1.1.1 (Support Downtown Business)** – Support Downtown business and property owners by helping to develop and fund public/private partnerships, such as business improvement districts, to provide for increased maintenance, cleanliness, security, marketing, business retention and recruitment.

  - **Policy DT-1.2 (Businesses Variety)** – Encourage a variety of Downtown business types to provide a unique shopping experience.

  - **Policy DT-1.3 (City as Liaison for Downtown Issues)** – Enhance the City’s role as a Downtown liaison with merchants, property owners, CSU Chico, and the community at large.
    - **Action DT-1.3.1 (City Attention to Downtown Issues)** – Continue to allocate staff resources to address current and future Downtown issues.
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▲ Action DT-1.3.2 (Downtown Working Group) - Meet with Downtown property owners, businesses, residents, CSU Chico, and others interested in Downtown to discuss solutions to key Downtown policy issues and support implementation of the Downtown Element.

▲ Action DT-1.3.3 (CSU Chico and CUSD) – Consult with CSU Chico and Chico Unified School District to address mutual interests in Downtown.

- Policy DT-1.4 (Civic Center) – Preserve and enhance the civic focus of Downtown by maintaining existing civic structures and uses, such as City Hall, the Plaza, and the Post Office, and by encouraging other civic uses to locate Downtown.

- Policy DT-1.5 (Culture and Arts) – Encourage the development of cultural and arts facilities and activities in public spaces throughout Downtown to reinforce its role as the cultural core of the City and region.

▲ Action DT-1.5.1 (Plaza Park) – Reinforce the role of the Plaza as the cultural heart of Downtown by continuing to sponsor and allow cultural activities, and events that bring residents and visitors to Downtown such as concerts, and cycling, art and seasonal events.

▲ Action DT-1.5.2 (Farmers Markets) – Support the operation and enhancement of farmers markets within Downtown.

▲ Action DT-1.5.3 (Art in Downtown) – Continue to provide locations and funding to support the installation of art in public places Downtown.

- Policy DT-1.6 (Downtown Theaters) – Support the continued use, rehabilitation, and preservation of Downtown theaters.

Goal DT-2: Strengthen Downtown with a variety of land uses, mixed-use developments, and redevelopment throughout Downtown.

- Policy DT-2.1 (Mixed Land Uses) – Promote development of Downtown as a mixed-use activity center with particular priority to projects including residential uses to help create an economically healthy and vibrant Downtown throughout the day and night.

▲ Action DT-2.1.1 (Incentives for Vertical Mixed Use) – Utilize City incentives identified in Action LU-2.3.1 to support developers who construct vertical mixed-use projects within Downtown.
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▲ Action DT-2.1.2 (Incentives for Housing above Non-Residential Uses) – Utilize City incentives identified in Action LU-2.3.1 to support developers who build housing above non-residential ground-floor uses in Downtown.

• Policy DT-2.3 (Resident Serving Uses) – Encourage resident-serving land uses, such as pharmacies and small grocery stores, in Downtown.

▲ Action DT-2.3.1 (Allowed Uses) – Amend the Municipal Code to allow frequently visited, resident-serving uses by right in Downtown.

▲ Action DT-2.3.2 (Residential Parking) – Consider the inclusion of dedicated residential parking spaces in new parking facilities.

• Policy DT-2.4 (Existing Building Code) – Encourage the reuse of existing buildings in Downtown by utilizing the International Existing Building Code which provides flexibility in the retrofitting of buildings.

▲ Action DT-2.4.1 (Reuse Upstairs) – Promote intensified use and reuse of existing suites above ground floors.

• Policy DT-2.5 (Revitalization and Redevelopment) – Promote revitalization of underutilized, deteriorated areas and buildings through development incentives, public/private partnerships, and public investment.

▲ Action DT-2.5.1 (Downtown Utilities) – Work with local utility providers to assess and improve infrastructure to meet the needs of the development projected for Downtown.

▲ Action DT-2.5.2 (Public/Private Development Partnerships) – Investigate the use of City-owned properties and underutilized private parking lots in public/private partnerships as an incentive for new development Downtown.

▲ Action DT-2.5.3 (Incentive for Land Assembly) – Utilize City incentives identified in Action LU-2.3.1 to support assemblage of multiple properties Downtown for larger integrated development projects.

Goal DT-3: Enhance the pedestrian environment in Downtown.

• Policy DT-3.1 (Design for the Pedestrian Environment) – Enhance the high-quality pedestrian environment within Downtown through the design and maintenance of buildings, sidewalks, open spaces, and other pedestrian amenities.
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▲ Action DT-3.1.2 (Common Spaces) – Modify standards and building fees to allow and encourage the incorporation of architectural features that create welcoming outdoor places for residents, employees and visitors.

• Policy DT-3.2 (Streetscape Environment) – Ensure a lively streetscape environment.

▲ Action DT-3.2.1 (Ground-floor Uses) – Amend the Municipal Code to establish a retail zoning district in North Downtown that requires development to incorporate retail or other uses that contribute to increased pedestrian activity on the ground-floor and requires use permit approval for other ground-floor uses.

▲ Action DT-3.2.2 (Mixed-use Parking Structures) – Ensure that new parking structures in Downtown are ringed primarily with ground-floor retail suites, other pedestrian-oriented uses, or will be otherwise integrated into larger mixed-use development projects.

• Policy DT-3.3 (Public Realm) – Develop public areas in Downtown that are comfortable, welcoming, and available for use by the whole community.

▲ Action DT-3.3.1 (Sidewalk Uses) – Encourage the active use of sidewalks by expanding their allowed uses to include outdoor seating and dining, streetscape and landscape furnishings, and other pedestrian features, while maintaining space for a path of travel.

▲ Action DT-3.3.2 (Enhance Downtown Open Space) – Increase the use of public open space by providing well-maintained and well-lit pedestrian pathways, landscaping, street furniture, courtyards, shade, and other amenities.

• Policy DT-3.4 (Public Safety Design) – Design Downtown streets and public spaces that enhance public safety and discourage crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership.

• Policy DT-3.5 (Pedestrian Priorities) – Prioritize facilities for pedestrian travel within Downtown.

▲ Action DT-3.5.1 (Enhance Sidewalks) – Enhance pedestrian facilities with features such as wide sidewalks, bulb-out corners, and street furniture, placing an emphasis on extending sidewalk features to South Downtown.
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- **Action DT-3.5.2 (Bicycling and Skateboarding on Sidewalks)** – Enforce regulations prohibiting bicycling and skateboarding on sidewalks to maintain pedestrian safety, and promote alternate routes for bicyclists.

- **Action DT-3.5.3 (Highway 32)** – Consult with Caltrans to identify ways to improve pedestrian access and safety where Highway 32 crosses Downtown.

- **Policy DT-3.6 (Location of Parking)** – Reduce the visual prominence of parking by locating off-street parking safely behind or within structures, or otherwise screening it from the public right-of-way.

- **Policy DT-3.7 (Scale of Downtown Streets)** – Design Downtown streets to encourage more sidewalk pedestrian activity.

  - **Action DT-3.7.1 (Number of Travel Lanes)** – Giving special consideration for north-south circulation patterns and the delivery needs of Downtown businesses, identify options to reduce the number of travel lanes on Downtown streets to accommodate additional diagonal parking or an enhanced pedestrian environment.

  - **Action DT-3.7.2 (Truck Deliveries)** – Facilitate an effort among Downtown businesses and delivery companies to develop Downtown loading and unloading guidelines with the objective of reducing vehicle congestion that can discourage pedestrian and bicycling activity.

- **Goal DT-4: Achieve new development and redevelopment in Downtown that promotes the Downtown Vision Illustration and Concepts.**

  - **Policy DT-4.1 (Urban Development)** – Ensure that new development in Downtown is urban in character.

    - **Action DT-4.1.1 (Coordinate Development Design Features)** – Work with property owners who desire to coordinate development activities over multiple sites to create projects with complementary design features and shared facilities.

  - **Policy DT-4.2 (Building Context)** – Ensure that new construction in Downtown matches or increases the development intensity of its block.

    - **Action DT 4.2.1 (New Construction)** – New construction in Downtown will have a minimum building height of two-stories, or no less than the average height of the existing buildings on both sides of the block in which the building is located, whichever is greater.
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- **Action DT-4.2.2 (Downtown Edges)** – Require new development at the edges of Downtown to be designed with transitions in building height and mass, where appropriate, to complement the physical character of the adjoining development.

- **Policy DT-4.3 (South Downtown)** – **Support redevelopment in South Downtown that contributes to a more unified and vibrant Downtown.**

- **Action DT-4.3.1 (South Downtown Zoning)** – Amend the Municipal Code to allow uses that attract pedestrian activity and limit uses that could detract from the pedestrian-oriented character of South Downtown.

- **Goal DT-5: Support all modes of transportation in and around Downtown.**

  - **Policy DT-5.1 (Multimodal Circulation)** – **Promote a balanced multimodal circulation system to and throughout Downtown that includes pedestrians, bicycles, vehicles, and public transit.**

    - **Action DT-5.1.1 (Downtown as Transportation Hub)** – Promote Downtown as a key transportation hub, emphasizing the Downtown Transit Center.

    - **Action DT-5.1.2 (Expand Bicycle Amenities)** – Create additional bicycle lanes and safe, convenient, and attractive bicycle parking, including covered spaces.

    - **Action DT-5.1.3 (Bicycle and Pedestrian Safety)** – Identify and address hazards for pedestrians and bicyclists.

    - **Action DT-5.1.4 (Transit Passes)** – Coordinate and distribute subsidized transit passes for Downtown residents and employees to encourage increased transit use.

- **Goal DT-6: Reinforce the identity of Downtown, and distinguish it from adjacent neighborhoods.**

  - **Policy DT-6.1 (Street Pattern)** – **Maintain the historic street grid as a recognizable part of Downtown, avoiding the permanent removal of grid segments.**

  - **Policy DT-6.2 (Creeks and Neighborhood Context)** – **Enhance Downtown’s integration with bordering creeks and adjacent residential neighborhoods.**

    - **Action DT-6.2.1 (Downtown Gateways)** – Establish gateway landmarks that create a sense of entry and a welcoming first impression for residents and visitors at major entry points to Downtown from the south, east and west.
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▲ Action DT-6.2.2 (Creek Path) – Create a pedestrian/bicycle path along Big Chico Creek to improve circulation through Downtown and provide public access to the creek.

▲ Action DT-6.2.3 (Creek Access) – Maintain public access to Big and Little Chico Creeks through adjacent development.

▲ Action DT-6.2.4 (Creekside Development) – Require development and redevelopment along Downtown creeks to incorporate design features fronting the creek such as outdoor seating or dining, public open spaces, and creekside façade improvements.

• Policy DT-6.3 (Directional Signage) – Provide unique signage throughout Downtown to strengthen its identity.

▲ Action DT-6.3.1 (Design of Signs) – Install signs and landmarks throughout Downtown with graphics that reflect the character and history of Downtown to reinforce a uniform, recognizable Downtown “brand” and to help residents and visitors navigate and find key destinations and parking.

Goal DT-7: Establish a “Park Once and Walk” environment by improving Downtown parking.

• Policy DT-7.1 (Downtown Parking) – Provide parking in convenient locations throughout Downtown.

▲ Action DT-7.1.1 (Parking Strategy) – Implement a comprehensive Downtown parking strategy that addresses the needs of customers, visitors, employees, and residents.

▲ Action DT-7.1.2 (Parking Facilities) – Develop and charge for publicly-owned, well-lit, and safe parking facilities that allow 24-hour access to Downtown.

• Policy DT-7.2 (Parking Supply) – Increase the use of the existing Downtown parking supply.

▲ Action DT-7.2.1 (Downtown Parking Requirements) – Amend the Municipal Code to eliminate minimum parking requirements in North Downtown, and reduce or eliminate minimum parking requirements in South Downtown.

▲ Action DT-7.2.2 (On-Street Parking) – Preserve existing on-street parking along main traffic corridors to support street-level activities, and convert parallel parking to diagonal parking where possible to increase parking supply.
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- **Policy DT-7.3 (Parking Facilities)** – Design parking facilities with limited vehicle access points to minimize pedestrian/auto conflicts.

- **Goal DT-8:** Preserve and enhance landmarks and buildings of special historic or architectural interest.

- **Policy DT-8.1 (Building Preservation) – Encourage the preservation, enhancement, and adaptive reuse of buildings of special historic or architectural interest.**
  
  ▲ **Action DT-8.1.1 (Facade Improvements)** – Provide incentives for façade improvement projects in Downtown.

  ▲ **Action DT-8.1.2 (Historic Building Preservation)** – Preserve and protect buildings of special historic or architectural interest within a Downtown Historic Overlay Zoning District.

- **Policy DT-8.2 (Historic Building Code)** – Encourage the preservation of significant historic buildings in Downtown by utilizing the California State Historic Building Code, which makes provisions for the special treatment of qualified historic buildings.
7. ECONOMIC DEVELOPMENT
7. ECONOMIC DEVELOPMENT

VISION

Chico’s economy in 2030 is strong and diversified. Many companies have established their headquarters in or relocated to the City because of its high quality of life, skilled workforce, community resources, opportunities for investment, and business-friendly environment. Chico is known as a premier center for commerce and a haven for innovation and entrepreneurship in the North State.

INTRODUCTION

The Economic Development Element guides the City’s use of resources to protect and improve Chico’s economic vitality.

Economic development refers to activities that strengthen and diversify the local economic base of Chico. Local government plays an important role by creating conditions that foster investment within the community. Chico is the center of economic activity for the tri-county area (Butte, Glenn, and Tehama counties), with premier retail, a strong base of export employers, and major medical and educational services supporting the region. Maintaining this role in the future will be critical as well as challenging.

Chico must address the current mismatch between local skills and local job opportunities. The community has an educated and trained population but lacks corresponding professional and skilled jobs and incomes. Although the city is slightly more affluent than Butte County overall, the median household income in the Chico area lags behind the state by a substantial margin. Fortunately, housing in Chico remains relatively affordable for both renters and homeowners. The City will need to monitor jobs and housing trends to ensure there are opportunities to live, work, and enjoy the quality of life in Chico.

In recent years, the City’s structural budget deficit put a renewed focus on the need for progress in economic development, not only to help improve the private economy, but also to improve the City’s revenue base so that it can continue to provide a high level of municipal services. In 2007, the City Council adopted an Economic Development Strategy to formalize the City’s leadership role in local economic development efforts to improve the health of the regional economy. It directs the City to foster a positive climate for economic development, ensure the readiness of physical conditions to support development, target public investments to support local prosperity, create partnerships within the region to help attract investment, and ensure a quality of life that supports the local economy. The City’s key role in economic development can help build a sustainable community for years to come. This element provides policies that will advance the
7. ECONOMIC DEVELOPMENT

Economic Development Strategy, which can be found on the City’s website and at City Hall. The Economic Development Strategy is one of many important implementation documents that will be reviewed and updated as needed within the life of this General Plan to ensure it’s meeting the City’s short and long term economic needs.

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary economic development issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

CHICO’S ECONOMIC ROLE

Chico has historically served as a regional hub for base-level employment, agriculture, retail services, health care, and education. Due to the economic growth of other urbanized areas in the region, Chico has seen a reduction in its share of the region’s jobs and retail sales. Planning for the right mix of land uses in the right locations for new base level employment and retail opportunities is essential to the City’s continued economic vitality. Given existing business innovation, the core of intellectual capital, expanding agricultural opportunities, and a business-friendly environment, Chico is exceptionally well positioned to be successful in the local, regional, and global economy.

HIGHER PAYING JOBS

By the year 2030, it is estimated that Chico’s economy will have expanded to produce over 20,000 new jobs. A key issue is how to support an increase in the proportion of professional and highly skilled jobs. While Chico has a relatively strong employment base today, incomes have not been keeping pace with the median home price and cost of living. Many young adults who were raised in Chico, local college graduates, and would-be transplants to Chico decide to locate outside the area because they are unable to find suitable, well-paying jobs. Chico’s base-level employers have difficulty recruiting for higher-level positions from outside of Chico because there are limited additional, local employment opportunities. Chico seeks to attract and retain a skilled workforce by creating an environment of innovation and entrepreneurship that can provide quality jobs for its residents. This element supports a strategy to diversify the employment base by actively supporting emerging industries. An important component of promoting economic development is providing adequate and available land in appropriate locations to ensure that opportunities exist for businesses to grow and for new businesses to locate in Chico.
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RETAIL AND SERVICE EMPLOYMENT BASE

As Chico expands its base level employment industries, the City must at the same time support growth in the retail and service sectors. Chico has long been the regional retail and services hub between Sacramento and Redding. With a mix of large and small, as well as national and local retail choices, Chico has been successful in capturing local and regional spending. Sales tax revenue generated by this strong regional retail base has been the primary funding mechanism for public services that support Chico’s quality of life.

Chico's retail and services industry is strengthened through tourism. Visitors are drawn to the area to enjoy rural scenery, arts and cultural activities, recreation, and special events. There is an opportunity to build upon existing tourist attractions to provide more reasons for visitors to stay and spend money locally. This element seeks to increase tourism by enhancing visitor-oriented attractions and accommodations and by supporting the dissemination of information regarding tourism.

SUSTAINABLE ECONOMIC DEVELOPMENT

A healthy economy is one component of long-term sustainability, and a sustainable economy depends on a healthy environment to provide essential resources and a high quality of life. A sustainable economy also requires a healthy society to provide entrepreneurial skills, labor, and markets for goods. Therefore, a sustainable economy must support, conserve and enhance the environmental and social equity components of sustainability.

In keeping with the vision for a sustainable economy in Chico, the General Plan promotes infill, redevelopment, and quality new development to meet the City’s future job and housing needs. The City will play a pivotal role in ensuring that adequate infrastructure exists to provide access, capacity, and connectivity to infill, redevelopment and greenfield areas to promote efficient and intensified use of the available land supply. Key infrastructure assets such as the highway, the airport, the railroad, and non-motorized circulation routes need to be fully utilized in order to create a strong economy for the community.

The use of local resources and skills; conservation of energy, water and other resources; and reduction of dependence on distant and non-renewable resources should play a central role in Chico’s economic development.
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LOCAL GOVERNMENT ROLE

Implementing the Economic Development Strategy will confirm the City’s leadership role in facilitating and supporting a strong and healthy local economy. Given changing economic conditions, local governments are competing for business interests. Moving forward, the City may need to update the Economic Development Strategy to adjust to a changing economic climate to ensure that Chico competes successfully in the regional and global economy. One key area where the City can take a leadership role in economic development is in its attitude toward business, including a streamlined project review process and predictability in decision-making.

READINESS AND INVESTMENT OPPORTUNITY

Property is considered to be shovel ready when it can be readily served by existing infrastructure, utilities, and other public services and its development is not significantly constrained by environmental conditions.

The essence of economic development is a readiness for investment to occur. Factors that affect the readiness of land include location, appropriate zoning, availability of infrastructure, and environmental constraints. While Chico is an attractive place to do business, the number of opportunities available for immediate investment is constrained, in particular for sites of five or more acres. The City recognizes the need to play a role in actively increasing land readiness, also known as “shovel ready.”

REDEVELOPMENT AGENCY TOOLS

Redevelopment is a tool created by State law to assist local governments in revitalizing deteriorated and blighted areas. When a redevelopment agency is formed, it adopts a redevelopment plan defining one or more redevelopment project areas and the blight which will be eliminated within those areas. After a project area is established, future increases in property taxes within that area are allocated to the redevelopment agency; this is referred to as the tax increment and is the source of funding for redevelopment agencies.
Redevelopment agencies are limited in the ways they can spend money. For example, agencies can use funds to acquire property and build public buildings and infrastructure, but they cannot pay for maintenance or providing services. Redevelopment agencies are generally required to spend money for projects located within designated project areas, although there are some exceptions. Redevelopment agencies can be useful tools in assembling land for redevelopment and providing public infrastructure which is necessary to encourage private development and investment that will expand business opportunities and create jobs.

The Chico Redevelopment Agency (RDA) project area is shown in Figure ED-1. While the RDA is distinct from the City, its activities are closely coordinated with City priorities. The RDA Five Year Implementation Plan identifies criteria for RDA investment, including meeting General Plan goals such as improving infrastructure, supporting infill, readying sites for investment, redeveloping the Opportunity Sites, and developing mixed-use projects. Page 3-9 of the Land Use Element identifies specific tools that the RDA possesses that can spur investment and economic development.
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GOALS, POLICIES, AND ACTIONS

Goal ED-1: Maintain and implement an Economic Development Strategy to enhance Chico’s long-term prosperity.

Goal ED-2: Enhance regional tourism opportunities and resources to attract visitors who support local businesses.

Goal ED-3: Maintain a redevelopment strategy that encourages revitalization of existing neighborhoods, along with successful commercial and employment centers.

- Goal ED-1: Maintain and implement an Economic Development Strategy to enhance Chico’s long-term prosperity.
  
  • Policy ED-1.1 (Maintain the Economic Development Strategy) – Ensure that the Economic Development Strategy is current and relevant to the City’s short and long term economic goals.
    
    ▶ Action ED-1.1.1 (Monitoring and Reporting) – Track implementation of the Economic Development Strategy and report on its status to the City Council.
    
    ▶ Action ED-1.1.2 (Periodic Updates) – Update the Economic Development Strategy as necessary to ensure that it is current and relevant to meeting the City’s short and long term economic development needs.

  • Policy ED-1.2 (Physical Conditions) – Ensure an adequate supply of appropriately zoned land that is readily served by infrastructure to support local economic development for base level job growth and to maintain Chico’s prominence as the regional center of retail activity for the tri-county region.
    
    ▶ Action ED-1.2.1 (Land and Buildings) – Monitor conditions in regard to the City’s supply of land and buildings to support economic growth and identify factors which may be inhibiting their development or redevelopment. Address any identified issues through appropriate zoning, infrastructure planning, and coordination with landowners and developers.
    
    ▶ Action ED-1.2.2 (Infrastructure Availability) – Monitor the availability of infrastructure and identify infrastructure needs that hinder the City’s ability to successfully attract, expand, and retain businesses. Where a lack of infrastructure is found to be a barrier, investigate strategies and develop plans for the provision of needed infrastructure.
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▲ Action ED-1.2.3 (Shovel-Ready Sites) – Work with owners of undeveloped or underdeveloped land to ready and market shovel-ready sites. This process would involve determining landowner willingness to sell or ready sites for different types of business development, providing assistance in organizing or assembling multiple properties under different ownership into larger parcels or coordinated project areas, assisting in the provision of infrastructure, environmental review, and site marketing.

▲ Action ED-1.2.4 (CUSD Opportunity) – Work with Chico Unified School District to explore relocation of the District’s bus yard and support buildings along State Route 99 in order to provide a strategically located commercial development opportunity.

▲ Action ED-1.2.5 (Strategic Partnerships) – Work with CSU Chico, Butte College, non-profit organizations, CARD, businesses, and private developers to pursue public/private partnership opportunities that capitalize on Chico’s skilled workforce and local educational institutions.

▲ Action ED-1.2.6 (Industrial Preserve) – Limit the expansion of incompatible uses within and surrounding areas where manufacturing and light industrial uses are to be retained, expanded, and attracted, including, but not limited to, the Southwest Industrial Region and the Chico Municipal Airport area.

▲ Action ED-1.2.7 (Rail, Aviation, and Highway Access) – Explore opportunities to improve access to Chico from other markets via enhancements to the local rail and aviation facilities and services, as well as through improved connections from Chico’s business districts to State Route 99 and Interstate 5.

▲ Action ED-1.2.8 (Agricultural Production and Distribution) – Promote local agricultural production and value-added food products as a base industry by enhancing local food distribution systems and supporting the reuse of agricultural and food wastes.

▫ Policy ED-1.3 (Regulatory Environment) – Ensure that regulations and permitting processes for the conduct of commerce and land development do not unreasonably inhibit local business activity.

▲ Action ED-1.3.1 (Fast Tracking Key Opportunities) – For key economic development projects, prioritize project review and permitting by establishing a quick response interdepartmental staff team.

▲ Action ED-1.3.2 (Development Standard Enhancements) – Amend the Municipal Code to simplify and streamline the permitting process, including allowing more uses outright subject to development standards.
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- **Action ED-1.3.3 (Economic Resilience)** – Update the Economic Development Strategy to highlight the importance of using renewable, recyclable, and local resources to strengthen the resilience of Chico’s economy.

- **Action ED-1.3.4 (Local Outreach)** – Conduct regular outreach to the local business and development community to identify opportunities for greater regulatory efficiency. Share the outreach findings and recommendations with the City Council for consideration.

- **Policy ED-1.4 (Public Investment in Support of Economic Development)** – Consider economic development needs, potential return on investment, base level employment goals, and long-term sustainability when allocating public funds and other resources.

  - **Action ED-1.4.1 (Phase and Prioritize Investment)** – Prioritize investment in public infrastructure to areas that have the highest potential to retain and add jobs and attract new private investment based on factors such as access, location, compatibility with other uses, and potential to spur revitalization.

  - **Action ED-1.4.2 (Pursue Funding)** – Identify, pursue, and contribute City funds to help secure state, federal, and other grants in support of economic development efforts.

  - **Action ED-1.4.3 (City-Owned Sites)** – Pursue opportunities to sell or lease City-owned lands for uses other than municipal operations.

  - **Action ED-1.4.4 (Land Assembly for Infill/Reuse/Redevelopment)** – Where appropriate, request Redevelopment Agency assistance to facilitate infill, reuse, and redevelopment through land banking and land assembly in partnership with private landowners and developers.

  - **Action ED-1.4.5 (Base Level Employers)** – Invest local resources and pursue outside investment and partnerships to retain, expand, and add new base level employers in Chico.

  - **Action ED-1.4.6 (Enhance Technology)** – Continue to use technology to support the City’s economic development goals.

  - **Action ED-1.4.7 (Sports Marketing for Economic Development)** – Invest in the attraction and promotion of regional and other major sporting events to bring economic benefit to businesses located in Chico.
7. ECONOMIC DEVELOPMENT

- Policy ED-1.5 (Quality of Life In Support of Economic Development) – Encourage projects and programs that help increase the quality of life for local businesses and their employees.
  
  ▲ Action ED-1.5.1 (Placemaking) – Support the development and enhancement of “Third Places” (places people go after work or when not at home), including open space, recreation, art, and entertainment venues.
  
  ▲ Action ED-1.5.2 (Business Improvement Districts) – Assist local businesses and property owners in forming business improvement districts to promote economic development through initiatives, including marketing, tourism promotion, special events and programs, physical improvements, clean and safe programs, and activities which benefit the businesses and real property of the districts.
  
- Policy ED-1.6 (Enhanced Wireless Telecommunication) – Encourage the provision of wireless telecommunications services throughout the urban area at a level greater than the minimum required by the Telecommunications Act for improved business development, access to information, and public safety.

- Policy ED-1.7 (Airport Viability) – Support the continued operation and expansion of Chico Municipal Airport as critical to the City’s economic vitality.

- Policy ED-1.8 (Regional Partnerships for Economic Development) – Support regional economic development efforts with other agencies, businesses, and organizations for the purpose of improving the regional economy.
  
  ▲ Action ED-1.8.1 (Economic Development Summit) – Conduct a regional economic development summit to foster improved planning, coordination, and partnerships that benefit the local and regional economy.
  
  ▲ Action ED-1.8.2 (Silver Dollar Fairgrounds) – Encourage the State and the Silver Dollar Fair Board to increase utilization of the fairgrounds for uses such as conferences, fairs, concerts, or sporting events that draw residents from the greater region.

- Policy ED-1.9 (Chico Based Businesses) – Encourage Chico residents and visitors to support businesses that are located in the City of Chico.
  
  ▲ Action ED-1.9.1 (Buy Local Campaign) – Promote spending at businesses located in the City of Chico through a “Buy Local” campaign.
7. ECONOMIC DEVELOPMENT

- **Goal ED-2**: Enhance regional tourism opportunities and resources to attract visitors who support local businesses.

  - **Policy ED-2.1 (Tourism Assets)** – Protect and maintain existing recreation and tourism assets, and encourage the development of additional recreation and tourism businesses and industries, such as an aquatic center or hotels.

    ▲ **Action ED-2.1.1 (Showcase Events)** – Solicit and encourage major events such as professional bicycle races, and cultural and art events, to showcase Chico and increase tourism.

    ▲ **Action ED-2.1.2 (Convention Center and Hotels)** – Explore the feasibility of establishing a convention center, either Downtown or in another location, such as the fairgrounds, and monitor the need for and availability of sites to accommodate additional hotels to meet the needs of visitors.

  - **Policy ED-2.2 (Promote Tourism)** – Promote Chico’s attractions and special events.

    ▲ **Action ED-2.2.1 (Event Marketing)** – Collaborate with other groups to market local and regional attractions and events.

  - **Policy ED-2.3 (Agricultural Business)** – Support opportunities to expand agricultural-related businesses as a growth industry important to the local economy.

    ▲ **Action ED-2.3.1 (Agricultural Tourism)** – Promote agricultural tourism in Chico in collaboration with local farmers and food businesses.

- **Goal ED-3**: Maintain a redevelopment strategy that encourage revitalization of existing neighborhoods, along with successful commercial and employment centers.

  - **Policy ED-3.1 (Redevelopment Project Areas)** – Consistent with the General Plan and the City’s Economic Development Strategy, identify areas and projects that support infill, mixed-use, and redevelopment in the Opportunity Sites which could benefit from Redevelopment Agency participation and support.

    ▲ **Action ED-3.1.1 (Five Year Implementation Plan)** – Partner with the Redevelopment Agency to update, adopt, and realize the Redevelopment Agency’s Five Year Implementation Plan.
8. HOUSING
7. HOUSING ELEMENT

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CHAPTER 1. INTRODUCTION

A. 2030 GENERAL PLAN VISION STATEMENT

Chico’s neighborhoods and housing choices in 2030 will be diverse and reflective of the City’s identity and needs. Newer neighborhoods will echo the historic character and design of Chico’s existing neighborhoods with local services and amenities for improved walkability and reduction of vehicle trips. Older neighborhoods will be revitalized and enhanced. Throughout the community, there will be a wide range of housing options to accommodate a variety of household sizes, incomes, and stages of life. Implementation of the Housing Element will result in increased housing choice, a rise in homeownership, revitalization of existing housing and neighborhoods, and more energy efficient housing in Chico.

B. PURPOSE OF THE HOUSING ELEMENT

As captured in the 2030 General Plan Vision Statement above, the Housing Element is a statement of the community’s priorities with respect to housing its citizens. More specifically, it sets goals for the allocation of funding, program coordination, and zoning. Goals are formulated by soliciting community participation, reviewing progress on the previous Housing Element, analyzing housing needs, documenting resources, and assessing constraints. A key part of the Housing Element lays out strategies to address the needs of community residents that are not typically met by the private market. Over the years, Chico Housing Elements have outlined strategies to provide housing for low-income households, seniors, homeless individuals and people with disabilities. The City does not directly build affordable housing, but facilitates production by guiding zoning policies, providing funding, and partnering with developers, lenders and nonprofits.

State law requires that the Housing Element is consistent with the City’s General Plan. The General Plan is a policy document that guides the City’s growth and delivery of services over a 15-20 year period. While the General Plan is updated every 20 years or so, the Housing Element is updated every five to eight years. The Chico 2030 General Plan was adopted in April 2011, while the most recent Housing Element was adopted in August 2009. The current 2014 Housing Element update will direct activities for the planning period of January 2014 through June 2022. Chapter 3, Section B provides a more detailed explanation of Housing Element and General Plan consistency.

The Housing Element consists of the following chapters, as required by State regulations:

- Review of Previous Housing Element
- Housing Program (Goals, Policies and Actions)
- Housing Needs Assessment
7. HOUSING ELEMENT

- Resource Inventory
- Constraints Analysis

C. REGULATORY FRAMEWORK

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” As such, State law includes specific direction with regard to California’s Housing Elements, generally found in the Government Code, Sections 65583 and 65588. The State Housing and Community Development Department (HCD) is charged with reviewing and approving each jurisdiction’s Housing Element for compliance with State law.

California State law mandates that all localities adopt a Housing Element Update every five to eight years. The law also requires that Housing Elements address the following issues, among others:

- Include all economic segments of the community in the planning process;
- Review the progress and effectiveness of the previous Housing Element;
- Assess housing needs, including special needs populations such as the elderly, homeless individuals, female-headed households, large households and persons with disabilities;
- List units at risk of conversion from restricted rents to market rents;
- Inventory whether there are an adequate number of appropriately zoned sites to accommodate growth for all income groups, as projected by the Butte County Association of Governments;
- Describe available financial and energy efficiency resources;
- Analyze constraints to housing production; and
- Outline a housing program with goals, policies and actions that are consistent with the General Plan, and that address housing needs, constraints and available resources.

State requirements recently incorporated into the State Government Code over the last 12 years are listed below, with the relevant Government Code section cited:

**Section 65583(a)(7), (SB 812, 2010):** Requires local jurisdictions to analyze the special housing needs of persons with developmental disabilities.

**Section 65583(d), (SB 2, 2007):** Requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit and allowing transitional and supportive housing types as residential uses.
7. HOUSING ELEMENT

Section 65583(c)(5), (SB 520, 2002): Requires that in addition to the needs analysis for persons with disabilities, the Housing Element must analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities. In addition, this section requires that jurisdictions include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by persons with disabilities.

Section 65584 (AB 2348, 2004): Requires a detailed inventory of sites to accommodate projected housing needs and provide greater development certainty.

Section 65583(a)(1), (AB 2634, 2006): Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Section 65583(c)(1)(B) and 65583.2 (AB 1233, 2005): If the prior Housing Element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one year of the Housing Element update. This is in addition to new projected need.

Section 65583.2 (AB 2348, 2004): Clarifies the relationship between the land inventory and adequate sites requirement and provides more specific guidance on the adequate sites inventory.

Section 65589.7 (SB 1087, 2005): Requires local governments to immediately forward adopted Housing Elements to water and sewer providers.

D. PUBLIC PARTICIPATION PROCESS

Broad public participation is an essential component of the Housing Element update process, and is required by State law (Government Code, Section 65583(c)(8). Community outreach must be conducted through a variety of mechanisms to include all economic and cultural segments of the community.

The Chico 2014 Housing Element employed an extensive outreach effort in order to involve a wide spectrum of the community. This effort included compilation of a comprehensive contact list, utilization of a variety of methods to disseminate information, a focus group with low-income housing residents, and two community workshops.

Outreach

At the outset of the Housing Element planning process, a community outreach contact list was assembled to email announcements about public meetings and progress. This contact list included 388 individuals and encompassed representatives from the following interests and organizations:
7. HOUSING ELEMENT

- City and County elected officials
- City, County and Butte County Association of Government staffs
- Neighborhood organizations
- Cultural civic groups
- Civic engagement groups
- Affordable housing nonprofits, including the Housing Authority
- Nonprofits serving low-income and homeless persons
- Greater Chico Homeless Task Force members
- Butte Countywide Homeless Continuum of Care members
- Real estate developers
- Landlords and property managers, incl. North Valley Property Owners Association
- Chamber of Commerce
- Downtown Chico Business Association
- Banks, mortgage lenders, and mortgage brokers
- Real estate agents, incl. Chico Association of Realtors
- Building and architecture firms
- Chico State University and Butte College representatives
- Chico Unified School District and Butte County Office of Education representatives
- Enloe Hospital representatives
- Local administrators of federal assistance programs (Social Security Administration, Veterans Administration)

To reach low-income residents, flyers announcing public meetings were posted and distributed at prominent service provider locations listed below. The list includes the largest affordable housing developments in the City. The flyers were distributed prior to the Focus Group and prior to the two Community Workshops.

- Housing Authority of the County of Butte
- Chico Branch of the Butte County Public Library
- City of Chico Housing & Neighborhood Services Front Counter
- Torres Shelter
- Jesus Center
- 6th Street Drop-in Center
- Esplanade House
- Parkside Terrace Apartments
- Murphy Commons
- Jarvis Gardens
- Hartford Place
- 1200 Park Avenue
7. HOUSING ELEMENT

- Campbell Commons
- Walker Commons
- East of Eaton
- North Point Apartments

Methods for Information Distribution

The following methods for information distribution were employed in soliciting input for the Housing Element update:

**Email Newsletter**: An email newsletter was created and sent to the Housing Element contact list with 388 recipients. The email newsletter informed recipients about community meetings, document progress, and Planning Commission and City Council meetings. It also included links to the Housing Element website.

**Website**: A Housing Element website was launched to keep residents informed about progress and opportunities to participate. It included background information about the purpose of the Housing Element, maintained a schedule of events, provided a mailing list signup and an online form for submitting comments, posted document drafts, and provided City staff and Consultant contact information. The website was translated into Spanish and Hmong.

**Flyers**: Flyers announcing the Focus Group and two Community Workshops were distributed at the locations listed above. The flyers were translated into Spanish and Hmong.

**Public Display Ads**: A public display ad was printed in the Chico Enterprise Record to announce Community Workshops.

**Focus Group**

A Focus Group for low-income housing residents was held on October 16, 2013 at the Parkside Terrace Apartments clubhouse community room. It provided residents with the opportunity to provide input on the location, design and management of affordable housing. They also recommended housing types that are in the greatest need and ways to help people with limited means get into housing. Below are key points from the Focus Group participants:

- The Chico State campus should have more housing; renters, including single-parents with limited income, must compete with students
- Large need for one-bedroom and four-bedroom homes
7. HOUSING ELEMENT

- The Harvest Park waiting list reached 1,000 names
- Need more affordable family properties like Parkside Terrace Apartments throughout Chico
- There is a long waiting list for affordable senior housing
- Make information about how to get into affordable housing more widely available, with distribution to affordable housing property managers and the housing authority
- Implement an inclusionary housing ordinance to make affordable units available in all new developments

Action H.3.5.2 in Chapter 3 directs the City to provide a summary of findings from the Focus Group to local affordable housing developers.

Community Workshops

Community Workshops were held on October 29, 2013 (Workshop #1) and November 21, 2013 (Workshop #2) in the City’s Old Municipal Building. The purpose of the workshops was to review previous Housing Element Goals and Actions, and recommend new actions to address unmet needs.

Workshop #1 opened with a presentation on background; previous Housing Element progress; an overview of the housing needs, funding and economic context; and an introduction to the previous Housing Element’s Goals, Policies and Actions. Participants then broke out into five groups, each reviewing the previous Housing Element Actions pertaining to one or two of the seven Goals. Each group was asked to evaluate the Actions by the criteria of whether they were needed, achievable, effective and efficient. Using these criteria, the groups determined whether each Action should be removed, continued without changes, or continued with revisions. Actions were removed if they were completed, no longer necessary, or deemed ineffective. After reviewing previous Housing Element Actions, groups discussed potential new Actions.

Based on the input from Workshop #1, a draft of 2014 Housing Element Goals and Actions was developed. These were printed on large poster-size pieces of paper for Workshop #2. After a review of Workshop #1, participants were invited to circulate the room to read the drafted Goals and Actions laid out on tables, and write in comments next to the Actions. City staff and consultants were available to respond to questions and solicit more information about comments. The Goals and Actions were revised based on participant comments, and further reviewed by City staff. Following analysis of housing needs, resources and constraints, the Goals and Actions were further revised and incorporated into the Draft Housing Element (Chapter 3).
7. HOUSING ELEMENT

In particular, public comments from the Workshops led to revision of the following Actions:

*Action H.1.2.1: Ensure that the City does not have regulatory constraints that impede protected classes from obtaining housing.* Added “make City contact information for comments and questions and a list of legally protected classes available to the public in 2014” to the Time Frame.

*Action H.2.2.2: Update the Affordable Housing Resource Guide and make it available online.* Added “with distribution to the Housing Authority of the County of Butte, service providers and affordable housing managers” to the Action description.

*Action 4.2.1: Identify mechanisms to integrate childcare into family-oriented residential developments.* Added “provide incentives linked to City funding” to the Action description.

*Action 4.3.1: Inventory of accessible units.* Changed “maintain an inventory of units accessible to persons with disabilities” to “explore funding mechanisms to assist Independent Living Services of Northern California with maintaining an inventory of units accessible to persons with disabilities.”

*Action H.5.4.1: As needed, continue to monitor and inventory housing infrastructure conditions in Chico’s older neighborhoods to help direct investment.* Added “as identified in the inventory, upgrade and provide infrastructure consistent with adopted neighborhood plans, as funding is available.”

In addition to these revised Actions, the majority of Workshop participants supported the new Actions described in Chapter 3, and continuation or cessation of 2009 Housing Element Actions as reflected in Appendix A.

E. INTER-GOVERNMENTAL REVIEW PROCESS

As required in Government Code, Section 65589.7, the City has provided water and sewer providers with opportunity to participate in the Housing Element so that housing production can be coordinated with infrastructure plans. For the City of Chico, the water provider is CalWater, and the sewer provider is a division of the City’s Public Works Department. At the outset of the Housing Element planning process, the City sent letters to both providers. The letters requested confirmation that the provider has written policies and procedures granting priority for the provision of their services to proposed developments that include low-income housing (per SB1087, adopted in 2005). The letters also requested that providers review the Housing Element draft, and keep a copy of the final Housing Element on file. Following adoption of the Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans. These activities are the focus of Action H.3.5.1 in Chapter 3.
CHAPTER 2. REVIEW OF PREVIOUS HOUSING ELEMENT

A. BACKGROUND

The Chico City Council adopted the most recent Housing Element in August 2009 for the planning period of 2009 to 2014. The City’s 2009 Housing Element was an ambitious planning document that featured major new initiatives to address its housing needs. Key initiatives included:

Action H.2.1.1— Production and dissemination of an Affordable Housing Resource Guide;

Action H.2.3.2— Implementation of an Infill Incentive Program, which is a comprehensive package of planning and zoning policy improvements to encourage infill residential development;

Action H.2.5.1— Establishment of a Local Housing Trust Fund;

Action H.2.5.2— Adoption of a Mixed-Income (Inclusionary) Program; and

Action H.2.5.3— Development of an Employer-Assisted Housing Program.

Actions H.2.1.1, H.2.3.2 and H.2.5.1 were completed during the Housing Element planning period, while Actions H.2.5.2 and H.2.5.3 are incomplete due to significant staff and funding reductions, as well as legal uncertainty regarding inclusionary programs statewide. In addition to making progress on its major initiatives, the City aggressively pursued utilization of its Chico Redevelopment Agency to produce affordable housing and address its Regional Housing Needs Allocation (RHNA). From 2009 to 2014, the Chico Redevelopment Agency catalyzed and financed the development of 11 projects and 335 units.

In 2012 and 2013, a number of factors caused the City to lose much of its capacity to finance housing development and implement Housing Element goals. In 2012, the State legislature and governor dissolved redevelopment agencies, eliminating the City’s principal funding source for affordable housing production and program administration. Also beginning in 2012, the City needed to address its large structural deficit by cutting budgets and staff. The Housing and Neighborhood Services Department was reduced from a staff of seven employees to two employees. Given these changes, the 2014 Housing Element seeks to continue implementation of the 2009 Housing Element goals and actions, and revise actions where necessary, without introducing new major initiatives.

State Housing Element law (Government Code, Section 65588) requires that Housing Elements review the previous Housing Element in the following ways:

- Progress in implementation— including a description of the actual results or outcomes of previous Housing Element goals, policies, actions and programs.
7. HOUSING ELEMENT

- Effectiveness—including a comparison of what was projected or planned in the previous Housing Element and what was achieved.

- Appropriateness of goals, policies, actions and programs—including a description of what has been learned based on the analysis of progress and effectiveness of the previous Housing Element.

This chapter of the Housing Element addresses these requirements below:

B. Affordable Housing Production Goals and Results

C. Program Actions—Previous Housing Element and Results

D. Implication of Findings for the 2014 Housing Element

B. AFFORDABLE HOUSING PRODUCTION GOALS AND RESULTS

State law requires regions to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA) (Government Code, Section 65584). The State Department of Housing and Community Development allocates numeric RHNA unit production goals to regional councils of government. The goals identify the housing unit need over the next 7.5 -8.5 years for each of five different income levels. The income levels correspond with those identified in Table 1 of Chapter 3, Section C. The regional councils of government must then allocate those unit production goals to communities within their jurisdiction. For Chico, the Butte County Association of Governments produces a Regional Housing Needs Plan that documents the growth projection model and distribution method for the Butte County RHNA.

Table 1 shows Chico’s RHNA for the January 2007 to June 2014 period, and the number of units produced during that period that are affordable to each income level. State law does not require that communities meet the RHNA production goals. Instead, State law requires that communities employ planning and funding mechanisms that enable them to achieve the goals. One mechanism that carries a specific State mandate is the Adequate Sites Inventory, as laid out in Government Code, Section 65583.2. This section requires that each community ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. If a community did not comply with this requirement at time of submission of the last Housing Element to the State, it must show how this was corrected in the next Housing Element planning period through re-zoning, annexation, or other means. This is not necessary for the City of Chico, as the City complied with Section 65583.2 requirements in its 2009 Housing Element. Chapter 5, Section A demonstrates Chico’s compliance with this requirement as of 2014.
7. HOUSING ELEMENT

Table 1: Regional Housing Needs Allocation and Production, Jan. 2007 to June 2014

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA</th>
<th>Units Produced</th>
<th>% of RHNA Produced</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>780</td>
<td>84</td>
<td>11%</td>
</tr>
<tr>
<td>Very Low</td>
<td>780</td>
<td>296</td>
<td>38%</td>
</tr>
<tr>
<td>Low</td>
<td>1,007</td>
<td>177</td>
<td>18%</td>
</tr>
<tr>
<td>Moderate</td>
<td>960</td>
<td>-</td>
<td>0%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>2,189</td>
<td>1,443</td>
<td>66%</td>
</tr>
<tr>
<td>Total</td>
<td>5,716</td>
<td>2,000</td>
<td>35%</td>
</tr>
</tbody>
</table>

Sources: Butte County Association of Governments, 2014 Regional Housing Needs Plan
City of Chico Community Development Dept., 2013

The last RHNA covered a seven-year period from 2007 to 2014, while the Housing Element covers a five-year period from 2009 to 2014. Table 2 lists affordable housing that was produced during the last Housing Element planning period of 2009 to 2014. The production of Extremely Low, Very Low and Low Income housing can be tracked because these units received public subsidies to make them affordable. The long-term affordability of these units is regulated by a legal mechanism, such as a recorded covenant or regulatory agreement. The City has not tracked Moderate Income housing because it has not had a subsidy program for production of these units. The private market may produce units that are affordable to this income level, but they are not tracked and their affordability is not preserved by a legal mechanism. Above Moderate Income units are tracked via building permit through the City’s Community Development Department.
### Table 2: Affordable Housing Production, 2009-2014

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Target Population</th>
<th>Unit Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>Catalyst HAVEN (beds)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catalyst Cottages</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parkside Terrace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa Serena</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bidwell Park Apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harvest Park Apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Point Apts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manzanita Pointe</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Habitat Greens</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Habitat 19th St.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Martha's Vineyard</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>162</td>
<td>103</td>
</tr>
<tr>
<td><strong>RHNA</strong></td>
<td>1,007</td>
<td>780</td>
</tr>
<tr>
<td><strong>% of RHNA</strong></td>
<td>16%</td>
<td>13%</td>
</tr>
</tbody>
</table>
In addition to the production of new affordable units, the City achieved other results through its programs and partnerships. Program results and a comparison to the 2009 Housing Element quantified objectives are illustrated in Table 3.

Table 3: Housing Accomplishments, 2009-2014

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Program</th>
<th>Result</th>
<th>2009 Quantified Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income Affordable Units Produced</td>
<td>RDA-funded Low and Moderate Income Housing Fund, HOME Funds</td>
<td>335</td>
<td>2,567</td>
</tr>
<tr>
<td>Affordable Units with Expiring Contracts Preserved</td>
<td>City provided technical assistance to Dawson Holdings Co. to acquire, rehab and preserve affordability for Trans Pacific Gardens II; no City loans were committed</td>
<td>125</td>
<td>295</td>
</tr>
<tr>
<td>Households Assisted with Homeless Prevention Rental Assistance</td>
<td>HOME-funded Tenant Based Rental Assistance (TBRA) Program</td>
<td>211</td>
<td></td>
</tr>
<tr>
<td>Low Income Homes Rehabilitated</td>
<td>HOME and Community Development Block Grant (CDBG) funds</td>
<td>41</td>
<td>100</td>
</tr>
<tr>
<td>Households Assisted with Accessibility Improvements</td>
<td>Community Development Block Grant (CDBG)</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Low Income Households Assisted with City Sewer Connection</td>
<td>Community Development Block Grant (CDBG)</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>First-time Homebuyers Assisted</td>
<td>RDA-funded Low and Moderate Income Housing Fund</td>
<td>60</td>
<td>150</td>
</tr>
<tr>
<td>Low Income Households Receiving Financial Planning Assistance and Homebuyer Counseling</td>
<td>Community Development Block Grant (CDBG) and RDA funds in partnership with Community Housing Improvement Program (CHIP)</td>
<td>1,200</td>
<td></td>
</tr>
</tbody>
</table>
C. PROGRAM ACTIONS— PREVIOUS HOUSING ELEMENT AND RESULTS

The 2009 Housing Element included Goals, Policies and Actions. Below is a summary of the Goals, and the number of Actions associated with each.

H.1. Increase equal housing opportunities. (2 Actions)
H.2. Provide housing that is affordable to low incomes. (10 Actions)
H.3. Promote construction of a wide range of housing types. (12 Actions)
H.4. Encourage the creation of housing for persons with special needs. (9 Actions)
H.5. Improve, rehabilitate and revitalize existing neighborhoods. (6 Actions)
H.6. Increase homeownership. (5 Actions)
H.7. Encourage energy efficiency in housing. (5 Actions)

A detailed assessment of the accomplishments and effectiveness of each 2009 Housing Element Action can be found in Appendix A. Some Actions were completed and have therefore been removed from the 2014 Housing Element. Other Actions do not have a start and end date, but are ongoing from year to year. Below is a summary of progress on the 49 Actions.

- 14 Actions completed and removed
- 1 Action incomplete and removed
- 34 Actions ongoing

For the 2014 Housing Element, most of the completed Actions were removed, while some were revised and will be continued. Most of the completed Actions were associated with Action H.2.1.1 (Infill Incentive Program). The new 2030 General Plan, adopted in April 2011, and related zoning and municipal code updates, addressed that Action as well as a number of other benefits to smart growth and infill development. These policy and regulation changes were completed during the last Housing Element planning period. Three of the four incomplete Actions will be continued. Most of the ongoing Actions have been revised and retained. Below is a summary of the effectiveness of the 2009 Housing Element Actions.

- 37 Actions met expectations
- 2 Actions exceeded expectations
- 8 Actions fell short of expectations
- 2 Actions did not require implementation
City staff conducted an initial review of the 2009 Housing Element Actions to document accomplishments, assess effectiveness, and recommend whether the Action should be continued, modified, or deleted. Following this review, the Actions were presented at the Housing Element Community Workshop #1. Participants broke out into five groups, each reviewing the previous Housing Element Actions pertaining to one or two of the seven Housing Element Goals. Each group was asked to evaluate the Actions by the criteria of whether they were needed, achievable, effective and efficient. Using these criteria, the groups determined whether each Action should be removed, continued without changes, or continued with revisions. Actions were removed if they were completed, no longer necessary, or deemed ineffective. After reviewing previous Housing Element Actions, groups discussed potential new Actions.

City staff then presented the revised Actions for review in Workshop #2, based on public input from Workshop #1. Chapter 3 lists and describes all of the continued, revised and new 2014 Housing Element Actions.

D. IMPLICATION OF FINDINGS FOR THE 2014 HOUSING ELEMENT

The 2009 Housing Element set a bold agenda of Actions to expand access to affordable housing. The City can now build upon the progress and momentum created by those Actions. The Infill Incentive Program (Action H.2.3.2) has been achieved and implemented through the updated municipal code. The Affordable Housing Resource Guide (Action H.2.1.1) was published and updated. City staff and public workshop participants would like to now see the guide more widely distributed via the internet. The Housing Trust Fund (Action H.2.5.1) has been established. Given cuts to other affordable housing funding sources, it is imperative to build and utilize new funding sources over the next planning period to meet affordable housing goals. A Mixed-Income Housing Policy has not been adopted (Action H.2.5.2), but public workshop participants supported a new Action to review options for an inclusionary program that fits the City’s needs. City staff has begun researching best practices and options to lay the groundwork for moving that discussion forward. An Employer-Assisted Housing Program (Action H.2.5.3) has not been established, but public workshop participants again supported this Action. The feasibility of this program will depend on the emergence of a new first-time homebuyer funding source.

As demonstrated in this chapter, the City has successfully produced a wide range of affordable housing over the past five years. While funding availability has fluctuated, the City’s programs and partnerships have served it well. For this reason, proven and needed programs and partnerships should continue with the new Housing Element.

Notwithstanding past successes, the City must proactively plan how to overcome new challenges in the funding environment for affordable housing. The City can no longer rely on the dissolved Chico Redevelopment Agency. Federal HOME funds have been severely cut over the last few years. Funding
cuts have also hindered the operating capacity of the City’s partner nonprofits. There does not appear to be any relief from these challenges in the next couple years.

To help address these challenges, City staff and public workshop participants have identified new Actions with two general themes: 1) harness non-governmental forces (markets, businesses and nonprofits) to produce a wide range of housing; and 2) employ low-cost measures to improve the quality of the City’s housing and neighborhoods. Harnessing non-governmental forces includes:

- Implement the Downtown Element of the General Plan to support high density residential development Downtown.
- Highlight the incentives to build affordable housing found in the Land Use Element to developers.
- Support emerging cost efficient and green housing models such as “micro-housing” and live/work lofts.
- Continue to work cooperatively with nonprofits and volunteer programs to develop special needs housing.

Improving the City’s housing stock and quality of life encompasses:

- Share ideas from low-income housing residents on how to improve affordable housing with local developers.
- Continue to work with the City’s Code Enforcement Division to eliminate blight and improve substandard housing.
- Expand the City’s “Drop and Dash” program that cleans up neighborhoods by hauling away unwanted items.
- Develop a resource guide to help low-income homeowners maintain their home.

More detail about these new Actions is provided in Chapter 3.
CHAPTER 3. HOUSING PROGRAM

The purpose of this chapter is to present the housing program for meeting Chico’s housing needs. The housing program describes strategies to produce, rehabilitate and conserve housing. It provides a foundation upon which housing activities can be developed and implemented through goals, policies and actions. Goals are broad statements of community desires. Policies and actions are more detailed steps to achieving these goals. The housing program consists of the following broad goals.

H.1. Increase equal housing opportunities.
H.2. Provide housing that is affordable to low incomes.
H.3. Promote construction of a wide range of housing types.
H.4. Encourage the creation of housing for persons with special needs.
H.5. Improve, rehabilitate and revitalize existing neighborhoods.
H.6. Increase homeownership.
H.7. Encourage energy efficiency in housing.

A. GOALS, POLICIES AND ACTIONS

Goal H.1: Increase equal housing opportunities.

Policy H.1.1: Encourage and support the enforcement of housing laws and regulations prohibiting discrimination.

Action H.1.1.1: Assist in providing fair housing workshops for tenants and landlords, and include information on complying with American Disability Act (ADA) laws.

Responsible Party: Community Development Dept., Housing Division
Funding Source: Community Development Block Grant (CDBG)
Time Frame: Facilitate two fair housing workshops each year.

Policy H.1.2: Remove regulatory constraints to equal housing opportunity.

Action H.1.2.1: Ensure that the City does not have regulatory constraints that impede protected classes from obtaining housing. Annually review the City’s fair housing procedure to maintain compliance.

Responsible Party: Community Development Dept., Housing Division
Funding Source: CDBG
Time Frame: Make City contact information for comments and questions and a list of legally protected classes available to the public in 2014.
Goal H.2: Provide housing that is affordable to low incomes.

**Policy H.2.1:** Leverage federal and state programs to produce and preserve affordable housing.

*Action H.2.1.1:* Provide federal and state financial assistance, as available, to affordable housing developers and require that units are affordable to low, very low, and extremely low income households for at least 30 years.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** HOME, CDBG, State HCD

**Time Frame:** Ongoing

**Quantified Objective:** Fund the development of 100 units by 2022.

**Policy H.2.2:** Employ innovative approaches to provide housing at affordable costs.

*Action H.2.2.1:* Annually complete a Housing Element review on implementation progress and make findings available to the community and City Council.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** CDBG, Housing Program Income

**Time Frame:** Annually complete Housing Element review.

*Action H.2.2.2:* Update the Affordable Housing Resource Guide and make it available online, with distribution to the Housing Authority of the County of Butte, service providers and affordable housing managers.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** CDBG, Housing Program Income

**Time Frame:** Update and distribute the booklet by hard copy and online by the end of 2014.

**Policy H.2.3:** Foster community awareness of the relationship between various housing densities and public impacts, and costs and opportunities associated with the densities.

*Action H.2.3.1:* Inform the community and decision-makers of the benefit of smaller and more affordable homes through annual Housing Element reviews and housing market reports.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** CDBG, Housing Program Income

**Time Frame:** At least annually through Housing Element review.

**Policy H.2.4:** Develop mechanisms that harness local resources to meet local housing needs.

*Action H.2.4.1:* Expand the North Valley Housing Trust (NVHT) and use its funds to develop affordable housing for Chico residents.
7. HOUSING ELEMENT

**Action H.2.4.2:** Develop a range of Mixed Income / Inclusionary Zoning options that are responsive to the local political and economic environment for City Council consideration.

**Responsible Parties:** Community Development Dept., Planning and Housing Divisions

**Funding Sources:** Housing Program Income, General Fund

**Time Frame:** Present options for City Council consideration by the end of 2015.

**Action H.2.4.3:** Explore an Employer Assisted Housing Program in the form of a first-time homebuyer assistance program for participating employers. A funding source is currently not available, but may become available through State HCD in the future.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** Housing Program Income, State HCD

**Time Frame:** Present a proposal to the City Council by the end of 2021.

**Goal H.3: Promote construction of a wide range of housing types.**

**Policy H.3.1:** Ensure a balanced rate of growth between housing production, employment and provision of services.

**Action H.3.1.1:** Initiate a Sphere of Influence update with Butte LAFCO, as needed, to ensure adequate land is available to meet the housing and employment needs of all income groups.

**Responsible Party:** Community Development Dept., Planning Division

**Funding Source:** General Fund

**Time Frame:** Review need for Sphere of Influence update annually.

**Action H.3.1.2:** Implement the Corridor Opportunity Site overlay as described in Land Use Element Goal 2.3.1 through the use of incentives and flexibility in development standards, including, but not limited to:

- Priority project processing
- Deferral of fees
- Flexibility in development standards
7. HOUSING ELEMENT

- Density bonuses
- Support for infrastructure upgrades

**Responsible Party:** Community Development Dept., Planning Division  
**Funding Source:** General Fund  
**Time Frame:** Ongoing

**Quantified Objective:** Incentivize the development of 50 moderate-income affordable units and 20 low-income affordable units within the Corridor Opportunity Site overlay, without federal or state subsidies, by 2022.

**Policy H.3.2:** Enable sufficient housing construction to meet future needs.

**Action H.3.2.1:** Maintain an inventory of vacant and underutilized residential parcels.

**Responsible Party:** Community Development Dept., Planning Division  
**Funding Source:** General Fund  
**Time Frame:** Complete an annual review.

**Action H.3.2.2:** Highlight the incentives to build affordable housing found in the Land Use Element to developers, including, but not limited to:
- Priority project processing
- Deferral of fees
- Flexibility in development standards
- Density bonuses
- Support for infrastructure upgrades

**Responsible Party:** Community Development Dept., Planning Division  
**Funding Source:** General Fund  
**Time Frame:** Ongoing with annual updates.

**Action H.3.2.3:** Implement the Downtown Element of the General Plan to support higher density residential development Downtown.

**Responsible Party:** Community Development Dept., Planning Division  
**Funding Source:** General Fund  
**Time Frame:** Ongoing with annual updates.

**Policy H.3.3:** Promote a mix of dwelling types and sizes throughout the City.

**Action 3.3.1:** Continue to implement the Traditional Neighborhood Development Code (TND) that promotes higher density, vertical and horizontal mixed use, and greater flexibility in meeting parking requirements.

**Responsible Party:** Community Development Dept., Planning Division  
**Funding Source:** General Fund, CDBG, Housing Program Income  
**Time Frame:** Ongoing
Quantified Objective: Facilitate the development of 92 low-income affordable units and 97 moderate-income affordable units in the TND Zoning District by June 2022.

Action 3.3.2: Regularly assess the need to amend the City’s Zoning Code and Design Guidelines Manual to promote design flexibility for residential developments to meet local needs.

**Responsible Party:** Community Development Dept., Planning Division

**Funding Source:** General Fund

**Time Frame:** Conduct an annual assessment.

Action 3.3.3: Support emerging cost efficient and green housing models, such as “micro-housing” and live/work lofts.

**Responsible Party:** Community Development Dept., Planning Division

**Funding Source:** General Fund

**Time Frame:** Review and support annually.

Action 3.3.4: Work cooperatively with nonprofits, charitable organizations, and the Chico State University Construction Management Program to expedite project processing and reduce regulatory barriers to the development of specialized housing that meets a community need.

**Responsible Parties:** Community Development Dept., Planning, Building, and Housing Divisions

**Funding Sources:** General Fund, CDBG

**Timeframe:** Identify a project to assist every other year starting in 2015.

**Policy H.3.4:** Maintain an adequate supply of rental housing to meet the needs of all renters, including university students and employees.

**Action 3.4.1:** Promote the development of an adequate number of one- and two-bedroom apartments to serve small households.

**Responsible Party:** Community Development Dept., Planning Division

**Funding Sources:** General Fund, CDBG, Housing Program Income

**Time Frame:** Identify a project to assist in 2015, 2018, and 2021.

**Policy H.3.5:** Maintain and enhance housing and public facilities in residential areas.

**Action 3.5.1:** Provide for infrastructure and service demands generated by residential development. In compliance with State law (Government Code, Section 65583(a)(8)), coordinate Housing Element planning and implementation with water and sewer providers.

**Responsible Parties:** Community Development Dept., Planning and Housing
7. HOUSING ELEMENT

Divisions, Public Works Dept., Sewer and Storm Drain Engineering Divisions

Funding Source: General Fund
Time Frame: Coordinate plans with annual reviews.

Action 3.5.2: Provide a summary of findings from the focus group with low-income housing residents, conducted on October 16, 2013, to local affordable housing developers.

Responsible Party: Community Development Dept., Housing Division
Funding Source: CDBG, Housing Program Income
Time Frame: 2014

Goal H.4: Encourage the creation of housing for persons with special needs.

Policy H.4.1: Make housing accessible to persons with disabilities.

Action H.4.1.1: Amend the City’s reasonable accommodation procedure for persons with disabilities (Municipal Code Section 19.60.130) to read: “The community development director may approve modifications or exceptions to the regulations, standards and practices for siting, development and use of housing or housing related facilities or other matters related to zoning and land use that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice.” This amendment will clarify the City’s consistency with State law.

Responsible Party: Community Development Dept., Planning and Housing Divisions
Funding Source: General Fund

Policy H.4.2: Seek to incorporate childcare services into new residential development.

Action H.4.2.1: Identify mechanisms to integrate childcare into family-oriented residential developments. Provide incentives linked to City funding.

Responsible Party: Community Development Dept., Housing Division
Funding Source: CDBG, HOME
Time Frame: 2015

Policy H.4.3: Assist in the provision of housing for persons with disabilities.

Action H.4.3.1: Explore funding mechanisms to assist Independent Living Services of Northern California with maintaining an inventory of units accessible to persons with disabilities. Share information with architects and builders to encourage accessible design.
7. HOUSING ELEMENT

**Responsible Party:** Community Development Dept., Housing Division  
**Funding Source:** CDBG  
**Time Frame:** 2016

**Policy H.4.4:** Assist in the provision of housing for seniors.

**Action H.4.4.1:** Encourage the development of a variety of housing options for the elderly. Promote programs that allow seniors to age in place.  
**Responsible Party:** Community Development Dept., Housing Division  
**Funding Sources:** CDBG, HOME  
**Time Frame:** 2022  
**Quantified Objective:** Fund the development of 50 units of low-income affordable senior housing by 2022.

**Policy H.4.5:** Seek to provide temporary housing for persons who are recently homeless or at risk of becoming homeless.

**Action H.4.5.1:** Continue the Tenant Based Rental Assistance Program (TBRA) to assist households at risk of becoming homeless and who are participating in a self-sufficiency program.  
**Responsible Party:** Community Development Dept., Housing Division  
**Funding Sources:** HOME, CDBG  
**Time Frame:** 2022  
**Quantified Objective:** Assist 140 households with the TBRA Program through June 2022.

**Policy H.4.6:** Encourage the development of housing for homeless and extremely low-income persons.

**Action H.4.6.1:** Support the development of affordable Single Room Occupancy (SRO) apartments through funding, and highlighting code incentives found in the General Plan Land Use Element.  
**Responsible Parties:** Community Development Dept., Planning and Housing Divisions  
**Funding Sources:** HOME, CDBG, General Fund  
**Time Frame:** Support an SRO by 2020.

**Action H.4.6.2:** To clarify the City’s consistency with State law, amend the City’s Municipal Code (CMC) to make transitional and supportive housing an explicitly permitted use in all zoning districts that allow residential development, subject to only the same restrictions placed on other permitted residential uses. Include Transitional Housing and Supportive Housing as land use categories in the Allowed Land Uses tables in CMC Chapters 19.42 and 19.44.
7. HOUSING ELEMENT

**Responsible Parties:** Community Development Dept., Planning and Housing Divisions

**Funding Sources:** HOME, CDBG, General Fund

**Time Frame:** Amend the City’s Municipal Code by June 15, 2015.

**Policy H.4.7:** Continue to work with Chico State University to provide housing for students.

**Action H.4.7.1:** Encourage Chico State University to continue to involve the community in campus housing plans.

**Responsible Parties:** Community Development Dept., Planning and Housing Divisions

**Funding Sources:** Housing Program Income, General Fund

**Time Frame:** Meet to coordinate plans annually.

**Goal H.5: Improve, rehabilitate and revitalize existing neighborhoods.**

**Policy H.5.1:** Maintain and enhance the character and affordable nature of Chico’s older neighborhoods.

**Action H.5.1.1:** Continue to support planning at the neighborhood scale.

**Responsible Parties:** Community Development Dept., Planning and Housing Divisions

**Funding Sources:** General Fund, CDBG

**Time Frame:** Review neighborhood plans annually.

**Policy H.5.2:** Minimize the loss of existing assisted units because of conversion to market-rate units or physical deterioration.

**Action H.5.2.1:** Maintain a list of existing affordable housing developments that are at risk of losing affordability covenants and collaborate with other housing entities and developers to preserve their affordability.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** HOME, Housing Program Income

**Time Frame:** Update at-risk properties annually.

**Quantified Objective:** Preserve the affordability of 434 at-risk affordable units, prior to 2022.

**Policy H.5.3:** Continue to pursue low-interest loan programs targeted to rehabilitation of older residential structures.

**Action H.5.3.1:** Continue the City’s program that rehabilitates substandard, low-income owner-occupied units.

**Responsible Party:** Community Development Dept., Housing Division
Policy H.5.4: Support and guide the rehabilitation of and reinvestment in existing residential buildings.

**Action H.5.4.1:** As needed, continue to monitor and inventory housing and infrastructure conditions in Chico’s older neighborhoods to help direct investment. As identified in the inventory, upgrade and provide infrastructure consistent with adopted neighborhood plans, as funding is available.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Sources:** CDBG, HOME

**Time Frame:** Review infrastructure needs annually.

**Action H.5.4.2:** Produce a guide to help low-income homeowners maintain their homes, including weatherization, energy efficiency and rehabilitation resources.

**Responsible Party:** Community Development Dept., Housing Division

**Funding Source:** CDBG, Housing Program Income

**Time Frame:** Produce and distribute the guide by the end of 2016.

Policy H.5.5: Use code enforcement to facilitate neighborhood improvements.

**Action H.5.5.1:** Continue the City’s code enforcement efforts to preserve existing neighborhoods through the elimination of blight and improvement of substandard housing.

**Responsible Party:** Community Development Dept., Code Enforcement

**Funding Source:** General Fund, CDBG

**Time Frame:** Annual

**Action H.5.5.2:** Collaborate with stakeholders to expand the annual “Drop and Dash” Program that cleans up neighborhoods by hauling away unwanted items.

**Responsible Party:** Community Development Dept., Code Enforcement

**Funding Source:** General Fund

**Time Frame:** Implement program annually.

**Goal H.6: Increase homeownership.**

**Policy H.6.1:** Promote homeownership opportunities for all economic sectors of the population.
7. HOUSING ELEMENT

Action H.6.1.1: Facilitate the development of attached ownership housing, such as townhouses, row houses or condominiums.

Responsible Party: Community Development Dept., Planning and Housing Divisions

Funding Sources: State HCD Catalyst Grant, CDBG, General Fund

Time Frame: Assist in the development of an attached ownership housing project by June 2022. Potential sites are Meriam Park with funding from the State HCD Catalyst Grant, and on City-owned property at 20th and C Streets.

Policy H.6.2: Expand homeownership opportunities for first-time homebuyers.

Action H.6.2.1: To the extent possible, promote homeownership through the Mortgage Subsidy Program for low- and moderate-income first-time homebuyers. A funding source is currently not available, but may become available through State HCD in the future. Apply for potential funding sources for this program.

Responsible Party: Community Development Dept., Housing Division

Funding Source: HOME, State HCD

Time Frame: Implement annually if funding is available.

Action H.6.2.2: Pursue resources to offer self-help housing, such as Habitat for Humanity and CHIP homes, to low-income first-time homebuyers.

Responsible Party: Community Development Dept., Housing Division

Funding Source: HOME

Time Frame: Provide financial assistance to develop one self-help project by June 2022.

Quantified Objective: Assist in the development of 10 self-help homes by June 2022.

Policy H.6.3: Continue to provide credit counseling services to residents.

Action H.6.3.1: Support, to the extent possible, counseling on the responsibilities of homeownership and debt management through assistance to local housing and credit counseling service providers.

Responsible Party: Community Development Dept., Housing Division

Funding Source: CDBG, Housing Program Income

Time Frame: Implement annually.

Policy H.6.4: Consider the feasibility of a community land trust.

Action H.6.4.1: Continue exploration of the land trust program that offers home purchase opportunities while maintaining affordability.

Responsible Party: Community Development Dept., Housing Division

Funding Sources: CDBG, HCD Catalyst Grant
7. HOUSING ELEMENT

Time Frame: Construct limited equity homes on a City-owned land trust in Meriam Park by the end of 2015.
Quantified Objective: Produce four moderate-income affordable homes on Meriam Park land trust by the end of 2015.

Goal H.7: Encourage energy efficiency in housing.

Policy H.7.1: Continue to enforce energy standards required by the State Energy Building Regulations and California Building Code, and reduce long-term housing costs through planning and applying energy conservation measures.

Action H.7.1.1: Effectively implement the 2013 California Building Code to achieve improved energy efficiency and reduce waste. New energy efficient requirements include:
- Upgraded insulation standards
- More energy efficient windows
- Flexibility for use of solar energy
- Greener heating and cooling systems

Responsible Party: Community Development Dept., Building Division
Funding Source: General Fund
Timeframe: Update implementation strategy with California Building Code changes.

Action H.7.1.2: Incorporate green building concepts into City funded housing developments.

Responsible Party: Community Development Dept., Housing Division
Funding Source: CDBG
Timeframe: Annually

Policy H.7.2: Increase the energy efficiency of the existing housing stock.

Action H.7.2.3: Increase energy efficiency of homes assisted by the City’s Housing Rehabilitation Program.

Responsible Party: Community Development Dept., Housing Division
Funding Sources: HOME, CDBG
Timeframe: Annually

B. PROGRAM CONSISTENCY WITH THE GENERAL PLAN

Government Code, Section 65583(a)(7) requires that the Housing Element identify the means by which
its Program, including Goals, Policies and Actions, will be consistent with other General Plan elements and community goals. Responsible parties within the City organization are listed for each action above. The Community Development Department, Planning Division, is responsible for creating, implementing and tracking progress on the 2030 General Plan. The Community Development Department, Housing Division, is responsible for administering the City’s housing programs, including federal CDBG and HOME funds, and Housing Program Income (loan and grant repayments). Both the Planning and Housing Divisions are housed within the City’s Community Development Department. The Housing and Planning Divisions closely collaborated on the Housing Element update to ensure consistency between the General Plan Elements. The Goals, Policies and Actions in the Housing Element support and compliment the Chico 2030 General Plan Goals, Policies and Actions, specifically the Land Use, Downtown, Economic Development, and Parks, Public Facilities and Services Elements.

In addition to preparing planning documents, the Community Development Department prepares annual General Plan and Housing Element progress reports and presents them to the City Council. Housing Element progress is also provided to the State Housing and Community Development Department at that time. These annual reviews provide opportunity for City staff, the City Council and the general public to review progress and consistency between the General Plan Elements.

C. QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined above, the following objectives in Table 4 represent a reasonable expectation of the maximum number of housing units that will be produced, preserved, and conserved. Preserved units are rehabilitations of low-income owner-occupied homes. Conserved units are at-risk units that have extended affordability due to City and/or developer intervention.

Table 4: Quantified Objectives Summary

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Extremely Low</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>487</td>
<td>53</td>
<td>613</td>
<td>708</td>
<td>1,638</td>
<td>3,499</td>
</tr>
<tr>
<td>Preservation (Rehabilitation)</td>
<td></td>
<td></td>
<td>30</td>
<td></td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td>434</td>
<td></td>
<td></td>
<td>434</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>487</td>
<td>487</td>
<td>643</td>
<td>708</td>
<td>1,638</td>
<td>3,963</td>
</tr>
</tbody>
</table>
CHAPTER 4. HOUSING NEEDS ASSESSMENT

This section assesses Chico’s housing needs by analyzing various aspects of its population and housing stock. Issues addressed include:

- Demographics
- Employment
- Household characteristics
- Housing supply, including at-risk units
- Housing need
- Overpayment
- Extremely low-income households
- Overcrowding
- Housing conditions
- Special needs populations

A. DEMOGRAPHICS

Population

Chico is the largest city in Butte County and the second most populous city north of Sacramento in California. Chico’s estimated population as of January 1, 2013 was 87,671, which was 40% of the total county population (California Department of Finance). Note that the U.S. Census population estimate for Chico is slightly higher, at 87,712 (U.S. Census, 2012 American Community Survey). As shown in Table 5, Chico’s population has increased at an annual average of 0.5% over the last four years. Prior to 2010, Chico’s population was growing at a rate closer to 2%. The Butte County Association of Governments projects that Chico will return to an annual growth rate of just under 2% over the next 25 years (see Table 6). By the year 2020, it is projected that Chico’s population will increase by about 22,000 to just under 100,000.

Table 5: Population Growth, 2010-2013

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Avg. Annual Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Number</td>
</tr>
<tr>
<td>Chico</td>
<td>86,187</td>
<td>86,565</td>
<td>87,106</td>
<td>87,671</td>
<td>412</td>
</tr>
<tr>
<td>Butte County</td>
<td>220,000</td>
<td>220,465</td>
<td>220,263</td>
<td>221,485</td>
<td>413</td>
</tr>
</tbody>
</table>

Source: California Dept. of Finance, 1/1/13
7. HOUSING ELEMENT

Table 6: Population Forecast, 2010-2035

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>Total Increase</th>
<th>Percent Increase</th>
<th>Annual Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chico</td>
<td>88,228</td>
<td>92,678</td>
<td>99,766</td>
<td>110,046</td>
<td>121,407</td>
<td>133,944</td>
<td>45,716</td>
<td>52%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Butte County</td>
<td>221,768</td>
<td>236,800</td>
<td>257,266</td>
<td>281,558</td>
<td>306,047</td>
<td>332,459</td>
<td>110,691</td>
<td>50%</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

Source: Butte County Association of Governments, Butte County Long-term Regional Growth Forecasts, 2010-2035

Age

Chico’s population is much younger than Butte County, the State and nation as a whole. Table 7 and Chart 1 shows that the segment aged 20-34 is much larger than any other age segment, with one-third of the entire City’s population. Chico’s median age is 28.9 years old. By comparison, the median age for Butte County is 37.1 years old; the median age for the State of California is 35.5 years old; and the median age for the United States is 37.4 years old. The U.S. Census estimates that about 20,000 of Chico residents are college students, which is almost a quarter of the population (U.S. Census Bureau, 2012 American Community Survey). Chico’s exceptionally young population influences its other demographic, economic and housing characteristics, particularly in terms of unemployment, income and housing tenure. Younger residents are more likely to be unemployed, have lower incomes, and rent housing.

Table 7: Population by Age, 2012

<table>
<thead>
<tr>
<th>Persons</th>
<th>Under 5</th>
<th>5 to 9</th>
<th>10 to 14</th>
<th>15 to 19</th>
<th>20 to 24</th>
<th>25 to 34</th>
<th>35 to 44</th>
<th>45 to 54</th>
<th>55 to 59</th>
<th>60 to 64</th>
<th>65 to 74</th>
<th>75 to 84</th>
<th>Over 85</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5,728</td>
<td>4,761</td>
<td>4,003</td>
<td>8,176</td>
<td>16,224</td>
<td>12,457</td>
<td>9,778</td>
<td>7,462</td>
<td>4,386</td>
<td>4,102</td>
<td>5,771</td>
<td>3,252</td>
<td>1,612</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
7. HOUSING ELEMENT

Chart 1: Population by Age, 2012
7. HOUSING ELEMENT

Race and Ethnicity

Approximately 85% of Chico’s population is White, which is a much higher proportion than for the State of California, which is about 62% White. Table 8 shows race statistics for the City of Chico. Table 9 shows that persons identifying as Hispanic or Latino are about 15% of the City’s population. This is a separate and distinct category from Table 8, as any Race can also be Hispanic or Latino.

Table 8: Population by Race, 2012

<table>
<thead>
<tr>
<th>Race</th>
<th>Persons</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>One race</td>
<td>82,002</td>
<td>93%</td>
</tr>
<tr>
<td>White</td>
<td>74,941</td>
<td>85%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>1,628</td>
<td>2%</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>387</td>
<td>0%</td>
</tr>
<tr>
<td>Asian</td>
<td>3,344</td>
<td>4%</td>
</tr>
<tr>
<td>Native Hawaiian and Pacific Islander</td>
<td>153</td>
<td>0%</td>
</tr>
<tr>
<td>Other race</td>
<td>1,549</td>
<td>2%</td>
</tr>
<tr>
<td>Two or more races</td>
<td>5,710</td>
<td>7%</td>
</tr>
<tr>
<td>White and Black or African American</td>
<td>534</td>
<td>1%</td>
</tr>
<tr>
<td>White and American Indian and Alaska Native</td>
<td>2,408</td>
<td>3%</td>
</tr>
<tr>
<td>White and Asian</td>
<td>1,345</td>
<td>2%</td>
</tr>
<tr>
<td>Black or African American and American Indian and Alaska Native</td>
<td>143</td>
<td>0%</td>
</tr>
<tr>
<td>Other</td>
<td>1,280</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

Table 9: Hispanic Population, 2012

<table>
<thead>
<tr>
<th>Race</th>
<th>Persons</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>13,419</td>
<td>15%</td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
<td>74,293</td>
<td>85%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
7. HOUSING ELEMENT

B. EMPLOYMENT

Education, government and health sectors anchor the Chico economy. Principal employers in these sectors are Chico State University, Butte College, Enloe Hospital, City of Chico and Butte County. For this reason, the Education Services, and Healthcare and Social Assistance industry employs significantly more people than any other industry, at 31% of all Chico employees. The Retail Trade industry, and Arts, Entertainment and Recreation, and Accommodation and Food Services industry follow, with 14% of all Chico employees each. See Table 10.

Table 10: Employment by Industry, 2011

<table>
<thead>
<tr>
<th>Industry</th>
<th>Chico, California</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civilian employed population 16 years and over</td>
<td>39,978</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>738</td>
</tr>
<tr>
<td>Construction</td>
<td>1,696</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,385</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>837</td>
</tr>
<tr>
<td>Retail trade</td>
<td>5,457</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>864</td>
</tr>
<tr>
<td>Information</td>
<td>819</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>2,201</td>
</tr>
<tr>
<td>Professional, scientific, and management, admin. and waste management</td>
<td>3,754</td>
</tr>
<tr>
<td>Educational services, and health care and social assistance</td>
<td>12,262</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>5,408</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>1,780</td>
</tr>
<tr>
<td>Public administration</td>
<td>1,777</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Unemployment grew, nationally, statewide and locally, from 2007 to 2010. Employment in Butte County declined by five percent over this period. This shot the unemployment rate up to 14 percent in 2010, much higher than the historical average of six to eight percent, and about two percent higher than the state unemployment rate, and five percent higher than the national unemployment rate. Since 2010, the Butte County unemployment rate has steadily declined to 9.1% in October of 2013 (California Employment Development Department, Labor Market Information Division).
C. HOUSEHOLD CHARACTERISTICS

Total Households and Number of Persons per Household

The U.S. Census estimates that there are 33,405 households and 87,712 people in Chico, with an average of 2.5 persons per household. This persons per household figure excludes 3,655 persons in the “Group Quarters” category, which are persons residing in dormitories and institutions. Note that the U.S. Census population estimate of 87,712 is slightly higher than the State Department of Finance population estimate of 87,671.

Household Income

Federal and state governments measure housing affordability in terms of a household’s income as a percent of the area median income. For Chico, the area median income is Butte County’s median income. Table 11 shows the household income categories used by the California State government to administer housing programs in Butte County. Each income category varies by the number of people in the household.

Table 11: State Income Categories, 2013

<table>
<thead>
<tr>
<th>Income Category</th>
<th>% of Area Median Income</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0-30%</td>
<td>$12,060</td>
<td>$13,770</td>
<td>$15,480</td>
<td>$17,190</td>
<td>$18,570</td>
</tr>
<tr>
<td>Very Low</td>
<td>31%-50%</td>
<td>$20,100</td>
<td>$22,950</td>
<td>$25,800</td>
<td>$28,350</td>
<td>$30,950</td>
</tr>
<tr>
<td>Low</td>
<td>51%-80%</td>
<td>$32,160</td>
<td>$36,720</td>
<td>$41,280</td>
<td>$45,840</td>
<td>$49,520</td>
</tr>
<tr>
<td>Median</td>
<td>100%</td>
<td>$40,200</td>
<td>$45,900</td>
<td>$51,600</td>
<td>$57,300</td>
<td>$61,900</td>
</tr>
<tr>
<td>Moderate</td>
<td>81%-120%</td>
<td>$48,240</td>
<td>$55,080</td>
<td>$61,920</td>
<td>$68,760</td>
<td>$74,280</td>
</tr>
</tbody>
</table>

Source: California Housing & Community Development Department, 2013
Table 12 and Chart 2 show the number and percent of Chico households by income. The three lowest income categories, consisting of annual incomes less than $45,000, make up the largest three categories, with a total of 18,558 households (56% of all households). A large portion of these households have challenges with housing overpayment and overcrowding. Many of these households also have special needs, as seniors, persons with disabilities, and single-parent households. These more specific characteristics will be discussed later in this chapter.

Table 12: Household Income: 2012

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Households</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>5,262</td>
<td>16%</td>
</tr>
<tr>
<td>$15,000 to $29,999</td>
<td>7,019</td>
<td>21%</td>
</tr>
<tr>
<td>$30,000 to $44,999</td>
<td>6,277</td>
<td>19%</td>
</tr>
<tr>
<td>$45,000 to $59,999</td>
<td>3,557</td>
<td>11%</td>
</tr>
<tr>
<td>$60,000 to $74,999</td>
<td>2,660</td>
<td>8%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>3,664</td>
<td>11%</td>
</tr>
<tr>
<td>$100,000 to $124,999</td>
<td>2,663</td>
<td>8%</td>
</tr>
<tr>
<td>More than $125,000</td>
<td>2,303</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
7. HOUSING ELEMENT

Housing Tenure

An estimated 57% of Chico households rent their residence (see Table 13). This is a much higher proportion than Butte County (44%) and the State of California (45%). It is more comparable to the City of San Francisco (58%). Chico’s high proportion of renter households is influenced by its large student population, predominantly younger demographic, and large percentage of households with low incomes. Table 14 and Chart 3 show that most renters are age 15 to 34. Due to these factors, Chico has strong demand and low vacancy rates for rental units.

Table 13: Households by Tenure, 2012

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>14,262</td>
<td>42.7%</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>19,143</td>
<td>57.3%</td>
</tr>
<tr>
<td>Total</td>
<td>33,405</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

Table 14: Tenure by Age of Householder, 2012

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 to 24</td>
<td>143</td>
<td>5,429</td>
<td>5,572</td>
</tr>
<tr>
<td>25 to 34</td>
<td>1,054</td>
<td>5,312</td>
<td>6,366</td>
</tr>
<tr>
<td>35 to 44</td>
<td>1,836</td>
<td>3,180</td>
<td>5,016</td>
</tr>
<tr>
<td>45 to 54</td>
<td>3,035</td>
<td>1,430</td>
<td>4,465</td>
</tr>
<tr>
<td>55 to 64</td>
<td>3,271</td>
<td>1,741</td>
<td>5,012</td>
</tr>
<tr>
<td>65 to 74</td>
<td>2,706</td>
<td>1,068</td>
<td>3,774</td>
</tr>
<tr>
<td>75 to 84</td>
<td>1,432</td>
<td>713</td>
<td>2,145</td>
</tr>
<tr>
<td>85 and over</td>
<td>785</td>
<td>270</td>
<td>1,055</td>
</tr>
<tr>
<td>Total</td>
<td>14,262</td>
<td>19,143</td>
<td>33,405</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
D. HOUSING SUPPLY

Number and Type of Units

There are an estimated 37,773 housing units in Chico. Table 15 shows a significant increase in the number of housing units in Chico between 2000 and 2010. This is primarily due to the City’s incorporation of former County islands over this period. Table 16 and Chart 4 shows the City’s breakdown of units by housing type. This demonstrates that Chico has a fairly balanced mix of housing types, with single-family structures making up just over half of units. The vacancy figures in Tables 15 and 16 include formerly owner-occupied and bank-owned units. The increased vacancy rate between 2000 and 2010 is evidence of the impact of foreclosures.
7. HOUSING ELEMENT

Table 15: Housing Units, 2000 and 2010

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Housing Units</th>
<th>Single</th>
<th>Multiple</th>
<th>Mobile Homes</th>
<th>Households</th>
<th>Vacant Units</th>
<th>Vacancy Rate</th>
<th>Persons Per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>24,386</td>
<td>12,819</td>
<td>10,934</td>
<td>633</td>
<td>23,476</td>
<td>910</td>
<td>3.73%</td>
<td>2.423</td>
</tr>
<tr>
<td>2010</td>
<td>37,050</td>
<td>21,470</td>
<td>13,625</td>
<td>1,955</td>
<td>34,805</td>
<td>2,245</td>
<td>6.06%</td>
<td>2.385</td>
</tr>
<tr>
<td>Change</td>
<td>51.9%</td>
<td>67.5%</td>
<td>24.6%</td>
<td>208.8%</td>
<td>48.3%</td>
<td>146.7%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: California Dept. of Finance, 4/1/10

Table 16 and Chart 4: Population and Housing Units, 2013

<table>
<thead>
<tr>
<th>Population</th>
<th>Persons in Households</th>
<th>Persons in Group Quarters</th>
<th>Total Housing Units</th>
<th>Single Detached</th>
<th>Single Attached</th>
<th>Two to Four</th>
<th>Five Plus</th>
<th>Mobile Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>87,671</td>
<td>84,105</td>
<td>3,566</td>
<td>37,772</td>
<td>20,094</td>
<td>1,648</td>
<td>5,960</td>
<td>8,117</td>
<td>1,953</td>
</tr>
</tbody>
</table>

Source: California Dept. of Finance, 1/1/13

Chart 4: Population and Housing Units, 2013

- Single-unit structures: 21,742 (58%)
- Duplex, triplex, fourplex: 5,960 (16%)
- 5+ unit structures: 8,117 (21%)
- Mobile homes: 1,953 (5%)
7. HOUSING ELEMENT

Age of Units

Table 17 and Chart 5 show housing units by year built. Just over half of the City’s units were built after 1979. While most housing units are less than 33 years old, almost 5,000 units are more than 63 years old. As discussed in the Substandard Conditions section of this Chapter, most of these units are in the City’s central city neighborhoods and many have rehabilitation needs.

Table 17 and Chart 5: Year Structure Built, 2012

<table>
<thead>
<tr>
<th>Units</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 or later</td>
<td>202</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>5,763</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>5,985</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>7,537</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>5,892</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>4,090</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>3,024</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>2,557</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>2,379</td>
</tr>
<tr>
<td>Total</td>
<td>37,429</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
7. HOUSING ELEMENT

Rental Market

Chart 6 shows that there was relatively high production of rental units in Chico in 2010 and 2013. However, most of the units produced in those years were subsidized apartments. The average rent for Chico housing units in 2013 was $889 (see Table 18). Rents grew by 2.1% from the third quarter of 2012 to the third quarter of 2013 (see Table 19). This is a similar rent growth to the nation as a whole. The overall rental vacancy rate as of September 30, 2013 was just 2.4% (ReisReports, Sept. 30, 2013). By comparison, a typical “balanced” rental market has a vacancy rate of around 5%. Extremely low vacancy rates limit options for very low-income and special needs households, creating overpayment and overcrowded situations, as described later in this chapter.

Chart 6: Residential Building Permits, 2006-2013

Table 18: Average Asking Rent by Building Age, 2013

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before 1970</td>
<td>$786</td>
</tr>
<tr>
<td>1970-1979</td>
<td>$805</td>
</tr>
<tr>
<td>1980-1989</td>
<td>$910</td>
</tr>
<tr>
<td>1990-1999</td>
<td>$893</td>
</tr>
<tr>
<td>After 2000</td>
<td>$1,080</td>
</tr>
<tr>
<td>All</td>
<td>$889</td>
</tr>
</tbody>
</table>

Source: ReisReports, Chico Metro, Sept. 30, 2013
Survey of 73 apartment complexes in Chico

Table 19: Asking Rent Growth, 2013

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Qtr 2013</td>
<td>0.6%</td>
</tr>
<tr>
<td>3rd Qtr 2013</td>
<td>0.6%</td>
</tr>
<tr>
<td>Year-to-Date Avg.</td>
<td>0.7%</td>
</tr>
<tr>
<td>From 3rd Qtr 2012</td>
<td>2.1%</td>
</tr>
</tbody>
</table>

Source: ReisReports, Chico Metro, Sept. 30, 2013
Survey of 73 apartment complexes in Chico
For-sale Market

After a sharp drop in production from 2006 to 2010, Chico for-sale home starts gradually increased over the last few years (see Chart 6). As far as sales of new and existing homes, Chart 7 also shows an upward trend from 2010 to 2013. The percentage of sales that were bank-owned foreclosures peaked in 2011, and then declined to the smallest proportion in the last five years in 2013. In October 2013, foreclosure filings in Chico were 26% lower than the previous month and 55% lower than October 2012. There were 274 properties in Chico that were in some stage of foreclosure in October 2013, which represents .08% of all units in Chico (RealtyTrac, November, 2013). The median sale price fell to $225,000 in 2011 before rebounding to $265,000 in 2013 (see Chart 8).

Chart 7: Number of Home Sales, 2009-2013

Source: Multiple Listing Service for Chico, CA thru Dec. 31, 2013
Chart 8: Median Sale Price, 2009-2013

Source: Multiple Listing Service for Chico, CA thru Dec. 31, 2013
7. HOUSING ELEMENT

Publicly Subsidized Rent-Restricted Units

A number of units in Chico are publicly subsidized and rent-restricted. In exchange for public financial assistance, owners of these units restrict rents below market rates, to levels that are affordable to low-income, very low-income and extremely low-income households. Table 20 is an inventory of Chico’s rent-restricted apartment complexes. There are 1,684 rent-restricted units in Chico, which is 4.5% of the City’s total housing units. This does not include approximately 1,060 Section 8 Housing Choice Vouchers used by Chico households. Section 8 is a rental subsidy that moves with the assisted household, and is paid to participating landlords. Table 21 is an inventory of emergency shelter and transitional housing beds. Emergency Shelters provide temporary beds for homeless individuals and families, usually for six months or less. Transitional Housing provides longer term, but temporary, housing for homeless individuals and families, usually for up to eighteen months. The purpose of Transitional Housing is to prepare individuals to move up to permanent housing.
### Table 20: Assisted Units, 2013

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Target Population</th>
<th>Unit Size</th>
<th>Total Subsidized Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamont Apts.</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Avenida Apts.</td>
<td>Homeless and Persons w/ Disabilities</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Bidwell Park Apts.</td>
<td>Families and Persons w/ Disabilities</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Campbell Commons</td>
<td>Extremely Low Income Individuals</td>
<td>3BR</td>
<td>10</td>
</tr>
<tr>
<td>Cedar Village</td>
<td>Families and Individuals</td>
<td>4BR</td>
<td>10</td>
</tr>
<tr>
<td>Chico Commons</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Chico Gardens</td>
<td>Families and Individuals</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Chico Courtyards</td>
<td>Families and Individuals</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Cinnamon Village</td>
<td>Families and Individuals</td>
<td>3BR</td>
<td>10</td>
</tr>
<tr>
<td>Cordillera Apartments</td>
<td>Families and Persons w/ Disabilities</td>
<td>4BR</td>
<td>10</td>
</tr>
<tr>
<td>East of Eaton</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Hartford Place</td>
<td>Persons w/ Disabilities</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Harvest Park Apts.</td>
<td>Families and Persons w/ Disabilities</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Jarvis Gardens</td>
<td>Seniors</td>
<td>3BR</td>
<td>10</td>
</tr>
</tbody>
</table>

#### 7. HOUSING ELEMENT

- **Income Affordability**: Low, Very Low, Extremely Low, Low, Very Low, Low
- **Unit Size**: Studios, 1BR, 2BR, 3BR, 4BR

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Target Population</th>
<th>Unit Size</th>
<th>Total Subsidized Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alamont Apts.</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Avenida Apts.</td>
<td>Homeless and Persons w/ Disabilities</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Bidwell Park Apts.</td>
<td>Families and Persons w/ Disabilities</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Campbell Commons</td>
<td>Extremely Low Income Individuals</td>
<td>3BR</td>
<td>10</td>
</tr>
<tr>
<td>Cedar Village</td>
<td>Families and Individuals</td>
<td>4BR</td>
<td>10</td>
</tr>
<tr>
<td>Chico Commons</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Chico Gardens</td>
<td>Families and Individuals</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Chico Courtyards</td>
<td>Families and Individuals</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Cinnamon Village</td>
<td>Families and Individuals</td>
<td>3BR</td>
<td>10</td>
</tr>
<tr>
<td>Cordillera Apartments</td>
<td>Families and Persons w/ Disabilities</td>
<td>4BR</td>
<td>10</td>
</tr>
<tr>
<td>East of Eaton</td>
<td>Families and Individuals</td>
<td>Studios</td>
<td>30</td>
</tr>
<tr>
<td>Hartford Place</td>
<td>Persons w/ Disabilities</td>
<td>1BR</td>
<td>10</td>
</tr>
<tr>
<td>Harvest Park Apts.</td>
<td>Families and Persons w/ Disabilities</td>
<td>2BR</td>
<td>20</td>
</tr>
<tr>
<td>Jarvis Gardens</td>
<td>Seniors</td>
<td>3BR</td>
<td>10</td>
</tr>
<tr>
<td>Project Name</td>
<td>Target Population</td>
<td>Income Affordability</td>
<td>Unit Size</td>
</tr>
<tr>
<td>------------------------------</td>
<td>----------------------------</td>
<td>----------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low</td>
<td>Very Low</td>
</tr>
<tr>
<td>La Vista Verde</td>
<td>Farmworkers</td>
<td>5</td>
<td>28</td>
</tr>
<tr>
<td>Lincoln Apts.</td>
<td>Families and Individuals</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Longfellow Apts.</td>
<td>Persons w/ Disabilities</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>Lucian Manor</td>
<td>Seniors and Persons w/ Disabilities</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Murphy Commons</td>
<td>Families and Individuals</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>North Point Apts.</td>
<td>Families and Persons w/ Disabilities</td>
<td>19</td>
<td>23</td>
</tr>
<tr>
<td>1200 Park Avenue</td>
<td>Seniors</td>
<td>40</td>
<td>67</td>
</tr>
<tr>
<td>Parkside Terrace</td>
<td>Families and Persons w/ Disabilities</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Housing Authority Units</td>
<td>Families and Individuals</td>
<td>145</td>
<td></td>
</tr>
<tr>
<td>Trans Pacific Gardens II</td>
<td>Families and Individuals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turning Point Commons</td>
<td>Families (Limited Equity Co-op)</td>
<td>7</td>
<td>46</td>
</tr>
<tr>
<td>Villa Rita</td>
<td>Seniors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walker Commons</td>
<td>Seniors and Persons w/ Disabilities</td>
<td>22</td>
<td>23</td>
</tr>
<tr>
<td>Villa Serena</td>
<td>Persons w/ Disabilities</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>410</td>
<td>878</td>
</tr>
</tbody>
</table>

Note: Projects with Section 8 project-based subsidies are counted as Extremely Low Income Affordable since the subsidy pays the difference between the contract rent and tenant income.
7. HOUSING ELEMENT

Table 21: Shelter and Transitional Beds, 2013

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Target Population</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sabbath House</td>
<td>Homeless Women and Children</td>
<td>26</td>
</tr>
<tr>
<td>Torres Community Shelter</td>
<td>Homeless Individuals and Families</td>
<td>120</td>
</tr>
<tr>
<td>Catalyst Haven and Cottages</td>
<td>Victims of Domestic Violence</td>
<td>32</td>
</tr>
<tr>
<td>Orchard House</td>
<td>Substance Abuse Treatment</td>
<td>6</td>
</tr>
<tr>
<td>Salvation Army</td>
<td>Substance Abuse Treatment</td>
<td>50</td>
</tr>
<tr>
<td>6th Street</td>
<td>Homeless Youth</td>
<td>8</td>
</tr>
<tr>
<td>The Well</td>
<td>Substance Abuse Treatment</td>
<td>102</td>
</tr>
<tr>
<td>Skyway House</td>
<td>Substance Abuse Treatment</td>
<td>30</td>
</tr>
<tr>
<td>Stairways</td>
<td>Persons w/ Disabilities</td>
<td>28</td>
</tr>
<tr>
<td>Esplanade House</td>
<td>Homeless Families w/ Children</td>
<td>60</td>
</tr>
<tr>
<td>VECTORS</td>
<td>Homeless Veterans</td>
<td>15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>477</strong></td>
</tr>
</tbody>
</table>

At-Risk Publicly Subsidized Rent-Restricted Units

Housing Element law (Government Code Section 65583(a)(9)) requires that housing elements identify properties that are at-risk of losing rent-restriction covenants within 10 years of the start of the housing element planning period. These are properties with expiring subsidy contracts that may convert to market rate rents. Table 22 identifies At-Risk properties in Chico and the anticipated expiration of their contracts. Turning Point Commons and Lucian Manor are each owned by nonprofit entities. Villa Rita Apartments is owned by a for-profit entity that purchased the property last year. Trans Pacific Gardens II was purchased by a for-profit entity in 2011 that extended the HUD affordability contract for a five-year period to October, 2016. Cinnamon Village and Cedar Village are each owned by for-profit entities that have HUD contracts expiring in 2020.
7. HOUSING ELEMENT

Table 22: At-risk Assisted Housing Projects, 2013

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
<th>Number of At-risk Units</th>
<th>Elderly or Non-Elderly</th>
<th>Subsidy Source</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turning Point Commons</td>
<td>25 Via La Paz</td>
<td>24</td>
<td>Non-Elderly</td>
<td>HUD Section 8</td>
<td>March, 2014</td>
</tr>
<tr>
<td>Villa Rita Apartments</td>
<td>650 Manzanita Ave.</td>
<td>52</td>
<td>Elderly</td>
<td>HUD LMSA</td>
<td>March, 2014</td>
</tr>
<tr>
<td>Lucian Manor</td>
<td>120 Parmac Rd.</td>
<td>38</td>
<td>Non-Elderly</td>
<td>HUD Section 8</td>
<td>June, 2015</td>
</tr>
<tr>
<td>Trans Pacific Gardens II</td>
<td>729 Nord Ave.</td>
<td>125</td>
<td>Non-Elderly</td>
<td>HUD Preservation</td>
<td>October, 2016</td>
</tr>
<tr>
<td>Cinnamon Village</td>
<td>1650 Forest Ave.</td>
<td>79</td>
<td>Non-Elderly</td>
<td>HUD Section 8</td>
<td>July, 2020</td>
</tr>
<tr>
<td>Cedar Village</td>
<td>820 West 4th Ave.</td>
<td>116</td>
<td>Non-Elderly</td>
<td>HUD Section 8</td>
<td>September, 2020</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>434</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: California Housing Partnership Corporation (1/29/14)

Cost of Replacing At-Risk Units

Government Code, Section 65583(a)(9)(B) requires that Housing Elements estimate the cost of preserving at-risk units or constructing new replacement units. The feasibility of preserving the units depends on the willingness of the owner to sell the property, the existence of qualified nonprofit purchasers and the availability of funding. The cost of acquiring a multi-family project is estimated by using comparable Chico sales in 2011 and 2012, as reported by Reis Reports. The analysis concludes that the average per-unit sale price of the five multi-family complexes sold during this period was roughly $60,000, not including the cost to rehabilitate each of the units. According to the City, the average rehabilitation cost for each unit is roughly $30,000, which assumes a total cost of $90,000 per unit. The assumed cost to preserve all units in the at-risk projects listed above (434 units) is estimated at $39,060,000.

Generally, the cost of preserving assisted housing units is determined by identifying the gap between the assisted rent and the market rent as this is the amount that would have to be subsidized in the event that a conversion occurred. The exact amount is difficult to estimate because the rents are based on a tenant’s income and therefore would depend on the size and income level of the household. Following are some general examples of expected subsidies:
7. HOUSING ELEMENT

- An extremely low-income person can only afford up to $302 per month and market-rate studio apartments are currently renting for around $605 per month. The subsidy needed would be approximately $303 per month or $3,636 per year.

- A very low-income family of three can afford $645 a month and market-rate two-bedroom apartments are currently renting for around $851 per month. The subsidy would be approximately $206 per month or $2,472 per year.

- A low-income family of four or larger would most likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family unit, and these rents are generally higher than those for multi-family units. A low-income family of four could afford up to $1,146 per month, and the median rent for a three-bedroom single-family home is $1,300. The subsidy would be approximately $154 per month or $1,848 per year.

The buyer of an at-risk project would look to the Section 8 program for the necessary rent subsidies. The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If these contracts are terminated in upcoming years, the City does not have any alternatives to offer without redevelopment agency funds. However, the difference between market rents and the Section 8 HUD Fair Market Rents is so minimal that conversion to market rate is unlikely.

If the owners of a property choose to keep the project and convert the units to market-rate rents, it would be necessary for the City or its partners to replace the converted units with newly constructed assisted units. The recently built North Point Apartments is a recent example of an affordable multi-family project in the City. North Point Apartments has a per unit total development cost of $206,000 per unit. To replace the 434 units potentially at risk for conversion within the planning period would cost approximately $89,404,000.

Local Response to At-Risk Housing Situations

Government Code, Section 65583(a)(9)(C) and (D) requires Housing Elements to identify entities that have capacity to acquire and manage at-risk projects, and identify potential funding sources to assist them. The City of Chico is fortunate in that the Housing Authority of the County of Butte and a local nonprofit housing development corporation, Community Housing Improvement Program, have experience in the preservation of at-risk housing projects. The City and these two organizations are notified by a variety of agencies when a local project has declared intent to prepay its mortgage and/or cancel its regulatory agreement. In response to such a notice, the City and the two organizations meet to prepare analysis of the project and determine what steps would be necessary to preserve the project. Appropriate potential funding sources include: the CalHFA Preservation Loan Program; tax credits; tax-exempt bonds; City HOME funds; and project-based Section 8 subsidies.
7. HOUSING ELEMENT

E. HOUSING NEED

State law requires regions to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA) (Government Code Section 65584). The State Department of Housing and Community Development allocates numeric RHNA unit production goals to regional councils of government. The goals identify the housing unit need over the next 7.5-8.5 years for each of five different income levels. The income levels correspond with those identified in Table 11 of Section C in this chapter. The regional councils of government must then allocate those unit production goals to communities within their jurisdiction. For Chico, the Butte County Association of Governments produces a Regional Housing Needs Plan that documents the growth projection model and distribution method for the Butte County RHNA.

Table 1 shows Chico’s RHNA for the January 2007 to June 2014 period, and the number of units produced during that period that are affordable to each income level. Table 23 shows Chico’s RHNA for the January 2014 to June 2022 period. The projected need for the new period is much lower than the last period due to much slower recent growth trends.

Table 23: Regional Housing Needs Allocation, Jan. 2014 to June 2022

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Housing Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>487</td>
<td>12%</td>
</tr>
<tr>
<td>Very Low</td>
<td>487</td>
<td>12%</td>
</tr>
<tr>
<td>Low</td>
<td>643</td>
<td>16%</td>
</tr>
<tr>
<td>Moderate</td>
<td>708</td>
<td>18%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>1,638</td>
<td>41%</td>
</tr>
<tr>
<td>Total</td>
<td>3,963</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Butte County Association of Governments, 2014 Regional Housing Needs Plan

F. OVERPAYMENT

“Overpayment” is defined by the federal government as paying more than 30% of income toward housing costs. Table 24 shows the number and percentage of households that overpay, categorized by income category and tenure. It shows that just over half of all households overpay for housing. A very high percentage of Very Low-Income (81%) and Extremely-Low Income (95%) renter households overpay. Table 25 shows extremely rent burdened households. About half of all renter households pay more than 35% of income toward housing, and almost one-third pay over 50% of income toward housing.
Table 24: Households Paying Over 30% of Income Toward Housing Costs: 2011

<table>
<thead>
<tr>
<th></th>
<th>Extremely Low</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
<th>Lower Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership Households</td>
<td>1,337</td>
<td>1,391</td>
<td>2,256</td>
<td>2,463</td>
<td>6,763</td>
<td>14,210</td>
<td>4,984</td>
</tr>
<tr>
<td>Overpaying Owner Households</td>
<td>1,009</td>
<td>734</td>
<td>1,196</td>
<td>1,428</td>
<td>1,234</td>
<td>5,601</td>
<td>2,939</td>
</tr>
<tr>
<td>% of Owners That Overpay</td>
<td>75.4%</td>
<td>52.8%</td>
<td>53.0%</td>
<td>58.0%</td>
<td>18.2%</td>
<td>39.4%</td>
<td>59.0%</td>
</tr>
<tr>
<td>Renter Households</td>
<td>5,170</td>
<td>3,310</td>
<td>3,963</td>
<td>2,139</td>
<td>2,005</td>
<td>16,587</td>
<td>12,443</td>
</tr>
<tr>
<td>Overpaying Renter Households</td>
<td>4,917</td>
<td>2,675</td>
<td>2,304</td>
<td>1,104</td>
<td>78</td>
<td>11,078</td>
<td>9,896</td>
</tr>
<tr>
<td>% of Renters That Overpay</td>
<td>95.1%</td>
<td>80.8%</td>
<td>58.1%</td>
<td>51.6%</td>
<td>3.9%</td>
<td>66.8%</td>
<td>79.5%</td>
</tr>
</tbody>
</table>

Table 25: Renter Households Paying Over 35% and 50% of Income Toward Housing Costs, 2012

<table>
<thead>
<tr>
<th>Rent as a % of Household Income</th>
<th>Households</th>
<th>% of All Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 35%</td>
<td>8,796</td>
<td>46%</td>
</tr>
<tr>
<td>35% to 49.9%</td>
<td>3,469</td>
<td>18%</td>
</tr>
<tr>
<td>50% or more</td>
<td>5,967</td>
<td>31%</td>
</tr>
<tr>
<td>Not Computed</td>
<td>911</td>
<td>5%</td>
</tr>
</tbody>
</table>

Source: U.S. Census American Community Survey, 2007-2011
Table 26 demonstrates the gap between market rents and affordable rents for three-person Very Low-Income and Extremely Low Income Households. The affordability gap in monthly rents for these households is at least $206 to $463. This assumes that the households are paying 30% of their monthly income toward rent. Table 27 and Chart 9 compares the number of Low-Income and rent-burdened households to the number of subsidized units in Chico.

Table 26: Market Rent Compared to Affordable Rent, 2013

<table>
<thead>
<tr>
<th>Affordability Category</th>
<th>Affordable Rent</th>
<th>Income</th>
<th>Affordability Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chico 2-Bdrm Fair Market Rent</td>
<td>$851</td>
<td>$34,040</td>
<td></td>
</tr>
<tr>
<td>Low Income Household</td>
<td>$1,033</td>
<td>$41,300</td>
<td></td>
</tr>
<tr>
<td>Very Low Income Household</td>
<td>$645</td>
<td>$25,800</td>
<td>$206</td>
</tr>
<tr>
<td>Extremely Low Income Household</td>
<td>$388</td>
<td>$15,500</td>
<td>$463</td>
</tr>
</tbody>
</table>


Table 27 Low Income Households Relative to Subsidized Housing Units

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earning &lt; $25,000</td>
<td>9,974</td>
</tr>
<tr>
<td>Paying &gt; 35% of Income to Rent</td>
<td>9,436</td>
</tr>
<tr>
<td>Paying &gt; 50% of Income to Rent</td>
<td>5,967</td>
</tr>
<tr>
<td>Subsidized Housing Units</td>
<td>2,744</td>
</tr>
<tr>
<td>Unmet Need</td>
<td>7,230</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Communities Survey, and City of Chico, 2013
7. HOUSING ELEMENT

Chart 9: Low Income Households Relative to Subsidized Housing Units

Source: U.S. Census Bureau, 2012 American Community Survey
Note: Subsidized Housing Units includes 1,684 units (see Table 20) and 1,060 Section 8 vouchers held by Chico residents.

Table 28 projects the affordability of market-rate for-sale homes in Chico. A household earning the median annual income of $39,087 can afford a home priced at around $180,000. Homes at this price are much harder to find in 2013 than they were just two years ago, and usually have significant deferred maintenance. An annual income of at least $55,000 is necessary to afford a median-priced home, which is about the same as the median income for a four-person household, or 141% of the median annual income for all Chico households. The National Association of Home Builders Housing Opportunity Index is a measure of the percentage of homes that are affordable to a four-person median income household. For Chico, the Housing Opportunity Index reached almost 90% at the low-point of the recession, but declined to 68% in the third quarter of 2013 (National Association of Home Builders/Wells Fargo, September, 2013).
## 7. HOUSING ELEMENT

### Table 28: Affordability of For-Sale Homes, 2013

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Median Income Affordable Home Price</th>
<th>Typical New Starter Home Price (1,200 sf)</th>
<th>Median Home Price</th>
<th>Starting Mid-Range New Home Price (1,600 sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$39,087</td>
<td>$51,716</td>
<td>$55,004</td>
<td>$62,676</td>
</tr>
<tr>
<td>Affordable Monthly Housing Pmt.</td>
<td>$1,140</td>
<td>$1,508</td>
<td>$1,604</td>
<td>$1,828</td>
</tr>
<tr>
<td>Minus Taxes, MI and Prop. Ins.</td>
<td>-$297</td>
<td>-$368</td>
<td>-$396</td>
<td>-$460</td>
</tr>
<tr>
<td>Mortgage Pmt.</td>
<td>$843</td>
<td>$1,140</td>
<td>$1,208</td>
<td>$1,368</td>
</tr>
<tr>
<td>Affordable Mortgage</td>
<td>$166,449</td>
<td>$225,000</td>
<td>$238,500</td>
<td>$270,000</td>
</tr>
<tr>
<td>Down Payment</td>
<td>$16,645</td>
<td>$25,000</td>
<td>$26,500</td>
<td>$30,000</td>
</tr>
<tr>
<td>Affordable Home Price</td>
<td>$183,094</td>
<td>$250,000</td>
<td>$265,000</td>
<td>$300,000</td>
</tr>
</tbody>
</table>

Assumes affordable housing pmt. at 35% of monthly income, 4.5% interest rate, 30-year fixed-rate mortgage, 10% down pmt., property taxes at 1% of home price, monthly mortgage insurance pmts. of $80-$130, monthly property insurance pmts. of $50-$80.
7. HOUSING ELEMENT

G. EXTREMELY LOW INCOME HOUSEHOLDS

As defined by the federal and state governments, Extremely Low Income Households are those that earn less than 30% of the Area Median Income. In Butte County, this amount ranges from $12,060 for a one-person household to $18,570 for a five-person household. There were an estimated 6,508 Extremely Low Income Households in Chico in 2011 (See Table 24). Almost all Extremely Low Income households in Butte County live below the federal poverty threshold, as defined by the federal government. The 2012 Poverty Threshold was $11,945 for a one-person household, and $23,283 for a four-person household.

Table 29: Household Income, 2012

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Households</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>5,262</td>
<td>16%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>4,712</td>
<td>14%</td>
</tr>
<tr>
<td>$25,000 to $39,999</td>
<td>4,941</td>
<td>15%</td>
</tr>
<tr>
<td>More than $40,000</td>
<td>18,490</td>
<td>55%</td>
</tr>
<tr>
<td>Total Households</td>
<td>33,405</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

In 2012, there were an estimated 7,559 households living below the Poverty Threshold in Chico according to the U.S. Census American Community Survey. With Chico’s large college student population, a substantial portion of these households could be students with a low-paying part-time job, or no job. The U.S. Census does not calculate the number of college students in a community, and it is unknown how many college students were surveyed in Chico, as many designate their principle residence with their parents. The U.S. Census does provide information on whether a household is a family, and the householder’s age. To capture a rough estimate of students living under the Poverty Threshold, Table 30 shows the number of nonfamily households with the householder under 25 years of age. Households that do not fall in this category make up about 63% of those living below the Poverty Threshold in Chico.

Table 30: Households Living Below the Poverty Threshold, 2012

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Households</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income below poverty</td>
<td>7,559</td>
<td>23%</td>
</tr>
<tr>
<td>Income below poverty, nonfamily, &lt; 25 years old</td>
<td>2,817</td>
<td>8%</td>
</tr>
<tr>
<td>Income below poverty, all other</td>
<td>4,742</td>
<td>14%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
Most Extremely Low Income Households are severely rent-burdened, many live in overcrowded conditions, and many are at-risk of becoming homeless. Table 24 illustrates that 91% of Extremely Low Income Households pay more than 30% of their income toward housing costs, and most of those likely pay over half of their income toward housing costs. As shown in Table 26, the fair market rent for a two-bedroom apartment in Chico is about $851, while a three-person Extremely Low Income household can afford rent of about $388. If a household earning $15,500 in annual income paid $851 in rent, they would be paying two-thirds of their income toward rent. The RHNA projects that Chico needs to produce 487 units affordable to Extremely Low Income households in the next eight years to meet future demand (see Table 23).

In recently completed affordable housing developments, including Bidwell Park Apartments (37 units), Parkside Terrace (89 units), Harvest Park Apartments (89 units) and North Point Apartments (49 units), the City has required as a condition of funding that a portion of units have rents restricted to levels affordable to Extremely Low Income Households. These units have also been targeted to persons with disabilities (see the Section J below). This has yielded the production of 29 Extremely Low Income affordable units over the last five years. These units have not required rental subsidies. The City’s condition to include these units within a larger project has proven to be an effective method to produce Extremely Low Income affordable units, since smaller projects solely targeted to this group require extensive subsidies and are extremely challenging to finance and operate. The City’s zoning code also encourages the development of Single-Room Occupancy (SRO) housing for Extremely Low Income households (see Chapter 3, Action H.4.6.1 and Chapter 6, Section A1). SRO units are allowed without a discretionary permit in the R2, R3 and RMU residential zoning districts, and in the Downtown North and Downtown South commercial districts. Campbell Commons is a 56-unit, City-financed SRO that was built near Downtown, and is a valuable housing asset for the community in preventing homelessness.
7. HOUSING ELEMENT

H. OVERCROWDING

The federal government defines “overcrowded” as more than one person per room (including bedrooms and other rooms). “Severely overcrowded” is defined as 1.5 or more persons per room. Table 31 shows that as of 2011, there were an estimated 980 overcrowded households in Chico, which was almost 3% of all households. There were an estimated 282 severely overcrowded households in Chico, which was just under 1% of all households.

Table 31: Tenure by Occupants per Room, 2011

<table>
<thead>
<tr>
<th>Occupants per room</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.50 or less</td>
<td>11,821</td>
<td>11,182</td>
<td>23,003</td>
</tr>
<tr>
<td>0.51 to 1.00</td>
<td>3,207</td>
<td>6,701</td>
<td>9,908</td>
</tr>
<tr>
<td>1.01 to 1.50</td>
<td>103</td>
<td>595</td>
<td>698</td>
</tr>
<tr>
<td>1.51 to 2.00</td>
<td>59</td>
<td>78</td>
<td>137</td>
</tr>
<tr>
<td>2.01 or more</td>
<td>16</td>
<td>129</td>
<td>145</td>
</tr>
<tr>
<td>Total</td>
<td>15,206</td>
<td>18,685</td>
<td>33,891</td>
</tr>
</tbody>
</table>

Overcrowded 1.01 or more 178 802 980
Severely Overcrowded 1.5 or more 75 207 282

Source: U.S. Census Bureau, 2007-2011 American Community Survey

I. SUBSTANDARD CONDITIONS

The City of Chico is characterized by older neighborhoods in the central city area surrounding the Chico State University campus and Downtown. Most of the structures in these neighborhoods were built prior to 1950, and an estimated 2,379 were built prior to 1940 (see Table 17 and Chart 5). As such, there are many residential structures in the City, particularly in the older neighborhoods, that are in need of rehabilitation.

In October 2012, the City of Chico completed a Housing Conditions Inventory for its older neighborhoods, which addressed Action H.5.6.1 of the 2009 Housing Element. A copy of the Housing Conditions Inventory is provided in Appendix B. The study area consisted of four older neighborhoods within the central city—North Campus, South Campus, Southwest Chico, Chapman and Mulberry East Park Avenue. The Inventory involved visual surveys of 1,438 residential properties out of 3,037 residential properties in the study area. The surveys categorized properties as vacant, served by limited infrastructure, and/or with high-risk or substandard structures. The number of properties in each of these categories was then counted within each of 50 sub-areas. This information was then mapped to view concentrations of properties with substandard conditions.
7. HOUSING ELEMENT

Of the 1,438 properties surveyed, 155 were determined to be vacant (11% of all properties surveyed). Of surveyed properties, 932 were determined to have “limited infrastructure” (65% of properties surveyed). Properties were put into this category if they were not served by all of the following: streetlights; streets free of large potholes and broken pavement; streets with paved shoulders; storm drainage; curb and gutter; and wheelchair usable sidewalks. Of surveyed properties, 307 were determined to have “substandard” structures (21% of properties surveyed). Properties were put into this category if they had 1-2 visible conditions of deterioration, such as: missing roof shingles; uneven or damaged roof, foundation or porch; broken windows or door; and paint and façade in poor condition. Of the surveyed properties, 141 were determined to have “high-risk” structures (10% of properties surveyed). Properties were put into this category if they had structures with visibly unstable chimneys, holes in the roof, or more than two of the visible conditions of deterioration listed above.

In addition to overall conditions, the Housing Conditions Inventory provided a spatial orientation for results through maps. The maps revealed sub-areas within the surveyed neighborhoods that have concentrations of poor housing conditions, vacancies and limited infrastructure. This will assist the City in prioritizing limited resources and implementing neighborhood-specific improvement plans. Effective implementation of these plans will require collaboration among city departments, other government entities, neighborhood groups, local nonprofits, and businesses. In addition, the City continues to operate its Housing Rehabilitation Program in coordination with its Code Enforcement Program to improve housing stock throughout the City (see Chapter 3, Actions H.5.3.1 and H.5.5.1 and Chapter 5, Section C).

J. SPECIAL NEEDS HOUSEHOLDS

Seniors

Housing for seniors must be customized to their needs, which include: rent affordable to fixed incomes; accommodations for disabilities and mobility impairment; and flexibility in design and programming to allow seniors to age in place as circumstances change. There are an estimated 10,635 seniors over age 64 in Chico (See Table 7). This is 12% of the Chico population. Of Chico seniors, an estimated 3,252 are over age 74 and an estimated 1,612 are over age 84. Approximately 37% of seniors have a disability. An estimated 71% of 6,794 senior households with the householder over age 64 are homeowners. Rising housing costs are a concern for many seniors, including maintenance and rehabilitation expenses for homeowners. Table 32 shows that for householders over age 64, about 61% earn less than $45,000 annually and about 32% earn less than $30,000 annually.
Table 32: Income for Householders Over 64 Years Old, 2012

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Households</th>
<th>Percent of All Senior Householders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>723</td>
<td>10%</td>
</tr>
<tr>
<td>$15,000 to $29,999</td>
<td>1,521</td>
<td>22%</td>
</tr>
<tr>
<td>$30,000 to $44,999</td>
<td>1,991</td>
<td>29%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>1,000</td>
<td>14%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>654</td>
<td>9%</td>
</tr>
<tr>
<td>Over $100,000</td>
<td>1,085</td>
<td>16%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

The City has funded the development of two larger affordable housing developments for seniors in the last 10 years—1200 Park Avenue (107 units) and Jarvis Gardens (49 units). Walker Commons (56 units) also houses seniors, as well as persons with a disability. The City will continue to work with its partners to pursue senior housing development opportunities. With cessation of the HUD Section 811 capital grant program, the City must explore opportunities to partner with the Housing Authority of the County of Butte to use Section 811 rental vouchers, and other nonprofit partners to utilize emerging Affordable Care Act programs.

Persons with a Disability

Persons with a disability have particular housing needs, which include: rent affordable to fixed incomes; unit design and construction accommodations; safe paths of travel; and supportive services that assist with transportation and referral to healthcare specialists. There are an estimated 10,794 persons in Chico with a disability, which is about 12% of the total civilian noninstitutionalized population. Of persons with a disability, an estimated 4,928 have an independent living difficulty, meaning that they need assistance with daily living activities. Table 33 shows the estimated number of persons by type of disability.
Table 33: Persons with a Disability, 2012

<table>
<thead>
<tr>
<th></th>
<th>Persons</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>86,918</td>
<td></td>
</tr>
<tr>
<td>Persons with a disability</td>
<td>10,794</td>
<td>12.4%</td>
</tr>
<tr>
<td>Hearing difficulty</td>
<td>2,345</td>
<td>2.7%</td>
</tr>
<tr>
<td>Vision difficulty</td>
<td>1,572</td>
<td>1.8%</td>
</tr>
<tr>
<td>Cognitive difficulty</td>
<td>4,868</td>
<td>5.6%</td>
</tr>
<tr>
<td>Ambulatory difficulty</td>
<td>4,926</td>
<td>5.7%</td>
</tr>
<tr>
<td>Self-care difficulty</td>
<td>2,411</td>
<td>2.8%</td>
</tr>
<tr>
<td>Independent living difficulty</td>
<td>4,928</td>
<td>5.7%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey
Note: surveyed persons only include civilian noninstitutionalized persons.

Senate Bill 812, passed in 2010, requires that all California Housing Elements include an evaluation of the special housing needs of persons with developmental disabilities. “Developmental disability” is defined as “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism” (Welfare and Institutions Code, Section 4512). A large proportion of persons with developmental disabilities spend a disproportionate amount of their income on housing, and many suffer discrimination.

The California Department of Developmental Services collects data on developmental disabilities by zip code, as shown in Table 34. There are approximately 1,025 persons with a developmental disability in Chico, fairly evenly distributed between the three Chico zip codes. With about 340 persons living in independent living situations, it is assumed that many could benefit from living in affordable housing with supportive services. In 1996, the City funded the development of Hartford Place, a 20-unit rent-restricted apartment complex with services customized to support independent living for persons with developmental disabilities. The City will look for opportunities to build other similar projects to meet current and future housing needs of this population.
A number of affordable housing developments specialized to persons with physical or mental disabilities have been built in Chico, as identified in Table 20. In recently constructed larger affordable housing developments, such as Parkside Terrace and Harvest Park, the City and developers have worked together with Independent Living Services of Northern California to target a portion of units to persons with disabilities. The City will continue to pursue development of both specialized supportive housing projects and larger affordable housing projects that target a portion of units to persons with disabilities.

In addition to producing new affordable housing, the City operates a Rental Accessibility Program with its CDBG funds. This program funds upgrades to units that help low-income tenants continue to live independently, at no cost to the tenant or landlord. The Rental Accessibility Program assisted 38 households from 2009 to 2014. The City also collaborates with Independent Living Services of Northern California to identify accessible units, and educate builders about accessibility and universal design (see Chapter 3, Action H.4.3.1). In its zoning code, the City has instituted a process to grant entitlement variances for projects that make accommodations for disabled persons (see Chapter 3, Action H.4.4.1).

**Female-Headed Households**

Table 35 illustrates that there is a clear disparity in median income between married couple families and single-parent families. Among single-parent families, female-headed households have a median income that is roughly $4,500 per year less than male-headed households, and about $44,000 per year less than married couple families. There are almost 4,000 female-headed households in Chico, which is about 12% of all households (see Table 36). Of these households, about 1,500 have incomes below the federal Poverty Threshold. (The Poverty Threshold is defined in Section G of this Chapter.)
Table 35: Family Median Income, 2012

<table>
<thead>
<tr>
<th>Families</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Married-couple families</td>
<td>$67,807</td>
</tr>
<tr>
<td>Female householder, no husband present</td>
<td>$23,647</td>
</tr>
<tr>
<td>Male householder, no wife present</td>
<td>$28,377</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

Table 36: Female Householder Families, 2012

<table>
<thead>
<tr>
<th>Percent of Total Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families</td>
</tr>
<tr>
<td>Below poverty level</td>
</tr>
<tr>
<td>At or above poverty level</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012 American Community Survey

Over the years, the City has funded the development of affordable housing for families. This commitment has been stepped up over the past five years, with the development of Murphy Commons (85 units), Chico Courtyards (75 units), Parkside Terrace (89 units), Bidwell Park Apartments (37 units), Harvest Park Apartments (89 units) and North Point Apartments (49 units). The City also supports the Esplanade House with CDBG funds, which is a 60-unit transitional and supportive housing project for formerly homeless families. The City will continue to pursue development of these types of projects, along with opportunities to locate on-site child care with housing (see Chapter 3, Action H.4.2.1).

Large Households

Large Households are defined by the State Housing & Community Development Department as households with five or more persons. There are an estimated 2,114 Large Households in Chico, which make up about 6% of all households. These households often experience challenges with Overcrowding and finding appropriately sized housing. Many Large Households also have difficulty paying for basic living expenses, as housing and medical care prices continue to climb at a much faster pace than income. Large Households on average have lower incomes than households with four persons (see Table 38).
Table 37: Household Size, 2012

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Households</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-person</td>
<td>9,861</td>
<td>30%</td>
</tr>
<tr>
<td>2-4 persons</td>
<td>21,430</td>
<td>64%</td>
</tr>
<tr>
<td>5+ persons</td>
<td>2,114</td>
<td>6%</td>
</tr>
</tbody>
</table>

*Source: U.S. Census Bureau, 2012 American Community Survey*

Table 38: Median Household Income by Household Size, 2012

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$39,087</td>
</tr>
<tr>
<td>1-person</td>
<td>$27,116</td>
</tr>
<tr>
<td>2-person</td>
<td>$46,909</td>
</tr>
<tr>
<td>3-person</td>
<td>$37,721</td>
</tr>
<tr>
<td>4-person</td>
<td>$57,367</td>
</tr>
<tr>
<td>5-person</td>
<td>$56,188</td>
</tr>
<tr>
<td>6-person</td>
<td>$56,681</td>
</tr>
<tr>
<td>7+ person</td>
<td>$50,428</td>
</tr>
</tbody>
</table>

*Source: U.S. Census Bureau, 2012 American Community Survey*

The affordable housing for families built over the last five years in Chico has included a large portion of three-bedroom apartments. Parkside Terrace and Harvest Park Apartments also include four-bedroom apartments. In all, these projects include 162 three-bedroom apartments and 25 four-bedroom apartments. The Housing Authority of the County of Butte (HACB) has also been an important affordable housing provider for Large Households, with 54 three-bedroom apartments and 8 four-bedroom apartments in their Chico public housing properties. With shrinking financial resources available for new construction, the City will work with the HACB to acquire, rehabilitate and preserve affordable family housing over the next Housing Element planning period.

**Farmworkers**

A small portion of Butte County farmworkers live in Chico, and the number of Butte County farmworkers has been declining in recent years. An estimated 738 people were employed in the Agricultural, Forestry, Fishing and Hunting, and Mining Industry in Chico as of 2011, which is 2% of all employed residents (U.S. Census Bureau, 2007-2011 American Community Survey). La Vista Verde provides 33 units of affordable farm labor housing in Chico.
7. HOUSING ELEMENT

Homeless Persons

The Butte Countywide Homeless Continuum of Care conducts a Point-In-Time Census of homeless persons on one day in January every 1-2 years. Homeless persons complete surveys that provide information about the characteristics and causes of homelessness. In January of 2013, this census counted 804 homeless persons in Chico, which was just over half of homeless persons counted in Butte County as a whole (Butte Countywide Homeless Continuum of Care 2013 Point-In-Time Homeless Census & Survey Report). The results of the total counts in 2009, 2010, 2011 and 2013 are shown in Chart 10. There were 239 fewer homeless persons counted in 2013 than in 2011, after a sharp increase from 2009 to 2011. A possible reason for this decrease may be a reduction in the extent of outreach in 2013, due to funding cuts. Another reason for the decrease may be an improvement in the economy and significant reduction in the unemployment rate since 2011.

Chart 10: Point-In-Time Homeless Counts, 2009-2013

Source: Butte Countywide Homeless Continuum of Care Point-In-Time Homeless Census & Survey Reports, 2009-2013
While the 2013 Point-In-Time Census for Chico counted an overall decrease in the number of homeless persons from 2011, it counted an increase in Chronically Homeless individuals and children. One-third of Chico homeless persons surveyed were Chronically Homeless, meaning that they were continuously homeless for longer than one year, or experienced four or more episodes of homelessness in the past three years, and had a disabling condition. This was an increase of 79 persons in Chico from the 2011 Point-In-Time Census. There were 156 homeless children in Chico counted in 2013. This was a slight increase from 140 homeless children in Chico counted in 2011.

A comparison of the 2011 and 2013 Point-In-Time Counts also reveal some positive trends. The number of homeless persons surveyed that were staying in transitional housing or a substance abuse treatment facility increased, while the number of homeless persons surveyed that were living in emergency shelter, with relatives or friends, or in non-housing (street, car, park, etc.) decreased. There was an increase of 57 persons surveyed that reported staying the night in transitional housing or a substance abuse treatment facility, despite an overall decrease in the number of homeless persons surveyed. Meanwhile, there was a dramatic decrease in persons surveyed that reported staying the night in emergency shelter (105-person decrease) and living with relatives or friends (145-person decrease). The number of persons surveyed that reported staying the night in non-housing decreased moderately by 37 persons. It may be inferred from this comparison that many of the individuals living unsheltered, in emergency shelter, or living with relatives or friends moved to transitional housing, substance abuse treatment, or to permanent housing.

There was also a significant change in the length of time homeless, and persons claiming a drug or alcohol addiction, between the 2011 and 2013 Point-In-Time Counts. The number of persons surveyed that were homeless less than one year dropped significantly, from 399 persons in 2011 to 240 persons in 2013. Meanwhile, the number of persons surveyed that were homeless one year or longer actually increased by 16 persons. The number of persons surveyed citing a drug or alcohol addiction increased by 161 persons between 2011 and 2013. Meanwhile, the number of persons surveyed citing all other types of disabilities decreased between 2011 and 2013. These survey results support assumptions of an overall decline in the number of homeless individuals, including the newly homeless, and an increase in chronically homeless individuals, between 2011 and 2013.

The data indicates that some progress has been made in housing the homeless over the last few years. There are 477 shelter and transitional housing beds in Chico, and they are being effectively used to move people out of homelessness to more stable living situations. Recent affordable housing production has helped open paths for people to move from shelters and transitional housing to permanent housing.

However, there has been an increase in the number of chronically homeless individuals and homeless individuals with substance abuse addictions in Chico from 2011 to 2013. Furthermore, the 804 individuals counted in the last Homeless Census exceed the available shelter and transitional housing beds by 326. The City of Chico is an active partner with the Butte Countywide Homeless Housing Needs Assessment
Continuum of Care (CoC) in addressing this problem. The CoC is in the process of developing a 10-Year Strategy to End Homelessness through extensive outreach to government agencies, service providers, and the broader community. The foundation of the strategy is to: engage in a public outreach and education campaign; build a volunteer network to mentor homeless individuals and families; and grow and utilize the North Valley Housing Trust, which has been established to accomplish Action H.2.5.1 of the 2009 Chico Housing Element (also see Chapter 3, Action H.2.4.1). These three initiatives will generate the human and monetary capital necessary to make other goals possible, such as a one-stop resource center, street outreach, housing assistance, and more robust supportive services. The City also facilitates the work of the Greater Chico Homeless Task Force, which coordinates responses to homelessness among local government agencies and service providers.
CHAPTER 5. RESOURCE INVENTORY

A. ADEQUATE SITES INVENTORY

To demonstrate the City’s capacity to meet its RHNA allocations in compliance with Government Code, Section 65583.2, an adequate sites inventory was conducted. The sites listed in Table 40 are currently vacant and will allow for the development of a variety of housing types to meet the needs of all income groups as allocated by BCAG for the 2014-2022 RHNA planning period. The City’s vacant land has been broken up into the following categories: Vacant Acreage, Special Planning Areas, Entitled Undeveloped Land, and Master Planned Areas. A brief summary of each category and how unit capacity was derived is provided below.

Analysis of Density to Accommodate Low-Income Housing

Government Code, Section 65583.2(c)(3) requires that the Housing Element establish a reasonable baseline density to feasibly develop low-income housing for the Adequate Sites Inventory. The City has established this baseline by reviewing the density of eight of its most recently developed low-income affordable rental projects, as listed in Table 39. The eight projects were developed in the Residential Mixed Use (RMU), Community Commercial (CC), Traditional Neighborhood Development (TND), R3 and R4 zoning districts. With the exception of Harvest Park Apartments, all the projects received entitlements under the previous General Plan land use designations. All the projects were developed at less than the maximum allowed density per code. The projects located in the RMU, CC, TND and R3 zoning districts averaged 19 units per acre. The two projects developed in the R4 zoning district averaged 22 units per acre. From this data we can reasonably assume that low-income housing can be built at 19 units per acre. This is a conservative assumption, as three of the projects were built at less than 19 units per acre.
7. HOUSING ELEMENT

Table 39: Multifamily Projects and Density

<table>
<thead>
<tr>
<th>Low Income Affordable Projects</th>
<th>Year Built</th>
<th>Zoning</th>
<th>Units</th>
<th>Acres</th>
<th>Density</th>
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<tbody>
<tr>
<td>Harvest Park Apts.</td>
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<td>RMU</td>
<td>90</td>
<td>5.14</td>
<td>18</td>
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<tr>
<td>North Point Apts.</td>
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<td>R3</td>
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<td>Bidwell Park Apts.</td>
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<td>R4</td>
<td>38</td>
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<td>33</td>
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<tr>
<td>Villa Serena</td>
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<td>R3</td>
<td>10</td>
<td>0.38</td>
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<tr>
<td>Parkside Terrace</td>
<td>2010</td>
<td>TND</td>
<td>90</td>
<td>4.01</td>
<td>22</td>
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<tr>
<td>Chico Courtyards</td>
<td>2008</td>
<td>CC</td>
<td>76</td>
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<td>17</td>
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<tr>
<td>Murphy Commons</td>
<td>2007</td>
<td>R4</td>
<td>86</td>
<td>4.59</td>
<td>19</td>
</tr>
<tr>
<td>Jarvis Gardens</td>
<td>2007</td>
<td>R3</td>
<td>50</td>
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<table>
<thead>
<tr>
<th>Market Rate Multifamily Projects</th>
<th>Year Built</th>
<th>Zoning</th>
<th>Units</th>
<th>Acres</th>
<th>Density</th>
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<tr>
<td>Villa Risa Apts.</td>
<td>2011</td>
<td>R3</td>
<td>276</td>
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<td>2052 Hartford Drive</td>
<td>2010</td>
<td>R3</td>
<td>28</td>
<td>1.39</td>
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<td>2950 Sierra Sunrise Terrace</td>
<td>In Development</td>
<td>R3</td>
<td>32</td>
<td>1.90</td>
<td>17</td>
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<tr>
<td>Bruce / 20th St. (011-720-001)</td>
<td>In Development</td>
<td>R3</td>
<td>144</td>
<td>7.11</td>
<td>20</td>
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<tr>
<td>Eaton Village</td>
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<td>Carriage Park Apts.</td>
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<td>R3</td>
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<table>
<thead>
<tr>
<th>Averages- Low Income Affordable</th>
<th>Units</th>
<th>Acres</th>
<th>Density</th>
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<tr>
<td>RMU/TND/CC</td>
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<td>R3 Zoned</td>
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<table>
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<th>Averages- Low Income and Market Rate</th>
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<th>Acres</th>
<th>Density</th>
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</thead>
<tbody>
<tr>
<td>R3 Zoned</td>
<td>104</td>
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</table>

*Analysis of Realistic Capacity*

Government Code, Section 65583.2(c)(1&2) requires that the Housing Element establish a realistic capacity for the zoning district associated with each parcel used in the Adequate Sites Inventory. For this purpose, Table 39 lists average multifamily densities for 15 projects that are recently built or in-development. The average density of the three projects developed in the RMU, TND and CC districts is 19 units per acre. The zoning districts may also be developed with commercial uses, which may reduce their residential capacity. However, under the 2030 General Plan and municipal code update, most RMU properties are located in the Corridor Opportunity Site Overlay, which allows up to 70 units per acre. Therefore, 19 units per acre is a conservative assumption of capacity.
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for the RMU district. The average density of the 10 projects developed in the R3 district is also 19 units per acre. The average density of the two projects developed in the R4 is 22 units per acre. For sites located in the low-density RS, R1 and R2 districts, the zoning district’s minimum required density was used for the realistic capacity analysis.

General Description of Environmental Constraints to Housing Development

A number of state or federal listed species are known to occur within the City’s Planning Area. Notable species include Butte County meadowfoam, Valley Elderberry Longhorn beetle, hairy orcutt and slender orcutt grasses, Greene’s tuctoria, Chinook salmon, and the yellow-billed cuckoo. Other sensitive species of regional importance include Butte County checkerbloom, Swainson’s hawk, and Giant Garter snake.

The City’s Land Use Element establishes land use designations and a special overlay to address open space and sensitive habitat areas as follows: Primary Open Space – POS; Secondary Open Space – SOS; and, Resource Constraint Overlay – RCO. The Resource Constraint Overlay (RCO) designation acknowledges a reduced development potential in areas with known significant environmental constraints compared to allowable development potential based upon the underlying land use designation. The overlay designation is applied to three large areas on the eastern edge of the community as specified on the City’s Land Use Diagram. The most significant environmental constraints at these locations are vernal pools and populations of Butte County meadowfoam (BCM). No lands with the RCO designation were counted towards meeting the City’s RHNA numbers.

General Description of Existing or Planned Utilities

Water service in the City is provided by the California Water Service Company (Cal Water). Cal Water currently uses a system of 65 wells which deliver approximately 27 million gallons of water to customers each day. The delivery system is composed of over 355 miles of pipeline, seven storage tanks and six booster pumps. Cal Water’s Water Supply and Facilities Master Plan, which is coordinated with the City’s General Plan, guides the growth and development of their water delivery system to meet the community’s future needs.

The City of Chico Water Pollution Control Plant (WPCP) is a regional-serving, gravity-fed facility located southwest of the City. The facility is a secondary treatment facility with a current treatment capacity of 12 million gallons per day (mgd). The Chico Urban Area Nitrate Compliance Plan (NCP) was developed to provide consistency between City and County land use and utility infrastructure policies, as well as to outline a plan to expedite the connection of septic tank users to the City sewer system. With a $38 million loan from the State Water Resources Control Board, the City sewer system
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is being extended in phases through various neighborhoods. Implementation of the NCP is due to be complete in 2017.

Storm drainage management within the City and the urban area is provided by a system of developed and undeveloped collection systems operated and maintained by the City and Butte County. Water in the system is transported to outfall locations located along the major creeks including Sycamore, Mud, Comanche, Big Chico, and Little Chico Creeks, and Lindo Channel. Consistent with the City’s adopted Storm Drain Master Plan, new development must incorporate storm water quality and quantity mitigations into their designs.

The City coordinates with dry utility providers, including electric, gas, telephone, and cable, during community master planning efforts and during the City’s project entitlement and building permit process.

Vacant Acreage

The City of Chico’s vacant land supply can accommodate a number of low density (RS, R1, and R2) and high density (R3, R4, and RMU) residential projects. The Medium High Density Residential (R3) zone allows 14-22 units per acre, the High Density Residential (R4) zone allows 20-70 units per acre, and the Residential Mixed Use (RMU) zone allows 10-20 units per acre, and up to 70 units per acre in the Corridor Opportunity Site Overlay. Table 40 provides acreage totals for vacant RS, R1, and R2-zoned land. In addition, Table 40 lists each individual vacant R3, R4, and RMU parcel suitable to meet the City’s RHNA allocations, and provides its zoning and General Plan designations, which were used to determine unit capacity. No vacant parcels that have a Resource Constraint Overlay (RCO), as identified on the City’s Land Use Diagram, were included in the Land Inventory. Each listing also identifies whether there is infrastructure available and if there are any constraints to development. Appendix C provides a location map for this category.

Special Planning Areas

There is significant additional vacant acreage available in areas identified on the City’s Land Use Diagram as Special Planning Areas (SPAs). This designation identifies areas with significant new growth potential and carries a requirement for master planning prior to development. The five SPAs are Bell Muir, Barber Yard, Doe Mill/Honey Run, North Chico, and South Entler. The City’s General Plan includes a narrative description of the existing conditions and setting, as well as a conceptual land use plan for each SPA. The conceptual land use plans include a collage of shapes with land use designations that were selected to reflect the desired uses on the site and accommodate projected housing and job needs. Development potential (i.e., residential capacity) for the SPAs is derived from the land use designations identified in the conceptual land use plans.
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for the SPAs. General Plan consistency findings for subsequent land use planning will rely on a determination of substantial compliance with the written descriptions of land use concepts and development capacity assumed for each SPA. Appendix C provides a location map for this category.

Entitled Undeveloped Land

Prior to the economic downturn, the City entitled a significant amount of acreage with approved residential lots. A good amount of those lots remain undeveloped at present, with healthy capacity in larger projects like Mtn. Vista/Sycamore Glen and the western portion of the Northwest Chico Specific Plan area. These “ready-to-go” properties provide a variety of housing types to meet a variety of RHNA categories. Appendix C provides an accounting of the R1- and R3-equivalent residential capacity and a figure identifying the location of these approved residential projects. The total unit capacity has also been included in Table 40.

Master Planned Areas

Below are project summaries for two, large City-approved Master Planned projects that are anticipated to build-out over the next 10 years. These projects have programmatic entitlements for a total number of units, and require subsequent subdivision maps as they develop over time. Appendix C provides a location map for this category.

Oak Valley

In September 2005, the Chico City Council approved a vesting tentative subdivision map, a planned development permit and a Conceptual Master Plan for the 340-acre Oak Valley site generally bounded by Bruce Road on the west, State Route 32 on the north, and Humboldt Road on the south. The project allows for a mix of both single-family and multi-family housing totaling 1,354 residential units, as well as 109,000 square feet of commercial retail space. Initial site preparation has recently been initiated, and the City anticipates the development of these units will occur within the RHNA period. 1,298 units have been included as R1 capacity and 56 units have been included as R3 capacity in Table 40.

Meriam Park

In July 2007, the Chico City Council adopted new Traditional Neighborhood Development (TND) regulations. Simultaneous with adoption of the TND regulations, the Council also approved the 271-
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The project comprises a mix of residential, commercial, office, recreational and civic uses. The total residential yield for Meriam Park is anticipated to be approximately 2,300 dwelling units housed in a variety of single-family and multi-family building types, including flats and lofts above first floor retail/commercial uses.

The project is anticipated to have a significant multi-family component. To support the City’s 2009 Housing Element, the Development Agreement for the project stipulates that the developer develop 13.25 acres within the project site at a density equivalent to the density required in the R3 zoning district and that this development take place during the early phases of the project. Further, the Development Agreement requires a component of affordable housing be developed over the build-out of the project. This affordable housing requirement includes: 97 moderate income affordable single family homes; and 182 units of low and very low income affordable housing. In addition, the developer is required to provide an additional 66 units of low and very low income affordable housing. To date, 89 units of affordable housing have been developed at Meriam Park in the Parkside Terrace project.

The Chico 2030 General Plan assumes that the 2,300 Meriam Park units would build-out at a 34% single-family, 53% multi-family, and 13% mixed use split, which equates to approximately 782 single-family units, 1,357 multi-family units, and 299 mixed-use units over the life of the project. Based on the form-based zoning and the building types that regulate this project, the City is confident that the multi-family and mixed-use residential development will occur at or above R3 densities. As the City anticipates development at Meriam Park to begin in earnest over the next several years, 782 single-family and 1,357 multi-family units have been included in Table 40. This does not include land zoned for mixed-use with a capacity of 299 units.
### Table 40: Adequate Sites Inventory

<table>
<thead>
<tr>
<th>ID</th>
<th>APN</th>
<th>ZONING</th>
<th>ZONING OVERLAYS</th>
<th>GP DESIGNATION</th>
<th>ASSUMED DENSITY</th>
<th>PARCEL ACREAGE</th>
<th>CAPACITY UNITS</th>
<th>INFRASTRUCTURE</th>
<th>ON SITE CONSTRAINTS</th>
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- **RS ZONING**: RS-2, RS-1, RS-20
- **R1 ZONING**: R1-10, R1
- **R2 ZONING**: R2
- **R3 ZONING**: 73, 467, 154, 442, 458, 461, 459, 460, 505, 509, 164

**Notes**:
- Parcel is relatively small for R3 density (.25 acres)
- Parcel is relatively small for R3 density (.25 acres)
- Parcel is relatively small for R3 density (.1 acres)
- Parcel is relatively small for R3 density (.2 acres)
- Parcel is relatively small for R3 density (.1 acres)
- Parcel is relatively small for R3 density (.1 acres)
- Would require annexation
- Would require annexation

- **ON SITE CONSTRAINTS**:
  - Yes
  - None
  - Would require annexation

- **Dead Horse Slough has potential Giant Garter Snake habitat, and possible vernal pools**
<table>
<thead>
<tr>
<th>ID</th>
<th>APN</th>
<th>ZONING</th>
<th>ZONING OVERLAY</th>
<th>GP DESIGNATION</th>
<th>ASSUMED DENSITY</th>
<th>PARCEL ACREAGE</th>
<th>CAPACITY UNITS</th>
<th>INFRASTRUCTURE</th>
<th>ON SITE CONSTRAINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>182</td>
<td>006-210-020-000</td>
<td>R3</td>
<td>AOD</td>
<td>MHDR</td>
<td>19</td>
<td>0.29</td>
<td>5</td>
<td>Yes</td>
<td>Parcel is small, but adjacent to other vacant R3 parcels making the site developable</td>
</tr>
<tr>
<td>183</td>
<td>006-210-021-000</td>
<td>R3</td>
<td>AOD</td>
<td>MHDR</td>
<td>19</td>
<td>0.52</td>
<td>10</td>
<td>Yes</td>
<td>Parcel is small, but adjacent to other vacant R3 parcels making the site developable</td>
</tr>
<tr>
<td>184</td>
<td>006-210-022-000</td>
<td>R3</td>
<td>AOD</td>
<td>MHDR</td>
<td>19</td>
<td>0.52</td>
<td>10</td>
<td>Yes</td>
<td>Parcel is small, but adjacent to other vacant R3 parcels making the site developable</td>
</tr>
<tr>
<td>189</td>
<td>006-550-010-000</td>
<td>R3</td>
<td>AOD</td>
<td>MHDR</td>
<td>19</td>
<td>4.26</td>
<td>81</td>
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<tr>
<td>681</td>
<td>006-690-039-000</td>
<td>R3</td>
<td>AOD</td>
<td>MHDR</td>
<td>19</td>
<td>7.31</td>
<td>139</td>
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<td>None</td>
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<td>166</td>
<td>007-020-123-000</td>
<td>R3</td>
<td>AOC</td>
<td>MHDR</td>
<td>19</td>
<td>45.82</td>
<td>871</td>
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<tr>
<td>636</td>
<td>007-170-074-000</td>
<td>R3</td>
<td>MHDR</td>
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<td>None</td>
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<td>637</td>
<td>007-170-074-000</td>
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<td>MHDR</td>
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<td>Yes</td>
<td>Church Complex</td>
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<td>638</td>
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<td>MHDR</td>
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<td></td>
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<td>Yes</td>
<td>Church Complex</td>
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<tr>
<td>652</td>
<td>016-200-117-000</td>
<td>R3</td>
<td>AOC</td>
<td>MHDR</td>
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<td>19</td>
<td>6.49</td>
<td>123</td>
<td>Yes</td>
<td>Yes, Giant Garter Snake habitat associated with Dead Horse Slough</td>
</tr>
<tr>
<td>23</td>
<td>018-360-003-000</td>
<td>R3</td>
<td>MHDR</td>
<td></td>
<td></td>
<td>1.90</td>
<td>36</td>
<td>Yes</td>
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<td>419</td>
<td>018-390-020-000</td>
<td>R3</td>
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<td>7.11</td>
<td>135</td>
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<td>490</td>
<td>039-400-048-000</td>
<td>R3</td>
<td>MHDR</td>
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<td>0.48</td>
<td>9</td>
<td>Yes</td>
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<td>593</td>
<td>043-080-008-000</td>
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<td>MHDR</td>
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<td>0.20</td>
<td>4</td>
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<td>418</td>
<td>043-220-009-000</td>
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<td>0.30</td>
<td>6</td>
<td>Yes</td>
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<td>77</td>
<td>043-740-030-000</td>
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<td>MHDR</td>
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<td>13.44</td>
<td>255</td>
<td>Yes</td>
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<td>72</td>
<td>002-160-076-000</td>
<td>R4</td>
<td>HDR</td>
<td></td>
<td>22</td>
<td>4.36</td>
<td>96</td>
<td>Yes</td>
<td>Yes, Dead Horse Slough has potential Giant Garter Snake habitat, and possible vernal pools</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
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<td></td>
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<td>APN</td>
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<td>ASSUMED DENSITY</td>
<td>PARCEL ACREAGE</td>
<td>CAPACITY UNITS</td>
<td>INFRASTRUCTURE</td>
<td>ON SITE CONSTRAINTS</td>
</tr>
<tr>
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<tr>
<td>450</td>
<td>004-114-002-000</td>
<td>RMU</td>
<td>L, FS</td>
<td>RMU</td>
<td>19</td>
<td>0.68</td>
<td>13</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>405</td>
<td>004-141-014-000</td>
<td>RMU</td>
<td>L, COS</td>
<td>RMU</td>
<td>19</td>
<td>0.08</td>
<td>1</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td>465</td>
<td>004-204-006-000</td>
<td>RMU</td>
<td>L, FS</td>
<td>RMU</td>
<td>19</td>
<td>0.40</td>
<td>8</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>4</td>
<td>004-208-005-000</td>
<td>RMU</td>
<td>FS</td>
<td>RMU</td>
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<td>0.20</td>
<td>4</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>449</td>
<td>005-102-018-000</td>
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<td>COS, SD8</td>
<td>RMU</td>
<td>19</td>
<td>0.69</td>
<td>13</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>648</td>
<td>006-150-128-000</td>
<td>RMU</td>
<td>AOD, PD, COS</td>
<td>RMU</td>
<td>19</td>
<td>5.71</td>
<td>108</td>
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<td>None</td>
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<tr>
<td>392</td>
<td>006-530-025-000</td>
<td>RMU</td>
<td>AOD, COS</td>
<td>RMU</td>
<td>19</td>
<td>1.63</td>
<td>31</td>
<td>Yes</td>
<td>None</td>
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<tr>
<td>427</td>
<td>006-530-026-000</td>
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<td>AOD, COS</td>
<td>RMU</td>
<td>19</td>
<td>5.17</td>
<td>98</td>
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<td>None</td>
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</table>

RMU subtotal: 277

**Vacant Acreage Total:**

<table>
<thead>
<tr>
<th>R1 (w/RS &amp; R2) Total</th>
<th>1,271</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3 (w/R4 &amp; RMU) Total</td>
<td>2,938</td>
</tr>
</tbody>
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### Table 40: Adequate Sites Inventory Continued

#### SPECIAL PLANNING AREAS

<table>
<thead>
<tr>
<th>ZONING</th>
<th>ZONING OVERLAY</th>
<th>GP DESIGNATION</th>
<th>ASSUMED DENSITY</th>
<th>PARCEL ACREAGE</th>
<th>CAPACITY UNITS</th>
<th>INFRASTRUCTURE</th>
<th>ON SITE CONSTRAINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIAMOND MATCH SPA</td>
<td>R1 equivalent</td>
<td>LDR</td>
<td>2.1</td>
<td>14</td>
<td>30</td>
<td>Yes</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>R2 equivalent</td>
<td>MDR</td>
<td>7.1</td>
<td>12</td>
<td>84</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R3 equivalent</td>
<td>MHDR</td>
<td>19</td>
<td>11</td>
<td>206</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R4 equivalent</td>
<td>HDR</td>
<td>22</td>
<td>19</td>
<td>414</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RMU equivalent</td>
<td>RMU</td>
<td>19</td>
<td>14</td>
<td>274</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>DOE MILL/HONEY RUN SPA</td>
<td>RS equivalent</td>
<td>VLDR</td>
<td>0.2</td>
<td>132</td>
<td>26</td>
<td>No</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>R1 equivalent</td>
<td>LDR</td>
<td>2.1</td>
<td>235</td>
<td>494</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R2 equivalent</td>
<td>MDR</td>
<td>7.1</td>
<td>91</td>
<td>647</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R3 equivalent</td>
<td>MHDR</td>
<td>19</td>
<td>17</td>
<td>324</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>NORTH CHICO SPA</td>
<td>R1 equivalent</td>
<td>LDR</td>
<td>2.1</td>
<td>48</td>
<td>101</td>
<td>No</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>R2 equivalent</td>
<td>MDR</td>
<td>7.1</td>
<td>123</td>
<td>876</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R3 equivalent</td>
<td>MHDR</td>
<td>19</td>
<td>52</td>
<td>991</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>SOUTH ENTLER SPA</td>
<td>R1 equivalent</td>
<td>LDR</td>
<td>2.1</td>
<td>21</td>
<td>45</td>
<td>No</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>R2 equivalent</td>
<td>MDR</td>
<td>7.1</td>
<td>37</td>
<td>261</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R4 equivalent</td>
<td>HDR</td>
<td>22</td>
<td>18</td>
<td>385</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>BELL/MUIR SPA</td>
<td>R1 equivalent</td>
<td>LDR</td>
<td></td>
<td>644</td>
<td></td>
<td>No</td>
<td>Partially built-out and multiple ownership</td>
</tr>
</tbody>
</table>

### SPECIAL PLANNING AREAS TOTAL:

- **R1 (w/RS & R2) TOTAL**: 3,207
- **R3 (w/R4 & RMU) TOTAL**: 2,594
Table 40: Adequate Sites Inventory Continued

<table>
<thead>
<tr>
<th>MASTER PLANNED AREAS</th>
<th>ZONING</th>
<th>ZONING OVERLAY</th>
<th>GP DESIGNATION</th>
<th>ASSUMED DENSITY</th>
<th>PARCEL ACREAGE</th>
<th>CAPACITY UNITS</th>
<th>INFRASTRUCTURE</th>
<th>ON SITE CONSTRAINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MERIAM PARK</td>
<td>R1 equivalent</td>
<td>LDR</td>
<td></td>
<td></td>
<td>782</td>
<td>Yes</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R3 equivalent</td>
<td>MHDR</td>
<td></td>
<td></td>
<td>1,357</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OAK VALLEY</td>
<td>R1 equivalent</td>
<td>SD 9</td>
<td>LDR</td>
<td>1,298</td>
<td>Yes</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>R3 equivalent</td>
<td>MHDR</td>
<td></td>
<td>56</td>
<td>Yes</td>
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</tr>
</tbody>
</table>

MASTER PLANNED AREAS TOTAL:
- R1 equivalent TOTAL: 2,080
- R3 equivalent TOTAL: 1,413

ENTITLED UNDEVELOPED LAND

ENTITLED UNDEVELOPED LAND TOTAL:
- R1 equivalent TOTAL: 1,975
- R3 equivalent TOTAL: 189
7. HOUSING ELEMENT

Conclusion

Table 41 provides a summary of the City’s RHNA requirements and the potential unit capacity of the City’s vacant land by residential zoning district. The Table shows that the City has sufficient vacant land appropriately zoned to fulfill the regional housing need allocations for very low-, low-, moderate-, and above moderate-income households in the City of Chico.

<table>
<thead>
<tr>
<th>Zoning</th>
<th>City of Chico Capacity</th>
<th>RHNA Equivalent</th>
<th>RHNA</th>
<th>Excess Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS &amp; R1</td>
<td>5,992</td>
<td>Moderate and Above</td>
<td>2,346</td>
<td>6,187</td>
</tr>
<tr>
<td>R2</td>
<td>2,541</td>
<td>Moderate Income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>5,689</td>
<td>Low Income, Very Low Income</td>
<td>1,617</td>
<td>5,517</td>
</tr>
<tr>
<td>R4</td>
<td>895</td>
<td>Extremely Low Income</td>
<td>1,617</td>
<td>5,517</td>
</tr>
<tr>
<td>RMU</td>
<td>550</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. FINANCIAL INVENTORY

Financial resources are available for the production of affordable housing at the local, state and federal levels. Some key resources that were available when the 2009 Housing Element was adopted are no longer available. This has made it much more difficult to build affordable housing from 2012 moving forward. These changes will make it extremely challenging for the City to make significant progress in meeting its RHNA goals. Below is a description of financial resources that have been removed, followed by Table 42 outlining currently available financial resources.

Chico Redevelopment Agency— The end of redevelopment in California has been the most significant change to the State’s affordable housing policy since establishment of the affordable housing set-aside requirement in the early 1980s. The mandatory housing set-aside, known as the Low and Moderate Income Housing Fund, was 20% of each agency’s annual tax increment. For Chico, this set-aside was about $1.8 million at its peak. It was usually the “first-in” funding source for property acquisition and predevelopment, which then typically leveraged 2-3 times that investment in state, federal and private funds. Almost all newly constructed affordable units in Chico utilized this funding source from the time that it was established. Since redevelopment dissolution, no new affordable housing projects have been initiated.

State Multifamily Housing Program (MHP)— This program provided permanent loans for rent restricted housing, sized at 25% to 30% of total development costs. It was a key piece of
financing that was often combined with redevelopment agency loans and tax credits. Murphy Commons (86 units) and Chico Commons (75 units) are two affordable rental complexes that utilized this funding source. It also funded a large number of special needs housing projects statewide. As it was funded with the Proposition 1C bond proceeds, it is no longer in operation since those funds have now been exhausted.

**HUD 202 and 811 Programs**— Administered by the U.S. Department of Housing and Urban Development, these programs provided capital and operating grants for low-income housing for seniors (202 Program) and persons with disabilities (811 Program). These programs have been the principle source of funding for some of the special needs housing developments in Chico, including Jarvis Gardens (50 units), Hartford Place (20 units) and Villa Serena (10 units). These programs have been restructured into a rental assistance program, and no longer provide the capital for construction that was available in the past.
Table 42: Financial Resources

<table>
<thead>
<tr>
<th>Source</th>
<th>Government Administrator</th>
<th>Eligible Uses</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grant (CDBG)</td>
<td>City of Chico</td>
<td>emergency shelters; transitional housing; housing rehab; site improvements for affordable housing; city infrastructure; 15% of allocation for public services</td>
<td>The City has received direct allocations of CDBG since 1982. Over the past couple years, allocations have steadily decreased due to federal sequestration. The allocation for the 2013-14 fiscal year was $764,374, compared to $873,090 in the 2011-12 fiscal year. This year's federal budget agreement will allow the program to avoid sequestration and slightly increase the City's allocation in the 2014-15 fiscal year.</td>
</tr>
<tr>
<td>HOME</td>
<td>City of Chico</td>
<td>permanent rental and homeownership housing; tenant-based rental assistance</td>
<td>The City has received direct allocations of HOME funds since 1992. HOME funds have supported the City's Housing Rehabilitation Program and Tenant Based Rental Assistance Program, as well as construction of affordable rental and ownership units. The HOME Program suffered severe cuts in 2011-12, and then was further cut after sequestration was put in place. The allocation for the 2013-14 fiscal year was $426,943, compared to $813,994 in the 2010-11 fiscal year. This year's federal budget agreement will allow the program to avoid sequestration. The City's allocation should stay about the same in the 2014-15 fiscal year.</td>
</tr>
<tr>
<td>Revenue Bonds</td>
<td>California Statewide Communities Development Authority</td>
<td>tax-exempt bonds for projects that receive a debt limit allocation from the State, usually combined with tax credits</td>
<td>Revenue bonds will continue to be available at healthy levels in the near future.</td>
</tr>
<tr>
<td>North Valley Housing Trust (NVHT)</td>
<td>Nonprofit funded by private, state and federal sources</td>
<td>as directed by community-based board of directors; initial focus is homelessness</td>
<td>NVHT was established in 2012 in fulfillment of a 2009 Housing Element goal. The purpose is to partially compensate for the loss of other funding sources and provide a sustainable local funding source in Chico. The initial focus is rental assistance, outreach and supportive services for homeless persons. An advantage of housing trust funds like NVHT is their flexibility to meet the changing needs of the community. Recently passed legislation funding the State Local Housing Trust Fund Program and state tax credits for Community Development Financial Institutions will benefit NVHT.</td>
</tr>
<tr>
<td>Source</td>
<td>Government Administrator</td>
<td>Eligible Uses</td>
<td>Current Status</td>
</tr>
<tr>
<td>--------</td>
<td>--------------------------</td>
<td>---------------</td>
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</tr>
<tr>
<td>Section 8</td>
<td>Housing Authority of the County of Butte</td>
<td>rental assistance for low-income households</td>
<td>Local housing authorities receive Section 8 funding from the federal government. HACB administers about 1,000 Section 8 vouchers within the City of Chico. Funding for the program has been consistently cut in recent years. This year's federal budget agreement will allow the program to avoid sequestration and slightly increase the Housing Authority's allocation in the 2014-15 fiscal year.</td>
</tr>
<tr>
<td>HUD VASH Vouchers</td>
<td>Housing Authority of the County of Butte</td>
<td>rental assistance and supportive services for homeless veterans</td>
<td>This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.</td>
</tr>
<tr>
<td>Tax Exempt Revenue Bond Authority</td>
<td>State of California</td>
<td>new construction of affordable housing; banks purchase bonds and loan with below-market terms to projects</td>
<td>Each state receives an allocation of debt from the federal government with interest earnings that are exempt from federal taxes. The California Debt Limit Allocation Committee administers allocations to affordable housing projects through a competitive application process. A number of larger affordable housing projects in Chico have used tax-exempt bonds, including Murphy Commons (86 units), Chico Commons (75 units), Parkside Terrace (90 units), Harvest Park (90 units), and North Point Apts. (50 units). The amount of debt allocation has generally been consistent over the years, but in the last couple of years the process has become less competitive because of fewer financially viable projects.</td>
</tr>
<tr>
<td>Tax Credits</td>
<td>State of California</td>
<td>new construction of affordable housing; tax credits are purchased by investors that provide equity to projects</td>
<td>Each state receives an allocation of federal tax credits for low-income housing. The California Tax Credit Allocation Committee administers allocations to affordable housing projects through a competitive application process. Most of the larger affordable housing projects in Chico have used tax credits. The amount of tax credits has generally been consistent over the years, but in the last couple of years the process has become less competitive because of fewer financially viable projects.</td>
</tr>
<tr>
<td>Emergency Solutions Grant (ESG)</td>
<td>State of California</td>
<td>emergency shelter operations; homeless street outreach; rapid re-housing assistance; homeless prevention</td>
<td>ESG is a competitive statewide grant program funding operations and rental assistance for homeless persons. There is also a capital funding component, but funds are not currently available. About $8.4 million was in the 2013 Notice of Funding Availability. This was a dramatic decrease in from the $11.6 million made available in 2012. Priority for the funds is shifting away for facility operations and toward rapid re-housing in scattered sites. Community Action Agency of Butte County and the Chico Community Shelter Partnership have used this grant source for their services and operations over the years, with grant amounts of about $150,000. Due to cuts to this program, there is a strong possibility that these Chico nonprofits will not receive these funds in 2014.</td>
</tr>
<tr>
<td>Source</td>
<td>Government Administrator</td>
<td>Eligible Uses</td>
<td>Current Status</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------</td>
<td>---------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Predevelopment Loan Program</td>
<td>State of California</td>
<td>short-term loans to finance the start of affordable housing projects</td>
<td>This program provides three percent simple interest loans for up to two years to finance property acquisition and predevelopment costs. The applicant must have a take-out source to repay the loan. Funds are currently available but not in high demand because of fewer financially viable projects.</td>
</tr>
<tr>
<td>Emergency Housing Assistance Program (EHAP)</td>
<td>State of California</td>
<td>grants for operation, construction and improvement of emergency shelters and transitional housing</td>
<td>This is a competitive statewide grant program. It has funded construction of the Catalyst HAVEN shelter for victims of domestic violence, and expansion of the Torres Shelter. Funding has declined in recent years.</td>
</tr>
<tr>
<td>Mental Health Services Act (MHSA)</td>
<td>State of California and Butte County</td>
<td>permanent loans and operating subsidies for housing that serves homeless persons with mental disabilities</td>
<td>MHSA was enacted in 2004, creating a funding source for county mental health programs. A portion of these funds have been dedicated to building housing units with supportive services. About $1.5 million have been allocated to the Butte County Mental and Behavioral Health Department for this purpose. The dedication of housing MHSA is a finite source and will require ongoing support from the Governor's office to continue in the future. Therefore, availability in the coming years is unknown.</td>
</tr>
<tr>
<td>CalHFA Preservation Loan Program</td>
<td>State of California</td>
<td>permanent loans for housing developments with expiring affordability covenants</td>
<td>This program provides below-market rate loans to existing housing developments that are at-risk of losing affordability due to expiring contracts. Funding is expected to continue at healthy levels in the coming years.</td>
</tr>
<tr>
<td>Homeless Continuum of Care Program</td>
<td>Federal</td>
<td>grants to local Continuums of Care that coordinate services for homeless persons</td>
<td>This program is prioritizing permanent housing with supportive services and rapid rehousing of homeless persons in private market units with rental subsidies. The program currently funds the Butte County Department of Mental and Behavioral Health with rental subsidies for chronically homeless persons in scattered sites, as well as operational subsidies for Caminar's Avenida Apartments and the Community Action Agency's Esplanade House. Continuum of Care funding has decreased in recent years due to federal sequestration. This year's federal budget agreement will allow the program to avoid sequestration and slightly increase the City's allocation in the 2014-15 fiscal year.</td>
</tr>
</tbody>
</table>
C. ENERGY CONSERVATION OPPORTUNITIES

A variety of energy conservation opportunities are available in the City of Chico for housing construction and rehabilitation. These can be categorized as: green rating systems; new construction programs; rehabilitation programs; and local programs and partnerships. The resources available in each of these categories are described below.

Green Rating Systems

Green rating systems offer ways to measure the overall energy efficiency and sustainability of buildings. Developers use the green rating systems as a way to measure operational cost efficiency and market their product to potential tenants and the community at large. Two recent affordable housing developments built in Chico have used the Build It Green GreenPoint Rating System—Parkside Terrace and Harvest Park, both developed by Affordable Housing Development Corporation (AHDC). Because green rating systems not only encourage energy efficiency, but also healthier living environments for residents, waste reduction, sustainable materials, optimal housing location and quality design, the City should encourage their use, especially when providing funding to a project. The three most widely used green rating systems for housing are described below.

Build It Green (www.builditgreen.org)— is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000 homes have used their GreenPoint Rated system statewide. Scoring categories include: energy efficiency; resource conservation; indoor air quality; water conservation; and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

LEED (www.usgbc.org/leed)— the most widely recognized green building accreditation system, developed by the U.S. Green Building Council. LEED accreditation is the most rigorous of the residential rating systems, and projects can achieve varying levels depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites; water efficiency; energy & atmosphere; materials & resources; and indoor environmental quality.

Enterprise Green Communities (http://www.enterpriseco.com) — developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are available to help participants achieve certification. Scoring categories include: integrative design; location and neighborhood fabric; site improvements; water conservation; energy efficiency; materials beneficial to the environment; healthy living environment; and operations and maintenance.
7. HOUSING ELEMENT

New Construction Programs

The California Public Utilities Commission (CPUC), in partnership with PG&E, offers various programs to promote energy efficiency in new residential construction. These programs are part of the “New Solar Homes Partnership”. Marketing materials for this program are made available at www.gosolarcalifornia.ca.gov/tools/marketing.

The three most applicable programs to Chico are described below.

*Solar for New Affordable Housing* (www.gosolarcalifornia.org)— offers a financial incentive for affordable multi-family and single-family developments that incorporate solar photovoltaic systems in their construction. The units must record regulatory agreements that restrict rents or sale prices. In addition, the homes must exceed current Title 24 Building Energy Efficiency Standards by at least 15 percent. This program was most recently utilized for North Point Apartments, a 50-unit affordable rental complex in Chico.


*California Tax Credit Allocation Committee* (www.treasurer.ca.gov/ctcac/)— incentivizes green building by awarding points and credits to applicants that incorporate energy efficiency measures into their developments.

Rehabilitation Programs

The CPUC offers the Multifamily Affordable Solar Housing (MASH) and Single Family Affordable Solar Housing (SASH) programs for existing buildings. In addition, PG&E operates programs to encourage energy efficiency and weatherization upgrades.

*MASH* (www.gosolarcalifornia.ca.gov/affordable/mash)— offers rebates for existing multifamily buildings that install solar photovoltaic systems. Participating buildings must restrict all tenants rent to less than 80 percent of area median income. Murphy Commons, Campbell Commons, and East of Eaton are subsidized developments that have used this program.

*SASH* (www.gosolarcalifornia.ca.gov/affordable/sash)— offers rebates for existing single family buildings that install solar photovoltaics. Household income must be less than 80 percent of area median income. This program has been used for the Manzanita Pointe, Martha’s Vineyard, and Habitat Greens self-help first-time homebuyer subdivisions.
Energy Upgrade California (energyupgrade.ca.org)— created to help reduce energy usage by offering incentives to homeowners. The program provides PG&E rebates based on predicted energy savings, starting at 15 percent. The work is completed by participating contractors, and can include insulation and duct work upgrades, new heating and cooling systems, and window and fixture replacement.

Low-Income Home Energy Assistance Program (www.pge.com)— provides low-income PG&E customers that own or rent home with weatherization improvements such as refrigerator and door replacement, weather-stripping, attic insulation and compact fluorescent lighting. In Chico, this program is operated by the Community Action Agency of Butte County.

Local Programs and Partnerships

The City of Chico operates the Housing Rehabilitation Program, which provides improvements for low-income homeowners. The City conducts an assessment of needs for qualifying participants, which includes safety factors, code compliance and energy efficiency. Participants are eligible to receive new windows, new heating and cooling systems, electrical systems, roofs, and/or insulation. The City ensures that the rehabilitation always meets the most current building codes, which have strict energy efficiency standards. The City also coordinates with the Community Action Agency of Butte County, which operates a weatherization program for low-income residents. Where feasible, the two entities coordinate to maximize efficiency and benefit.
CHAPTER 6. CONSTRAINTS ANALYSIS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Chico.

A. Governmental Constraints

The City’s role in the housing market is to facilitate and promote the provision of housing affordable for all economic segments of the community. The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing.

Although there are several components of housing production that are beyond the control of local government, such as the cost and availability of mortgage capital, labor and materials, there are key elements which are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government that either limit the number of housing units to be built or increase the costs of those units which are built. Constraints increase costs by either adding direct specific expenses, such as street improvements or development impact fees, to the cost of a housing unit, or by increasing the time necessary to build the unit, thereby increasing the builder’s incidental costs such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit either in higher mortgage payments or rent.

Governmental constraints can be classified in three basic categories: those which pose regulation; those which add direct costs; and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors falling within the influence of local government are:

- Land use controls
- Building codes and their enforcement
- Site improvement requirements
- Fees and exactions
- Permit processing procedures

After adoption of the 2009 Housing Element, the City of Chico adopted the 2030 General Plan in April 2011. The new General Plan created new land use designations that significantly expanded the City’s capacity to accommodate residential development, both in terms of volume of units and variety of...
housing types. Correspondingly, the new General Plan enhanced residential development flexibility for projects that meet General Plan goals. The City subsequently adopted comprehensive municipal code revisions with new zoning districts and associated requirements. These new land use controls and regulations are described in this chapter.

A1. Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built to certain types that are less affordable. The general plan and the zoning ordinance, which implements the general plan, are tools used by cities to guide the development of land, including regulations for location, density and intensity. As shown in Table 43, the City of Chico’s residential zoning districts allow for a broad range of housing types. The range of density, particularly at the high end, has been increased with the adopted 2030 General Plan, helping the City to better meet local housing needs.
### Table 43: Residential Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Purpose</th>
<th>Allowed Residential Uses (w/o discretionary permit)</th>
<th>DU/Acre</th>
<th>Max. Lot Coverage</th>
<th>Max. Height</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Residential (RS)</td>
<td>Applied to areas that are to remain rural in character. Implements the Very Low Density Residential land use designation of the General Plan.</td>
<td>guest house; home occupations; mobile homes; residential care homes (6 or fewer clients); single family homes; temporary emergency shelters</td>
<td>0.2 to 2</td>
<td>40%</td>
<td>35 ft.</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Low Density Residential (R1)</td>
<td>Applied to traditional neighborhoods consisting of single-family units.</td>
<td>guest house; home occupations; mobile homes; residential care homes (6 or fewer clients); single family homes; temporary emergency shelters</td>
<td>2.1 to 7</td>
<td>50%</td>
<td>35 ft.</td>
<td>3,500 sf</td>
</tr>
<tr>
<td>Medium Density Residential (R2)</td>
<td>Applied to areas with a mix of housing types, including single-family homes, duplexes, and multifamily.</td>
<td>home occupations; mobile homes; multifamily housing; residential care homes (6 or fewer clients); Single Room Occupancy housing; single family homes; temporary emergency shelters; duplexes</td>
<td>7.1 to 14</td>
<td>60%</td>
<td>35 ft.</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>Medium-High Density Residential (R3)</td>
<td>Applied to areas with a mix of housing types which are predominantly multifamily.</td>
<td>home occupations; mobile homes; multifamily housing; residential care homes (6 or fewer clients); senior congregate care housing; Single Room Occupancy housing; single family homes; temporary emergency shelters; duplexes</td>
<td>14.1 to 22</td>
<td>65%</td>
<td>45 ft.</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>High Density Residential (R4)</td>
<td>Applied to parcels appropriate for high density residential living, including apartment buildings and condominiums.</td>
<td>home occupations; mobile homes; multifamily housing; residential care homes (6 or fewer clients); senior congregate care housing; temporary emergency shelters; duplexes</td>
<td>20 to 70</td>
<td>75%</td>
<td>85 ft.</td>
<td>7,500 sf</td>
</tr>
<tr>
<td>Residential Mixed Use (RMU)</td>
<td>Characterized by predominantly residential development at medium to high densities. It allows for commercial or office uses mixed vertically or horizontally with residential uses. It does not preclude development that is entirely residential or commercial.</td>
<td>guest house; home occupations; live/work; mobile homes; multifamily housing; residential care homes (6 or fewer clients); senior congregate care housing; Single Room Occupancy housing; temporary emergency shelters; duplexes</td>
<td>10 to 20</td>
<td>75%</td>
<td>45 ft. to 65 ft.</td>
<td>7,500 sf</td>
</tr>
</tbody>
</table>
7. HOUSING ELEMENT

Commercial Zoning Districts

To encourage mixed-use development, residential uses are allowed without discretionary permit, if they are located above the ground floor, in the following commercial zoning districts:

- Neighborhood Commercial (CN) (Density: 6 to 22 units per acre)
- Community Commercial (CC) (Density: 6 to 22 units per acre)
- Downtown North (DN) (Density: 6 to 22 units per acre)
- Downtown South (DS) (Density: 6 to 22 units per acre)
- Regional Commercial (CR) (Density: 6 to 50 units per acre)

Special housing types are allowed in the following commercial zoning districts without a discretionary permit:

- Residential care homes with six or fewer clients, including supportive and transitional housing— Office Residential (OR) and Neighborhood Commercial (CN)

- Live/Work units— if above the ground floor, all commercial districts except Commercial Services (CS) and Regional Commercial (CR)

- Rooming/Boarding houses— if above the ground floor, Downtown North and Downtown South

- Single-room occupancy housing (SRO)— if above the ground floor, Downtown North and Downtown South

Traditional Neighborhood Development Zoning District

The Traditional Neighborhood Development (TND) zone, encompassing approximately 271 acres, is intended to create compact and complete neighborhoods with defined neighborhood centers. It also encourages both residential and non-residential land uses while promoting a mix of housing types that can accommodate a variety of household sizes, incomes and life stages. The TND zone establishes an interconnected street network supporting a variety of transportation modes, a pedestrian-friendly environment, and public spaces. The first development within the TND zoning district was a 90-unit affordable apartment complex for families called Parkside Terrace. It is located across the street from an elementary school and a park, is on a City bike path, and is within walking distance of a bus stop.
7. HOUSING ELEMENT

Overlay Zones

The new General Plan allows greater flexibility for multifamily development, and encourages higher densities along commercial corridors near public transit and the Downtown area. These goals are implemented through overlay zones in the City Zoning Code described below.

*Planned Development (PD)*— The purpose of this overlay zone is to encourage the development of affordable housing, protect natural resources, and ensure the provision of open space. It can be utilized in any zoning district that allows residential uses. Applicants may make justifiable modifications to all applicable development standards with the exception of density provisions set forth in the General Plan. The Planning Commission reviews each application on a case-by-case basis and makes a determination as to whether the PD permit is appropriate for the property and if it adequately meets General Plan goals.

*Corridor Opportunity Site (COS)*— The purpose of this overlay zone is to encourage the development of housing adjacent to key transit corridors and in the Downtown area. It covers 481 acres within the City. The density and height limits of zoning districts within this overlay are increased, and parking requirements are decreased. For example, projects within the COS must be developed at the midpoint of the allowed density range. Within COS areas: the Residential Mixed Use zoning district has a minimum density of 15 units per acre and a maximum density of 70 units per acre; and the Office and Commercial Mixed Use zoning districts have a maximum density of 60 units per acre. The maximum height in these zones is up to 65 feet. Required off-street parking is reduced by 25% from the code’s standards.

*Floor Area Ratio and Site Coverage*

The Chico Municipal Code does not have floor area ratio requirements. The code does have a site coverage requirement, which sets the maximum percentage of the parcel that can be occupied by structures. For residential zoning districts, the maximum site coverage ranges from 40% for RS to 75% for R4 and RMU.

*Required Setbacks*

Front and rear setbacks are generally 10-15 feet for main buildings in all residential zoning districts. In the R2 District, no front setback is required for condominiums, townhouses and similar housing types. Side setbacks are 4-5 feet for main buildings, except when the lot abuts a street, in which case the setback is 10 feet. Where the parcel abuts another parcel zoned RS or R1, the setback is extended an additional 5 feet for each story over the ground floor.
Parking Requirements

The City’s comprehensive Municipal Code Update reduced parking standards. In addition, the Code allows for further parking reductions with the incorporation of Smart Growth principles in project design. Single-family development requires two parking spaces per unit. For multifamily development, the off-street parking requirement is as listed below:

- Studio—0.75 space per unit
- One Bedroom—1 space per unit
- Two Bedrooms—1.5 spaces per unit
- Three Bedrooms or more—2 spaces per unit
- Guest parking—1 space per 5 units
- Senior housing units—1 space per 2 units

Studios or single-room occupancies with rents restricted to low-income households for at least 30 years, and located within 500 feet of public transit or commercial facilities, have the same parking standard as senior housing units (1 space per 2 units). Parking requirements for multifamily housing in the Corridor Opportunity Site Overlay may be reduced by 25% below the standard multifamily housing requirements.

Density Bonus

Consistent with Government Code 65915, affordable housing developments are eligible for density bonuses under Chico Municipal Code 19.062.010. When a developer restricts rents by agreement for 10 to 20 percent of a project’s units to low or moderate incomes, or 5 to 11 percent of a project’s units to very low incomes, as defined in the California Health and Safety Code, the project is eligible for a density bonus of up to 35% and up to three incentives or concessions. The arrangement is formalized in a development agreement and approved by the City Council.

Growth Controls

The City does not have any growth controls or caps on the number of units that can be built over a designated period of time. The 2030 General Plan, municipal code, and design guidelines adequately support community character and public safety.
7. HOUSING ELEMENT

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” The City has a successful permanent emergency shelter located in the Light Manufacturing (ML) zone, which is located close to daily services and transit. In addition, the City has expanded opportunities for “by right” permanent emergency shelters in its new General Plan and municipal code update.

In compliance with Government Code Section 65583(a)(4), emergency shelters are allowed without a discretionary permit in the Public/Quasi-Public Zoning District. This district is applied to areas appropriate for uses established in response to the health, safety, cultural and welfare needs of the City. It implements the Public Facilities and Services land use designation of the General Plan. Adequate undeveloped and developed land close to services lies within this zoning district. This land has the capacity to provide for additional emergency shelters through new development, redevelopment, and reuse of existing structures. In addition, emergency shelters are allowed with a use permit in the ML, IOMU, OR, OC, CC and CS commercial zoning districts.

The Chico Community Shelter Partnership currently operates the Torres Community Shelter on City-owned property at 101 Silver Dollar Way. The formerly vacant portion of this property is being developed with a Phase I expansion, which includes: a 2,000 square-foot dining room with overflow bed capacity for 30 people, a commercial kitchen, a reception area, office space, and showers. A Phase II expansion will include a new dorm room with capacity for 25 additional beds, and a new building with 14 units of affordable housing. Use permits have been issued for this expansion within the ML zoning district.

Supportive and Transitional Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least 6 months but where the units are re-circulated to another program recipient after a set period. Supportive housing is defined by Section 50675.14 of the Health and Safety Code housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

The City’s Municipal Code currently includes supportive and transitional housing as permitted uses in its definitions section of the City Municipal Code (City Municipal Code 19.04), consistent with Health and Safety Code Sections 50675.2 and 50675.14. State Housing and Community Development has
required that supportive and transitional housing are also shown as permitted uses in the Allowed Land Uses tables in Chico Municipal Code Chapters 19.42 and 19.44. To clarify the City’s consistency with State law, Action H.4.6.2 in Chapter 3 will amend the City’s code to make supportive and transitional housing an explicitly permitted use in all zoning districts that allow residential development, subject to only the same restrictions placed on other permitted residential uses. With these revisions, the Chico Municipal Code will be in compliance with Government Code Section 65583(a)(5).

Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is demonstrated in Chapter 4, Section G. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The City’s Municipal Code explicitly defines Single-Room Occupancy (SRO) Housing as “a compact dwelling unit with limited cooking and living facilities designed primarily for one individual and within a multiple-unit structure.” SRO units are allowed without a discretionary permit in the R2, R3 and RMU residential zoning districts. As long as SRO units are above the ground floor, they are also allowed Downtown without a permit in the DN and DS commercial districts. SROs must comply with standards outlined in Municipal Code Section 19.076.140. These include: location within a quarter-mile of a bus stop, a maximum density of 50 units per acre, design that compliments surrounding land uses, and lighted outdoor common areas.

Provision of a Variety of Housing Types

Other than the housing types allowed without a discretionary permit listed in Table 43, the following housing types are allowed with a discretionary permit:

- Assisted living facilities— all residential zoning districts except RMU; and OR
- Caretaker and employee housing— CS (and allowed without a discretionary permit in all manufacturing and industrial zoning districts)
- Dormitory— R3 and R4
- Fraternity/sorority housing— R3, R4 and RMU

Constraints Analysis
7. HOUSING ELEMENT

Mobile home parks— R1, R2 and CS
Multifamily— OR and OC
Residential care homes w/ 7 or more clients— all residential zoning districts; and OR, OC, CN, DN and DS
Rooming and boarding houses— all residential zoning districts except RS; and OR, OC and CN
Single-family housing— OR
Senior congregate care housing— R1 and R2
Emergency shelters— OR, OC, CC and CS
Duplexes— R1, OR and OC

Conclusion

The Chico 2030 General Plan and Municipal Code Update expands the City’s overall housing development capacity, opportunities for a wide range of housing types, flexibility in residential construction, and incentives to build affordable housing. The overall housing development capacity has been enhanced with new land use designations and zoning overlays that increase densities. Opportunities to develop a wide range of housing types have been expanded with the large variety of types that are allowed without a discretionary permit in residential zoning districts, and more options for mixed-use development in commercial zoning districts. Site development flexibility has been improved with the overlay zones and parking standards. Affordable housing is incentivized through greater overall densities in targeted affordable housing locations, the updated density bonus ordinance, SRO accommodations, and allowance for by-right development of emergency shelters, transitional housing and supportive housing.

A2. On- and Off-Site Improvement Standards

Design Criteria and Improvement Standards

The City’s Design Criteria and Improvement Standards are found in Title 18R of the Municipal Code. It establishes lot configurations that are in conformance with General Plan goals and zoning code requirements, and makes provision for public utility easements. In addition, it sets engineering and design standards for storm drains, sewer, water supply, fire hydrants, street lights, street trees and landscaping. Standards for public and private streets are also established in 18R.08.020 and 18R.08.035. A public street is publicly maintained and open to the public. A private street is privately owned and maintained, and not part of the City street system.
7. HOUSING ELEMENT

The requirements for street dimensions are laid out in the Improvement Standards Chapter 18R.12 as follows, and apply to both public and private streets.

- For streets with 10 or fewer lots on a through street, and blocks of 25 or fewer lots on a cul-de-sac or loop street: 44-foot right-of-way for no street parking; 50-foot right-of-way for parking on one side of the street; and 56-foot right-of-way for parking on both sides of the street. The right-of-way includes curb, gutter, parkway and sidewalk.

- For streets with blocks of more than 10 lots on a through street, and blocks of more than 25 lots on a cul-de-sac or loop street: 48-foot right-of-way for no street parking; 50-foot right-of-way for parking on one side of the street; and 56-foot right-of-way for parking on both sides of the street. The right-of-way includes curb, gutter, parkway and sidewalk.

- The following minimum widths apply for all streets: 10-12 feet for travel lanes; 6 feet for shoulders; 7 feet for parkways; and 5 feet for sidewalks.

- cul-de-sacs must have a right-of-way diameter of at least 104 feet, which includes curb, gutter, parkway and sidewalk.

Conclusion

The City’s on- and off-site improvement standards are typical of other similar size communities in California, and do not present an undue burden on developers. Right-of-way and street standards facilitate the development of more housing than many suburban standards, while at the same time meeting transportation engineering and public safety requirements.

A3. Codes and Enforcement

Building Code

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Chico has adopted the Model Codes consisting of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code, Uniform Plumbing Code and the National Electric Code. The City operates a code enforcement program employing two full-time Code Enforcement Officers and administrative support. Enforcement involves ensuring that development within the City conforms to the standards contained in the Chico Municipal Code, which includes the above Uniform Codes by reference.
7. HOUSING ELEMENT

Housing Rehabilitation

The City tracks housing conditions as part of its code enforcement efforts. The City funds a Housing Inspector who works with homeowners and contractors to ensure cost-effective rehabilitation. Housing Rehabilitation Program projects are inspected by the City using qualitative criteria. All rehabilitation improvements done by the contractor must meet Uniform Building Code standards. It is, however, common for certain features of a rehabilitated dwelling to remain in non-compliance with the UBC, if they do not pose a health and safety risk to the occupants.

Conclusion

The City enforces the Model Codes, but does not layer them with additional local codes. As such, the City’s codes and enforcement do not constrain residential development beyond what is typically required in the State of California.

A4. Fees and Exactions

Permit and Impact Fee Schedules

Development fees can be assessed against residential projects as a means of providing funding for capital improvements necessitated by the cumulative demand of residential development. Such fees are typically imposed as a condition of a discretionary project but can be included in those fees collected at the time of issuance of building permits. Improvements frequently considered for financing through development fees include schools, parks, storm drainage and transportation facilities (traffic signals, street widening, bicycle paths, etc.). The City of Chico has adopted the fees listed in Table 44, associated with the cost of processing permit applications, and Table 45, associated with the cost of infrastructure improvements due to growth in the community.
### 7. HOUSING ELEMENT

Table 44: Planning and Building Fees

<table>
<thead>
<tr>
<th>Planning Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezone/Prezone (1 acre or less)</td>
<td>$4,678</td>
</tr>
<tr>
<td>Rezone/Prezone (&gt; 1 acre)</td>
<td>$5,450</td>
</tr>
<tr>
<td>Planned Development</td>
<td>$5,804</td>
</tr>
<tr>
<td>Initial EIR Deposit</td>
<td>$13,422</td>
</tr>
<tr>
<td>EIR Document</td>
<td></td>
</tr>
<tr>
<td>Deposit for City Staff related to EIR</td>
<td>15% of Cost of Consultant Contract</td>
</tr>
<tr>
<td>General Plan Amendment</td>
<td>$6,436</td>
</tr>
<tr>
<td>Specific Plan Initiation or Amendment</td>
<td>$69,768</td>
</tr>
<tr>
<td>Development Agreement</td>
<td>$6,263</td>
</tr>
<tr>
<td>Tentative Subdivision Map</td>
<td>$16,330</td>
</tr>
<tr>
<td>Tentative Parcel Map</td>
<td>$8,088</td>
</tr>
<tr>
<td>Condominium Conversion- Tentative Map</td>
<td>$5,018</td>
</tr>
<tr>
<td>Use Permit- Single-family Owner-occupied</td>
<td>$1,489</td>
</tr>
<tr>
<td>Use Permit- Zoning Administrator Action</td>
<td>$2,944</td>
</tr>
<tr>
<td>Use Permit- Planning Commission Action</td>
<td>$5,982</td>
</tr>
<tr>
<td>Variance Permit- Single-family owner-occupied</td>
<td>$2,962</td>
</tr>
<tr>
<td>Variance Permit- All Others</td>
<td>$3,549</td>
</tr>
<tr>
<td>CEQA Notice of Exemption</td>
<td>$142</td>
</tr>
<tr>
<td>CEQA Negative Declaration</td>
<td>$3,899</td>
</tr>
<tr>
<td>Boundary Line Modification</td>
<td>$1,577</td>
</tr>
<tr>
<td>Second Dwelling Units (where use permit is not required)</td>
<td>$548</td>
</tr>
<tr>
<td>Architectural Review Board</td>
<td>$1,073</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plan Check Fee</td>
<td>$210</td>
</tr>
<tr>
<td>Plan Check/New Construction Fee</td>
<td>Varies by construction type and size</td>
</tr>
<tr>
<td>Apartment Building (20,000 sf threshold)</td>
<td>$21,313-$31,969 plus $11.45-$17.17 per additional 100 sf</td>
</tr>
<tr>
<td>Single-Family Dwelling (1,500 sf threshold)</td>
<td>$1,650 plus $27.50 per additional 100 sf</td>
</tr>
<tr>
<td>Condominium Conversion Inspection</td>
<td>$210 minimum; $145 per unit</td>
</tr>
<tr>
<td>Energy Plan Check</td>
<td>$93 minimum (up to 2 units); $47 (3+ units)</td>
</tr>
<tr>
<td>Mechanical, Plumbing, Electrical Plan Check (hourly rate)</td>
<td>$128</td>
</tr>
<tr>
<td>Northwest Chico Specific Plan Residential Fee</td>
<td>$485</td>
</tr>
</tbody>
</table>
### Table 45: Development Impact Fees

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Single-Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation Facility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Facility Improvement</td>
<td>$3,973.05</td>
<td>$2,747.72</td>
</tr>
<tr>
<td>Street Maintenance</td>
<td>$108.70</td>
<td>$75.18</td>
</tr>
<tr>
<td>Bikeway Improvement</td>
<td>$474.99</td>
<td>$410.28</td>
</tr>
<tr>
<td><strong>Storm Drainage Facility (per Acre)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Butte Creek</td>
<td>$9,479.00</td>
<td>$14,219.00</td>
</tr>
<tr>
<td>Comanche Creek</td>
<td>$9,888.00</td>
<td>$14,832.00</td>
</tr>
<tr>
<td>Little Chico Creek</td>
<td>$10,774.00</td>
<td>$16,160.00</td>
</tr>
<tr>
<td>Big Chico Creek</td>
<td>$8,032.00</td>
<td>$12,048.00</td>
</tr>
<tr>
<td>Lindo Channel</td>
<td>$9,801.00</td>
<td>$14,701.00</td>
</tr>
<tr>
<td>SUDAD Ditch</td>
<td>$8,548.00</td>
<td>$12,822.00</td>
</tr>
<tr>
<td>Mud-Sycamore Creek</td>
<td>$7,439.00</td>
<td>$11,159.00</td>
</tr>
<tr>
<td>PV Ditch</td>
<td>$10,542.00</td>
<td>$15,813.00</td>
</tr>
<tr>
<td><strong>Park Facility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basic Park Facility</td>
<td>$2,913.00</td>
<td>$2,465.00</td>
</tr>
<tr>
<td>Bidwell Park Land Acquisition Fee</td>
<td>$199.00</td>
<td>$177.00</td>
</tr>
<tr>
<td><strong>Building and Equipment Fees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td>$190.00</td>
<td>$164.00</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>$732.00</td>
<td>$581.00</td>
</tr>
<tr>
<td>Police Protection</td>
<td>$834.00</td>
<td>$940.00</td>
</tr>
<tr>
<td><strong>Sewer Fees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application Fee</td>
<td>$100.00</td>
<td>$100.00</td>
</tr>
<tr>
<td>Water Pollution Control Plant Capacity</td>
<td>$2,251.00</td>
<td>$2,251.00</td>
</tr>
<tr>
<td>Trunkline Capacity</td>
<td>$1,693.00</td>
<td>$1,693.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,468.74</strong></td>
<td><strong>$11,604.18</strong></td>
</tr>
</tbody>
</table>

*Note: Total per unit excludes drainage fees. School District fees are not included.*
All fees are based on a nexus study conducted by the City to determine the actual cost of providing improvements or facilities. The Nexus Study included an analysis and comparison of fees charged in 17 North Valley jurisdictions. The nexus study concludes that the City of Chico fees are appropriate and justified and also that the impact fee program complies with state law regarding development impact fees. The study also found that the development impact fees imposed by the City for all uses other than Commercial were in the lower two-thirds of fees charged to the comparable jurisdictions included in the study.

Fee deferrals are available for units constructed for low- or moderate-income households. The owner may opt to pay the associated fees on the date of the issuance of a certificate of occupancy instead of the date a building permit is issued.

**Conclusion**

Table 46 shows estimated fees for a typical 1,500 square-foot single-family home and a multifamily apartment complex with 50 units. This includes School District fees at the rate of $3.20 per square foot as of December 2013. For a typical single-family home, the total planning, building and impact fees are estimated at about $23,700. For a typical 50-unit apartment complex, the total planning, building and impact fees are estimated at about $17,400 per unit.

<table>
<thead>
<tr>
<th>Assumptions</th>
<th>Single-Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Type</td>
<td>Single-Family</td>
<td>Multifamily</td>
</tr>
<tr>
<td>Total Units</td>
<td>1</td>
<td>50</td>
</tr>
<tr>
<td>Acres</td>
<td>0.2</td>
<td>2</td>
</tr>
<tr>
<td>Total Square Footage</td>
<td>1,500</td>
<td>50,000</td>
</tr>
<tr>
<td>Mechanical Fixtures</td>
<td>4</td>
<td>200</td>
</tr>
<tr>
<td>Plumbing Fixtures</td>
<td>3</td>
<td>115</td>
</tr>
<tr>
<td>Electrical Fixtures</td>
<td>5</td>
<td>252</td>
</tr>
<tr>
<td>CEQA Negative Declaration</td>
<td></td>
<td>$3,899</td>
</tr>
<tr>
<td>Architectural Review Board</td>
<td></td>
<td>$1,073</td>
</tr>
</tbody>
</table>
## 7. HOUSING ELEMENT

Table 46: Per Unit Fees Estimate (Continued)

<table>
<thead>
<tr>
<th>Building Fees</th>
<th>Single-Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Type</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preliminary Plan Check Fee</td>
<td>$210</td>
<td>$210</td>
</tr>
<tr>
<td>Plan Check/New Construction Fee</td>
<td>$1,650</td>
<td>$24,748</td>
</tr>
<tr>
<td>Energy Plan Check</td>
<td>$93</td>
<td>$2,350</td>
</tr>
<tr>
<td>Mechanical, Plumbing, Electrical Plan Check</td>
<td>$1,536</td>
<td>$72,576</td>
</tr>
<tr>
<td><strong>Impact Fees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Transportation Facility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Facility Improvement</td>
<td>$3,973</td>
<td>$137,386</td>
</tr>
<tr>
<td>Street Maintenance</td>
<td>$109</td>
<td>$3,759</td>
</tr>
<tr>
<td>Bikeway Improvement</td>
<td>$475</td>
<td>$20,514</td>
</tr>
<tr>
<td><strong>Storm Drainage Facility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lindo Channel</td>
<td>$1,960</td>
<td>$29,402</td>
</tr>
<tr>
<td><strong>Park Facility</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basic Park Facility</td>
<td>$2,913</td>
<td>$123,250</td>
</tr>
<tr>
<td>Bidwell Park Land Acquisition Fee</td>
<td>$199</td>
<td>$8,850</td>
</tr>
<tr>
<td><strong>Building and Equipment Fees</strong></td>
<td>$190</td>
<td>$8,200</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>$732</td>
<td>$29,050</td>
</tr>
<tr>
<td>Police Protection</td>
<td>$834</td>
<td>$47,000</td>
</tr>
<tr>
<td><strong>Sewer Fees</strong></td>
<td>$100</td>
<td>$100</td>
</tr>
<tr>
<td>Application Fee</td>
<td>$2,251</td>
<td>$112,550</td>
</tr>
<tr>
<td>Water Pollution Control Plant Capacity</td>
<td>$1,693</td>
<td>$84,650</td>
</tr>
<tr>
<td>Trunkline Capacity</td>
<td>$4,800</td>
<td>$160,000</td>
</tr>
<tr>
<td>School District ($3.20 per sf)</td>
<td>$23,718</td>
<td>$869,567</td>
</tr>
<tr>
<td>Total</td>
<td>$23,718</td>
<td>$17,391</td>
</tr>
</tbody>
</table>

**Unit Type**
- Single-Family
- Multifamily
A.5. Permit Processing Procedures

See Appendix D for a diagram representation of how development review occurs within the City. The City’s various review procedures are summarized below. Development in the unincorporated area is summarized in the Housing Element of the Butte County General Plan.

Development Review Committee

The City established a Development Review Committee (DRC) to review preliminary project proposals and provide timely comments prior to submittal of a formal application. The biweekly DRC meetings were optional and available at no cost. The DRC was helpful to design professionals and developers for providing an informal meeting environment at which the City Planning, Development Engineering, Building and Fire Divisions, as well as Cal Water staff, could review and respond with written comments to preliminary project plans. Projects that went through DRC generally reduced the number of plan revisions needed in the planning process. Due to major staffing reductions, the DRC process was placed on hold. Following a fee study update, currently in progress, it is contemplated that the DRC function will be resumed and made available to applicants for a nominal fee.

Residential Permit Process

The residential permit process for a subdivision includes submittal of an application, review for completeness by City staff, and review and approval by the Planning Commission. The timeframe for subdivision review is approximately three to six months. Multi-family projects are subject to architectural review but do not require use permits, if proposed in an appropriate zoning district (R2, R3, R4, RMU). The permit process for a multi-family project includes submittal of an application, review of completeness by staff, and review and approval by the Architectural Review and Historic Preservation Board (ARHPB). Depending on the project size and motivation of the builder, most multi-family projects can obtain building permits within six weeks following approval from ARHPB. For detached single-family in-fill housing, an application is submitted to the building department for staff review. If the application does not involve exception to any development standards and the project conforms to the General Plan and the City’s zoning regulations for the site, then the project may be approved at staff level. The time frame for these projects is approximately three weeks.
Environmental Review

After receipt of a project application or request for review of a City project, staff initially reviews the proposal to determine if it is subject to environmental review or exempt. Pursuant to provisions of the California Environmental Quality Act (CEQA), if a project is not subject to environmental review (ministerial reviews such as building permits generally do not receive environmental review), no further action is required, and the application is processed without restriction by environmental review time limits. Other projects that are subject to environmental review, but are relatively minor in nature, may fall into categories exempt from further review.

If the project is subject to further environmental review, staff prepares an initial study (or environmental evaluation) to determine the potential environmental impacts of the project. The Community Development Director then determines, based on the study, whether an environmental impact report (EIR) or negative declaration is to be prepared. The Director may also require the submittal of additional information, such as traffic or storm drainage analysis, to justify the determination. In many cases, mitigation measures are required to reduce project impacts to less-than-significant levels.

Although state law allows up to 180 days, the typical time required to prepare a negative declaration and make it available for public review and comment is 60 days from determination of a complete application. If additional information is requested, the time frame is extended by the time necessary to prepare that information. The overall time frame includes a state-mandated 20-day review period (30 days for projects requiring state review and/or approval) in addition to the time required for preparing the evaluation.

If a determination is made that an EIR is required, there is no typical time frame. The time to prepare the EIR is dependent on the complexity of the project and issues involved. Time periods can range from an absolute minimum of 6 months (highly unlikely) to a year or more.

The environmental review process requires the decision-making body (City Council, Planning Commission, or staff) to review and adopt or certify the environmental documentation in making their final decision on a project. In order to expedite the process, staff routinely processes the environmental review at the same time the project is being reviewed by staff and scheduled for public hearing. In general, this saves the project applicant considerable processing time. However, the environmental determination of the Community Development Director is appealable to the City Council and, in the event an appeal is filed, application processing is delayed by at least 30 to 60 days.

Again, it must be emphasized that state law requires environmental review of all discretionary projects, including not only private projects but City projects and actions as well.
General Plan Amendment

There are no required time frames for the processing of a General Plan Amendment, however, these requests are typically processed in conjunction with land use entitlements that are subject to the time limitations imposed by the State Permit Streamlining Act (adopted locally as CMC 2.74 et. seq.), which provides that all applications will be processed within 6 months after the adoption of a negative declaration or within 1 year if an EIR is required to be prepared.

Once the application and environmental review are complete, the planning staff schedules a public hearing before the Planning Commission. The Commission will review the amendment and forward a recommendation to the City Council. The proposal is then forwarded to the City Council and at least one additional public hearing is scheduled. The City Council action is usually completed within 30 days of the Planning Commission hearing.

Prezone/Rezone

A prezone or rezone is also not subject to the Permit Streamlining Act time frames unless combined with a land use entitlement proposal as discussed above. Once the application is deemed complete and has gone through CEQA review, a public hearing is scheduled before the Planning Commission. Once the Planning Commission has made its recommendation, the item is scheduled for hearing before the City Council, with final action typically occurring 60 to 90 days after the application is deemed complete.

Use Permit/Variances

Use permits and variances determined to be minor and non-controversial in nature are heard by the Zoning Administrator. At the time of application, a review of the configuration, design, location and potential impact of the proposed use is conducted by comparing it to established development standards. Typical processing time is 30 to 45 days after the application is deemed complete. The Zoning Administrator must hold at least one public hearing or may refer the application to the Planning Commission to hold a hearing. These permits may be appealed to the City Council, in which case the appeal is scheduled for hearing within 45 days of the appeal.

All other use and variance permits are heard by the Planning Commission. Typically, these hearings occur within 45 days of submittal of a complete application if the project is exempt from environmental review, or within 60 days if an initial study is required. Unless appealed, the Planning Commission decision is final. Should an applicant or affected party be dissatisfied with the Commission’s action, an appeal may be made to the City Council within 10 days of the action. The appeal is placed on the next available City Council agenda.
Subdivision/Parcel Maps

Subdivision applications have the most extensive and technical requirements for a complete submittal. Once a complete subdivision application is submitted, state law requires the City to make an environmental determination within 30 days if the project qualifies for an exemption, Negative Declaration or Mitigated Negative Declaration, and within 1 year if the subdivision requires an EIR. The Planning Commission usually considers a subdivision map 30 days after environmental review has been completed and circulated for public review. Extension of the processing time may occur only with the consent of the applicant. Subdivisions subject to an appeal of the Planning Commission decision are considered by the City Council 30-45 days following the date of receipt of the appeal.

Boundary Line Modification/Minor Land Division

These minor applications are approved by the Map Advisory Committee within one month of submittal of a complete application, unless an appeal is filed. An appeal of staff approval is considered by the Planning Commission in 30 to 45 days, and if further appealed, considered by the City Council in an additional 30 to 45 days. Most of these applications are exempt from environmental review.

Architectural Review and Historic Preservation Board (ARHPB)

Commercial and multi-family projects require review by the Architectural Review and Historic Preservation Board (ARHPB). This process does not typically add time to development approval as it is accomplished in conjunction with the building permit/plan check process. Architectural review is either conducted administratively by staff, or through the ARHPB for larger projects. The ARHPB meets once or twice each month. Site planning, landscaping, circulation, building materials, and building elevations are reviewed. The purpose of architectural review is to promote orderly and harmonious development of the City, enhance the desirability of residence or investment in the City, encourage the attainment of the most desirable use of land and improvements, enhance the desirability of living conditions upon the immediate site or in adjacent areas, and promote visual environments which are of high aesthetic quality and variety and which at the same time are considerate of each other. Projects are evaluated for basic good design principles and consistency with the General Plan, other appropriate policies and design guidelines. The following findings need to be met in order for the ARB to approve a project:

- The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans;
- The proposed development, including the character, scale, and quality of design, are consistent with the purpose/intent of this chapter and any adopted design guidelines;
7. HOUSING ELEMENT

- The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development.

- Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development;

- The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings;

- The general landscape design, including the color location, size, texture, type, and coverage of plant materials, and provisions for irrigation, maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

Multi-family projects are subject to architectural review but do not require use permits, if proposed in an appropriate zoning district (R2, R3, R4, RMU). Depending on the size of the project and motivation of the builder, most multi-family projects can obtain building permits within 6 weeks following approval from the Architectural Review and Historic Preservation Board. A building permit for a single-family residence, by comparison, can be processed in approximately 3 weeks.

Conclusion

Compared with other cities in Northern California, Chico’s project review process ranks similarly in processing time. While project review has increasingly become a complex process, Chico continues to seek ways to make this process more efficient without sacrificing the public’s welfare or safety.

A.6. Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance and improvement of housing for persons with disabilities. Housing element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.
7. HOUSING ELEMENT

Residential Care Homes

In accordance with the Community Care Facilities Act, residential care homes for six or fewer residents are permitted as a matter of right in all residential districts, and the Office Residential and Neighborhood Commercial districts. The definition of “residential care homes” includes “transitional” and “supportive” housing. Residential care homes for seven or more persons is permitted in most residential districts, office residential and commercial districts with a use permit. Residential care homes are required to provide one off-street parking space for every three beds the facility is licensed to accommodate. There are no development standards that regulate the concentration or spacing for residential care homes. Constructing a new facility or structurally modifying an existing facility would require a building permit. In addition, Chico allows ground-floor accessible residential units by right in commercial zoning districts (Title 19.44, Table 4-6, Footnote 2).

Reasonable Accommodation

To achieve Goal H.4.1.1 of the adopted 2009 Housing Element, the Municipal Code Update included the addition of a new section entitled “Accommodations for Persons with Disabilities.” This section of the Municipal Code allows the Community Development Director to approve modifications to development standards in order to accommodate improvements that provide access for persons with disabilities (City Municipal Code 19.60.130). State Housing & Community Development has required a revision to this language to clarify the City’s consistency with State law. The new Goal H.4.1.1, found in Chapter 3, calls for City Municipal Code 19.60.130 to read "the community development director may approve modifications or exceptions to the regulations, standards and practices for the siting, development and use of housing or housing related facilities or other matters related to zoning and land use that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice."

Environmental Review

Environmental review under provisions of the California Environmental Quality Act may also be required. While this process does involve some added time and expense, the permitting process is a legitimate and necessary function of local government. The City works closely with project proponents to ensure that the process works smoothly and that issues are addressed at the appropriate level to allow the home to function well within its neighborhood setting. The conditional use permit process is not used to unduly restrict the ability of residential care homes to locate on suitable sites in the community.
Building Code

Standard requirements regarding accessibility for persons with disabilities are found in California’s Title 24, which is enforced locally by the City’s Building and Development Services Department. Special accessibility requirements are required for multi-family residential projects with 3 or more units.

Conclusion

The above-described regulations and processes meet or exceed those typical of other communities throughout the state. The City allows residential care homes by-right in all of its residential zoning districts. In addition, the municipal code update includes a provision for the Community Development Director to permit reasonable accommodation code variances.

B. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental economic constraints are driven by the market and typically fall outside the direct control of the local government. Through responsive programs and policies aimed toward offsetting the impacts that the market has on housing affordability, the City can be influential in balancing housing affordability for residents of all income levels and market opportunity for home builders. Analyzing land cost, construction cost and the availability of financing, the City can develop programs, with key preconditions for land use and housing that are responsive to such conditions, in order to ensure the availability of housing that meets the needs of residents.

B1. Land Prices

A major market constraint that impacts housing production and the cost of available new housing is the price of land. A discussion of multifamily and single-family residential land prices follows.

Multifamily Residential Land

Table 47 shows four vacant multifamily sales completed within the last couple of years. Two were completed between August 2011 and April 2012, and the other two were in escrow as of October, 2013. The sales represent three general price points for vacant multifamily land, as described below.
7. HOUSING ELEMENT

Table 47: Multifamily Vacant Land Sales

<table>
<thead>
<tr>
<th>Location</th>
<th>Date Sold</th>
<th>Price</th>
<th>Acres</th>
<th>Price per Acre</th>
<th>Zoning</th>
<th>Units</th>
<th>Price per Unit</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Esplanade / Nord Hwy (006-170-033)</td>
<td>In Escrow as of Oct. 2013</td>
<td>$985,000</td>
<td>7.94</td>
<td>$124,055</td>
<td>R2 &amp; R3</td>
<td>120</td>
<td>$8,208</td>
<td>No off-site utility access.</td>
</tr>
<tr>
<td>Bruce / 20th St. (011-720-001)</td>
<td>In Escrow as of Oct. 2013</td>
<td>$1,250,000</td>
<td>7.11</td>
<td>$175,809</td>
<td>R3</td>
<td>144</td>
<td>$8,681</td>
<td>Access to all off-site utilities.</td>
</tr>
<tr>
<td>3432 Esplanade (Esplanade / Eaton Ave; 006-680-011, 012)</td>
<td>8/23/2011</td>
<td>$500,000</td>
<td>2.00</td>
<td>$250,000</td>
<td>R3</td>
<td>50</td>
<td>$10,000</td>
<td>Land only; does not include $160,000 of improvements that was included in the purchase price. No access to water and sewer off-site utilities; on major commercial corridor.</td>
</tr>
<tr>
<td>Harvest Park (East Ave / Esplanade; 006-150-127)</td>
<td>4/25/2012</td>
<td>$1,728,000</td>
<td>5.14</td>
<td>$336,187</td>
<td>RMU</td>
<td>90</td>
<td>$19,200</td>
<td>Access to all off-site utilities; on major commercial corridor</td>
</tr>
</tbody>
</table>

Source: Chico Multiple Listing Service, December, 2013

Lower Density, No Off-site Utilities, Larger Size, Not Publicly Subsidized

Esplanade/ Nord Hwy is located on the north edge of the City, without access to off-site utilities. It has a mix of R2 and R3 zoning districts. It is the largest land sale, with almost eight acres. It will not receive public subsidies. It has the lowest price per acre, at $124,055, and the lowest price per unit, at $8,208.

Medium Density, Some Off-site Utilities, Smaller Size, Publicly Subsidized

3432 Esplanade, also called North Point Apartments, is located near Esplanade / Nord Hwy, with slightly better location adjacent to Shasta Elementary School and De Garmo Park, and slightly better access to off-site utilities. It was zoned R3 at the time of acquisition. It is the smallest land sale, at two acres. It is a publicly subsidized affordable housing apartment complex, which tends to increase the land value as subsidies are required to target specific locations, and subsidies carry expenditure time limits. It has a price per acre of $250,000 and a price per unit of $10,000.
7. HOUSING ELEMENT

High Density, Access to All Utilities, Medium Size, Publicly Subsidized

Harvest Park is located on East Avenue just west of Esplanade, adjacent to a range of retail and services on a major commercial corridor. It has the best location of the four land sales, and is surrounded by viable development and a mix of land uses. It was acquired after adoption of the 2030 General Plan, and the property is currently zoned Residential Mixed Use with a Corridor Opportunity Site Overlay, which increases maximum density to 70 units per acre. It is a medium-size property at five acres. It is a publicly subsidized affordable housing apartment complex. It has the highest price per acre, at $336,187, and the highest price per unit, at $19,200.

Multifamily Land Conclusion

The modest outlier of the four land sales is Bruce / 20th Street. It has a price that is slightly higher than Esplanade / Nord Hwy, as it is a similar size property in the R3 zoning district. However, unlike Esplanade / Nord Hwy, it has access to all off-site utilities. It may have been sold for a significantly lower price than 3432 Esplanade and Harvest Park because it is not subsidized, is larger in size, and was purchased at a later date. Taking these sales into account, some very general conclusions can be drawn that bracket the range of land prices in Chico. Larger multifamily properties in less desirable locations without access to off-site utilities currently cost around $125,000 per acre. Smaller multifamily infill properties (1 to 5 acres) that are adjacent to public and commercial amenities, on commercial corridors, and zoned RMU or R4 with a Corridor Opportunity Site overlay under the new General Plan, currently cost around $350,000 per acre, and are likely closer to $400,000 per acre in the city center area. The values of these types of properties will most likely increase in coming years as developers take advantage of higher densities. A property at $400,000 per acre could be developed at $8,000 per unit with a density of 50 units per acre. In summary, a cost per acre of $125,000 to $400,000 for multifamily-zoned land, especially when considering the flexibility of Chico’s zoning codes, is not a significant impediment to development when compared to other California communities.

Single-family Residential Land

Table 48 shows three single-family residential land sales for June 2010 through the current period. The price per acre ranges from $125,000 to $146,000, and the price per undeveloped lot ranges from about $20,000 to $30,000. The 20th St. / Diversion Channel property is located in the highest land value location of the three sales, and is the most recent transaction. Therefore, the higher price per lot makes sense. Prices for developed single-family subdivision lots in Chico roughly range from $50,000 to $160,000, based on 2013 sales. At the top end, lots sold for more than $100,000 are generally over 10,000 square feet and located in the highest value neighborhoods of Chico, such as Canyon Oaks or adjacent to Bidwell Park. Lots between 5,000 and 10,000 square feet in middle-
class neighborhoods are currently sold in the range of $50,000 to $100,000. These prices are comparable to other similar size cities in the Central Valley, and generally lower than the Sacramento Metropolitan Area.

Table 48: Single-Family Vacant Land Sales

<table>
<thead>
<tr>
<th>Location</th>
<th>Date Sold</th>
<th>Price</th>
<th>Acres</th>
<th>Price per Acre</th>
<th>Zoning</th>
<th>Units</th>
<th>Price per Lot</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2855 Mariposa Ave. (016-010-028)</td>
<td>6/4/2010</td>
<td>$689,000</td>
<td>5</td>
<td>$137,800</td>
<td>R-1</td>
<td>26</td>
<td>$26,500</td>
<td>Access to all off-site utilities.</td>
</tr>
<tr>
<td>Humboldt Road / Forest (002-050-184)</td>
<td>12/28/2011</td>
<td>$336,000</td>
<td>2.3</td>
<td>$146,087</td>
<td>R-2</td>
<td>17</td>
<td>$19,765</td>
<td>No access to some off-site utilities.</td>
</tr>
<tr>
<td>20th St. / Diversion Channel (018-580-022)</td>
<td>In Escrow as of Oct. 2013</td>
<td>$2,730,000</td>
<td>21.84</td>
<td>$125,000</td>
<td>R-1</td>
<td>91</td>
<td>$30,000</td>
<td>Access to off-site utilities; requires construction of a bridge.</td>
</tr>
</tbody>
</table>

Source: Chico Multiple Listing Service, December, 2013

B2. Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multi-family structure will cost significantly more than a single-family home, though the cost of each unit in the multi-family structure will generally cost less due to the economies of scale. Multifamily and single-family construction costs in Chico are comparable to other similar size cities in the Central Valley, and generally lower than in the Sacramento Metropolitan area.

Construction costs for recently built subsidized multifamily housing in Chico are about $140,000 per unit, and about $140 per square foot, for family apartments averaging about 1,000 square feet in size. If funding sources require payment of State Prevailing Wages, construction costs are generally about 15% higher. Total development costs, including land, permits and soft costs, for subsidized multifamily apartments without State Prevailing Wages are roughly $200,000 per unit and $200 per square foot. Senior and studio subsidized apartment complexes cost less per unit and more per square foot. Construction costs for recently constructed private market apartments, averaging about 800 square feet in size, are about $110,000 per unit and $140 per square foot. Including land, permits and soft costs, these private market apartments cost about $140,000 per unit and $175 per square foot. Subsidized apartments are generally more expensive to build because costs, such as developer overhead and profit, financing, and reserves, must be front-loaded into the development budget instead of future year operating budgets. This is because publicly subsidized project rents are restricted to levels affordable to low-incomes. Operating income just covers annual expenses, with very modest income growth over the operating period. Furthermore, rent restriction covenants limit price appreciation, as subsidized projects cannot be resold at market prices until 30 to 55 years after they are built.
7. HOUSING ELEMENT

Home-cost.net, a housing construction resource that calculates the total estimated cost of building a new home using the National Building Cost Manual, estimates the 2012 average construction price of a standard 1,600 square-foot home in Chico at about $208,000, or $130 per square foot. This is for construction costs only, and does not include the cost of land, permits, or site improvements. Inclusion of these costs adds about $65,000 to $85,000 on average for lots between 5,000 and 10,000 square feet. Adding 10% for builder overhead and profit brings the estimated cost to $300,000 to $320,000 for a standard, or mid-range, new home. A survey of comparable newly constructed homes in Chico concludes that they are priced in a similar range, with a small portion just under $300,000. New starter homes around 1,200 square feet in size are currently priced from $230,000 to $250,000. (Epick Homes, Bill Webb Homes, Newhomesource.com, Trulia.com). It is estimated that home prices starting at $300,000 would require a household income of at least $63,000 (or 161% of area median household income). A starter home price of $250,000 would require a household income of at least $52,000 (or 133% of area median household income). See Table 28 for assumptions used in this calculation.

B3. Financing Availability

Housing financing includes private and publicly subsidized sources for homeownership and rental units. In the wake of the real estate market recession and foreclosure crisis, all forms of housing finance were severely restricted over the last five years. Only over the past year, has financing become more readily available in the private market.

Private Multifamily Rental Financing

Nationwide, strong growth in rental housing demand since the middle of 2009 has led to consistent growth in multifamily lending activity over the last four years. Multifamily Real Estate Investment Trusts (REITs) have performed well over this period, with compound annual returns of 7.77% for the five years ending in November 2013. Interest rates have remained consistently low over the last five years, with the Prime Rate at 3.25% and 3-Month Libor at 0.26% in December 2013. These factors have driven a strong rebound in multifamily construction from the recession of 2009. The number of multifamily starts in June through August of 2013 was 280% higher than the lowest point reached in November 2009 (“Market Pulse”, Multi Housing News, December 2013). Given these trends and a gradually improving overall economy, it is anticipated that multifamily credit and equity will remain at healthy levels in the coming years.

Private Homeownership Financing

The national multifamily market rebounded from the recession much more quickly than the homeownership market. In Chico, loans on new subdivisions revived in 2013 after a five-year
freeze. Stringent underwriting criteria on home loans kept many homebuyers out of the market during this period as well. A number of factors began to broaden access to credit in 2012, including: improvement in the overall economy; greater market involvement by government-sponsored mortgage programs; low interest rates; and an easing of the foreclosure backlog. The improvement in access to homebuyer credit and rising home values that emerged in 2012 has continued through 2013. Mortgage interest rates have gradually risen in the second half of 2013 in response to greater credit demand, but remain low by historical standards. These factors have contributed to steadily improving homebuilder confidence since the beginning of 2012 (National Association of Home Builders/Wells Fargo Housing Market Index). Correspondingly, nationwide monthly single-family starts have increased, from about 400,000 in January 2012 to just over 600,000 in July of 2013. That is still about half of the monthly single family starts in 2000 and one-third of the monthly single-family starts at the market peak in 2006 (National Association of Home Builders, December 17, 2013). The single-family market is forecast to continue growing at an accelerated pace in 2014 due to positive trends in employment and income, improving access to credit, and stable interest rates (National Association of Home Builders, Chief Economist Interview, December 19, 2013).

Publicly Subsidized Multifamily Rental Financing

As described in the Financial Inventory section of the Chapter 5, critical affordable housing funding sources at the local, state and federal level have been eliminated in the last couple of years, most prominently redevelopment agency funds. Furthermore, most other financing sources have been reduced during the same period. As a result, public subsidies are much more competitive, and fewer projects are moving forward, particularly in the rural parts of the State such as Butte County. While Low Income Housing Tax Credits have been in strong demand by investors, driving equity prices of over $0.80 per $1 of tax credit in Butte County, there has been a dramatic drop in tax credit utilization without State and local financial support. These challenges will make it extremely difficult for Chico to produce affordable units in the coming years. Until a dedicated revenue source for affordable housing is secured at the State and/or local level, progress will be severely stunted.

Publicly Subsidized Homeownership Financing

In Chico, the primary subsidy source for low-income, first-time homebuyers has been the City’s Redevelopment Agency, which has been eliminated. The secondary source has been the allocation of federal HOME funds. HOME funds were slashed by almost 40% in the 2011-12 fiscal year, and were reduced further by about 8% in 2012-13. Similar to affordable rental development, it will be very challenging to produce affordable for-sale housing in the coming years until a dedicated revenue source is secured at the State and/or local level. While some USDA financing sources are available in
surrounding rural areas, they are not available in Chico since it is classified as an urban area, and therefore ineligible for USDA programs. The California Housing Finance Agency offers a number of below market-rate first- and second-mortgage programs, which may help some Chico households earning near median income qualify for a home purchase. However, these subsidies are not generous enough to benefit lower income households.
APPENDIX A:
REVIEW OF PREVIOUS
HOUSING ELEMENT ACTIONS
## 7. HOUSING ELEMENT

<table>
<thead>
<tr>
<th>2009-2014 Housing Element Program Goal</th>
<th>Funding Source</th>
<th>Responsible Agency/Dept.</th>
<th>Time Frame</th>
<th>Accomplishments</th>
<th>Effectiveness</th>
<th>Continue/Modify/Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>H.1.1.1</strong> In conjunction with Legal Services, provide workshops for tenants and landlords concerning fair housing and other relevant issues. In addition, flyers, press releases, official proclamations and other activities will be conducted to maintain a high profile for fair housing. Fair housing complaints will be referred to the Community Legal Information Center, Legal Services of Northern California, State of California Department of Fair Housing, or U.S. Department of Housing and Urban Development, depending on the specifics of the complaint.</td>
<td>CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>The City funds four fair housing workshops each year: two facilitated by Legal Services of Northern California; and two facilitated by the North Valley Property Owners Association. The City and partner agencies promote these workshops among property owners, managers and service providers.</td>
<td>Action Met Expectations: fair housing workshops were held and were well-attended.</td>
<td>Continue</td>
</tr>
<tr>
<td><strong>H.1.2.1</strong> Support regular fair housing audits to ensure that there are no regulatory constraints impeding persons from obtaining housing.</td>
<td>CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Annually</td>
<td>During the Housing Element period, it has been the City's protocol to review all new policies and programs to ensure that they do not include regulatory constraints that impede persons from obtaining housing. All City housing agreements prohibit discrimination of protected classes.</td>
<td>Action Met Expectations: policies and programs regularly reviewed for fair housing compliance.</td>
<td>Continue</td>
</tr>
<tr>
<td><strong>H.2.1.1</strong> Develop an Infill Incentive Program in partnership with the Planning and Building Departments. This program will encourage an increase in the development of affordable infill housing that integrates with neighborhoods. The City will research and identify effective incentives, including infrastructure assistance, exceptions in development standards, decreased parking requirements, flexible building code, impact fee deferrals or waivers, and project financing. The City will also adopt zoning code revisions that remove obstacles to developing infill projects, such as modifications to allowable density, parking requirements, and 2nd unit standards.</td>
<td>CDBG</td>
<td>Housing &amp; Neighborhood Services Planning Services Building &amp; Development Services</td>
<td>2010-2011</td>
<td>The City adopted the Chico 2030 General Plan in April 2011. The Plan’s policy framework is centered around supporting infill and redevelopment throughout the community that is consistent with community character, and includes an action to develop a tiered impact fee program that promotes infill development and redevelopment. The policy framework from the Plan has been codified in the City’s development standards through a 2-year comprehensive update to the City’s Municipal Code. Key changes include a requirement for increased densities along major corridors, allowance for mixed-use development, higher density ranges, fee deferrals, flexibility in standards, reduced parking requirements, provisions for the allowance by right for 2nd floor residential in several mixed-use districts, and allowances for increased building heights and lot coverages.</td>
<td>Action Met Expectations: an infill incentive program was implemented as a key policy of the 2030 General Plan, and subsequent Municipal Code Updates over the past two years.</td>
<td>Complete</td>
</tr>
</tbody>
</table>
## 7. HOUSING ELEMENT

<table>
<thead>
<tr>
<th>2009-2014 Housing Element Program Goal</th>
<th>Funding Source</th>
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<th>Effectiveness</th>
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</tr>
</thead>
<tbody>
<tr>
<td>H.2.1.2 Adopt a revision to the City zoning code regarding density bonuses for housing affordable to low and moderate incomes. Make the City zoning code consistent with current State law (California Government Code 65915-69118), including the provision for a density bonus of up to 35 percent and three incentives or concessions for projects that have at least 20 percent of units affordable to low-incomes, or 11 percent of units affordable to very low-incomes.</td>
<td>None</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>2010-2011</td>
<td>The Municipal Code Update includes this provision, and was updated in November 2012. See Chico Municipal Code 19.62.</td>
<td>Action Met Expectations: The Housing Density Bonus ordinance was amended to be consistent with State Law.</td>
<td>Complete</td>
</tr>
<tr>
<td>H.2.2.1 Provide financial assistance to private developers and nonprofit agencies to acquire rental housing that will be affordable to extremely low-, very low- and low-income households and maintain affordability for at least 55 years. Leverage federal and state funding for 130 units of rental housing affordable to extremely low-, very low- and low-incomes.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services Housing Authority of the County of Butte</td>
<td>2010-2012</td>
<td>The Chico Redevelopment Agency used Low and Moderate Income Housing Funds to complete 314 units from 2009 through 2013.</td>
<td>Action Exceeded Expectations: 273 units were completed through 2013, exceeding the Action goal by 143 units.</td>
<td>Modify to use HOME funds</td>
</tr>
<tr>
<td>H.2.3.1 The City will annually complete a Housing Element review and hold a public workshop or study session with the City Council to report the progress of the Housing Element implementation and discuss additional approaches to meeting the City’s housing needs.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Annually</td>
<td>An annual review with the City Council was completed each year from 2009 through 2013.</td>
<td>Action Met Expectations: A thorough City Council review was completed each year.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.2.3.2 Develop an Affordable Housing Resource Guide that efficiently connects people in need of affordable housing with available resources. Create a booklet that includes information about current programs (including a description, qualification requirements and contact information) and affordable units (including description, target population, amenities and services, disability accessibility, qualification requirements, neighborhood information, deposit and rent amounts, and contact information). Develop an interactive website to post this information and notify of vacant units as they become available.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2010-2011</td>
<td>Completed, published and distributed. Updated in 2011 and 2013. Website has not been developed due to budget and staff reductions.</td>
<td>Action Fell Short of Expectations: The Guide was published in 2011, and updated and published in 2013. The website was not created.</td>
<td>Continue to update and make available on the internet</td>
</tr>
<tr>
<td>2009-2014 Housing Element Program Goal</td>
<td>Funding Source</td>
<td>Responsible Agency/Dept.</td>
<td>Time Frame</td>
<td>Accomplishments</td>
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<tr>
<td>Develop an educational program for the public, development community and decision-making leaders to increase acceptance, collaboration and understanding of the need for a greater mix and variety of smaller, more affordable, creatively designed housing units. Incorporate an educational component to all affordable housing strategies proposed for adoption and financial assistance.</td>
<td>General Fund</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>This has been incorporated into the annual Housing Element review with City Council, an annual housing market report, community meetings and Council meetings.</td>
<td>Action Met Expectations.</td>
<td>Continue</td>
</tr>
<tr>
<td>Set up a Housing Trust Fund that is a certified Community Development Financial Institution capable of providing donors with tax credits. City staff will provide technical assistance to organize the trust fund as a 501c3 nonprofit, with board membership representing the City and other government bodies, nonprofits and the private sector. The board will establish funding criteria responsive to local housing needs and will raise funds. A small staff will manage the fund and market the program.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2011-2014</td>
<td>The Housing Trust Fund, named the North Valley Housing Trust, has been established in partnership with the North Valley Community Foundation, CDFI 3CORE and a network of local nonprofits. The Trust is currently soliciting investments for a COIN application in March 2014, and subsequent application to the State Local Housing Trust Fund Program, if it is available.</td>
<td>Action Met Expectations: The Housing Trust Fund has been established and is raising funds.</td>
<td>Continue to support</td>
</tr>
<tr>
<td>The City will develop and implement a Mixed Income/Inclusionary Zoning program that is responsive to the local political and economic environment. The City will at least consider the following topics: minimum number of units threshold; feasible affordable set-aside requirements; alternatives to building on-site; types of effective incentives.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2011-2012</td>
<td>City Staff has researched Inclusionary Zoning options and issued a Request for Proposals to analyze economic feasibility of these options. City Staff selected a firm to complete this analysis and present findings to City Council. Presentation to Council was delayed for most of 2013 as City Staff awaited findings from Inclusionary litigation in other communities.</td>
<td>Action Fell Short of Expectations: an Inclusionary Zoning policy has not yet been considered by City Council.</td>
<td>Continue</td>
</tr>
<tr>
<td>The City will explore an Employer Assisted Housing Program in the form of a first-time homebuyer assistance program for participating employers. This would be a match program in which the City contributes a match for each dollar of employer contribution to an employee’s home purchase, by means of a deferred-payment second loan. The City will form a working group with interested employers and research appropriate dollar amounts and types of loans, along with best practices. The City will share the working group’s information with employers to understand employers’ needs and assist them in conducting cost benefit analyses.</td>
<td>Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2012-2013</td>
<td>The City has not pursued this program since RDA dissolution eliminated the proposed funding source. This program will be considered again as part of the upcoming Housing Element Update and either included or eliminated.</td>
<td>Action Fell Short of Expectations: An Employer Assisted Housing Program has not been implemented.</td>
<td>Continue</td>
</tr>
</tbody>
</table>
## 7. HOUSING ELEMENT

<table>
<thead>
<tr>
<th>2009-2014 Housing Element Program Goal</th>
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<th>Effectiveness</th>
<th>Continue/ Modify/ Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td>H.2.5.4 At the time of entitlement applications, the City will negotiate with developers within newly developing Special Planning Areas (SPA) to assure the provision of housing units affordable to very low-, low-, and moderate-income households within the SPA.</td>
<td>General Fund Low and Moderate Income Housing Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>No new development plans within Special Planning Areas have been proposed to date. However, as directed by the Housing Element, and now also by the City's General Plan Land Use Element and Municipal Code, master planning in the City's five Special Planning Areas will require the inclusion of affordable housing units as they go through the entitlement process.</td>
<td>No Action Yet Required: No Special Planning Area developments have yet applied for entitlements.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.3.1.1 Consider expanding the City's Sphere of Influence to increase the amount of available land for housing that will meet the needs of all income groups and provide supporting land uses and employment.</td>
<td>General Fund Planning Services</td>
<td>Private Development</td>
<td>2010-2012</td>
<td>The City's proposed Sphere of Influence (SOI) was expanded with adoption of the Chico 2030 General Plan. An &quot;official&quot; SOI update has not been initiated as the City's existing SOI and City limits have significant land available to meet the City's near-term and mid-term housing needs.</td>
<td>No Action Yet Required: No Sphere of Influence expansion has been necessary.</td>
<td>No Action Yet Required: No Special Planning Area developments have yet applied for entitlements.</td>
</tr>
<tr>
<td>H.3.1.2 Continue to implement the Transit Corridor Overlay (TCO) Zone throughout the City including parts of the Esplanade and Park Avenue to encourage higher density and mixed uses along underutilized transit corridors. The overlay zone allows residential uses above ground floor office or retail and reduced parking standards.</td>
<td>General Fund Planning Services</td>
<td>2010-2011</td>
<td>In 2010, City staff inventoried housing opportunities in the Transit Corridor Overlay, which will be updated annually. In the updated General Plan, development along the Corridor Opportunity Sites has been incentivized with policy language, and there is also directive language requiring meeting densities in the &quot;midpoint&quot; of the density range to promote higher densities. Following the lead of the updated General Plan, the Municipal Code update expands the City's &quot;transit corridor&quot; overlay to include three additional underdeveloped corridors. Many of the parcels along these corridors have been given mixed use designations or the designation allows some form of mixed use, and again there is a requirement to meet a midpoint in the required density range. See Municipal Code 19.52.080 (Corridor Opportunity Site overlay zone).</td>
<td>Action Met Expectations: the Corridor Opportunity Site overlay has been implemented together with updated General Plan designations and zoning.</td>
<td>Action Met Expectations: the Corridor Opportunity Site overlay has been implemented together with updated General Plan designations and zoning.</td>
<td>Modify to continue inventory of housing opportunities</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
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<th>Responsible/Agency/Dept.</th>
<th>Time Frame</th>
<th>Accomplishments</th>
<th>Effectiveness</th>
<th>Continue/Modify/Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td>H.3.2.1</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2010-2014</td>
<td>An inventory was completed in 2010 and will be continually updated.</td>
<td>Action Met Expectations: Inventory has been completed and updated.</td>
<td>Continue</td>
</tr>
</tbody>
</table>

The City will continue to maintain a current inventory of vacant and underutilized residentially designated and zoned parcels and the development potential of such parcels, along with a list of the current status of development projects in the City. The City’s ability to meet the projected RHNA allocation is based on the current 1994 General Plan (e.g., land plan, land use designations, densities), as amended, and current zoning. Anticipated additions to the City’s land supply from the General Plan Update will be incorporated after adoption of the 2030 General Plan. The City will also disallow incremental rezoning and/or General Plan amendments which reduce available acreage below that needed to provide for the regional housing allocation.

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. The City will provide incentives and technical assistance through the processing of subdivision or larger sites located in Specific Plans and Special Planning Areas to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City will offer the following incentives for the development of affordable housing including but not limited to priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

An inventory was completed in 2010 and will be continually updated. The City’s ability to meet the projected RHNA allocation is based on the current 1994 General Plan (e.g., land plan, land use designations, densities), as amended, and current zoning. Anticipated additions to the City’s land supply from the General Plan Update will be incorporated after adoption of the 2030 General Plan. The City will also disallow incremental rezoning and/or General Plan amendments which reduce available acreage below that needed to provide for the regional housing allocation.

Completed as incorporated into the 2030 General Plan and the Municipal Code Update. See Municipal Code 19.32.080 (Corridor Opportunity Site zoning overlay), 19.62 (Density Bonus), 19.28 (Planned Development), 19.32 (Development Agreements), 19.70-7 (Parking Reductions for Multi-family and Senior Housing).
## 7. HOUSING ELEMENT

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<tr>
<td>Implement the City’s adopted Neighborhood Plans, Master Plans and Specific Plans which identify underutilized areas for transitioning to residential or mixed uses, and provides specific design guidance requiring mixed housing, neighborhood-serving retail and maximization of transit opportunities.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>Ongoing</td>
<td>New General Plan policy for the Special Planning Areas (where master plans and Specific Plans are required for development) requires a mix of housing units, as well as the provision of affordable housing. See Municipal Code 19.36. In addition, the General Plan directs that the City’s adopted neighborhood plans and specific plans be utilized to further guide development in those areas.</td>
<td>Action Met Expectations: New General Plan and Municipal Code Update facilitate the Action</td>
<td>Complete</td>
</tr>
<tr>
<td>Continue to implement the Traditional Neighborhood Development Code (TND) that promotes higher density, vertical and horizontal mixed use, and greater flexibility in the provision of parking. The goal of the code is to promote a significant variety of housing stock, commercial and community services within walking distance of residences, within a pedestrian scale environment.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>Ongoing</td>
<td>The first project within a Traditional Neighborhood Development Code subdivision was an RDA-assisted 90-unit affordable rental project that completed construction in 2011. A courthouse now under development as well, and commercial proposals are being considered. These trends indicate that the Meriam Park Traditional Neighborhood Development will move forward with other residential construction in the coming years. See Municipal Code Division VI, 19.80-19.96.</td>
<td>Action Met Expectations: TND code has been implemented and applied to a residential development.</td>
<td>Complete</td>
</tr>
<tr>
<td>Update/modify the zoning code to implement land use policies and promote design flexibility for residential developments, particularly for those located in unique settings.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2010-2011</td>
<td>The Municipal Code allows and promotes design flexibility through the Planned Development process (19.28). In addition, greater flexibility has been integrated into the Code through the Municipal Code Update as discussed previously. Further, the City’s Design Guidelines, adopted in 2009, provide a range of design options for a variety of residential and non-residential projects.</td>
<td>Action Met Expectations: Planned Development process, Code Update and Design Guidelines have been implemented.</td>
<td>Complete</td>
</tr>
<tr>
<td>Implement mechanisms that promote mixed residential-commercial development in commercial corridors served by transit.</td>
<td>General Fund</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>2010-2011</td>
<td>All of the parcels along the City’s commercial corridors have been given mixed use designations or the designation allows some form of mixed use. The Municipal Code Update includes supporting mixed use zoning districts. In addition, there are City incentives that support mixed use projects (see status of H2.1.1). Three RDA-funded, affordable projects have been recently completed or are under construction on transit corridors, totaling 178 units. See Municipal Code 19.42 (Residential Mixed Use designation) and 19.52.080 (Corridor Opportunity Site overlay zone).</td>
<td>Action Met Expectations: Code Update has been implemented and applied to three affordable housing projects on transit corridors.</td>
<td>Complete</td>
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<tr>
<td><strong>H.3.5.1</strong> As part of the update to the General Plan Land Use Element, increase the zoning densities around the CSU Chico campus to encourage and promote construction of additional housing for students and faculty within walking distance of campus.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2010-2011</td>
<td>New higher density land use designations and Opportunity Site and Fraternity and Sorority overlay zones have been applied to the South Campus area that increases residential densities, increases non-residential intensities, and promotes mixed use. This has been incorporated into the 2030 General Plan and Municipal Code Update. See Municipal Code 19.52.080 (Corridor Opportunity Site overlay zone) and 19.52.090 (Fraternity and Sorority overlay zone).</td>
<td>Action Met Expectations: land use designations, zoning districts and overlay zones have been implemented.</td>
<td>Complete</td>
</tr>
<tr>
<td><strong>H.3.5.2</strong> Ensure the development of an adequate number of one- and two-bedroom apartments to serve the needs of small households within the community through negotiations with developers in newly developing Special Planning Areas (SPA) (Action H.3.2.2), mixed-use land designations in the General Plan update (Action H.3.3.4), and implementation of the density bonus provision in the Municipal Code (Action H.2.1.2).</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2010-2014</td>
<td>One- and two-bedroom apartments are allowed in SPAs, mixed-use land use designations, and the Municipal Code density bonus provision. Recent 90-unit and 50-unit affordable family developments include a portion of smaller units, most targeted for special needs Extremely Low Income households. The City will continue to look for opportunities to fund projects for special needs populations with small households, such as senior housing, SROs, supportive housing and transitional housing.</td>
<td>Action Met Expectations: small units for special needs populations have been incorporated into City-funded projects, and allowed in SPAs and mixed-use land use designations.</td>
<td>Continue</td>
</tr>
<tr>
<td><strong>H.3.6.1</strong> Provide for in infrastructure and service demands, including sanitary sewers, storm drainage, street and alley improvements, transit facilities, utilities, schools, and park facilities, generated by residential development as development occurs.</td>
<td>General Fund</td>
<td>Capital Projects General Services</td>
<td>Ongoing</td>
<td>Capital Facilities and General Services Plans have been coordinated with land use plans and development growth throughout the Housing Element period.</td>
<td>Action Met Expectations: infrastructure has been appropriately built and planned to meet residential growth needs.</td>
<td>Continue</td>
</tr>
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<tr>
<td>H.4.1.1</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2009-2010</td>
<td>The Municipal Code update included the addition of a new section entitled &quot;Accommodations for persons with disabilities&quot; that allows the Public Works Director to approve modifications to development standards in order to accommodate improvements that provide access for persons with disabilities (see CMC 19.60.130).</td>
<td>Action Fell Short of Expectations: the City has incorporated policy and procedures into its Municipal Code to allow modifications to development standards in order to provide reasonable accommodations. However, State HCD has required that the policy more explicitly allow &quot;modifications or exceptions to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing of his or her choice.&quot;</td>
<td>Will amend the Municipal Code to meet State HCD requirements.</td>
</tr>
<tr>
<td>H.4.2.1</td>
<td>General Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2010-2012</td>
<td>The City has worked with the Local Child Care Planning Council of Butte County and Butte County Office of Education to identify opportunities to incorporate childcare into affordable housing. The City continues to provide CDBG funding for a child care and development center at the Esplanade House, a housing facility with supportive services for homeless families. Due to funding and economic constraints, no new childcare centers have been built into housing during the housing element period.</td>
<td>Action Met Expectations: mechanisms were identified and existing child care incorporated into housing was supported.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.4.3.1</td>
<td>General Fund</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2009-2010</td>
<td>The inventory and brochure were completed in 2010 in coordination with Independent Living Services of Northern California. The brochure was distributed to the City Building Department, architects and builders.</td>
<td>Action Met Expectations: the brochure was published and distributed, and the inventory is maintained.</td>
<td>Continue to maintain inventory and coordinate with ILSNC.</td>
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<tr>
<td>H.4.4.1 Encourage the development of a variety of housing options for the elderly by providing financial support when feasible and by providing technical assistance to organizations and individuals interested in development of elderly housing. Promote programs that allow seniors to age in place.</td>
<td>City-funded Staff</td>
<td>Housing &amp; Neighborhood Services Planning Services Redevelopment Agency</td>
<td>Ongoing</td>
<td>The City's Housing Rehabilitation Program and Accessibility Program have assisted 67 seniors maintain their housing during the Housing Element period. The City continually works with senior housing and services providers to make housing available to seniors, including provision of operating grants with CDBG funds.</td>
<td>Action Met Expectations: through Housing Rehabilitation Program, Accessibility Program and CDBG operating grants.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.4.5.1 Continue the Tenant Based Rental Assistance Program (TBRA) to assist households at risk of becoming homeless and who are participating in a self-sufficiency program.</td>
<td>HOME, CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>In 2009 and 2010, expanded program capacity and improved program performance. The City assisted 211 households with TBRA during the Housing Element period.</td>
<td>Action Met Expectations: the TBRA program was improved and expanded.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.4.6.1 Amend zoning code to allow emergency shelters as a permitted use in the ML district without discretionary review (SB 2 Compliance).</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2009-2010</td>
<td>City Planning staff has determined that the City's zoning code is in compliance with SB 2 and actually does not require amendment, as previously thought. Emergency shelters are a permitted use in the Public/Quasi-Public (PQ) zoning district, and adequate undeveloped land close to services lies within this zoning district.</td>
<td>Action Met Expectations: City is in compliance with SB 2.</td>
<td>Complete</td>
</tr>
<tr>
<td>H.4.6.2 Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Code to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2009-2010</td>
<td>The Municipal Code update included definitions in the &quot;Definitions&quot; section directly from the SB 2 legislation for transitional and supportive housing (see CMC, Title 19, Chapter 19.04, Definitions).</td>
<td>Action Fell Short of Expectations: incorporated transitional and supportive housing as residential uses in the Municipal Code. However, State HCD has required that these housing types are explicitly listed as permitted uses for all residential zoning districts, subject to only the same restrictions placed on other permitted residential uses. Transitional Housing and Supportive Housing will be included as categories in the Allowed Land Uses tables in CMC Chapters 19.42 and 19.44.</td>
<td>Will amend the Municipal Code to meet State HCD requirements.</td>
</tr>
<tr>
<td>H.4.7.1 The City will continue to support the development of Single Room Occupancy (SRO) units or other types of housing affordable to extremely low-, very low- and low-income persons convenient to transportation and other support services. The City will prioritize and leverage federal and state funding for the development of SRO units (in conjunction with Action H.2.2.1). SROs are currently a permitted use in all multi-family zones in the City’s Municipal Code.</td>
<td>City-funded staff</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>City staff has pursued opportunities in coordination with potential developers. No SROs have been built during the Housing Element period. With the elimination of the Redevelopment Agency, new funding sources will need to be identified for production of new housing.</td>
<td>Action Fell Short of Expectations: No SROs have been built during the Housing Element period.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.4.8.1</td>
<td>Encourage Chico State University to continue to involve residents, community organizations, students, staff, city government and school administrators in long and short-range plans for campus housing.</td>
<td>General Fund</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>Annually</td>
<td>City Housing staff met annually with Chico Campus Housing Department to discuss student housing plans and explore partnership possibilities.</td>
<td>Action Met Expectations: City has coordinated plans with Chico State.</td>
</tr>
<tr>
<td>H.5.1.1</td>
<td>The City will continue implementing the neighborhood planning program that includes the following actions: 1) determine what local factors discourage infill development and/or redevelopment and consider opportunities to eliminate such disincentives, and 2) identify, prioritize and schedule improvement of infrastructure in targeted neighborhoods that will encourage desired residential infill development and/or redevelopment.</td>
<td>Apply for state infill grants as NOFAs are released.</td>
<td>Planning Services Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>City staff has secured funding to assess and redevelop a key brownfield site within the Southwest Chico Neighborhood Plan area. In addition, RDA monies have been utilized for priority projects identified in the City's three neighborhood plan areas.</td>
<td>Action Met Expectations: City has cleaned up a brownfield site and funded homeownership projects in older, central city neighborhoods.</td>
</tr>
<tr>
<td>H.5.2.1</td>
<td>Maintain a list of existing affordable housing developments that are at risk of losing affordability covenants and coordinate with the Housing Authority of the County of Butte and local nonprofit housing development organizations to preserve these units. Assist in negotiating affordability period extensions or sale of property to local non-profit organizations. Allow owners to redevelop their properties at higher densities as an incentive to maintain affordability covenants.</td>
<td>LMIHF/HOME/CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Annually</td>
<td>The list of at-risk developments was updated regularly during the Housing Element period. One of these projects, Trans Pacific Gardens, was acquired, the HUD contract was extended, and affordability was preserved. Acquisition of these 149 units included substantial rehabilitation, including solar hot water, new windows and new Energy Star appliances for greater energy efficiency.</td>
<td>Action Exceeded Expectations: The list of at-risk developments was updated, and one at-risk development extended its affordability contract and received significant rehabilitation.</td>
</tr>
<tr>
<td>H.5.3.1</td>
<td>Continue to implement Infill Residential Flag Lot Standards. These regulations will allow infill development in the form of flag lots, while protecting the character of existing neighborhoods and the privacy of adjacent residents.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>Ongoing</td>
<td>The Municipal Code implements Infill Residential Flag Lot Standards (19.76.180).</td>
<td>Action Met Expectations: the Infill Residential Flag Lot Standards were implemented.</td>
</tr>
<tr>
<td>H.5.4.1</td>
<td>The City will conduct a Rental Rehabilitation Inspection Program to develop an inventory of eligible rental complexes. A program for rehabilitating rental units will be developed after the inventory is completed.</td>
<td>LMIHF/HOME/CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2011-2012</td>
<td>This program was not implemented due to City funding and staffing reductions.</td>
<td>Action Fell Short of Expectations: program was not implemented.</td>
</tr>
<tr>
<td>H.5.5.1</td>
<td>Continue the City’s program for rehabilitating substandard owner-occupied residential units occupied by low-income households qualifying under federal guidelines.</td>
<td>HOME/CDBG</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>The City’s Housing Rehabilitation Program has assisted 41 households during the housing element period. An additional 122 households within the Nitrate Compliance areas of the city were connected to city sewer through the CDBG grant program.</td>
<td>Action Met Expectations: the Housing Rehabilitation Program and the Sewer Nitrate Compliance program improved the City’s housing stock.</td>
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<tr>
<td><strong>H.5.6.1</strong> Establish an ongoing program to monitor and inventory housing conditions in the Chico Urban Area. This program should include annual review of demolition and home improvement activity with field follow-up as warranted and a comprehensive community survey conducted in conjunction with the update of the Housing Element.</td>
<td>CDBG/LMIHF</td>
<td>Building &amp; Development Services; Planning Services; Housing &amp; Neighborhood Services</td>
<td>2011-2014</td>
<td>The City completed a Housing Conditions Inventory in 2012 that identified areas within the City’s oldest neighborhoods that have the greatest needs for housing rehabilitation and infrastructure improvement.</td>
<td>Action Met Expectations: a Housing Conditions Inventory was completed.</td>
<td>Modify to use the Housing Conditions Inventory in planning and budgeting.</td>
</tr>
<tr>
<td><strong>H.6.1.1</strong> Facilitate, through land acquisition or other leveraging of City resources, the development of a demonstration project featuring attached ownership housing, such as townhouses, condominiums or row-houses.</td>
<td>LMIHF</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2010-2012</td>
<td>Lots have been assembled for development. Construction of associated infrastructure improvements are underway. The City is in the process of refining the development concept and finding a suitable developer.</td>
<td>Action Met Expectations: the demonstration project is underway.</td>
<td>Continue</td>
</tr>
<tr>
<td><strong>H.6.2.1</strong> Promote homeownership through the Mortgage Subsidy Program for low- and moderate-income first-time homebuyers. The City will utilize its MSP HOME funds for lower-income households and the Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF) as the funding source. Loan repayments will also provide significant funding for new loans.</td>
<td>LMIHF/HOME</td>
<td>Housing &amp; Neighborhood Services</td>
<td>Ongoing</td>
<td>City staff continued to assist low and moderate income first-time homebuyers in 2010 with the Mortgage Subsidy Program. However, the program was ceased in 2011 due to RDA dissolution.</td>
<td>Action Fell Short of Expectations: the Mortgage Subsidy Program ceased operations in 2011.</td>
<td>Modify to focus on low-income buyers through the HOME program.</td>
</tr>
<tr>
<td><strong>H.6.3.1</strong> In conjunction with local nonprofits, continue to develop local resources and apply for state and federal funds, as appropriate, needed to offer the urban self-help program to low-income first-time homebuyers.</td>
<td>State HCD CalHFA/LMIHF</td>
<td>Housing &amp; Neighborhood Services; Nonprofits</td>
<td>2011-2012</td>
<td>Since 2009, City partnered with CHIP to complete 19 self-help homes, and with Habitat for Humanity to complete 11 self-help homes.</td>
<td>Action Met Expectations: self-help subdivisions were funded and completed.</td>
<td>Continue</td>
</tr>
<tr>
<td><strong>H.6.4.1</strong> Encourage counseling on the responsibilities of homeownership and debt management, home loan information and house analysis through assistance to local housing and credit counseling service providers.</td>
<td>CDBG/HOME</td>
<td>Local nonprofits, property management organizations, Chico RDA and the Community Housing and Credit Counseling Center (CHCCC)</td>
<td>Ongoing</td>
<td>Throughout the Housing Element period, the City funded the Community Housing and Credit Counseling Center to provide homebuyer education counseling and workshops. The City assisted 1,200 households through this program during the Housing Element period.</td>
<td>Action Met Expectations: the Community Housing and Credit Counseling Center assisted Chico households.</td>
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<td>H.6.5.1 Consider a land trust program which combines land banking and improvements as the City’s equity share with a local nonprofit organization or private developer constructing units and/or supervising self-help projects. Land cost and improvements would be discounted to reduce the price of the house and thus lower payment and mortgage amounts.</td>
<td>LMIHF</td>
<td>Housing &amp; Neighborhood Services; Nonprofits</td>
<td>Ongoing</td>
<td>The City received a Catalyst Grant from HCD for the Meriam Park subdivision. These funds are being used to acquire land within Meriam Park for an initial land trust asset of four single-family lots. The City will own the land and lease it to median-income home buyers, with affordability preserved in perpetuity through shared appreciation.</td>
<td>Action Met Expectations: a land trust program has been initiated.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.7.1.1 Disseminate informational materials to developers and project designers during development review. These materials shall include, but not be limited to, passive solar planning through subdivision, lot and structure orientation, protection of solar access, and application of passive and active energy saving features.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2009-2014</td>
<td>Information was collected from PG&amp;E and is distributed to builders on an ongoing basis at the Planning and Building Department counters.</td>
<td>Action Met Expectations: information collected and disseminated.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.7.1.2 The City shall review its land use regulations and subdivision ordinance and where appropriate add provisions which promote and/or require energy conservation planning and renewable energy systems as factors in project approval.</td>
<td>General Fund</td>
<td>Planning Services</td>
<td>2009-2014</td>
<td>The 2030 General Plan directs revisions to the Municipal Code to allow deviations from normal development standards such as height limits, setbacks, or screening when doing so is necessary to allow the efficient use of renewable energy devices. This was completed as part of the Municipal Code Update (CMC, Title 19, Chapter 19.60.070.E.6). In addition, the City’s Design Guidelines Manual promotes passive solar design principles (e.g., building materials, high-albedo roofs, eaves, window placement, landscaping, and building orientation).</td>
<td>Action Met Expectations: regulations revised to promote energy conservation and renewable energy systems.</td>
<td>Complete</td>
</tr>
<tr>
<td>H.7.1.3 Explore financing options including State and Federal grants, low interest loans, etc. for the installation of energy-efficiency measures and renewable energy systems in all new and existing residential projects.</td>
<td>General Fund</td>
<td>Planning Services; Housing &amp; Neighborhood Services</td>
<td>2009-2014</td>
<td>Began coordination of owner-occupied rehabilitation program with a Community Action Agency weatherization program that received federal stimulus funds. In addition, three existing affordable rental developments have upgraded to solar power. During the Housing Element period, three new self-help subdivisions totaling 25 homes incorporated solar photovoltaics in partnership with Grid Alternatives, at no cost to the home owners. The 2030 General Plan commits the City to explore implementation of a City-sponsored clean energy program to provide low-interest loans to property owners for the installation of energy efficiency improvements or renewable energy devices.</td>
<td>Action Met Expectations: weatherization and energy-efficiency projects were expanded.</td>
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<td>H.7.1.4 Incorporate green building design, systems and materials into projects receiving City funding that exceed current City Building Code standards for energy efficiency.</td>
<td>CDBG/HOME/LMIHF</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2009-2014</td>
<td>The newly adopted General Plan directs the incorporation of green building materials and techniques in projects financed by the City. Green building systems and materials have been incorporated into all City- and RDA-financed housing projects, including solar photovoltaic, efficient tankless hot water systems, ample bike parking, drought-tolerant landscaping, and low-VOC paints and carpets.</td>
<td>Action Met Expectations: green building was incorporated into City-funded projects.</td>
<td>Continue</td>
</tr>
<tr>
<td>H.7.2.1 Partner with the local weatherization provider, Community Action Agency (CAA), to increase the energy efficiency of homes that receive assistance through the City’s Housing Rehabilitation Program for low-income home owners. Establish a minimum number of homes to be assisted on an annual basis and assistance procedures through a Memorandum of Understanding with CAA.</td>
<td>Federal Dept. of Energy PG&amp;E</td>
<td>Housing &amp; Neighborhood Services</td>
<td>2009-2010</td>
<td>An MOU with Community Action Agency was executed in 2011.</td>
<td>Action Met Expectations: weatherization coordination was improved and expanded.</td>
<td>Continue</td>
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APPENDIX B:
HOUSING CONDITIONS INVENTORY
City of Chico Housing Conditions Inventory

Methodology

The Housing Conditions Inventory is a collaboration between the City of Chico Housing & Neighborhood Services (HNS) and Geographic Information Services (GIS) Departments, and the Chico State University Geography Department. City of Chico and Chico State University staff worked together to develop the survey scope and processes. Chico State University undergraduate students conducted the surveys, and Graduate Geography students tabulated and organized the survey data. City of Chico staff reviewed and verified data, mapped the data in GIS, analyzed the data, and prepared this report.

The study area was divided into 50 sub-areas as shown on the attached Study Area Map. About half of the residential parcels within the study area were designated in GIS to be surveyed. The survey consisted of 20 questions about the visible condition of each GIS-designated property, categorized into two types: questions about infrastructure serving the property; and questions about the structures on the property (see attached Survey Guide). The surveyor answered “yes”, “no” or “incomplete” for each question on the Survey Guide. An “incomplete” means that walls, landscaping or vehicles blocked the surveyor’s view of the condition. The surveyors viewed the properties from the public right-of-way and did not enter onto properties or look inside structures. A total of 1,438 residential properties were surveyed out of 3,037 residential properties in the study area. All survey responses were entered into an Excel spreadsheet, and grouped and totaled into each of the 50 sub-areas.

In the spreadsheet, a surveyed property was categorized as “Vacant” if the surveyor determined that the property appeared vacant (e.g. overgrown landscaping, foreclosure sign). A surveyed property was categorized as having “Limited Infrastructure” if any of the Infrastructure survey questions were marked with a “no”. Types of limited infrastructure included: no streetlights visible; potholes or broken pavement on the street; no paved shoulders; uneven or poor street drainage; no curb, gutter or sidewalk; or lack of sidewalk wheelchair accessibility. A surveyed property was categorized as “High Risk” if either of the first two House/Structure Condition survey questions...
7. HOUSING ELEMENT

were marked with a “yes”. These High Risk conditions included: visibly unstable chimney; and holes in the roof. In addition, if more than two of any the House/Structure survey questions were marked with a “yes”, the property was categorized as High Risk. Properties with “yes” marked for 1-2 of the House/Structure survey questions were categorized as “Substandard”.

The responses to each of the 20 questions for each surveyed property, as well as their categorization as Vacant, Limited Infrastructure, High Risk and Substandard were totaled for each of the 50 sub-areas. The 50 sub-areas were then identified in each of the following four maps by one of three categories, as described below.

Vacancies Map

- < 5 vacant properties (white)
- 5-10 vacant properties (light gray)
- > 10 vacant properties (dark gray)

Limited Infrastructure Map

- < 25 properties with limited infrastructure (white)
- 25-50 properties with limited infrastructure (light gray)
- > 50 properties with limited infrastructure (dark gray)

High Risk Structures Map

- < 5 high Risk properties (white)
- 5-10 high Risk properties (light gray)
- > 10 high Risk properties (dark gray)

Substandard Structures Map

- < 10 substandard properties (white)
- 10-20 substandard properties (light gray)
- > 20 substandard properties (dark gray)

Sub-area Analysis

An average of 29 properties were surveyed in each sub-area. The number of properties surveyed in each sub-area ranged from 1 to 99, as some were on the outer edge of the study area with few
residential lots, as shown on the Study Area Map. Below is a description of noteworthy findings from the sub-area analysis.

**Surveyed Properties with High Risk Structures**

The following sub-areas had more than 10 surveyed properties with structures considered to potentially pose health and safety risks. Adjacent sub-areas also had 5-10 surveyed properties with High Risk structures as shown in the table below.

<table>
<thead>
<tr>
<th>Sub-Area</th>
<th>No. of Surveyed Properties with High Risk Structures</th>
<th>% of Surveyed Properties w/ High Risk Structures to Total Properties Surveyed</th>
<th>Adjacent Sub-areas w/ 5-10 Surveyed Properties w/ High Risk Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>19</td>
<td>46%</td>
<td>23, 24</td>
</tr>
<tr>
<td>7</td>
<td>15</td>
<td>30%</td>
<td>5, 6</td>
</tr>
</tbody>
</table>

**Surveyed Properties with Substandard Structures**

The following sub-areas had more than 20 surveyed properties with Substandard structures.

<table>
<thead>
<tr>
<th>Area</th>
<th>No. of Surveyed Properties w/ Substandard Structures</th>
<th>% of Surveyed Properties w/ Substandard Structures to Total Properties Surveyed</th>
</tr>
</thead>
<tbody>
<tr>
<td>38</td>
<td>35</td>
<td>35%</td>
</tr>
<tr>
<td>27</td>
<td>26</td>
<td>30%</td>
</tr>
<tr>
<td>6</td>
<td>26</td>
<td>41%</td>
</tr>
<tr>
<td>7</td>
<td>23</td>
<td>46%</td>
</tr>
</tbody>
</table>

**Surveyed Vacant Properties**

Area 14 was the only sub-area with more than 10 surveyed Vacant properties. Areas 5, 22 and 28 had 5-10 surveyed Vacant properties.

**Surveyed Properties with Limited Infrastructure**

About a third of the 50 sub-areas had 25 or more surveyed properties with Limited Infrastructure. Three of the sub-areas (23, 27 and 31) had more than 50 surveyed properties with Limited Infrastructure.
7. HOUSING ELEMENT

Neighborhood Analysis

The Neighborhoods Map shows the study area divided into five neighborhoods: North Campus, South Campus, Southwest Chico, Mulberry/East Park, and Chapman. Each of these neighborhoods has unique characteristics and histories that define them. These categories provide a spatial orientation for the survey results. The mapped survey results reveal areas within neighborhoods that have concentrations of poor housing conditions, vacancies and limited infrastructure. These areas are described in greater detail below.

North Chapman

Sub-area 14 shows a high number of surveyed properties in all four categories compared to the other mapped areas: Limited Infrastructure (40); Vacancies (17); Substandard structures (15); and High Risk structures (19). More Vacancies and High Risk structures were surveyed in Subarea 14 than any other area. Sub-area 23, the adjacent sub-area to the south, shows similarly high numbers of surveyed properties with Limited Infrastructure (62) and Substandard structures (15). Areas 14 and 23 in the North Chapman neighborhood are roughly bordered by 9th Street on the north, Cleveland Avenue on the south, Martin Street on the west, and Guill Street on the east.

North Campus (Warner Street and West 1st Avenue)

Sub-areas 6 and 7 show high numbers of surveyed properties with Substandard structures (both with more than 20 properties each). Between the two sub-areas, 24 properties with High Risk structures and 88 properties with Limited Infrastructure were surveyed. Sub-areas 6 and 7 are just north of the Chico State University campus, west of the Esplanade, and south of West 4th Avenue. Warner Street is a major corridor running through Area 6, and West 1st Avenue is a major corridor running through Area 7.

South Campus/Southwest Ivy Street Corridor to 14th Street

Sub-areas 27 and 38 each had over 20 surveyed properties with Substandard structures. Subarea 38 had the highest number of surveyed properties with Substandard structures (35). Subarea
7. HOUSING ELEMENT

27 had the highest number of surveyed properties with Limited Infrastructure (77). These two areas are not directly adjacent to each other, but are near to one another and are roughly bordered by West 5th Street on the north, Hazel and West 14 Streets on the south, Ivy Street on the west, and Salem Street on the east.

Other Areas of Note

- Sub-areas 39, 40 and 48 show moderately high numbers of surveyed properties with Limited Infrastructure and Substandard structures. These sub-areas are in the southeastern residential end of the Southwest Chico Neighborhood.
- All of the Chapman Neighborhood had high numbers of surveyed properties with Limited Infrastructure when compared to the rest of the survey area.

Creation and Implementation of an Improvement Plan

The scarcity of public funding makes it impossible to meet all of the needs identified throughout the study area in this Housing Conditions Inventory. However, the survey and analysis assist in strategically prioritizing responses and coordinating an implementation plan. Of the sub-areas discussed above with high concentrations of limited infrastructure, vacancies and poor housing conditions, Sub-areas 7 and 14 have the greatest needs. These two areas also happen to have a high degree of community-wide visibility. Sub-area 7 is adjacent to the Chico State University campus, bordering West Sacramento Avenue, and near the south end of the Esplanade. Subarea 14 is in North Chapman, bordering the Highway 32 corridor of 8th and 9th Streets, and just west of Highway 99.

The identification of a variety of needs in Sub-areas 7 and 14 presents an opportunity to implement a Neighborhood-specific Improvement Plan. This type of plan would target a coordinated package of resources toward these neighborhoods to dramatically and visibly transform their conditions. It would include infrastructure improvements, housing rehabilitation and new housing construction. The goal would be to not only improve the neighborhood, but also to have a broader positive impact on the surrounding community, including adjacent sub-areas that have similar needs.
An alternative improvement plan would be to more widely disburse resources throughout the study area, prioritizing the highest need areas described above. This plan would distribute resources more evenly than the Neighborhood-specific Improvement Plan, but would have a lower visible impact overall from a comprehensive improvement perspective.

Below is a list of resources that should be pursued to implement either of the improvement plans described above:

- City and County Community Development Block Grant Funds (CDBG);
- City and County HOME Investment Partnership Funds (HOME);
- City of Chico public improvement funds;
- Potential future AB 1532 and Infrastructure Improvement District funds;
- The University Foundation (Chico State University);
- Community Action Agency of Butte County (CAA) Weatherization Program;
- Community partnerships with Butte County, Community Housing Improvement Program (CHIP), Habitat for Humanity of Butte County, CAA, and the Housing Authority of the County of Butte (HACB);
- Federal and State funding tied to affordable housing preservation, acquisition/rehabilitation, and new construction (tax-exempt bonds, tax credits, State Multifamily Housing Program, Federal Home Loan Bank); and
- Community Development Financial Institutions (CDFIs) and local banks.

The creation of an appropriate improvement plan will require a dialogue among city leaders, City staff, residents, and community partners about goals, opportunities and constraints. Effective implementation will require collaboration among city departments, government entities, neighborhood groups, local nonprofits and businesses. The Housing Conditions Inventory provides a foundation on which to build a responsive plan.
7. HOUSING ELEMENT
Housing Conditions Inventory Handlebar Survey Guide

Map Number: _______ Property Address: _____________________________

Y | N Is the house address number visible from street?

Y | N Does the property appear vacant? (e.g. overgrown landscaping, foreclosure sign)

Infrastructure

Y | N Are there streetlights visible from the property (on that block)?

Y | N Is the street free of large potholes or broken pavement?

Y | N Does the street have paved shoulders?

Y | N Is the street surface even and sloped to the sides to allow for good storm water drainage?

Y | N Is the property served by curb and gutter?

Y | N Is the property served by a sidewalk?

Y | N Is the sidewalk in front of the property free of bumps and cracks that would impede wheelchair use?

House/Structure Condition

[Answer “yes” if any of the following conditions are visible on any structure on the property, if there are multiple structures.]

Y | N If there is a chimney, is the chimney visibly unstable?

Y | N Are there holes in the roof?

Y | N Does the roof have multiple shingles missing or other visible damage?

Y | N Is the roof significantly uneven or does it sag to indicate structural problems?

Y | N Are windows missing frames or are the frames broken?

Y | N Are windows cracked or broken, or are panes missing?

Y | N Is the front door loose or unsecured?

Y | N Are there gaps between the door and doorframe that are visible from the street?
7. HOUSING ELEMENT
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### 7. HOUSING ELEMENT

#### Entitled Undeveloped Land

##### Single Family Residential

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Owner / Developer</th>
<th>Status</th>
<th>TMA Date**</th>
<th>Acres</th>
<th>Units</th>
<th>C/ O's</th>
</tr>
</thead>
<tbody>
<tr>
<td>DeGarmo Terrace</td>
<td>Esplanade / DeGarmo Dr</td>
<td>Montecito Investment Group</td>
<td>A</td>
<td>06/19/08</td>
<td>6</td>
<td>41</td>
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<tr>
<td>Foothill Park East 7</td>
<td>St Lawrence Ave</td>
<td>Drake Homes Inc</td>
<td>A</td>
<td>02/19/04</td>
<td>19</td>
<td>65</td>
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<td>Humboldt Subdivision</td>
<td>1962 Humboldt Rd</td>
<td>Anderson Land &amp; Investment Co LP</td>
<td>A</td>
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<td>17</td>
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<td>Las Palomas</td>
<td>E Lassen Ave, east of Mayfair Dr</td>
<td>Air-Vol Block Profit Sharing Trust</td>
<td>A</td>
<td>05/03/07</td>
<td>2</td>
<td>14</td>
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<td>Lassen Subdivision</td>
<td>216 W Lassen Ave</td>
<td>Chico &amp; the Man LLC</td>
<td>A</td>
<td>05/03/07</td>
<td>3</td>
<td>14</td>
<td>0</td>
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<tr>
<td>Lassen Village</td>
<td>2960 Burnap Ave</td>
<td>Lassen Village LLC</td>
<td>A</td>
<td>06/17/07</td>
<td>3</td>
<td>25</td>
<td>0</td>
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<tr>
<td>Mission Vista Ranch 2</td>
<td>Humboldt Rd / Morning Rose Way</td>
<td>Ronco Enterprises LLC</td>
<td>A</td>
<td>01/22/04</td>
<td>2</td>
<td>17</td>
<td>0</td>
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<td>Montecito Place</td>
<td>DeGarmo Dr</td>
<td>Forecast Land Investments LLC</td>
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<tr>
<td>Mountain Vista</td>
<td>Floral Ave / Eaton Rd</td>
<td>Greenline Preservation Partnership</td>
<td>A</td>
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<td>90</td>
<td>211</td>
<td>0</td>
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<tr>
<td>Sierra Gardens Townhouses</td>
<td>Sierra SunriseTerr / Idylwild Cir</td>
<td>Iahee Sierra Gardens LLC</td>
<td>A</td>
<td>11/04/08</td>
<td>7</td>
<td>72</td>
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<tr>
<td>Tannelli Subdivision</td>
<td>2211 Floral Ave</td>
<td>Kidd Revocable Trust</td>
<td>A</td>
<td>10/05/06</td>
<td>3</td>
<td>12</td>
<td>0</td>
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<tr>
<td>Tuscan Village</td>
<td>Eaton Rd / Burnap Ave</td>
<td>Shuster</td>
<td>A</td>
<td>07/17/08</td>
<td>19</td>
<td>155</td>
<td>0</td>
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<tr>
<td>Twin Creeks</td>
<td>Canyon Oaks, Parcel 8</td>
<td>Riley Ventures LLC</td>
<td>A</td>
<td>08/17/06</td>
<td>68</td>
<td>16</td>
<td>0</td>
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<tr>
<td>Wildwood Estates</td>
<td>Eaton Rd / Cactus Ave</td>
<td>Guillon Inc</td>
<td>A</td>
<td>12/21/06</td>
<td>32</td>
<td>175</td>
<td>0</td>
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<tr>
<td>Zamora Subdivision</td>
<td>1367 East Ave</td>
<td>Marshall / Leeds</td>
<td>A</td>
<td>03/16/06</td>
<td>4</td>
<td>14</td>
<td>0</td>
</tr>
</tbody>
</table>

| S 12-01 (former Ellenwood)  | DeGarmo Dr                 | Matt Webb Construction            | R      | 09/20/12   | 3     | 29    | 21     |
| Belvedere Heights           | E 20th St / Potter Rd      | Ridgecrest Property Group LLC     | R      | 10/21/04   | 61    | 192   | 47     |
| Creekside Landing           | W Eaton Rd / Rogue River Dr | Discovery Builders Inc            | R      | 06/01/06   | 97    | 350   | 127    |
| Godman Ranch                | Redeemers Loop             | GR Investment Partners            | R      | 05/16/07   | 8     | 44    | 36     |
| Harmony Park Circle          | 3166 Cactus Ave            | Davenport                         | R      | 11/15/07   | 4     | 18    | 0      |
| Hillview Terrace            | E 20th St / Potter Rd      | Ridgecrest Property Group LLC     | R      | 07/06/06   | 27    | 73    | 65     |
| Innisbrook Subdivision      | Innisbrook Way             | Bill Webb Construction Inc        | R      | 12/21/06   | 25    | 107   | 66     |
| Lake Vista                  | Idylwild Ave               | Alleghany Properties              | R      | 02/06/00   | 12    | 55    | 43     |
| Lee Estates                 | Chico Canyon Rd            | Lee Family Trust                  | R      | 03/02/06   | 3     | 7     | 1      |
| Park Forest Neighborhood     | E 8th St                   | Vanoverbeek / Hawley Trust        | R      | 02/15/07   | 6     | 35    | 10     |
| River Glen                  | Glenwood Ave               | Marshall / Conroy                 | R      | 04/19/07   | 5     | 25    | 20     |
| Schill Subdivision          | SW corner Esplanade / Nord Hwy | Webb Homes                     | R      | 11/16/06   | 60    | 152   | 0      |
| Shastan @ Glenwood          | Glenwood Ave / Wisteria Ln | Shastan Homes Inc                 | R      | 03/02/06   | 15    | 58    | 29     |
| Siena @ Canyon Oaks         | Canyon Oaks, Parcels 4 & 5 | Galli Designs Inc                | R      | 12/14/04   | 40    | 64    | 42     |
| Sycamore Glen               | Eaton Rd / Mariposa Ave    | AP Associates                     | R      | 06/12/07   | 84    | 178   | 29     |
| The Orchard                 | Eaton Rd / Abbott Cir      | Epicick                          | R      | 04/05/07   | 34    | 55    | 33     |
| Westside Place              | Nord Ave / Purcell Ln      | Westside Stories Investments LLC  | R      | 07/20/04   | 21    | 168   | 29     |
| Woodbrook                   | 2855 Mariposa Ave          | Provost / Keeva                   | R      | 08/04/05   | 5     | 28    | 18     |

##### Multi-Family Residential

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Owner / Developer</th>
<th>Status</th>
<th>TMA Date**</th>
<th>Acres</th>
<th>Units</th>
<th>C/ O’s</th>
</tr>
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<tbody>
<tr>
<td>Harvest Park Apartments</td>
<td>75 Harvest Park Ct</td>
<td>Chico Harvest Park LP</td>
<td>A</td>
<td>12/06/11</td>
<td>90</td>
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<tr>
<td>Montecito Place</td>
<td>2910 Joshua Tree Rd</td>
<td>Country Vista Inc</td>
<td>A</td>
<td>03/19/13</td>
<td>24</td>
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<tr>
<td>Penzance Place</td>
<td>121 Penzance Ave</td>
<td>Eaton Properties Inc</td>
<td>A</td>
<td>Plan Check</td>
<td></td>
<td></td>
<td>75</td>
</tr>
</tbody>
</table>

#### Total Units:

- **Approved**: 953
- **Recorded**: 1,638
- **MFR**: 189
  - sub total: 2,780
  - C/O’s: -616
  - net total: 2,164
- **Oak Valley and Meriam Park**: 3,493

**Total Units**: 5,657
APPENDIX D:
CITY OF CHICO PERMIT
PROCESSING FLOW CHART
7. HOUSING ELEMENT APPENDIX D

General Application Processing Procedures

Planning Services

General Application Processing Procedures for Applications Requiring a Public Hearing

Application Submitted to Planning Services

Application Assigned to Project Planner

Project Distributed to City Departments for Review and Comment

City Determines if Application is Complete

Notify Applicant of Any Information Deficiencies

Applicant Submits Supplemental Information

Begin Environmental Review / Initial Study

Project Evaluation Meeting (as needed) With Applicant & City Staff

Revision or Additional Information Needed?

Yes

Applicant Makes Revision & Submits Information

No

Hearing Held Within 30 days of Complete Application

Schedule Public Hearing (Planning Commission, Architectural Review Board, or Zoning Administrator) & Prepare Staff Report Recommendation & Conditions

Required Public Notice Provided

Hearing Body Takes Action

Notice of Action Sent to Applicant

Decision Appealed

Decision Not Appealed

Prepare Building Plans; Apply for Building Permit

Begin Use

Prepare Improvement Plans

Begin Appeal Process
9. PARKS, PUBLIC FACILITIES, AND SERVICES
9. PARKS, PUBLIC FACILITIES, AND SERVICES

VISION

Chico continues to be an attractive and well-run City in 2030, and the quality of its parks, greenways, preserves, public facilities, and services is a model to other communities. The City’s infrastructure is strategically planned, funded, and maintained to high standards. The storm drainage and sewer systems have been designed to minimize impacts to the environment and maximize efficiency and cost-effectiveness. Through education and conservation efforts the community continues to enjoy a high-quality, plentiful water supply. Neighborhood parks are incorporated into existing residential areas, and ample parks and recreation services are required in new development areas. Aging park facilities have been improved and updated. Tree-lined streets and boulevards continue to be a defining characteristic of Chico. Public services meet the diverse needs of the community.

INTRODUCTION

The Parks, Public Facilities, and Services Element is intended to address the community’s needs and interests for its parks of all sizes as well as its public facilities and services, such as infrastructure, schools, sewer and wastewater systems, and community services.

One of the fundamental responsibilities of a City is to provide primary public facilities and services to its residents and businesses. The provision of cost-effective and efficient public services and infrastructure is instrumental to the overall health and well-being of a balanced community. Chico leads the region in providing a full range of public services to its citizens and will continue to be a leader and innovator in the provision of local parks, greenways, preserves, public facilities, and services.

This element establishes goals, policies, and actions to guide the City’s planning, enhancement, and maintenance of parks, greenways, preserves, utilities, public services, education, and public arts and culture throughout the General Plan time horizon. Due to the breadth of information covered in this element, the chapter is organized into sections that address the following seven topics:

- Parks, Greenways, Preserves and Open Space
- Educational Facilities
- Wastewater Facilities
- Water Facilities
- Storm Water Drainage Facilities
- Health, Social, and Community Service Facilities
- Solid Waste Disposal and Recycling
ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary parks, public facilities, and services issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

PARKS, GREENWAYS, PRESERVES AND RECREATIONAL OPEN SPACE

Chico residents have identified the maintenance and enhancement of the City’s parks, greenways, recreation and open space resources as a key component in quality of life and overall community wellness. This element provides guidance on these issues to assure the continued provision of high-quality parks, community facilities, recreation programs and recreation and open space resources. Parks, recreation, and open space resources, facilities, and services have historically been provided by both the City and the Chico Area Recreation and Park District (CARD) with the City having primary responsibility for Bidwell Park and neighborhood parks and CARD having primary responsibility for recreation programming and community parks. Recognizing that opportunities exist to consolidate service delivery responsibilities for parks, recreation and open space services, the City and CARD have been working to realign responsibilities, including CARD taking primary responsibility for development and maintenance of neighborhood parks. This element provides an overview of the realignment of the City’s and CARD’s management structure for parks, recreation, and open space resources; provides policy guidance regarding park standards; and provides a policy framework for recreational facilities management to ensure the continued delivery of high-quality parks, recreation services and facilities, and open space and greenways.

WASTEWATER SERVICE

One of the most fundamental and important components of community infrastructure is wastewater collection and treatment. It must be sufficient to serve planned growth as well as older areas of the City not currently connected to the City’s wastewater disposal and treatment system. This element provides policy guidance on issues such as the continued implementation of the Nitrate Compliance Plan, which addresses groundwater contamination, and on-going upgrading of the City’s wastewater collection and treatment infrastructure to accommodate infill development and new growth.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

WATER FACILITIES

Water is one of the earth's most precious resources, and with California's warm climate, unpredictable rainfall, and growing population, a guaranteed clean water supply cannot be taken for granted. Water must be used wisely to ensure an adequate, high-quality water supply, both now and in the future. Like the provision of wastewater collection and treatment, the provision of water is a basic and essential component of the community infrastructure system. Water delivery in the City is provided by California Water Service Company (Cal Water). A key issue is to ensure that City residents are provided with safe and sustainable water supplies through the responsible use, conservation, and management of the available water supply. This element describes the relationship between the City and Cal Water and provides policies addressing the need for continued coordination between the two entities and the importance of strong water conservation efforts.

STORM DRAINAGE

Throughout the public outreach process for the development of this Plan, residents indicated a strong desire to maintain the natural watercourses traversing the City and sought assurances that urban runoff does not pollute the community’s streams. Residents in areas with missing or deficient storm drainage infrastructure also expressed an interest in becoming connected to a Citywide storm drainage system. This element establishes policies to improve and extend the City’s storm water drainage system while minimizing impacts to the natural functioning of Chico’s waterways.

PARKS, PUBLIC FACILITIES, AND SERVICES CONTEXT

This section of the element provides important context information on the seven topics relevant to Parks, Public Facilities, and Services goals, policies, and actions. To introduce the topics, information such as the relevant background, regulatory context, summary of related plans, or information about future needs is provided. **Figure PPFS-1** shows existing public facilities and services within the Planning Area.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

PARKS, GREENWAYS, PRESERVES AND RECREATIONAL OPEN SPACE

The City of Chico and the Chico Area Recreation and Parks District (CARD) are in the process of establishing operating parameters designed to streamline the provision of parks and recreation services to the City and surrounding community through a realignment of the roles and responsibilities of each agency. While CARD’s service delivery area extends well beyond the boundaries of the City, the majority of CARD’s service area population is located in the City. Through this new arrangement, the City will retain ownership, management, and maintenance responsibility for Bidwell Park, creekside greenways and City-owned preserves, while CARD will assume ownership and operation of the various other developed parks and recreation systems in the City, such as neighborhood and community parks, and recreation programming.

In 2008, CARD adopted a Park and Recreation Master Plan (PRMP) which provides a comprehensive evaluation of existing parks and recreation resources; identifies and describes resource types and facilities; identifies current system deficiencies and projected system demands; and establishes new standards for developed parks and community use facilities. The City and CARD will continue to work together, through their cooperative arrangement, to plan for and develop new park and community use facilities that offer high quality recreation services for City residents.

While schools are not direct recreation providers, school facilities are available for public use and CARD’s PRMP promotes the improvement and use of school facilities for recreation purposes. Both the City and CARD maintain a relationship with Chico Unified School District and work cooperatively to enhance the recreational opportunities at school site locations.

The City is responsible for the management, operation and maintenance of the 3,670-acre Bidwell Park. In 2008, the City Council adopted the Bidwell Park Master Management Plan (BPMMP) which sets forth the City’s vision for the Park and establishes policies and practices for operation and management of the Park.

Park Inventory and Classification

Growth within the City and the surrounding unincorporated areas has increased the use of existing parks and recreation facilities and has created a demand for new recreation services and amenities. New growth within the northern portions of the City has resulted in the need for additional facilities to provide the level of service that is desired and expected by residents. The PRMP identifies both current deficiencies and future needs for parks and recreation services in the City and CARD service area. Existing park deficiencies are primarily for neighborhood parks in existing neighborhoods. The CARD Master Plan Map (Figure PPFS-2) identifies the locations of existing and future parks and recreation areas in the City.
Figure PPFS-2  CARD Master Plan
9. PARKS, PUBLIC FACILITIES, AND SERVICES

The PRMP identifies a total of 37 existing sites that are parks, open space, or recreation centers totaling 4,176 acres, shown by park type in Table PFFS-1 below:

Table PPFS-1
EXISTING PARK AND RECREATION FACILITIES

<table>
<thead>
<tr>
<th>Park Type</th>
<th># of Sites</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood and Mini Parks</td>
<td>7</td>
<td>29.3</td>
</tr>
<tr>
<td>Community Parks</td>
<td>5</td>
<td>164.3</td>
</tr>
<tr>
<td>Special Purpose Parks</td>
<td>8</td>
<td>13.44</td>
</tr>
<tr>
<td>Natural Areas</td>
<td>7</td>
<td>252.6</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>2</td>
<td>3,671.2</td>
</tr>
<tr>
<td>Other Parks or Open Space</td>
<td>2</td>
<td>14.0</td>
</tr>
<tr>
<td>Recreation Centers</td>
<td>3</td>
<td>7.1</td>
</tr>
<tr>
<td>Undeveloped Park Sites</td>
<td>4</td>
<td>24.1</td>
</tr>
</tbody>
</table>

As part of the PRMP, various services and standards ratios have been adopted for the different facility types. The PRMP establishes standards for four types of parks and park facilities as follows:

- **Neighborhood Parks:** Neighborhood parks are intended to serve residents in the neighborhoods surrounding the park. These parks are designed primarily for unsupervised activities. They are generally small in size with 5 to 10 acres of usable area. Smaller versions of neighborhood parks, Mini Parks, are intended to provide service to higher density and mixed-use housing types. These smaller facilities are usually one to two acres in size.

- **Community Parks:** Community Parks are larger, multi-purpose parks that serve the entire community and provide venues for organized recreational programs. These parks are generally designed to provide active play opportunities for people of all ages.

- **Special Purpose Parks:** Other parks include facilities that serve a focused community need or recreational opportunity such as an environmental education center, historical park, or land occupied by major structures such aquatic centers, skateboard parks, community centers, and gymnasiums.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

- **Open Space, Trails and Greenways:** This category of parks contains natural areas, corridors, greenways, regional parks, regional open spaces, and watershed amenities. Within this category of parks, the City generally retains ownership or management responsibilities. In the future, CARD might own and manage a regional park if there were programmed recreation associated with it. Regional parks are described as usually exceeding 50 acres in size and designed to accommodate large numbers of people for a variety of day use activities.

**Standards**

The City of Chico’s 1994 General Plan had a parkland dedication standard of 5.0 acres of total parkland per 1,000 new residents broken down as follows:

- 0.9 acres of neighborhood parkland per 1,000 residents;
- 1.6 acres for community parkland per 1,000 residents; and
- 2.5 acres of greenways per 1,000 residents.

As part of the PRMP development, CARD established new parkland requirements for neighborhood and community parks:

- 1.5 acres of neighborhood parkland per 1,000 residents; and
- 2.5 acres of community parkland per 1,000 residents.

The 2030 General Plan directs use of CARD’s PRMP parkland standards for future neighborhood and community parks. In addition, the City’s existing standard of 2.5 acres of greenways per 1,000 residents is being maintained. Through these standards, it is the intention of the City and CARD that most residents would be within a convenient walking distance of a neighborhood or community park and have access to open space and greenways.

**Future Needs**

As part of the PRMP effort, analysis was undertaken to quantify the current parks and recreation deficiencies and to identify the future parks and recreation needs using the new park dedication standards for the entire CARD service area. **Table PPFS-2** lists the future park and recreation acreages that will be needed to accommodate the anticipated population in the CARD service area in the year 2030.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

### Table PPFS-2
Projected Future Park Needs

<table>
<thead>
<tr>
<th>Parks</th>
<th>Standard (Acres/1,000 Population)</th>
<th>Acreage Needed to Meet Standard</th>
<th>Additional Parks Needed for Build-out Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Parks</td>
<td>2.5</td>
<td>130</td>
<td>1-2</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>1.5</td>
<td>78</td>
<td>7-14</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4.0</strong></td>
<td><strong>208</strong></td>
<td><strong>8-16</strong></td>
</tr>
</tbody>
</table>

As identified in Table PPFS-2, there will be a need for one or two additional community parks and 7 to 14 additional neighborhood parks to accommodate the anticipated CARD service area population by the year 2030. Council adoption of park fees consistent with CARD’s PRMP park standards will be initiated by CARD and is a separate action from General Plan adoption.

### Educational Facilities

The Chico Unified School District (CUSD) serves the City and surrounding area with public school services. CUSD currently provides a full range of K-12 education services through traditional school facilities, charter schools, focused learning and special needs facilities, continuation schools, independent study programs and advanced learning initiatives in partnership with local employers and institutions of higher learning. Current CUSD enrollment is estimated to be approximately 13,000 students. In addition to its existing facilities, CUSD has two undeveloped school sites within the City. CUSD is limited to levying a state-determined maximum fee on residential and commercial development to cover its impact on local schools. The Chico Municipal Code provides authority for the City to require subdivisions to reserve land for elementary school sites for a reasonable period of time, and CUSD is required to provide funds for the reserved sites.

Chico is also home to California State University (CSU) Chico and the Chico Campus of Butte College along with other private K-12 and higher education providers. CSU Chico is located on approximately 130 acres adjacent to Downtown and is the second oldest campus in the state university system. CSU Chico adopted a Campus Master Plan in 2005, which envisions accommodating a 2025 enrollment of 17,900 students (full-time equivalents) and is guiding significant upgrades and renovations to campus facilities.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

The Chico Campus of Butte College is located in southeast Chico, adjacent to Highway 99, providing a convenient location for instruction that supplements the coursework offered at the college’s main campus about ten miles south of the City. Butte College also has plans for expanding its Chico Campus in the vicinity of Skyway and State Route 99.

WASTEWATER FACILITIES

The City of Chico Water Pollution Control Plant (WPCP) is a regional-serving, gravity-fed facility located southwest of the City. The WPCP provides treatment of the City’s wastewater and discharges treated effluent to the Sacramento River. The facility is a secondary treatment facility with a current treatment capacity of 12 million gallons per day (mgd). The WPCP is a leader in the generation and use of alternative power, including a photovoltaic solar array installation which provides approximately 35 percent of the facility’s total power demand. A significant additional portion of the facility’s power demand is provided by the WPCP’s cogeneration facility.

In 1985, the City of Chico and Butte County adopted the Nitrate Action Plan to address high levels of nitrates in portions of the groundwater under the City that resulted from the widespread use of septic tanks within the urban area. Subsequently, the Chico Urban Area Nitrate Compliance Plan (NCP) was developed to provide consistency between City and County land use and utility infrastructure policies, as well as to outline a plan to expedite the connection of septic tank users to the City sewer system. Implementation of the NCP is underway and is due to be complete in 2017.

WATER FACILITIES

Water service in the City is provided by the California Water Service Company (Cal Water). Cal Water is a private company whose Chico District was formed in 1926. Residents not supplied by Cal Water obtain water through private wells. Cal Water currently uses a system of 65 wells which deliver approximately 27 million gallons of water to customers each day. The delivery system is composed of over 355 miles of pipeline, seven storage tanks and six booster pumps.

Cal Water maintains two primary management plans for the Chico area water system, as required by state law. Their Urban Area Management Plan, adopted in 2007, provides an overview of Cal
9. PARKS, PUBLIC FACILITIES, AND SERVICES

Water and the Chico area water system, establishes policies and programs concerning water delivery and treatment, as well as water conservation and management practices. The Water Supply and Facilities Master Plan, adopted in 2008, guides the growth and development of their water delivery system to meet the community’s future needs.

STORM WATER DRAINAGE FACILITIES

Storm drainage management within the City and the urban area is provided by a system of developed and undeveloped collection systems operated and maintained by the City and Butte County. The City is not constrained by any formally designated service areas, but has established storm drainage basins for the purpose of planning for infrastructure. New development is required to install storm drainage infrastructure when necessary. Storm drainage facilities in unincorporated areas surrounded by the City and in areas immediately adjacent to the City are maintained through County Service Areas. In areas of the City that do not have developed storm drainage collection, unpaved shoulders, roadside swales and naturally occurring drainages help to control runoff.

The developed storm drainage system consists primarily of drop inlets located along the street system. Water in the system is transported to outfall locations located along the major creeks including Sycamore, Mud, Comanche, Big Chico, and Little Chico Creeks and Lindo Channel.

Consistent with the 1994 General Plan and the City’s 2000 Storm Drain Master Plan Integrated Document, new development must incorporate storm water quality and quantity mitigations into their designs. As required by the Clean Water Act, the City has an established Storm Water Management Program (SWMP) in compliance with its National Pollution Discharge Elimination System (NPDES) permit. The City’s NPDES permit controls water pollution by regulating point sources that discharge pollutants into local waters. The SWMP addresses storm water quality issues in the areas of construction and post-construction Best Management Practices, municipal operations, and community involvement.

HEALTH, SOCIAL, AND COMMUNITY SERVICE FACILITIES

Chico has a full range of high quality and diverse health, social, and community service facilities including a branch of the Butte County library system, an active arts community with a public art program, and Enloe Medical Center, a locally-governed non-profit regional trauma center that provides health care services ranging from emergency services to diagnostic and preventative medicine.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

SOLID WASTE DISPOSAL AND RECYCLING

Consistent with State law, the City has developed a Source Reduction and Recycling Element (SRRE) and a Household Hazardous Waste Element (HHWE) as parts of the Butte County Integrated Waste Management Plan. The City is achieving its 50 percent diversion goal in accordance with State requirements.

Collection and Disposal

Solid waste services for the City are provided by two waste hauling companies, North Valley Waste Management and Recology. Solid waste generated in the City is disposed of at the Neal Road Landfill, which is operated and owned by Butte County. The landfill is located approximately seven miles southeast of Chico. The Neal Road Landfill has a total permitted capacity of approximately 25 million cubic yards of solid waste and has a tentative closure date of 2035.

Recycling

Curbside recycling services for the City are provided by North Valley Waste Management and Recology. Current recycling practices include curbside collection of metals, paper, glass, and plastic from single-family residences, multi-family residences, and businesses. Green yard waste is hauled to the City’s Compost Facility near the Chico Municipal Airport or the Neal Road Landfill. The City provides collection of leaves placed in the streets by City residents from mid October to mid January each year with an estimated annual total of between 40,000 to 45,000 cubic yards of leaves.

Household Hazardous Waste

Hazardous materials, used in many household products such as drain cleaners, waste oil, cleaning fluids, insecticides, and car batteries are often improperly disposed of as part of normal household trash. These hazardous materials could interact with other chemicals which can create risks to people and can also result in soil and groundwater contamination. Local residents are able to recycle and properly dispose of household hazardous waste at the Butte Regional Household Hazardous Waste Collection Facility, which is located near the Chico Municipal Airport.
GOALS, POLICIES, AND ACTIONS

Goal PPFS-1: Continue cooperative efforts with the Chico Area Recreation and Park District and the Chico Unified School District to provide a broad range of high quality parks and recreation facilities and services for all residents.

Goal PPFS-2: Utilize creeks, greenways and preserves as a framework for a system of open space.

Goal PPFS-3: Support efforts by Chico Unified School District, CSU Chico, Butte College and private educational institutions to maintain and improve educational facilities and services in the City.

Goal PPFS-4: Maintain a sanitary sewer system that meets the City’s existing and future needs, complies with all applicable regulations, and protects the underlying aquifer.

Goal PPFS-5: Maintain a sustainable supply of high quality water, delivered through an efficient water system to support Chico’s existing and future population, including fire suppression efforts.

Goal PPFS-6: Provide a comprehensive and functional storm water management system that protects people, property, water quality, and natural aquifers.

Goal PPFS-7: Support arts, cultural, social service and health facilities and services to enhance the local quality of life.

Goal PPFS-8: Ensure that solid waste and recyclable collection services are available to City residents.

PARKS, GREENWAYS, PRESERVES AND RECREATIONAL OPEN SPACE

- Goal PPFS-1: Continue cooperative efforts with the Chico Area Recreation and Park District and the Chico Unified School District to provide a broad range of high quality parks and recreation facilities and services for all residents.

- Policy PPFS-1.1 (Park and Recreation Facilities) – Partner with CARD and local providers to provide parks and recreation facilities that offer recreation opportunities for the community.

  - Action PPFS-1.1.1 (CARD Leadership) – Convey properties and funding mechanisms to the Chico Area Recreation and Parks District (CARD) for operation, maintenance and programming of parks identified in the City of
9. PARKS, PUBLIC FACILITIES, AND SERVICES

Chico/CARD Memorandum of Intergovernmental Cooperation, Coordination, and Understanding.

▲ **Action PPFS-1.1.2 (Park Development Fees)** – Adopt park development fees that support the goals of the CARD Parks and Recreation Master Plan to fund the acquisition and development of neighborhood and community parks, and community use facilities, such as an aquatic park, needed as a result of new development.

▲ **Action PPFS-1.1.3 (Cooperative Development of Facilities)** – Pursue cooperative development of neighborhood, community, and regional parks, as well as facilities that enhance recreational opportunities and economic development, such as sports and aquatic complexes, with the Chico Area Recreation and Parks District.

▲ **Action PPFS-1.1.4 (Park Maintenance Funding)** – Aid in the formation of maintenance districts or other funding mechanisms to pay for the cost of ongoing maintenance and operation of parks.

▲ **Action PPFS-1.1.5 (CARD Review of City Projects)** – Solicit comments from Chico Area Recreation and Parks District staff as part of early project review for Special Planning Areas and larger subdivision proposals.

▲ **Action PPFS-1.1.6 (Multiple Use of School Facilities)** – Encourage the Chico Unified School District, CSU Chico, Butte College, and the Chico Area Recreation and Parks District to coordinate the joint use of school facilities for community recreation and other public purposes.

▲ **Action PPFS-1.1.7 (Evaluate Progress)** – Coordinate with the Chico Area Recreation and Parks District (CARD) to provide periodic reports to the City Council, the Bidwell Park and Playground Commission, and the CARD Board of Directors documenting the status of the City’s and District’s efforts to develop and improve parks and recreational facilities.

▲ **Action PPFS-1.1.8 (Funding to Develop Recreation Facilities)** – Pursue local, state, federal, and other funds for the development of parks and recreation facilities.

▲ **Action PPFS-1.1.9 (Bidwell Park Master Management Plan)** – Utilize the Bidwell Park Master Management Plan and consider the intent of Annie Bidwell’s Deed to direct management and guide decision-making for Bidwell Park.

- **Goal PPFS-2**: Utilize creeks, greenways and preserves as a framework for a system of open space.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

- **Policy PPFS-2.1 (Use of Creeks and Greenways)** – Utilize the City’s creeks, greenways and other open spaces for public access, habitat protection, and to enhance community connectivity.

- **Action PPFS-2.1.1 (Greenway Acquisition)** – Continue the City’s greenway purchase program to acquire properties located adjacent to creeks as they become available in order to expand habitat protection, trail creation, and public recreation opportunities.

- **Action PPFS-2.1.2 (Creekside Design)** – Continue to use Chico’s Design Guidelines Manual for proposed development adjacent to creeks to address setbacks, building orientation, security measures, and lighting to promote public access and use of the City’s creeks as amenities without detracting from the natural setting.

- **Action PPFS-2.1.3 (Pathway and Trail Planning)** – Design pedestrian and bicycle paths and trails adjacent to and across creeks that protect the riparian environment.

- **Action PPFS-2.1.4 (Assess Potential Impacts to Creeks)** – Through the development and environmental review process, including consultation with state and federal agencies and non-profit organizations, ensure that natural areas and habitat located in and adjacent to the City’s creeks are protected and enhanced.

**EDUCATIONAL FACILITIES**

- **Goal PPFS-3: Support efforts by Chico Unified School District, CSU Chico, Butte College and private educational institutions to maintain and improve educational facilities and services in the City.**

- **Policy PPFS-3.1 (CUSD Coordination)** – Support Chico Unified School District’s efforts to provide school sites and facilities that meet the educational needs of the community.

- **Action PPFS-3.1.1 (School Sites)** – Encourage Chico Unified School District to:
  - Locate schools to serve new neighborhoods.
  - Locate school sites safely away from heavy traffic, excessive noise, and incompatible land uses.
  - Locate schools in areas where existing or planned circulation infrastructure allows for safe access.
  - Promote safe student loading and unloading.
  - Promote walking, biking, riding transit, or carpooling to schools.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

▲ Action PPFS-3.1.2 (Plan for School Sites) – Consult with Chico Unified School District staff when planning the Special Planning Areas to ensure that school facilities are in place to meet the needs of development.

▲ Action PPFS-3.1.3 (School Information) – Provide information to developers and interested parties on school locations and school facility fees during the City’s project review process.

● Policy PPFS-3.2 (Support Facilities for Higher Education) – Support facilities expansion and collaboration opportunities with higher education institutions.

▲ Action PPFS-3.2.1 (Collaborate with Educational Institutions) – Work with CSU Chico, Butte College, and private educational institutions to meet existing and new student housing, transportation, and facility needs.

▲ Action PPFS-3.2.2 (Education/Business Connections) – Support the development of research and business opportunities associated with the City’s institutions of higher learning.

WASTEWATER FACILITIES

■ Goal PPFS-4: Maintain a sanitary sewer system that meets the City’s existing and future needs, complies with all applicable regulations, and protects the underlying aquifer.

● Policy PPFS-4.1 (Sanitary Sewer System) – Improve and expand the sanitary sewer system as necessary to accommodate the needs of existing and future development.

▲ Action PPFS-4.1.1 (Require Connection to Sewer System) – Require all commercial and industrial development, as well as all residential development with lots one acre or smaller, to connect to the City’s sewer system.

▲ Action PPFS-4.1.2 (Sanitary Sewer Master Plan) – Update and maintain the City’s Sanitary Sewer Master Plan, as well as the Sewer System Model, to assure that improvements to the system are identified, planned, and prioritized.

▲ Action PPFS-4.1.3 (Wastewater System Costs) – Secure financing for the expansion and maintenance of the Water Pollution Control Plant and sewer system through the use of connection fees, special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete all related project-specific sewer trunk and main lines at their full planned capacities in a single phase.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

- **Policy PPFS-4.2 (Protection of Groundwater Resources)** – Protect the quality and quantity of groundwater resources, including those that serve existing private wells, from contamination by septic systems.

  ▲ **Action PPFS-4.2.1 (Septic System Information)** – Assist Butte County with their effort to implement a public information campaign aimed at informing homeowners with septic systems of the proper design, use, and care of septic systems, as well as sewer connection opportunities.

  ▲ **Action PPFS-4.2.2 (Implementing the Nitrate Compliance Plan)** – Continue collaboration with Butte County to implement the Nitrate Compliance Plan.

  ▲ **Action PPFS-4.2.3 (Funding the Nitrate Compliance Plan)** – Continue to seek funding opportunities to assist with the cost of connecting parcels currently relying on septic systems to the City’s sewer system.

- **Policy PPFS-4.3 (Capacity of Water Pollution Control Plant)** – Increase system capacity by reducing wet weather infiltration into the sanitary sewer system.

  ▲ **Action PPFS-4.3.1 (Infiltration Program)** – Develop and implement an inflow and infiltration program to identify, monitor, and line or replace existing pipes that are the source of excessive wet weather infiltration and reduced system capacity.

- **Policy PPFS-4.4 (Wastewater Flows)** – Ensure that total flows are effectively managed within the overall capacity of the Water Pollution Control Plant.

  ▲ **Action PPFS-4.4.1 (Wastewater Meters for Industrial Uses)** – Require installation of wastewater meters for all new or expansions of existing Significant Industrial User facilities.

  ▲ **Action PPFS-4.4.2 (Emerging Technologies)** – Incorporate emerging wastewater treatment technologies to enable wastewater management practices to adapt and be more efficient.

**WATER FACILITIES**

- **Goal PPFS-5**: Maintain a sustainable supply of high quality water, delivered through an efficient water system to support Chico’s existing and future population, including fire suppression efforts.

- **Policy PPFS-5.1 (Protect Aquifer Resources)** – Protect the quality and capacity of the upper and lower Tuscan and Tehama aquifers underlying the Chico Planning Area.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

- **Action PPFS-5.1.1 (Groundwater Protection Advocacy)** – Oppose regional sales and transfers of local groundwater, including water export contracts, and actively participate in county-wide and regional discussions and advocacy for the protection of groundwater resources.

- **Action PPFS-5.1.2 (Groundwater Supplies and Budgeting)** – Support periodic evaluation of groundwater availability using the Butte Basin Groundwater Model and Cal Water’s work to establish a water supply budget with specific measures to assure sustainable levels of groundwater.

- **Action PPFS-5.1.3 (Groundwater Recharge and Quality)** – Where feasible given flood management requirements, maintain the natural or existing condition of waterways and floodplains and protect watersheds to ensure groundwater recharge and water quality.

- **Action PPFS-5.1.4 (Groundwater Protection Development Standards)** – Amend the Municipal Code to include development standards that protect groundwater recharge areas.

- **Action PPFS-5.1.5 (Groundwater Levels as Indicator)** – Use groundwater levels as one of the sustainability indicators to measure the City’s progress toward sustainability as directed by SUS-1.2.1.

- **Policy PPFS-5.2 (Future Water System)** – Consult with Cal Water to ensure that its water system will serve the City’s long-term needs and that State regulations SB 610 and SB 221 are met.

- **Action PPFS-5.2.1 (Water Flow and Pressure)** – Ensure that new City infrastructure provides for water flow and pressure at sufficient levels to meet domestic, commercial, industrial, institutional, and firefighting needs.

- **Action PPFS-5.2.2 (Wells and Private Water Systems)** – Where public water delivery systems are available, discourage use of wells and private water systems for domestic water use.

- **Action PPFS-5.2.3 (Water Services for New Development)** – Work with Cal Water to ensure that water treatment and delivery infrastructure are in place prior to occupancy or assured through the use of bonds or other sureties to the City and Cal Water’s satisfaction.

- **Policy PPFS-5.3 (Water Conservation)** – Work with Cal Water to implement water conservation management practices.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

▲ Action PPFS-5.3.1 (Treated Wastewater) – Explore the feasibility of using treated wastewater to provide irrigation to landscaped areas and other suitable locations to reduce the demand for groundwater.

▲ Action PPFS-5.3.2 (Water Reuse) – Encourage new development to install water conserving irrigation systems such as grey water systems.

• Policy PPFS-5.4 (Large Water Users) – Encourage large water users such as Chico Unified School District, City of Chico, Chico Area Recreation and Park District, Enloe Medical Center, and large commercial and industrial users to implement water conservation practices.

▲ Action PPFS-5.4.1 (City Water Efficiency) – Develop plans and seek funding to replace water-intensive City landscape and irrigation systems with drought tolerant and water efficient systems.

STORM WATER DRAINAGE FACILITIES

■ Goal PPFS-6: Provide a comprehensive and functional storm water management system that protects people, property, water quality, and natural aquifers.

• Policy PPFS-6.1 (Storm Drainage Master Plan) – Address current and future storm drainage needs in a Storm Drainage Master Plan.

▲ Action PPFS-6.1.1 (Update the Storm Drainage Master Plan) – Update, adopt and implement an updated Storm Drainage Master Plan that identifies areas with infrastructure deficiencies and establishes a program to address the deficiencies. Address drainage issues on a basin or sub-basin scale. Identify opportunities to increase infiltration, based on factors such as existing infrastructure, geology, the hydrology and hydraulics of the receiving waters, and planned land uses.

▲ Action PPFS-6.1.2 (Development Fees) – Update the development fee program as needed to ensure that storm water drainage development fees are equitable and adequate to pay for the storm water drainage infrastructure needed for future development.

• Policy PPFS 6.2 (Storm Water Drainage) – Continue to implement a storm water drainage system that results in no net increase in runoff.

▲ Action PPFS-6.2.1 (Storm Water Drainage Standards) – Regularly update storm water drainage standards to include all current best management practices and ensure water quality and quantity standards governing the discharge of storm
9. PARKS, PUBLIC FACILITIES, AND SERVICES

- **Action PPFS-6.2.2 (Expand Storm Water Infrastructure)** – As funding allows, continue installation of storm water drainage infrastructure in areas not served.

- **Policy PPFS-6.3 (Storm Water Drainage BMPs)** – To protect and improve water quality, require the use of Best Management Practices for storm water drainage infrastructure suited to the location and development circumstances.

  - **Action PPFS-6.3.1 (Alternative Storm Water Infrastructure)** – Continue to develop engineering standards and guidelines for the use of alternative storm water infrastructure in order to minimize impervious area, runoff and pollution, and to maximize natural storm water infiltration wherever feasible.

- **Policy PPFS-6.4 (Water Runoff)** – Protect the quality and quantity of water runoff that enters surface waters and recharges the aquifer.

  - **Action PPFS-6.4.1 (Storm Water Management Program)** – Continue to implement the City’s Storm Water Management Program (SWMP) and enforce storm water provisions in the City’s Municipal Code.

- **Policy PPFS-6.5 (Flood Control)** – Manage the operation of the City’s flood control and storm drainage facilities and consult with local and state agencies that have facilities providing flood protection for the City.

  - **Action PPFS-6.5.1 (Flood Management)** – Consult with Butte County and other flood control agencies to ensure that all possible actions are taken to prevent floodwaters from entering the City.

  - **Action PPFS-6.5.2 (Natural Watercourses)** – Utilize natural watercourses and existing developed flood control channels as the City’s primary flood control channels when and where feasible.

  - **Action PPFS-6.5.3 (Flood Impacts)** – Require that new development not increase flood impacts on adjacent properties in either the upstream or downstream direction.

  - **Action PPFS-6.5.4 (Flood Zones)** – Require new development to fully comply with State and Federal regulations regarding development in flood zones.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

HEALTH, SOCIAL, AND COMMUNITY SERVICE FACILITIES

- **Goal PPFS-7**: Support arts, cultural, social service and health facilities and services to enhance the local quality of life.

  - **Policy PPFS-7.1 (Libraries, Art and Culture)** – Support local libraries, the arts, and cultural organizations, to the greatest extent feasible, to enhance the local quality of life and expand the City’s reputation as a regional art and culture destination.

  - **Action PPFS-7.1.1 (Library Services)** – Consult with Butte County regarding strategies to assure the continued operation of the Chico Branch of the Butte County library system.

  - **Action PPFS-7.1.2 (Funding Arts and Cultural Programs)** – Seek opportunities to provide financial and governmental assistance which leverages additional funding for arts and cultural programs.

  - **Action PPFS-7.1.3 (Partnerships for Cultural Programs)** – Encourage partnerships among art and cultural groups, community organizations, and the local business community to develop new and expand existing cultural programs.

- **Policy PPFS-7.2 (Health and Social Services)** – Support efforts to improve and expand health and social services for all segments of the community.

SOLID WASTE DISPOSAL AND RECYCLING

- **Goal PPFS-8**: Ensure that solid waste and recyclable collection services are available to City residents.

  - **Policy PPFS-8.1 (Waste Recycling)** – Provide solid waste collection services that meet or exceed state requirements for source reduction, diversion, and recycling.

  - **Action PPFS-8.1.1 (Green Waste)** – Encourage recycling, composting, and organic waste diversion within the City and continue providing green yard waste recycling services, seasonal leaf collection and street sweeping services.

  - **Action PPFS-8.1.2 (Reduce Municipal Waste)** – Establish the City as a role model for businesses and industrial operations through programs designed to encourage recycling, waste diversion, source reduction, and use of renewable resources.
9. PARKS, PUBLIC FACILITIES, AND SERVICES

▲ Action PPFS-8.1.3 (Recycled and Recyclable Products) – Pursue City procurement that emphasizes the use of recycled and recyclable products.

▲ Action PPFS-8.1.4 (Locations for Waste Management) – Identify safe and convenient locations and hours for the disposal and recycling of hazardous waste, plastics, glass, metals, electronics, food and other organic waste, construction waste, and other special wastes.

▲ Action PPFS-8.1.5 (Recycling on Public Land) – Provide recycling bins and collection services wherever waste containers are located on City property and in public parks.

▲ Action PPFS-8.1.6 (Recyclable Construction Materials) – Use the Green Building Checklist to encourage the use of recyclable materials in new construction.

▲ Action PPFS-8.1.7 (Commercial and Industrial Recycling) – Amend the sections of the Municipal Code pertaining to solid waste and recycling to apply to commercial and industrial customers.
10. OPEN SPACE AND ENVIRONMENT
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VISION

In 2030, the City of Chico is an active leader in protecting the environment through preservation and enhancement of open space, natural resources, and agriculture. The City has recognized the importance of protecting the natural landscape for intensive and non-intensive recreation by making natural areas and outdoor recreation opportunities accessible to the entire community, which benefits public health and contributes to a sense of well-being. The urban forest thrives, with the preservation of heritage and street trees as well as the continued planting of new street trees. Greenways along urban creeks with multi-purpose paths have expanded the network of trails throughout Chico. The community enjoys clean water for consumption and recreation, and the air is clean and measurably healthy.

INTRODUCTION

The Open Space and Environment Element focuses on the preservation and enhancement of the natural environment and limiting the adverse effects on environmental resources from General Plan build-out.

Chico residents place a high value on scenic open spaces, fertile agricultural lands, clean water, and fresh air. The preservation and enhancement of these natural resources is a significant part of the sense of place for Chico residents and is thus an essential component of the General Plan. This element supports the management of natural resources and the conservation of open space and sensitive habitats. Various funding mechanisms, community involvement, and public/private partnerships will be necessary to implement this element.

This element provides context and sets goals and policies for the use and acquisition of open space, and protection of biological resources, air quality, water resources and agriculture. This element establishes City policies on the protection of natural resources. Due to the breadth of information covered in this element, the chapter is organized into sections addressing the following seven topics:

- Biological Resources
- Open Space
- Water Resources and Water Quality
- Air Quality
- Agricultural Resources
- Mineral Resources
- Urban Forest

This element works in conjunction with the Land Use Element to describe how the City will advance the land use objectives of the General Plan while maintaining the natural resources of the City. It also complements the Safety Element, which outlines a framework to protect
10. OPEN SPACE AND ENVIRONMENT

people and property from natural hazards, and the Sustainability Element which prioritizes actions that preserve and protect environmental resources. For Bidwell Park, the City’s largest open space land holding, the City relies on the Bidwell Park Master Management Plan to direct management decisions and to protect resources. This element guides and supports a variety of related plans as referenced throughout the chapter. Where appropriate, cross-references are provided to alert the reader to the applicable policies or actions in other elements of this Plan.

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses key open space and environmental issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

BIOLOGICAL RESOURCES

The Planning Area is rich in biological resources, and residents place significant value on protecting the area’s natural environment. This element recognizes known locations of sensitive, threatened, or endangered species and requires that they be protected consistent with local, state and federal guidelines. The General Plan acknowledges limits to urban expansion in areas containing sensitive biological resources and calls for City participation in regional planning efforts to preserve sensitive species and habitat.

OPEN SPACE

In and around Chico there is an abundance of open space, park land, stream corridors and unique habitats. Open space provides habitat and movement corridors for wildlife, as well as recreational, educational, aesthetic and other quality of life benefits to the community. Open space within and around the city is a defining characteristic of Chico. This element protects open space by calling for stream and agricultural buffers, retaining the Greenline, and directing efforts to acquire, maintain, and manage open space preserves and greenways.

WATER RESOURCES

The landscape of Chico is defined by its creeks and watercourses. Protecting the quantity and quality of water for public health and aquatic life is critical to a healthy community. The primary issues related to water quality in the City and Planning Area are urban storm water runoff, groundwater contamination from septic tanks, infiltration of urban storm water runoff, and pollutants from dry cleaning and industrial uses. This element establishes policy
10. OPEN SPACE AND ENVIRONMENT

direction to reduce water quantity and quality impacts from urban development through
treatment of storm water runoff, protection of watercourses, and water conservation efforts.
This element addresses the need to protect surface and groundwater quality and groundwater
recharge areas by supporting the use of National Pollution Discharge Elimination System
standards and implementing the Nitrate Compliance Plan which expedites connections to the
City’s waste disposal and treatment system to reduce the use of septic tanks.

AIR QUALITY

Clean air is a basic need for most living organisms. Due to natural physiographical,
meteorological, and human-induced factors, the air quality in the Planning Area does not
meet all state and federal air quality standards. Wood burning has been identified as a major
source of PM2.5 pollution in the area during the winter months, which raises serious health
concerns. During the summer months, the City has experienced non-attainment levels of
ozone pollution, much of which travels to the area from urban areas to the south and
southwest. One of the ways this General Plan attempts to minimize local air pollution is
through planning that reduces reliance on automobiles. The Plan focuses on maintaining a
compact urban form and a multi-modal approach to transportation that allows greater choices
for mobility throughout the community. This element advances local, regional and State air
quality improvement efforts by requiring consistency with air quality regulations,
encouraging the use of low emission and renewable energy sources and emerging clean air
technologies, and directing City action to reduce wood burning and other major pollutant
emissions.

OPEN SPACE AND ENVIRONMENT CONTEXT

This section of the element provides important context
information on six topics relevant to the Open Space and
Environment goals, policies, and actions.

BIOLOGICAL RESOURCES

The Planning Area includes a rich and diverse range of
biological resources. The most notable natural habitat
types include annual grassland, riparian woodland,
permanent wetland, vernal pools/seasonal wetlands, and
valley oak woodlands. Many of these habitats deserve special consideration due to their
limited distribution, particular sensitivity, or the presence of one or more rare, threatened, or
endangered species.

A number of species listed as rare, threatened or endangered by state or federal agencies are
known to occur within the Planning Area. Notable species include Butte County
meadowfoam, Valley Elderberry Longhorn beetle, hairy orcutt and slender orcutt grasses,
Greene’s tuctoria, Chinook salmon, and the yellow-billed cuckoo. Other sensitive species of
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Regional importance include Butte County checkerbloom, Swainson’s hawk, Giant Garter snake, and various anadromous fish. Figure OS-1 shows sensitive habitats that support a majority of the special status species in the Planning Area.

Impacts to biological resources are regulated by a number of State and Federal agencies, and must be considered and mitigated as part of project review under the California Environmental Quality Act. In addition to meeting State and Federal requirements, the Land Use Element establishes land use designations and a special overlay to address open space and sensitive habitat areas as follows:

- Primary Open Space – POS
- Secondary Open Space – SOS
- Resource Constraint Overlay – RCO

The Primary and Secondary Open Space land use designations, which are defined in Table LU-2 of the Land Use Element, identify areas that are intended for resource protection, intensive, or non-intensive open space uses. The Resource Constraint Overlay designation identifies areas that are known to have sensitive resources that would limit the potential for urban development but which are not currently protected as open space preserves.

Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan

The Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan, under preparation by the Butte County Association of Governments in consultation with local jurisdictions, is a voluntary plan that will provide comprehensive species, wetlands, and ecosystem conservation. The Plan will contribute to the recovery of endangered species within Butte County and provide a more streamlined process for environmental permitting for individual projects.

OPEN SPACE

The City owns significant open space resources, including Bidwell Park, which provides an exceptional open space corridor that runs throughout the community and into the foothills. In addition, a number of agencies and organizations own and manage open space in and around Chico. Figure OS-2 shows protected open space resources within the Planning Area. Currently, there is no coordinated approach to acquire, manage, and connect open space areas. In some cases, adequate funding is not available for property maintenance and management. Examples of the City’s open space assets include Bidwell Park, Foothill Park Preserve, Bidwell Ranch, Teichert Ponds, Lindo Channel, and the Comanche Creek Greenway.

Policies found in this element, as well as the Land Use and Parks, Public Facilities and Services Elements, seek to protect, enhance, increase, and manage the City’s open space resources.
Figure OS-1  Sensitive Habitats
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WATER SUPPLY AND WATER QUALITY

The State Water Resources Control Board has jurisdiction over nine Regional Boards, whose charge it is to maintain water quality. The Chico Planning Area is located within the Sacramento Valley Basin which falls under the control of the Central Valley Regional Water Quality Control Board. The Water Quality Control Plan for this basin was revised by the Board in 2007. **Figure OS-3** shows surface water in the Planning Area.

The protection of water quality and water supply is important for public health, biological resources, and aquatic life. The primary regulatory mechanism for the discharge of pollutants into water is the National Pollutant Discharge Elimination System (NPDES) permit program, which is designed to protect water quality by regulating point sources of pollutants.

The Tuscan aquifer is the primary groundwater reservoir underlying and providing municipal and agricultural water to the Planning Area. The groundwater supply is largely recharged by infiltration in the foothills located east of Chico, from Big Chico and Little Chico Creeks, Lindo Channel, and to a lesser extent from precipitation throughout the area. The California Water Service Company (Cal Water), the City’s water supplier, has adopted a Water Master Plan (WMP) which analyzes the aquifer’s supply. The WMP concludes that no substantial overdraft of the aquifer is currently occurring within the Planning Area. In addition, Butte County continually monitors the groundwater basin and maintains a series of monitoring and test wells located throughout the County to provide information on water supply.

AIR QUALITY

Clean air is a critical environmental resource. The combination of a growing urban center, winter wood burning, local and regional agricultural operations, local topographical and meteorological conditions, and the use of carbon-based fuels for industry, transportation and heating have a negative effect on the City’s air quality.

The Planning Area is located in the Northern Sacramento Valley Air Basin (NSVAB) and air quality is locally regulated by the Butte County Air Quality Management District (BCAQMD). The BCAQMD is charged with the responsibility for developing and implementing the planning, regulation, enforcement, technical innovation, and education on air quality issues. The NSVAB has been categorized as “moderately non-attainment” for ozone and particulate matter (PM), which means that the region is not meeting state or federal standards for these air pollutants. Butte County is currently in a non-attainment status with respect to the state ozone, PM10, and PM2.5 standards, as well as the federal 8-hour ozone standard.
10. OPEN SPACE AND ENVIRONMENT

Traditional air quality management strategies have focused on controlling stationary sources or pollutants, primarily from manufacturing operations, and reducing motor vehicle emissions through technological advancements. This element, like others in the General Plan, supports an urban development pattern and a circulation system that will reduce reliance on automobile travel, and thus help to improve local and regional air quality.

AGRICULTURAL RESOURCES

Agriculture has helped to shape the City, and continues to be a major component of the local and regional economy. While few agricultural operations continue within the City, substantial operations exist just outside of the City limits, within the Planning Area. The City has respected a firm boundary between urban and rural uses on the community’s western edge, known as the Greenline, for over thirty years. Land to the west of the City and the Greenline is almost exclusively agricultural, while much of the land to the north and east of the City is used for grazing. Figure OS-4 shows local agricultural resources and the Greenline boundary.

URBAN FOREST

The term “Urban Forest” refers to the abundance of trees found in the City. Chico’s urban forest provides an aesthetic community benefit, energy savings from its shade canopy, areas of refuge from warm summer temperatures, and increased foraging and nesting locations for flora and fauna.
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GOALS, POLICIES, AND ACTIONS

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BIOLOGICAL RESOURCES

- **Goal OS-1: Protect and conserve native species and habitats.**
  - Policy OS-1.1 (Native Habitats and Species) – Preserve native species and habitat through land use planning, cooperation, and collaboration.
    - Action OS-1.1.1 (Development/Preservation Balance) – Direct development to appropriate locations consistent with the Land Use Diagram, and protect and preserve areas designated Open Space and areas that contain sensitive habitat and species.
    - Action OS-1.1.2 (Regional Conservation Planning) – Actively participate in regional conservation planning efforts, in particular the Butte County Habitat Conservation Plan process, sponsored by the Butte County Association of Governments, which seeks the preservation of habitat areas needed for the ongoing viability of native species.
    - Action OS-1.1.3 (Sustainable Community Strategy) – In support of AB 32, work with the Butte County Association of Governments to implement the Sustainable Community Strategy (SB 375), which directs smart-growth development to urbanized areas.
    - Action OS-1.1.4 (Community Collaboration) – Consult with conservation groups to identify sites and projects for fund-raising and volunteer participation in public education, enhancement, maintenance, and protection of natural resources within the City’s Sphere of Influence.
10. OPEN SPACE AND ENVIRONMENT

- **Action OS-1.1.5 (Control Invasive Species)** – Prioritize efforts to remove non-native species within Bidwell Park and other City greenways, and condition new development adjacent to Bidwell Park and greenways to protect native species and habitat from the introduction of invasive species.

- **Policy OS-1.2 (Regulatory Compliance)** – Protect special-status plant and animal species, including their habitats, in compliance with all applicable state, federal and other laws and regulations.

- **Action OS-1.2.1 (State and Federal Guidelines)** – Ensure that project-related biological impacts are considered and mitigated, and require applicants to obtain all necessary local, state and federal permits for projects that may affect special-status species or their habitat.

- **Policy OS-1.3 (Light Pollution)** – Reduce excessive nighttime light and glare.

- **Action OS-1.3.1 (Dark Sky Ordinance)** – Consider adoption of a Dark Sky ordinance.

- **Action OS-1.3.2 (Reduce Light Pollution)** – Seek community cooperation to reduce existing light pollution.

**OPEN SPACE**

- **Goal OS-2**: Connect the community with a network of protected and maintained open space and creekside greenways to build knowledge and appreciation of these resources.

- **Policy OS-2.1 (Planning and Managing Open Space)** – Continue acquisition, management, and maintenance of open space to protect habitat and promote public access.

- **Action OS-2.1.1 (Open Space Plan)** – Develop and adopt an Open Space and Greenways Master Plan that catalogues the City’s open space land holdings, ensures that management and maintenance programs are in place, identifies long-term funding, coordinates with other public and private open space holdings, and prioritizes additional open space acquisitions, dedications, and easements to enhance connectivity, protect resources, and facilitate public access and circulation.

- **Action OS-2.1.2 (Funding for Open Space)** – Pursue outside funding sources for open space acquisition, management, maintenance, and restoration.
10. OPEN SPACE AND ENVIRONMENT

• Policy OS-2.2 (Creek Corridors and Greenways) – Expand creekside greenway areas for open space and additional pedestrian/bicycle routes.
  ▲ Action OS-2.2.1 (Creekside Greenway Program) – Continue collecting fees for creekside greenway acquisition, and purchase properties as opportunities arise.
  ▲ Action OS-2.2.2 (Greenway Expansion) – Seek easements and dedications along the City’s creeks to expand the greenway system.

• Policy OS-2.3 (Foothill Accessibility) – Support public access to publicly held foothill areas for non-intensive recreational purposes, where appropriate.

• Policy OS-2.4 (Foothill Viewshed) – Preserve the foothills as a natural backdrop to the urban form.
  ▲ Action OS-2.4.1 (Visual Simulations) – Require visual simulations for foothill development to assess viewshed impacts.
  ▲ Action OS-2.4.2 (Foothill Design Guidelines) – Update City’s Design Guidelines Manual to address viewshed issues associated with foothill development.

• Policy OS-2.5 (Creeks and Riparian Corridors) – Preserve and enhance Chico’s creeks and riparian corridors as open space for their aesthetic, drainage, habitat, flood control, and water quality values.
  ▲ Action OS-2.5.1 (Setbacks from Creeks) – Consistent with the City’s Municipal Code, require a minimum 25-foot setback from the top of creek banks to development and associated above ground infrastructure as a part of project review, and seek to acquire an additional 75 feet. In addition, require a larger setback where necessary to mitigate environmental impacts.

• Policy OS-2.6 (Oak Woodlands) – Protect oak woodlands as open space for sensitive species and habitat.

WATER SUPPLY AND WATER QUALITY

• Goal OS-3: Conserve water resources and improve water quality.

• Policy OS-3.1 (Surface Water Resources) – Protect and improve the quality of surface water.
10. OPEN SPACE AND ENVIRONMENT

- **Action OS-3.1.1 (Comply with State Standards)** – Comply with the California Regional Water Quality Control Board's regulations and standards to maintain, protect, and improve water quality and quantity.

- **Action OS-3.1.2 (Runoff from New Development)** – Require the use of pollution management practices and National Pollutant Discharge Elimination System permits to control, treat, and prevent discharge of polluted runoff from development.

- **Action OS-3.1.3 (Discharge Enforcement)** – Continue enforcement of illegal discharges to Chico’s creeks.

- **Action OS-3.1.4 (Clean Creeks Project)** – Continue implementation of the Chico USA Clean Creeks Project which provides community-wide education regarding storm water runoff, pollution management practices, and the importance of clean creeks.

- **Action OS-3.1.5 (Water Quality Monitoring)** – Monitor water quality in Big Chico Creek (above and below Sycamore Pool) daily between Memorial Day and Labor Day and monthly during the balance of the year.

- **Action OS-3.1.6 (Teichert Ponds Restoration)** – Seek funding to implement the Teichert Ponds Restoration Habitat Development Plan, which will enhance storm water quality, wildlife habitat, public access, and education at the Teichert Ponds stormwater facility.

- **Action OS-3.1.7 (Five-Mile Operation)** – Work with the Butte County Public Works Department to improve operation and maintenance of the Five-Mile flood control system to enhance flow and sediment management and thereby enhance water quality, fisheries habitat, and flood capacity.

- **Policy OS-3.2 (Protect Groundwater)** – Protect groundwater and aquifer recharge areas to maintain groundwater supply and quality.

- **Action OS-3.2.1 (Protect Recharge Areas)** – Avoid impacts to groundwater recharge areas through open space preservation, runoff management, stream setbacks and clustering of development.

- **Action OS-3.2.2 (Map Recharge Areas)** – Work with local, state and regional agencies to identify and map groundwater recharge areas within the Sphere of Influence.

- **Action OS-3.2.3 (Nitrate Compliance Plan)** – Continue to implement the Nitrate Compliance Plan.
10. OPEN SPACE AND ENVIRONMENT

- **Action OS-3.2.4 (Monitor Contaminated Sites)** – Monitor the status of known groundwater and soil contamination sites within the Planning Area as identified by the California Department of Toxic Substances Control and the Regional Water Quality Control Board.

- **Action OS-3.2.5 (Groundwater Protection)** – Oppose regional sales and transfers of local groundwater.

- **Policy OS-3.3 (Water Conservation and Reclamation)** – **Encourage water conservation and the reuse of water.**
  
  - **Action OS-3.3.1 (Water Conservation Program Funding)** – Work with the California Water Service Company to implement a water conservation program to reduce per capita water use 20 percent by 2020 pursuant to the requirements of the State Water Plan.
  
  - **Action OS-3.3.2 (Reduce the Use of Turf)** – Limit the use of turf on landscape medians, parkways, and other common areas in favor of native and drought tolerant ground cover, mulch, and other landscaping design elements, and support the conversion of existing turf to less water-intensive ground cover types.
  
  - **Action OS-3.3.3 (Parkway Irrigation)** – Design and monitor irrigation systems in medians and parkways to maximize efficiency and minimize nuisance run-off.
  
  - **Action OS-3.3.4 (Reclaimed Water)** – Determine the feasibility and costs and benefits of reusing the City’s treated wastewater for irrigation.
  
  - **Action OS-3.3.5 (Water Efficient Landscape Irrigation)** – Enforce the requirements of state water conservation legislation when reviewing landscaping plans for new projects.

**AIR QUALITY**

- **Goal OS-4: Improve air quality for a healthy City and region.**

  - **Policy OS-4.1 (Air Quality Standards)** – **Work to comply with state and federal ambient air quality standards and to meet mandated annual air quality reduction targets.**

  - **Action OS-4.1.1 (Air Quality Impact Fee)** – In cooperation with the Butte County Air Quality Management District, ensure the District or the City develops an air quality impact fee for projects in the City of Chico as one method to further mitigate air quality impacts.
10. OPEN SPACE AND ENVIRONMENT

▲ Action OS-4.1.2 (Air Quality Impact Mitigation) – During project and environmental review, evaluate air quality impacts and incorporate applicable mitigations to reduce impacts consistent with Butte County Air Quality Management District requirements.

▲ Action OS-4.1.3 (Wood Burning) – Implement measures to reduce air pollution from wood burning.

▲ Action OS-4.1.4 (Pollution from City Equipment) – As viable alternatives become available, replace City-owned, gas-powered equipment with less polluting models.

▲ Action OS-4.1.5 (Leaf Removal) – Enforce the City’s no burn regulations, encourage composting, and continue the residential leaf pick-up program.

▲ Action OS-4.1.6 (Reduce Traffic Pollution) – Reduce pollution from traffic by providing a well-connected circulation system with complete streets, enhancing bicycle facilities, supporting transit, and implementing traffic calming techniques such as roundabouts, narrowed streets, and chicanes.

• Policy OS-4.2 (Air Quality Education) – Participate in public education efforts to improve air quality.

▲ Action OS-4.2.1 (Air Quality Education) – In consultation with the Butte County Air Quality Management District, disseminate information to educate the community about how to improve air quality.

• Policy OS-4.3 (Greenhouse Gas Emissions) – Implement and periodically update the Climate Action Plan to achieve incremental greenhouse gas emissions reductions.

AGRICULTURAL RESOURCES

▪ Goal OS-5: Preserve agricultural areas for the production of local food and the maintenance of Chico’s rural character.

• Policy OS-5.1 (Urban/Rural Boundary) – Protect agriculture by maintaining the Greenline between urban and rural uses.

• Policy OS-5.2 (Agricultural Resources) – Minimize conflicts between urban and agricultural uses by requiring buffers or use restrictions.
10. OPEN SPACE AND ENVIRONMENT

- **Action OS-5.2.1 (Agricultural Buffers)** – Require buffers for development adjacent to active agricultural operations along the Greenline to reduce incompatibilities, and explore opportunities for public uses within buffers.

- **Policy OS-5.3 (Support Agriculture)** – Support local and regional agriculture.

- **Policy OS-5.4 (Agricultural Lands)** – Promote the continued use of land within the City Limits for local food production while working with property owners to minimize impacts to and from agricultural operations.

**URBAN FOREST**

- **Goal OS-6: Provide a healthy and robust urban forest.**

  - **Policy OS-6.1 (Healthy Urban Forest)** – Ensure the continued protection and management of the urban forest to reduce energy demand, increase carbon sequestration, and reduce urban heat gain.

  - **Action OS-6.1.1 (Urban Forest Maintenance)** – Maintain and expand the urban forest by:
    - Maintaining existing City trees through regular, scheduled service.
    - Planting new trees to replace those that require removal and to enhance the street tree canopy, where needed.
    - Requiring street and parking lot tree planting in new development.
    - Working with commercial parking lot owners to improve the shade canopy.
    - Implementing the Municipal Code’s tree protection regulations.
    - Using volunteer groups and property owners to plant new trees, care for newly planted trees, maintain young trees, and provide information and instructions regarding such care and maintenance.

  - **Action OS-6.1.2 (Utility Impacts)** – Where feasible, require new underground utilities that are in close proximity to trees to be designed and installed to minimize impacts to trees through consultation with the Urban Forester.

  - **Action OS-6.1.3 (Tree Planting Program)** – Develop and implement a tree planting program as a mitigation method to reduce air quality impacts and improve carbon sequestration.
11. CULTURAL RESOURCES & HISTORIC PRESERVATION
VISION
Chico reflects and retains its Native American roots, agricultural heritage, gold rush innovation, historic architecture, and identity as a valley town in the year 2030. Chico strikes the balance of honoring its past residents, both the more recent and the ancient, weaving their lasting character and physical expressions into the ever-changing fabric of the City.

INTRODUCTION
The Cultural Resources and Historic Preservation Element identifies important local cultural, archaeological, and historic resources and establishes goals, policies, and actions for the protection and preservation of those resources.

The Chico area has been inhabited for at least 3,000 years. This rich heritage is part of Chico’s unique culture and enriches its sense of place. The First People of the area are members of the federally recognized Mechoopda Indian Tribe of Chico Rancheria. The Mechoopda people are part of the larger Northwestern Maidu Tribe and spoke a Konkow dialect prior to European-contact. Their subsistence activities included hunting, fishing, and gathering a variety of plant resources. During the second half of the eighteenth century, the first European-contact occurred as a result of Spanish military expeditions of exploration in the northern Sacramento Valley. Later, during the 1820s and 1830s, American and British Hudson Bay Company fur trappers (including Jedediah Smith) traversed the Sacramento Valley and established temporary contacts with local Native American tribes. The first arrival of permanent white settlers (such as Peter Lassen and Pierson Reading) came with the issuance of Mexican land grants in the Sacramento Valley during the early and mid-1840s. It was during this period that John Bidwell, then living at Sutter’s Fort and working for John Sutter, made his first visits to the Chico area. The first gold strike on the Feather River that brought whites in large numbers to the area was made in July 1848 by John Bidwell and several partners. By 1850, there were already many white gold miners in what is now Butte County, and Bidwell himself had already purchased and settled upon Rancho del Arroyo Chico in 1849.

Chico was founded in 1860 by John Bidwell and incorporated as a city in 1872, quickly becoming an important regional economic hub. With the completion of regional roads and railroads, Chico was established as an important and convenient locale for the growth of industry, including wheat, flour and lumber milling. At this time, agriculture was also expanding, particularly the production of crops such as almonds and peaches.
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

The City has continued to grow and change in response to local economic forces. Through growth, Chico carried forward and preserved physical and cultural reminders of its past. Figure CRHP-1 illustrates areas of archaeological sensitivity in the Chico area. As illustrated, areas of high archaeological sensitivity occupy much of the Chico area, even areas of existing development where archaeological resources are often discovered.

This element continues the tradition of preserving Chico’s heritage through regulation, collaboration, and education. During the public outreach for this update, Chico historians expressed the desire to recognize the City’s history as a continuum with additional historic resources being established with each passing year and to recognize the various components of the community’s history throughout time. Recognizing the past is critical to the vitality of the community now and in the future. This element, along with the Community Design Element and Downtown Element, establishes policy guidance and actions to identify and carry forward the City’s rich history. Specifically, this element protects archaeological, historical, and cultural resources through City programs, support for reuse of historic structures, and partnerships for historic and cultural preservation.
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary cultural resource and historic preservation issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

TRIBAL CONSULTATION PROTOCOL

In June 2008, the City Council adopted a Memorandum of Understanding (MOU) between the City and the Mechoopda Indian Tribe of the Chico Rancheria, committing to establish a protocol for consultation between the City and the Tribe. The MOU also directs the City to prepare a Cultural Resources Management Plan (CRMP) which will detail the appropriate management of specific cultural resources. This element incorporates appropriate policies and actions in support of the MOU.

HISTORIC PRESERVATION PROGRAM

In recent years, cultural awareness and historic preservation has gained wider support by Chico residents and City officials. Direction by the City Council has resulted in establishing a comprehensive Historic Preservation Program which includes partnerships with the local Mechoopda Indian Tribe. This element establishes the policy guidance for the Historic Preservation Program.

The primary components of the City’s Historic Preservation Program include: 1) the Cultural Resources and Historic Preservation Element of the 2030 General Plan; 2) a Historic Preservation Ordinance; and 3) a Historic Preservation Board. These three components have qualified Chico to become a Certified Local Government (CLG) as determined by the State Historic Preservation Office (SHPO). The City Council has adopted an Historic Resources Inventory establishing an official survey of historically significant properties in Chico which serves as the basis of the historic preservation ordinance. Chico’s Historic Preservation Program establishes the City’s commitment to the preservation of its irreplaceable heritage. This element formalizes the City’s commitment to be a CLG and to protect historic resources.
Local planning and preservation of cultural and historic resources requires coordination and compliance at the federal, state, and local levels. This section of the element identifies several laws, agencies, and documents that are important to understand as context for this element. Additional information about relevant regulations can be found in the 2030 General Plan Existing Conditions Report and Environmental Impact Report.

**FEDERAL REGULATIONS**

**National Historic Preservation Act of 1966**

Congress made the Federal Government a leader in historic preservation when it adopted the National Historic Preservation Act of 1966. Congress recognized that national goals for historic preservation could best be achieved by the Federal Government’s support of local preservation efforts. In the words of the Act, the Federal Government's role is to "provide leadership" for preservation, "contribute to" and "give maximum encouragement" to preservation, and "foster conditions under which our modern society and our prehistoric and historic resources can exist in productive harmony." This legislation is the umbrella document to most other federal regulations related to the preservation of historic resources.

**Federal Standards for the Treatment of Historic Properties**

The U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers as they are preparing to work on a historic property or site. The standards apply to a wide variety of resource types, including buildings, sites, structures, objects, and districts. In California, someone altering or modifying the exterior of a resource listed on the California Register of Historical Resources, is required to follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines. Interior alterations to registered public buildings are also subject to compliance with these guidelines.

**National Register of Historic Places**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The City of Chico is proud to recognize nine properties...
currently listed on the National Register, including the South of Campus Neighborhood National Register District which contains 116 contributing properties.

**STATE REGULATIONS**

**California Environmental Quality Act**

The California Environmental Quality Act (CEQA) requires an analysis and full disclosure of the environmental impacts of a project before it may be approved. If a project includes the demolition or alteration of any resource listed, or eligible for listing, in the National or California Register of Historical Resources, CEQA requires consideration of whether the project will significantly impact the resource’s historic significance.

**California Native American Traditional Tribal Cultural Places (SB 18)**

Senate Bill (SB) 18 provides California Native American tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting or mitigating impacts to cultural places. SB 18 requires local governments to consult with tribes prior to making certain planning decisions, including the adoption and amendment of general plans.

**California Native American Graves Protection and Repatriation Act**

The California Native American Graves Protection and Repatriation Act of 2001 was enacted to ensure that all California Indian human remains and cultural items are treated with dignity and respect. Other provisions of California law address the discovery of human remains outside a dedicated cemetery and require consultation with appropriate Native American individuals for disposition of the remains. The Public Resources Code establishes the Native American Heritage Commission and the State’s Sacred Places List.

**Comprehensive Statewide Historic Preservation Plan for California**

The Comprehensive Statewide Historic Preservation Plan for California provides guidance to the Office of Historic Preservation and the preservation community for the identification, registration, protection, and preservation of important historic resources. It encourages both the consideration of historic preservation during planning activities at the local level and public and professional support for historic preservation.

**State Historic Building Code**

Since current building codes often do not consider historic construction techniques and materials, the State Historic Building Code provides alternative building code regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or structures designated as qualified historic buildings or properties. The City of Chico adopted the State Historic Building Code in 2007.
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

California Register of Historical Resources
The California Register of Historical Resources was established in 1992. It serves as an authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected from substantial adverse change. The City of Chico is proud to recognize 116 properties currently listed on the California Register.

LOCAL REGULATIONS

Historic Preservation Ordinance
A historic preservation ordinance of the Chico Municipal Code specifically affords protection for properties listed on the City’s Historic Resources Inventory and provides a mechanism to add historic properties to the Inventory through Landmark Overlay zoning districts. The ordinance also provides development incentives to owners of designated historic property and establishes a number of exempt activities such as ordinary maintenance and repair. Proposals to significantly alter or demolish structures listed on the City’s Historic Resources Inventory are reviewed by the City’s five-member Architectural Review and Historic Preservation Board. The Board also reviews nominations to the City’s Inventory and forwards recommendations to the City Council for a final determination of listing.
GOALS, POLICIES, AND ACTIONS

Goal CRHP-1: Protect and preserve archaeological, historical and other cultural resources to serve as significant reminders of the City’s heritage and values.

Goal CRHP-2: Reinvest in the archaeological, historical and other cultural resources that frame Chico’s character and identity.

Goal CRHP-3: Engage in and facilitate preservation efforts with local preservation and cultural entities.

- Goal CRHP-1: Protect and preserve archaeological, historical and other cultural resources to serve as significant reminders of the City’s heritage and values.

  - Policy CRHP-1.1 (Historic Preservation Program) – Maintain a comprehensive Historic Preservation Program that includes policies and regulations which protect and preserve the archaeological, historical and other cultural resources of Chico.

    ▲ Action CRHP-1.1.1 (Historic Preservation Ordinance) – Maintain and update as necessary the City’s Historic Preservation Ordinance.

    ▲ Action CRHP-1.1.2 (Historic Resources Inventory) – Maintain and update the City’s Historic Resources Inventory.

    ▲ Action CRHP-1.1.3 (Architectural Review and Historic Preservation Board) Appoint members of a new Architectural Review and Historic Preservation Board who meet the qualifications of a Certified Local Government and who serve a dual role in the architectural design review of new development and in the review of historic preservation decisions affecting the City’s Historic Resources Inventory or new Landmark overlay zoning districts.

    ▲ Action CRHP-1.1.4 (Certified Local Government) – Maintain the City’s recognition by the State Historic Preservation Office as a Certified Local Government.

    ▲ Action CRHP-1.1.5 (Financial Assistance Programs) – Pursue grant funding sources available to Certified Local Governments to establish and maintain a Cultural Resources Management Plan and to expand the City’s Historic Preservation Program.
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

- **Action CRHP-1.1.6 (Best Management Practices)** – Update the City’s Best Management Practices Manual to include environmental review protocol, communication with appropriate agencies, and standard conditions of approval for discretionary projects that protect cultural and paleontological resources.

- **Action CRHP-1.1.7 (Public Resources)** – Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

- **Action CRHP-1.1.8 (Records Search)** – Continue to consult and require record searches for discretionary projects with the Northeast Center of the California Historical Resources Information System (CHRIS) located at CSU Chico.

- **Action CRHP-1.1.9 (Native American Consultation)** – Continue to consult with and distribute environmental review documents to the Native American Heritage Commission through the State Clearinghouse.

- **Action CRHP-1.1.10 (Architectural Historian Consultations)** – Use the California Historical Resources Information System (CHRIS) Consultants List to identify qualified architectural historians for project consultation. Require consultants for City and private development projects to meet the minimum Professional Qualification Standards adopted by the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historical Preservation.

- **Action CRHP-1.1.11 (Assistance Programs)** – Provide assistance to Chico residents who are restoring qualified historic properties by offering development incentives as identified in the City’s Historic Preservation Ordinance or additional federal and state support programs.

- **Goal CRHP-2: Reinvest in the archaeological, historical and other cultural resources that frame Chico’s character and identity.**

  - **Policy CRHP-2.1 (Infill and Historic Preservation)** – **Integrate the values of historic preservation with infill development and adaptive reuse.**

  - **Action CRHP-2.1.1 (Guidelines for Redevelopment of Historic Resources)** – Utilize the City’s Design Guidelines Manual for discretionary design review to address exterior alterations proposed to historic buildings in accordance with the Historic Preservation Ordinance.

  - **Policy CRHP-2.2 (Adaptive Reuse)** – **Encourage the adaptive reuse of historic buildings when the original use of the structure is no longer feasible.**
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

- Action CRHP-2.2.1 (Exterior of Historic Structures) – With discretionary actions or in compliance with the Historic Preservation Ordinance, restore or preserve the original exterior of historic structures at the time of a change in use, whenever feasible.

- Policy CRHP-2.3 (Demolition as Last Resort) – Limit the demolition of historic resources to an act of last resort, to be permitted only if: 1) rehabilitation of the resource is not feasible; 2) demolition is necessary to protect the health, safety, and welfare of its residents; or 3) the public benefits outweigh the loss of the historic resource.

- Policy CRHP-2.4 (Public Awareness of Heritage Resources) – Encourage public awareness of the heritage resources that helped shape the history of Chico.

  - Action CRHP-2.4.1 – (Heritage Tourism) - To both educate the public and stimulate the economy, work with public agencies, private organizations, property owners, and area businesses to develop and promote Heritage Tourism opportunities throughout Chico.

  - Action CRHP-2.4.2 (Ceremonies and Events) – Participate in the promotion of traditional ceremonies and events from the various cultures, ethnicities and nationalities that make up the Chico community.

  - Action CRHP-2.4.3 (Diversity Action Plan) – Implement the Diversity Action Plan to support the various cultures, ethnicities and nationalities that make up the Chico community.

  - Action CRHP-2.4.4 (Community Awareness and Education) – Participate in the promotion of public tours, viewing, and informational presentations at historic buildings and archaeological sites.

- Policy CRHP-2.5 (Purchase of Historically Significant Buildings) - Explore grant funding, partnerships, and other opportunities to purchase historically significant buildings or sites that are eligible for State or National Registers as they become available.

  - Action CRHP-2.5.1 (Register Listings of City-owned Properties) – Pursue the listing of City-owned historic properties on the National Register of Historic Places and California Register of Historical Resources.
11. CULTURAL RESOURCES AND HISTORIC PRESERVATION

- Goal CRHP-3: Engage in and facilitate preservation efforts with local preservation and cultural entities.

- Policy CRHP-3.1 (Partnerships to Preserve Heritage Resources) – Foster partnerships with interested parties to preserve heritage resources.

  - Action CRHP-3.1.1 (Mechoopda Consultation) – Establish a Consultation Protocol and a Cultural Resources Management Plan with the Mechoopda Indian Tribe.

  - Action CRHP-3.1.2 (Northeast Information Center) – Maintain a Project Review Agreement with the Northeast Information Center (NEIC) and consult with the NEIC in preparation of a Cultural Resources Management Plan.

  - Action CRHP-3.1.3 (Archaeologist Consultation) – Use the California Historical Resources Information System (CHRIS) Consultants List to identify qualified archaeologists for project consultation. Require consultants for City and private development projects to meet the minimum Professional Qualification Standards adopted by the Secretary of the Interior’s Standards and Guidelines for Archaeology and Historical Preservation. Consult with the Mechoopda Indian Tribe prior to the selection of archaeologists for City projects.

  - Action CRHP-3.1.4 (Education for City Staff) – Conduct City and Tribal-sponsored training programs that increase City staff awareness and respect for Tribal Ceremonial Places and artifacts on City-owned land.

  - Action CRHP-3.1.5 (Education for the Public) – Conduct City and Tribal-sponsored training programs, in partnership with the Northeast Information Center, to educate property owners, land developers, and construction personnel about the importance of cultural resources and the legal framework for their protection.

  - Action CRHP-3.1.6 (Public/Private Partnerships) – Explore public and private partnerships that support the City’s historic preservation program. Continue to utilize the Chico Heritage Association as a resource for issues and projects.

  - Action CRHP-3.1.7 (Educational Conferences) – In partnership with the Office of State Historic Preservation, CSU, Chico, the Chico Heritage Association, and the Northeast Information Center, continue to support educational conferences on Historic Preservation and Native American Resource Protection.
12. SAFETY
VISION

In 2030, the City of Chico is known and valued as a safe community, supported by appropriate development standards and a clear understanding of potential man-made and natural hazards. Public safety has been enhanced by improvements to local circulation systems including the roadways, well-lit bike and pedestrian trails, railroad crossings, and an expanded public transit program. Children are able to safely walk or bike to school, and residents, students, and visitors feel safe walking at night in neighborhoods and Downtown. The community and the Police Department have a strong partnership in law enforcement and deterring crime. Public safety and safe aviation operations are maintained at the Chico Municipal Airport and in the vicinity of local airports.

INTRODUCTION

The Safety Element focuses on maintaining Chico as a safe place for residents and businesses by minimizing risk and providing protective services.

Generally, the City of Chico is a safe and healthy City. However, like all cities in California, Chico is subject to a variety of potential safety hazards. Some are a result of the natural environment, such as floods or earthquakes, while others, such as hazardous materials spills or contamination, result from human activities. This Element briefly identifies known safety threats and hazards, along with the City’s approach to managing these risks and hazards as outlined in the goals, policies and actions of this element. Topics covered include the potential risk from fires, floods, earthquakes, and hazardous materials, as well as airport safety, traffic and pedestrian safety at railroad crossings, and the provision of law enforcement and emergency services.
12. SAFETY

ISSUES AND CONSIDERATIONS

This section of the element identifies and addresses primary safety issues raised during the outreach efforts for the General Plan Update. Policy guidance is found in the goals, policies, and actions section of this element. An explanation of specialized terms can be found in the General Plan Glossary (Appendix A).

FIRE HAZARDS

Chico has the potential for both urban structural fires and wildland fires. Upper Bidwell Park and the foothills on the eastern edge of the community are particularly prone to wildland fire. The Chico Fire Department, the Butte County Fire Department, and Cal Fire provide fire protection in Chico and the unincorporated areas in and immediately surrounding the City. The Chico Fire Department currently operates six fire stations and a seventh station is planned in the Northwest Chico Specific Plan area. Balancing limited financial resources with the desire for a high level of service for public safety is a critical community concern that was raised during the public and stakeholder outreach effort undertaken as part of the General Plan Update.

This element addresses fire hazards through its support for continued interagency cooperation and mutual aid agreements with Butte County and Cal Fire, both of which are vital to providing high levels of protection. This element also addresses the issue of maintaining acceptable urban fire service through policies and targets for initial incident response times and a commitment to maintaining high quality fire response service.

LAW ENFORCEMENT

Maintaining a safe and secure environment is one of the highest priorities for Chico residents. While the police are the primary agency charged with crisis intervention, they cannot be solely responsible for controlling and limiting crime and interpersonal conflicts. Community-oriented policing and community partnerships are necessary to address law enforcement needs. Youth and neighborhood watch programs, as well as planning and design concepts, are complimentary programs and actions to support the Police Department’s efforts. A critical issue for the future is finding a balance between the community’s desire for a high level of public safety service and the City’s limited fiscal resources available to provide a range of municipal services.

The Safety Element addresses this issue through policies that promote continued partnerships with other local and regional law enforcement agencies and through policies that support strategic planning efforts to identify and prioritize safety needs. The element also works with the Community Design Element to address safety through design, and the Circulation Element to ensure accessible emergency response routes.
12. SAFETY

RAILROAD-RELATED SAFETY

The trains on the Union Pacific Railroad line through Chico present safety hazards, especially in areas with at-grade street crossings. Illegal pedestrian crossing of the tracks, particularly near the university, is an ongoing safety concern. Additionally, emergency vehicle access to areas west of the railroad tracks when trains are blocking the crossings remains a significant concern to the community. This element incorporates policies which direct that these concerns be investigated and addressed. This element works with the Circulation Element and Noise element to further address issues related to the railroad.

SAFETY CONTEXT

In addition to the key issues identified in the previous section, this section provides relevant background for other safety topics addressed in the subsequent goals, policies, and actions section. Also included in this section are maps showing flood hazards, dam inundation hazards, and other seismic or geologic hazards within the Planning Area.

EMERGENCY MANAGEMENT

The City of Chico and Butte County have both adopted Emergency Response Plans which include prearranged emergency response procedures and mutual aid agreements for emergency assistance within the Planning Area. Emergency routes for evacuation of Chico are Highway 99 and State Route 32.

The objectives of the emergency plans are to prepare for and coordinate effective responses to emergencies and to provide adequate assistance to other jurisdictions as needed. The plans specify actions to coordinate operations, manage resources, and direct governmental and non-governmental organization’s responsibilities during emergency events. The Safety Element addresses the planning for emergency response through policies that commit the City to maintaining an emergency management plan and policies that reaffirm the City’s commitment to working with other agencies and emergency response providers.
12. SAFETY

FLOODING AND DAM INUNDATION

Flood control in the Chico area is provided by federal, state, and local agencies. The general purpose for these agencies is to identify potential flood hazard areas and devise preventive programs, policies, and structures to avoid or minimize flood damage. The Federal Emergency Management Agency (FEMA) produces Flood Insurance Rate Maps, which identify areas of potential flood hazards, and designates 100-year floodplain zones. A 100-year floodplain is the area that has a one percent chance of being flooded in any one year. FEMA also manages the National Flood Insurance Program, which provides insurance to the public based on the predicted 100-year flood event.

Certain locations within the Chico Sphere of Influence are subject to periodic, localized flooding as a result of intense stormwater runoff. Figure S-1 depicts the current FEMA floodplain mapping data for a 100-year flood event in the Chico area. Flood hazard and delineation information from the State Department of Water Resources (DWR) has not been included on Figure S-1 at this time due to the lack of adopted and verified data. Flood control projects on Little Chico Creek, Big Chico Creek, and Lindo Channel have helped attenuate the amount of runoff that flows through the City, reducing potential flooding problems. However, portions of the City adjacent to Little Chico Creek are identified as being at risk to flooding during a 100-year event.

FEMA and DWR are in the process of evaluating whether various flood control infrastructure meet 100-year flood protection standards. These agencies have taken the position that various levees and flood control structures, for which adequate data is unavailable, cannot be certified or accredited as adequate to provide the required 100-year level of flood protection.

As part of the flood remapping effort for Butte County, FEMA has indicated that areas of the City previously mapped as protected from flooding such as Sycamore Creek and Mud Creek will be reclassified as subject to a one percent per year chance of flooding unless the levees are accredited. The reclassification of these areas would result in the imposition of flood insurance requirements on property owners and enhanced building permit requirements for areas in a mapped floodplain. The City, along with the County, has entered into a Provisionally Accredited Levee (PAL) agreement with FEMA in order to postpone a reclassification of flood hazard areas until the levees are accredited.

In 2006 and 2007, the State legislature produced several pieces of legislation governing various aspects of flood planning. The following is a list of legislation included as part of that package, which affect the City and the General Plan:

- **SB 5 – Flood Management.** Establishes higher standards of flood protection (generally 200-year protection) for urban and urbanizing areas exceeding 10,000 residents.
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- **AB 70 – Flood Liability.** Requires a city or county to contribute its fair share cost of property damage caused by a flood event where the jurisdictions actions contributed to or increased the State’s exposure to liability.

- **AB 162 – Flood Planning in General Plans.** Establishes enhanced requirements for cities and counties to address flood-related matters in their General Plans.

In addition, consistent with the requirements of Proposition 1E approved by voters in 2006 and as part of the State’s overall effort to reevaluate flood hazards in the Central Valley, the State is preparing the State Plan of Flood Control (SPFC) and the Central Valley Flood Protection Plan (CVFPP) which will serve as comprehensive flood control documents and will help to define the reevaluated 100- and 200-year flood areas. The City of Chico and various flood control structures within the Planning Area are within the area covered by the SPFC and CVFPP documents.

Finally, the California Government Code requires local governments to assess the potential impact that the unlikely event of a dam failure would have on their jurisdiction. Portions of the Planning Area lie within the inundation limits of Black Butte, Whiskeytown and Shasta dams. Flows from the failure of these dams could inundate non-urban portions of the Planning Area. **Figure S-2** shows the flood hazard areas associated with the potential dam failures.

The Safety Element addresses flood and dam inundation hazards through policies that require compliance with flood protection building standards and actions to work with federal, state, and local agencies to identify areas susceptible to flooding and accredit the flood control levees in the City.
12. SAFETY

Seismic and Geologic Hazards

Chico and the surrounding area are relatively free from significant seismic and geologic hazards. There are no known or inferred active faults, however, faults located outside of the City could result in strong ground shaking within the City. The City enforces the state building code which mandates construction techniques that minimize seismic hazards. In addition to seismically induced ground-shaking, ground movement can also be triggered by heavy rains or by grading. Landslide potential is influenced by a number of factors, including geology, water influences, and topography. There is potential for landslides in the foothill portions of the community. Also, some locations in the Chico area are known to have expansive soils that swell when they absorb water and shrink when drying (see Figure S-3). Expansive soils can cause structural damage to foundations and roads if the necessary construction techniques and materials are not used. The policies of this Element support the continued use of the state building code to address structural requirements related to safety from seismic and geologic hazards.
Figure S-3
Expansive Soils

SOILS TYPE
- Highly Expansive Soils
- Moderate to Highly Expansive Soils

City of Chico Sphere of Influence Boundary
Chico Planning Area Boundary

Source: Brandman Associates, 1997
12. SAFETY

AIRPORT RELATED SAFETY

There are two airports located in the Planning Area, the Chico Municipal Airport, owned by the City and located within the City limits, and the Ranchaero Airport, a private airport located to the west of the City. The County Airport Land Use Commission (ALUC) has adopted an Airport Land Use Compatibility Plan (ALUCP) for both airports. The City’s efforts to keep development consistent with the ALUCP will help reduce safety concerns near airports. This element, as well as the Land Use Element, establishes policies and actions to ensure the continued operation of the airports and continued safety of nearby land uses by requiring the City to consider and analyze airport compatibility factors. This element works in conjunction with the Noise Element to address noise issues related to airport operations and the Circulation Element to address access issues.

MISCELLANEOUS HAZARDS

Three other hazards should be noted in the Planning Area. These include agricultural spraying, electric and magnetic fields, and wireless telecommunications facilities.

Agricultural Spraying

Several herbicides and insecticides which are classified by the State Department of Food and Agriculture as potentially harmful to humans are used in Butte County. Although injuries from agricultural chemicals are experienced predominantly in occupational situations, some hazards may occur on neighboring lands during application. For example, if crop-spraying adjacent to urban uses occurs on a windy day, drift could create a hazard. The hazards that farming operations present for urban uses can be minimized by using organic farming practices, switching to crops with natural pest resistance, or by maintaining buffer zones between urban and agricultural uses. Policy LU-2.6 in the Land Use Element specifies the agricultural buffering requirements at the community’s edge.

Electric and Magnetic Fields

The sets of high voltage transmission lines that traverse the eastern Planning Area are the largest electric transmission facilities in Chico. There is some continued debate over the health effects associated with electric and magnetic fields created by high voltage power lines. Both electric and magnetic field strengths fall off dramatically with distance. Although few agency standards address setbacks from electrical transmission lines, the State Department of Education has established restrictions for locating school sites near high voltage power transmission lines.
Wireless Communication Facilities

Numerous sites supporting wireless telecommunications (such as cell towers) exist throughout the Planning Area. There is some continued debate over the health effects of radio frequency energy associated with wireless telecommunications facilities. As with electric and magnetic fields created by high voltage power lines, radio frequency energy from wireless telecommunications sites drops off dramatically with distance. City regulation of the radio frequency energy created by wireless telecommunications is prohibited by the Telecommunications Act of 1996, which grants this sole authority to the Federal Communications Commission (FCC). Consistent with the Municipal Code, the City requires applicants to submit a radio frequency study for each new wireless telecommunications facility which verifies compliance with FCC exposure standards, including the cumulative radio frequency energy of all nearby facilities, both existing and proposed.
12. SAFETY

GOALS, POLICIES, AND ACTIONS

Goal S-1: Minimize the loss of life and property resulting from natural and human-caused hazards.

Goal S-2: Minimize the threat to life and property from flooding and inundation.

Goal S-3: Protect lives and property from seismic and geologic hazards.

Goal S-4: Continue to provide effective and efficient fire protection and prevention services to Chico area residents.

Goal S-5: Provide a safe, secure environment with responsive police services for the community.

Goal S-6: Support safe airport operations and maximize public safety in the vicinity of airports.

Goal S-7: Enhance the safety of railroad crossings.

Goal S-8: Reduce the potential for public exposure to hazardous materials or the accidental releases of toxic or hazardous substances.

- Goal S-1: Minimize the loss of life and property resulting from natural and human-caused hazards.
  
  - Policy S-1.1 (Emergency Preparedness) – Promote public safety from hazards that may cause death, injury, or property damage through emergency preparedness and awareness.
    
    ▲ Action S-1.1.1 (Emergency Plan Maintenance) – Maintain, and update as needed, the City’s Emergency Plan to guide emergency management in the City.
    
    ▲ Action S-1.1.2 (Emergency Response Awareness) - Promote community preparedness for hazards and awareness of emergency notification methods.
    
    ▲ Action S-1.1.3 (Incident Training) – Continue to participate in the Federal Emergency Management Agency’s National Incident Management System program, which provides a standardized approach to emergency incidents.
    
  - Policy S-1.2 (Adaptation to Climate Change) – Support public education, adaptation, and emergency response services in response to the potential long-term impacts of climate change.
12. SAFETY

- **Goal S-2: Minimize the threat to life and property from flooding and inundation.**
  - **Policy S-2.1 (Potential Flood Hazards)** - *When considering areas for development, analyze and consider potential impacts of flooding.*
    - **Action S-2.1.1 (Flood Hazard Analysis)** - As part of project review, analyze potential impacts from flooding and require compliance with appropriate building standards and codes for structures subject to 200-year flood hazards.
    - **Action S-2.1.2 (Flood Hazard Management)** - Continue efforts to work with the Federal Emergency Management Agency and state and local agencies to evaluate the potential for flooding, identify areas susceptible to flooding, accredit the flood control levees in the City, and require appropriate measures to mitigate flood related hazards.
    - **Action S-2.1.3 (200-Year Flood Protection)** – Cooperate with local, regional, state, and federal agencies to seek funding for the provision of 200-year flood protection.

- **Goal S-3: Protect lives and property from seismic and geologic hazards.**
  - **Policy S-3.1 (Potential Structural Damage)** – *Prevent damage to new structures caused by seismic, geologic, or soil conditions.*
    - **Action S-3.1.1 (California Building Code)** – Require all new buildings in the City to be built under the seismic requirements of the California Building Code.
    - **Action S-3.1.2 (Potential Soil Hazards)** – In areas with highly expansive soils, require appropriate studies and structural precautions through project review.

- **Goal S-4 - Continue to provide effective and efficient fire protection and prevention services to Chico area residents.**
  - **Policy S-4.1 (Fire Safety Staffing)** - *Maintain adequate fire suppression and prevention staffing levels.*
12. SAFETY

- **Action S-4.1.1 (Fire Response Time)** – Strive to obtain an initial response time of five and a half minutes or less for at least 90 percent of fire emergency response calls in urbanized areas.

- **Policy S-4.2 (Interagency Coordination)** - Continue to maintain interagency relationships to maximize fire protection services and support programs that reduce fire hazards.

- **Action S-4.2.1 (Interagency Programs)** - Continue to work with CalFire and the Butte County Fire Department on programs that will enhance fire protection and firefighting capabilities in the Planning Area, including maintaining aid agreements.

- **Policy S-4.3 (Fire Safety Standards and Programs)** – Support the development and implementation of standards and programs to reduce fire hazards and review development and building applications for opportunities to ensure compliance with relevant codes.

- **Action S-4.3.1 (Standards to Protect Structures)** - Maintain, and update as needed, the standards manual for protecting structures in wildland fire areas.

- **Action S-4.3.2 (Structural Standards)** - Incorporate building construction standards for the Local Resource Area (areas which are provided City fire suppression services) that are consistent with the requirements for the State Responsibility Areas (areas that are provided State and County fire suppression services) designated as Very High, High, and Moderate Fire Hazard Severity Zones.

- **Action S-4.3.3 (Project Design)** - As part of the project review process in wildland fire areas, require consideration of emergency evacuation routes and defensible buffer areas.

- **Action S-4.3.4 (Development Standards)** - Encourage the County to require development in unincorporated areas within the City’s Sphere of Influence to conform to the City’s development standards.

- **Action S-4.3.5 (Fire Sprinklers, New Structures)** – Consider adoption of an ordinance that exceeds state standards requiring automatic fire sprinklers in new non-residential construction.

- **Policy S-4.4 (Vegetation Management)** - Support vegetation management and weed abatement programs that reduce fire hazards.
12. SAFETY

- **Goal S-5:** Provide a safe, secure environment with responsive police services for the community.

  - **Policy S-5.1 (Police Services)** – Continue to provide fundamental police services based upon rapid response to emergencies and response, control and intervention in conduct that threatens life and property.

    ▲ **Action S-5.1.1 (Strategic Plan)** – Using community input, develop a Police Department Strategic Plan to help guide priorities and staffing levels for the Department.

    ▲ **Action S-5.1.2 (Police Staffing)** – Maintain adequate staffing to meet the needs of the community’s service population.

    ▲ **Action S-5.1.3 (Response Time)** – Analyze and monitor factors affecting police response times, and make operational adjustments as necessary in order to provide the most expeditious responses.

    ▲ **Action S-5.1.4 (Specialized Resources)** - Train, equip, and maintain specialized response teams for extraordinary emergency incidents.

  - **Policy S-5.2 (Public Confidence in Police)** – Maintain and increase public confidence in the ability of the Police Department to provide quality police services.

    ▲ **Action S-5.2.1 (Community Needs Assessments)** - Assess community needs, expectations, and satisfaction with the police on an ongoing basis.

    ▲ **Action S-5.2.2 (City Council Reports)** – Report periodically to the City Council on citizen commendations and citizen complaints received.

  - **Policy S-5.3 (Community Policing)** - Reduce crime by strengthening police/community partnerships and providing community-oriented policing services that are responsive to citizens’ needs.

    ▲ **Action S-5.3.1 (Neighborhood-Based Programs)** – Enhance neighborhood-based crime prevention activities, such as Neighborhood Watch, Town and Gown activities, and community education programs.

  - **Policy S-5.4 (Collaboration and Coordination)** – Maintain strong relationships with local and state law enforcement agencies, and participate in joint disaster preparedness planning.
12. SAFETY

▲ Action S-5.4.1 (University Police) – Maintain a memorandum of understanding with CSU, Chico University Police to coordinate law enforcement duties and services in the neighborhoods near the campus, such as the South Campus District.

▲ Action S-5.4.2 (Butte County Sheriff’s Department) – Strive to maintain the mutual aid agreement, and continue cooperative policing in the greater Chico area with the Butte County Sheriff’s Department.

▲ Action S-5.4.3 (Disaster Planning) - Through the Butte County Office of Emergency Services, participate with area public safety and health agencies to plan and train for disaster preparedness.

- Policy S-5.5 (Design to Deter Crime) – Support the deterrence of crime through site planning and community design.

▲ Action S-5.5.1 (Crime Deterring Design) – Consider the incorporation of design features such as strategic window placement, lighting techniques, and landscaping into development projects to discourage criminal activity.

▲ Goal S-6: Support safe airport operations and maximize public safety in the vicinity of airports.

- Policy S-6.1 (Airport Operations) – Promote safe air operations by limiting the height of structures and regulating uses that would have adverse impacts on airport safety.

- Policy S-6.2 (Safety in Airport Vicinity) – Continue to consider relevant public safety factors prior to approving development projects in the vicinity of airports.

▲ Goal S-7: Enhance the safety of railroad crossings.

- Policy S-7.1 (Railroad Crossings) – Enhance the safety of railroad crossings in the City.

▲ Action S-7.1.1 (Coordinate with UPRR) – Request Union Pacific Railroad to verify that relevant safety measures for at-grade crossings are implemented and maintained, and assess the feasibility of improving safety features, including enhanced crossing gate practices and warning devices.
12. SAFETY

▲ Action S-7.1.2 (Education on Railroad Crossings) – Continue working with CSU Chico, UPRR, and student housing providers to develop and disseminate educational materials on the hazards of unauthorized railroad crossings, and regularly monitor and enforce crossing laws.

▲ Action S-7.1.3 (Grade-Separated Crossings) - For improved emergency response and traffic circulation, support interagency studies to identify the best possible locations and feasibility for funding and developing grade-separated (vehicle and pedestrian/bicycle) railroad crossings within the City.

※ Goal S-8: Reduce the potential for public exposure to hazardous materials or the accidental releases of toxic or hazardous substances.

- Policy S-8.1 (Hazardous Materials Safety Coordination) - Support efforts to reduce the potential for accidental releases of toxic and hazardous substances.

▲ Action S-8.1.1 (Planning for Hazardous Materials Safety) - Consult with the State Office of Emergency Services, the State Department of Toxic Substances Control, the California Highway Patrol, Butte County, and other relevant agencies regarding hazardous materials routing and incident response programs.

- Policy S-8.2 (Reduce Toxic Materials Use) – Reduce the use of hazardous and toxic materials in City operations.
13. NOISE
13. NOISE

VISION

The City of Chico is free of excessive noise disturbances in 2030. Residents and visitors are able to enjoy indoor and outdoor spaces without the intrusion of harmful levels of noise. Industrial uses, traffic corridors, and airports function with minimal encroachment from noise-sensitive development. Noise mitigation measures in the City emphasize site and project design that incorporates effective and visually attractive features.

INTRODUCTION

This element identifies the major noise sources and noise-related concerns in Chico and outlines goals, policies, actions, and standards intended to promote safe and comfortable noise levels throughout the community.

Noise is typically defined as unwanted sound that interferes with an individual’s ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Some facilities, such as airports and certain industrial operations, inherently generate noise, and the encroachment of noise-sensitive uses can jeopardize their continued operation. Therefore, some noise-generating uses need to be protected from the development of incompatible uses in their vicinity. Working to balance the compatibility of uses and reduce the impact of significant sources of noise will improve the quality of life for Chico residents.

The Noise Element is a mandatory element of the General Plan that relates to several other elements, including the Land Use, Community Design, Circulation, and Safety Elements. Where appropriate, cross references are provided to alert the reader to applicable policies or actions in other elements.
13. NOISE

ISSUES AND CONSIDERATIONS

This section of the element identifies primary noise issues raised during the outreach efforts for the General Plan Update and explains how they are addressed. Policy guidance can be found in the goals, policies, and actions section of this element. An explanation of specialized terms used in this element can be found in the General Plan Glossary (Appendix A).

NOISE COMPATIBILITY OF LAND USES

One factor in determining and managing the compatibility of different land uses is the need to separate noise-sensitive uses from uses that generate significant amounts of noise. A primary purpose of this element is to establish standards that can be used to equitably manage the noise compatibility of land uses. For example, standards may prevent noise generating uses such as industrial operations or major roadways from developing near residences or outdoor recreation areas. Conversely, new noise-sensitive uses may be prevented from locating near existing noise-generating uses to avoid an incompatible situation. Since the General Plan promotes a compact urban form and the integration of different land uses, there is a need for the Noise Element to establish standards that support a mix of uses in close proximity to one another.

TRANSPORTATION-RELATED NOISE COMPATIBILITY

Appropriate noise mitigation must be incorporated to protect residents from exposure to transportation-related noise. This issue primarily concerns development near the State Route 99 and 32 corridors and along larger arterial roadways. Noise standards along these corridors must be met and maintained over time without excessive construction of obtrusive and community-dividing sound walls. This element establishes noise standards to attenuate noise to levels that minimize disruption to noise-sensitive uses, and it includes policies and actions which address noise compatibility issues.

TRAINS

Trains traversing the City on the Union Pacific Railroad tracks present issues related to both noise and public safety. Development near the railroad tracks must be compatible with the noise environment. This element addresses train generated noise by establishing standards for noise attenuation and by providing policy guidance for the use of land adjacent to the railroad tracks.
13. NOISE

AIRPORTS

The primary noise issue associated with airports is the noise generated by aircraft take off and approach for landing. The Chico area has two airports: the City-owned Chico Municipal Airport and the small, private Ranchaero Airport located west of the City. Airports can become vulnerable to pressure to curtail operations and expansion plans when residential or other noise-sensitive development occurs nearby. The Butte County Airport Land Use Commission (ALUC) has adopted an Airport Land Use Compatibility Plan (ALUCP) for both airports. The City’s efforts to ensure that development is consistent with the ALUCP will help reduce noise-related conflicts near airports. This element establishes standards that apply to new development near airports.

THE CHANGING NOISE ENVIRONMENT

Because Chico is becoming increasingly urban in size and density, it is important to recognize that exterior noise levels will tend to increase in some areas. While the community has high expectations for a quiet environment, the acceptance of increased exterior noise levels must be considered as a tolerable and practical aspect of living in an urban environment. Setting noise standards too low in areas, such as along highways, will not necessarily make the environment quieter, and can result in missed opportunities for appropriate development. This element establishes noise standards that recognize the changing noise environment and policies that guide noise attenuation methods used to address urban noise issues.

NOISE CHARACTERISTICS AND MEASUREMENTS

This section of the element explains noise characteristics and measurements used for the noise standards in the Goals, Policies, and Actions section of this element.

NOISE CHARACTERISTICS

Noise in a community is generated by a number of sources including transportation-related sources such as automobiles, trucks, trains and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. The human response to environmental noise is subjective and varies considerably from one individual to another. Noise in a community has often been cited as a health concern, not necessarily in terms of actual physiological damage, such as hearing impairment, but in terms of its impact on general well-being and contribution to excessive stress, annoyance and sleep disturbance.
Noise-sensitive land uses are those for which noise exposure could cause health-related risks to individuals or quiet is essential to the use. Land uses identified in Chico as being “noise-sensitive” include most types of residences, nursing homes, day care centers, hospitals, schools, parks, and places of assembly, such as theaters, churches and meeting halls. Residential dwellings are of primary concern because of the impacts associated with exposure of individuals to potentially high interior and exterior noise levels.

Outdoor activity areas are the portions of parcels where outdoor activities generally occur, such as residential patios and yards, or outdoor instructional areas. These exterior activity areas are exposed to noise with fewer structural elements such as walls and windows for noise attenuation. Public land uses such as historic sites, cemeteries, and recreation areas may also be sensitive to high exterior noise levels.

The characterization and quantification of noise levels and their effects on people typically includes the use of technical terminology. While an in-depth explanation of noise terminology is not included in this element, a summary of industry standards and terms used in this chapter is provided below.

**Noise Measurement**

To approximate the sensitivity of the human ear to changes in frequency, sound is usually measured in what is referred to as “A-weighted decibels” (dBA). On this scale, the normal range of human hearing extends from about 10 dBA to about 140 dBA.

The intensity of noise fluctuates over time, and several measurements of time-averaged noise levels are used to describe noise characteristics for different circumstances. The following acoustical measurements are commonly used:

- **dB** – Decibel. A measure, on a logarithmic scale, of the amplitude of sound. On the decibel scale, the smallest audible sound (near total silence) is 0 db. A sound 10 times more powerful is 10dB. A sound 100 times more powerful is 20dB. The “A” weighted decibel, commonly abbreviated as dBA, relates the measurement of sound to the sensitivity of the human ear.

- **L<sub>eq</sub>** – Energy Equivalent Noise Level. A single measure, in dBA, of average acoustic energy level used to represent fluctuating sound levels over a specific period of time.

- **L<sub>min</sub>** – Minimum Noise Level. This represents the minimum instantaneous noise level during a specific period of time.

- **L<sub>max</sub>** – Maximum Noise Level. This represents the maximum instantaneous noise level during a specific period of time.
13. NOISE

- **SEL – Single Event Level.** This measures the total acoustic energy of a single noise event, such as an aircraft overflight, compressed into a period of one second. Because the SEL is normalized to a one second period, it will almost always be larger in magnitude than the \( L_{\text{max}} \) for the event.

- **DNL or \( L_{dn} \) – Day-Night Average Noise Level.** A 24-hour \( L_{eq} \) with a 10 dBA “penalty” for noise events that occur during the noise-sensitive hours between 10:00 p.m. and 7:00 a.m.

- **CNEL – Community Noise Equivalent Level.** The CNEL is similar to the \( L_{dn} \) described above, but with an additional 5 dBA “penalty” for noise events that occur between the hours of 7:00 p.m. and 10:00 p.m. The calculated CNEL is typically approximately 0.5 dBA higher than the calculated \( L_{dn} \).

- **Hourly \( L_2 \) –** This is the dBA level which is exceeded during 2 percent, or approximately one minute, of a given hour. The noise level descriptor \( L_{50} \) may also be used, which is the noise level exceeded during 50 percent (or 30 minutes) of a one-hour period.

- **\( L_n \) -** The dBA level exceeded for \( n \) percent of a given time period. For instance, \( L_2 \) is the level exceeded for 2% of the time and \( L_{50} \) is the level exceeded 50% of the time. The commonly used values of \( n \) are 2, 10, 50, and 90.

- **Noise Sensitive Land Uses -** Land uses for which noise exposure could cause health-related risks to individuals or where quiet is essential to the use. Land uses identified in Chico as being “noise-sensitive” include residences, nursing homes, day care centers, hospitals, schools, parks, and places of assembly, such as theaters, churches and meeting halls.

**NOISE SOURCES**

This section of the element identifies both stationary and transportation noise sources. **Figure N-1, Noise Sources Map,** depicts the primary noise sources in the Chico area. **Figure N-2, Noise Contour Map,** depicts the noise contours from primary noise sources in the Chico area.

**STATIONARY NOISE SOURCES**

Stationary noise sources in Chico include industrial and commercial activities. Many industrial processes produce noise even when the best available noise controls are applied. Noise exposure within industrial facilities is controlled by federal and state employee health and safety regulations. Exterior noise levels that affect neighboring parcels are typically subject to local regulations. Commercial, recreational, and public service activities can also produce noise. These noise sources can be continuous or intermittent and may contain tonal components that are annoying to individuals who live nearby. For instance, emergency sirens...
and backup alarms are often considered nuisance noise sources but may not occur frequently enough to be considered incompatible with noise-sensitive land uses. In addition, noise generation from fixed noise sources may vary based upon climate conditions, time of day, and existing ambient noise levels.

- **Commercial and Industrial Noise.** Noise levels from commercial and industrial uses can vary substantially, depending on the activity. For instance, noise associated with neighborhood commercial activities may be indiscernible from the ambient noise level, whereas noise levels associated with the use of heavy equipment can generate much higher intermittent noise levels. For this reason, noise impacts generated by commercial and industrial uses need to be evaluated on a project and site-specific basis. Within Chico, commercial and industrial land uses are located primarily along major roadway corridors and at the edges of the community. Industrial land uses are largely located in the northern portion of the City along the Esplanade, Nord Avenue, and in the Airport Industrial Park, as well as in the southwest portion of the City along 20th Street, Park Avenue and Hegan Lane. Noise sources commonly associated with these land uses include on-site truck traffic, loading dock activities, heavy-equipment operation, banging of metal on metal, conveyor belts, air handling systems, and large HVAC (heating, ventilating, and air conditioning) systems.

- **Silver Dollar Speedway.** The Silver Dollar Speedway is an open-air raceway within the Silver Dollar Fairgrounds which is owned by the state and surrounded by the City. The Speedway conducts stock and sprint car races from March through October. Racing typically begins at approximately 6:30 p.m. and ends by 10:00 p.m. Maximum noise levels associated with racing activities range between 55 and 70 dB at approximately 3,000 feet from the track, with noise from the races often heard at much greater distances throughout the City.

- **Parks and School Playing Fields.** The noise generated at parks and schools in Chico varies by the type of activity and the number of people using the facility. School playing field activities tend to generate more noise than those of neighborhood parks because of the intensity of the activities. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected. At organized events such as high school football games with large crowds and public address systems, the noise generated is often significantly higher.
13. NOISE

- **California State University, Chico.** The California State University, Chico campus generates a range of noise events and noise types ranging from normal and customary noise associated with student activities on campus to periodic noise events from special activities at campus facilities (e.g. Nettleton Stadium and athletic field use). The majority of the noise associated with normal campus activities occurs during day-time hours and falls within the permitted range of normal day-time ambient noise levels. Periodically, noisy activities occur outside of the normal day-time hours and result in short-term noise levels approaching the maximum permitted standards. These events are most commonly associated with the nighttime use of outdoor stadiums and facilities and most commonly occur during the summer and fall seasons. The noise concerns associated with these events include discomfort and interference with personal activities such as sleeping and relaxing.

**TRANSPORTATION NOISE SOURCES**

Sources of transportation noise in Chico include vehicle traffic, and railroad and aircraft operations. The City of Chico is concerned with protecting people from unacceptable levels of transportation noise while balancing the need to provide an effective and well-connected transportation system. Below are four primary sources of transportation noise in Chico.

- **Traffic Noise.** Ambient noise levels in many portions of the City are defined primarily by traffic on major roadways such as State Routes 99 and 32 and major arterials. Existing and future traffic noise contours for roadway segments within the City are summarized in the General Plan Environmental Impact Report (EIR). Future noise contours assume no natural or human-made shielding, such as intervening terrain, vegetation, walls, or buildings. The contours represent bands of similar estimated noise exposure along roadway segments, but not absolute demarcation lines. Although these predicted noise contours are not considered site-specific, they are useful for predicting potential land use conflicts.

- **Airport Noise.** The Chico Municipal Airport (CMA) is used for general aviation, commercial aviation, fire fighting, air cargo operations, and maintenance. It currently handles nearly 70,000 aircraft take-offs and landings annually. Noise concerns associated with airport operations include discomfort and interference with personal activities such as sleeping and relaxing. While individual responses to noise can vary, standardized noise measurements and descriptors are used to quantify human responses to aircraft noise levels. Additional detail concerning existing and projected noise contours for the airports are depicted in the General Plan EIR, including the higher average and maximum day noise contours for fire suppression operations. Except for periods of intense fire suppression operations,
the 65 and greater CNEL contours lie mostly over the airport and surrounding publicly owned property.

Ranchero Airport is a privately owned general aviation facility located west of the City. This airport serves a combination of recreational, flight training, agricultural, and limited business functions with an estimated 5,000 annual aircraft take-offs and landings. Portions of the City are beneath this airport’s over flight area and may be subject to noise impacts.

- **Enloe Medical Center Heliport.** The existing Enloe Medical Center, located at the northwest corner of the Esplanade and West 5th Avenue, has a rooftop helipad used by the Center’s Flight Care helicopter to transport patients. Take-offs and landings are considered “emergency” activities not subject to the noise criteria used for airports. Air space above the Esplanade is used as the primary approach and departure route for helicopters at this facility. Aircraft typically approach from the north and then west between 6th and 7th Avenues, while normal departures travel directly north over the Esplanade. Under abnormal wind conditions, however, helicopters can arrive and depart from the north or south. To reduce noise impacts on local residents, pilots are asked to maintain an altitude of approximately 500 feet above ground level. Predicted noise contours (CNEL and SEL) for the north and south approaches are depicted in the General Plan EIR.

- **Union Pacific Railroad.** The Union Pacific Railroad (UPRR) tracks are located west of and generally parallel to State Route 99, bisecting the City of Chico in a south-northwest direction. The UPRR is used for both freight transport and Amtrak passenger service. Approximately 17 freight trains (at speeds of up to 70 mph) and two Amtrak passenger trains travel along this rail line on a daily basis. Noise levels generated by trains can vary depending on speed, number of engines, track conditions, condition of train wheels, and shielding provided by intervening terrain. Additional factors, such as the sounding of the train horns and the operation of roadside signaling devices can also contribute to overall noise levels. Noise levels associated with train passages can reach levels ranging from 96 to 110 dBA $L_{max}$ at 50 feet from the track centerline. Noise contours for the railroad line are depicted in the General Plan EIR.
Figure N-2 Noise Contour Map

Note: Distances are approximate, may vary depending on level of activity, and should not be interpreted as absolute lines of demarcation.

NOISE CONTOURS

<table>
<thead>
<tr>
<th>dBA</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>Pink</td>
</tr>
<tr>
<td>70</td>
<td>Red</td>
</tr>
<tr>
<td>65</td>
<td>Orange</td>
</tr>
</tbody>
</table>

Airports
- Highway 99 (from centerline)
- Highway 32 (from centerline)
- Railroad (with Horn Soundings)
- Leq
- Speedway (from track centerline)

Greenline
City of Chico Sphere of Influence Boundary
Chico Planning Area Boundary

0 0.5 1 Miles

Revision: June 2020
City of Chico
GOALS, POLICIES, AND ACTIONS

Goal N-1: To benefit public health, welfare and the local economy, protect noise-sensitive uses from uses that generate significant amounts of noise.

Goal N-2: Encourage noise attenuation methods that support the goals of the General Plan.

Goal N-3: Promote and enforce the City’s noise standards.

- Policy N-1.1 (New Development and Transportation Noise) - New development of noise-sensitive land uses will not be permitted in areas exposed to existing or planned transportation noise sources that exceed the levels specified in Table N-1, unless the project design includes measures to reduce exterior and interior noise levels to those specified in Table N-1.

- Policy N-1.2 (New Development and Non-Transportation Noise) - New development of noise-sensitive land uses will not be permitted in areas exposed to existing non-transportation noise sources that exceed the levels specified in Table N-2, unless the project design includes measures to reduce exterior noise levels to the unadjusted levels specified in Table N-2.

- Policy N-1.3 (Acoustical Analysis) - Where proposed projects are likely to expose noise-sensitive land uses to noise levels exceeding the City’s standards, require an acoustical analysis as part of environmental review so that noise mitigation measures may be identified and included in the project design. The requirements for the content of an acoustical analysis are outlined in Table N-3.

- Policy N-1.4 (Roadway Improvement Projects) - Where proposed roadway improvement projects are likely to expose noise-sensitive land uses to noise levels exceeding the standards in Table N-1 or an increase of 10 dB Ldn or more in ambient noise levels, conduct an acoustical analysis to determine the level of impacts and to identify feasible noise mitigation measures that could be included in the project design to minimize impacts.

- Action N-1.4.1 (Roadway Project Significance Criteria) – For roadway improvement projects where an acoustical analysis demonstrates that it is not practical to reduce traffic noise levels to be consistent with Table N-1, the following criteria will be used as a test of significance for the environmental review:
13. NOISE

- Where existing traffic noise levels are less than 65 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +8 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.

- Where existing traffic noise levels range between 65 and 70 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.

- Where existing traffic noise levels are greater than 70 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.

- Policy N-1.5 (Proposed Projects Near Railroads) - Require site-specific noise studies for noise-sensitive projects which may be affected by railroad noise, and incorporate noise attenuation measures into the project design to reduce any impacts to the levels specified in Table N-1.

- Policy N-1.6 (Construction Activity) - Maintain special standards in the Municipal Code to allow temporary construction activity to exceed the noise standards established in this element, with limits on the time of disturbance to nearby noise-sensitive uses.

Goal N-2: Encourage noise attenuation methods that support the goals of the General Plan.

- Policy N-2.1 (Well-Designed Noise Mitigation) - Utilize effective noise attenuation measures that complement the Community Design Element’s Goals.

  - Action N-2.1.1 (Noise Control Measures) - Limit noise exposure through the use of insulation, building design and orientation, staggered operating hours, and other techniques. Utilize physical barriers such as landscaped sound walls only when other solutions are unable to achieve the desired level of mitigation.

- Policy N-2.2 (Partners in Noise Reduction) – Consult with public and private organizations to encourage reduction of the noise levels of activities that impact large portions of the community.

  - Action N-2.2.1 (Railroad Warning Systems) – Consult with Union Pacific Railroad (and Amtrak as applicable) to investigate the cost, safety, and feasibility of implementing alternative railroad warning systems and safety measures that reduce the use of train horns near residential areas while still meeting public safety objectives.
13. NOISE

▲ Action N-2.2.2 (Silver Dollar Speedway) - Seek support of the State and the Silver Dollar Fair Board to reduce the noise levels associated with events at the Silver Dollar Speedway.

▲ Action N-2.2.3 (Noise from State Highways) - Request that Caltrans provide freeway sound walls with aesthetic design features, noise-reducing pavement, and speed reductions along state highways adjacent to residential areas where existing noise levels exceed 67 dBA.

■ Goal N-3: Promote and enforce the City’s noise standards.

● Policy N-3.1 (City Noise Control Program) - Maintain a noise enforcement program to identify and resolve problems concerning noise in the community.

▲ Action N-3.1.1 (Noise Program Duties) - Enforce the City’s Noise Ordinance by processing complaints, conducting on-site testing of noise sources, and sharing information on the effects of noise issues in the community.

▲ Action N-3.1.2 (Street Noise Environment) - Periodically assess the noise levels associated with city streets by reviewing traffic count data as an indication of increasing traffic noise.
## 13. NOISE

### TABLE N-1
**Maximum Allowable Noise Levels from Transportation Noise Sources**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Outdoor Activity Areas(^1)</th>
<th>Interior Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ldn/CNEL, dB</td>
<td>Ldn/CNEL, dB</td>
</tr>
<tr>
<td>Residential</td>
<td>65(^3)</td>
<td>45</td>
</tr>
<tr>
<td>Transient Lodging</td>
<td>--</td>
<td>45</td>
</tr>
<tr>
<td>Hospitals, Nursing Homes</td>
<td>65(^3)</td>
<td>45</td>
</tr>
<tr>
<td>Theaters, Auditoriums, Music Halls</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Churches, Meeting Halls</td>
<td>65(^3)</td>
<td>--</td>
</tr>
<tr>
<td>Office Buildings</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Schools, Libraries, Museums</td>
<td>65(^3)</td>
<td>--</td>
</tr>
<tr>
<td>Playgrounds, Neighborhood Parks</td>
<td>70</td>
<td>--</td>
</tr>
</tbody>
</table>

Notes:
1. Noise standards are to be applied at outdoor activity areas with the greatest exposure to the noise source. When it is not practical to mitigate exterior noise levels at the patios or balconies of multi-family dwellings, a common area or onsite park may be designated as the outdoor activity area. For noise-sensitive land uses that do not include outdoor activity areas, only the interior noise standard shall apply.
2. As determined for a typical worst-case hour during periods of use.
3. Where it is not possible to reduce noise in outdoor activity areas to 65 dB L\(_{da}\)/CNEL or less using all feasible noise reduction measures, an exterior noise level of up to 70 dB L\(_{da}\)/CNEL may be allowed provided that interior noise levels are in compliance with this table.
## 13. Noise

### Table N-2
**Maximum Allowable Exterior Noise Levels from Non-Transportation Sources**

<table>
<thead>
<tr>
<th>Noise Level Descriptor (dBA)</th>
<th>Exterior Noise Level (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Daytime (7 a.m. to 10 p.m.)</td>
</tr>
<tr>
<td>Average-Hourly Noise Level ($L_{eq}$)</td>
<td>55</td>
</tr>
<tr>
<td>Intermittent Noise Level ($L_2$ or $L_{max}$)</td>
<td>75</td>
</tr>
</tbody>
</table>

**Notes:**
1. Noise levels are for planning purposes and may vary from the standards of the City’s Noise Ordinance, which are for enforcement purposes.
2. Noise levels shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Noise level standards do not apply to mixed-use residential units established in conjunction with industrial or commercial uses provided interior noise levels remain below 45 dB $L_{dn}$/CNEL.
3. In areas where the existing ambient noise level exceeds the established daytime or nighttime standard, the existing level shall become the respective noise standard and an increase of 3 dBA or more shall be significant. Noise levels shall be reduced 5 dBA if the existing ambient hourly $L_{eq}$ is at least 10 dBA lower than the standards.
4. Noise standards are to be applied at outdoor activity areas with the greatest exposure to the noise source. When it is not practical to mitigate exterior noise levels at patio or balconies of multi-family dwellings, a common area or onsite park may be designated as the outdoor activity area.
TABLE N-3
REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

<table>
<thead>
<tr>
<th>An acoustical analysis prepared pursuant to the Noise Element shall:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Be the financial responsibility of the applicant.</td>
</tr>
<tr>
<td>B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.</td>
</tr>
<tr>
<td>C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.</td>
</tr>
<tr>
<td>D. Estimate existing and projected cumulative (20 years) noise levels in terms of $L_{dn}$, CNEL, and the standards of <strong>Table N-1</strong> or <strong>Table N-2</strong>, as applicable, and compare those levels to the adopted policies of the Noise Element. Where the noise source consists of intermittent single events, address the impact on sleep disturbance.</td>
</tr>
<tr>
<td>E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.</td>
</tr>
<tr>
<td>F. Estimate noise exposure after the prescribed mitigation measures have been implemented.</td>
</tr>
<tr>
<td>G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.</td>
</tr>
</tbody>
</table>
ABBREVIATIONS/ACRONYMS

The following list includes abbreviations or acronyms found in the 2030 Chico General Plan.

AB: Assembly Bill (State)
ALUC: Airport Land Use Commission (Butte County)
ALUCP: Airport Land Use Compatibility Plan (Butte County)
ARB: Architectural Review Board
BCAG: Butte County Association of Governments
BCAQMD: Butte County Air Quality Management District
CARB: California Air Resources Board
CARD: Chico Area Recreation and Park District
CEQA: California Environmental Quality Act
CIP: Capital Improvements Program
CLG: Certified Local Government
CNEL: Community Noise Equivalent Level
CSUC: California State University, Chico
CRMP: Cultural Resources Management Plan
DAHC: Downtown Ad Hoc Committee
dB: decibel
dBA: A-weighted sound level
DFG: (California) Department of Fish and Game
DTSC: (California) Department of Toxic Substances Control
DU/AC: dwelling units per acre
du: dwelling units
DWR: (California) Department of Water Resources
ECR: Existing Conditions Report
EIR: Environmental Impact Report
EPA: (United States) Environmental Protection Agency
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
FIA: Fiscal Impact Analysis
FIRM: Flood Insurance Rate Map
GHG: greenhouse gas
GIS: Geographic Information Systems
GPAC: General Plan Advisory Committee
HCP/NCCP: Butte Regional Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP)
HPO: Historic Preservation Ordinance
LAFCO: Local Agency Formation Commission
Ldn: Day/Night Average Sound Level
LEED: Leadership in Energy and Environmental Design
Leq: Equivalent Sound Level
L_{min}: Minimum Noise Level
L_{max}: Maximum Noise Level
LID: Low Impact Development
LOS: Level of Service
MMLLOS: Multi-Modal Level of Service
MOU: Memorandum of Understanding
NAAQS: National Ambient Air Quality Standard
NOP: Notice of Preparation
NPDES: National Pollutant Discharge Elimination System
PFFP: Public Facilities Finance Plan
RDA: Redevelopment Agency
RHNA: Regional Housing Needs Allocation
RWQCB: Regional Water Quality Control Board
SB: Senate Bill (State)
SEL: Single Event Level
SHPO: State Historic Preservation Office
SMARA: (United States) Surface Mining and Reclamation Act
SOI: Sphere of Influence
STF: Sustainability Task Force
TDM: Travel Demand Management
USDA: United States Department of Agriculture
USFWS: United States Fish and Wildlife Service
VMT: vehicle miles traveled
APPENDIX A - GLOSSARY

DEFINITIONS OF SPECIALIZED TERMS

This glossary provides definitions of common planning terms that are used in the General Plan. The definitions may be used to interpret language in the General Plan, but shall not be interpreted as policies, standards, thresholds, or guidelines.

**Action.** An action is a program, implementation measure, procedure, or technique intended to help achieve a specified goal or policy.

**Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an action or project.

**Agricultural Uses.** The use of land primarily for farming, ranching, horse breeding, dairy farming and other forms of food and crop production. For land use planning purposes, agricultural land use connotes the primary economic use of the property.

**Airport Land Use Compatibility Plan (ALUCP).** The Butte County Airport Land Use Compatibility Plan adopted by the Butte County Airport Land Use Commission.

**Ambient Air Quality Standards.** Standards established by the U.S. Environmental Protection Agency and the California Air Resources Board (CARB) that represent safe levels of common air pollutants and contaminants to avoid specific adverse health effects associated with each pollutant.

**Archaeological Resource.** Material evidence of past human activity found on or below the surface of ground or water.

**Arterials.** Roadways with a primary function of allowing the movement of large volumes of traffic between freeways and other arterials. Arterials generally provide four travel lanes and may provide on-street parking. Bike lanes, medians, park strips, sidewalks, and transit facilities are also accommodated within the right-of-way, but driveways are limited.

**Attainment Status.** The California Air Resources Board is required to designate areas of the state as attainment, nonattainment, or unclassified with respect to applicable standards. An “attainment” designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A “nonattainment” designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria.

**Base Level Employers.** Local businesses that import money from outside the community by exporting products or services.
Bicycle Path (Class I facility). A separated facility designed for the exclusive use of bicycles and pedestrians with minimal cross flows by motorists. Class I bikeways typically have a minimum of 8 feet of pavement with 2-foot graded shoulders on either side.

Bicycle Lane (Class II facility). A restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted. Bicycle lanes typically have a five-foot striped and signed lane.

Bicycle Route (Class III facility). Designated areas where bicycles share the road with other modes of travel, such as motorized vehicles. Class III routes are typically signed as such.

Bikeways. An inclusive term for “bicycle lanes,” “bicycle paths,” and “bicycle routes.”

Buffer. An area between potentially conflicting land uses, such as agricultural and non-agricultural uses, utilized or improved to reduce potential conflicts between the different uses. Buffer areas may use landscaping, fencing, or other techniques to reduce potential conflicts.

Build-out. The level of urban development when the land depicted in the General Plan Land Use Diagram has developed to its full theoretical capacity, as projected by the assumptions documented in Appendix D.

California Environmental Quality Act (CEQA). Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for discretionary projects anticipated to potentially result in adverse impacts to the environment; State of California Public Resources Code §§21000—21178.

Capital Improvements Program (CIP). A program that schedules funding and construction of permanent municipal improvements, usually for a minimum of five years in the future. The program is generally reviewed for conformance to and consistency with the General Plan on an annual basis.

Centers. Concentrations of activity which serve as a focus for commerce and other activities. Centers are destination places with a wide variety of forms and functions. Centers in Chico include neighborhood centers, community centers, regional centers, and special purpose centers.

Certified Local Government (CLG). A local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966. The CLG program involves a partnership among local governments, the State of California, Office of Historic Preservation, and the National Park Service which administers the National Historic Preservation Program. The CLG program integrates local governments with the national historic preservation program through activities that strengthen decision-making regarding historic places at the local level.
APPENDIX A - GLOSSARY

**Collectors.** Streets that provide a link between local streets and arterials. Collectors provide two travel lanes. On-street parking is generally permitted. Driveway access is allowed, but should be minimized. Bike lanes, park strips, sidewalks, and transit facilities are also typically accommodated within the right-of-way.

**Community Garden.** A single piece of land gardened collectively by a group of people.

**Community Noise Equivalent Level (CNEL).** A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

**Compatible (Design).** A project design that does not conflict with the site, architecture, and landscape design of surrounding projects.

**Compatible (Land Use).** Capable of existing together without significant conflict.

**Complete Neighborhood.** A planning concept intended to promote livability and safety for residents of varied ages, incomes, and cultural backgrounds. Elements of a complete neighborhood include:

- A mix of housing types and prices;
- Community gathering places such as neighborhood parks, open space/greenways, public plazas, schools, or religious institutions;
- Services and facilities such as schools, parks, small retail, restaurants, and community centers conveniently located and often shared with one or more adjoining neighborhoods;
- Employment opportunities accessible by walking or public transportation;
- An interconnected street network with short blocks and few cul-de-sacs;
- Pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods and corridors;
- Sustainable development that conserves resources; and
- Extensive tree canopy and attractive landscaping.

**Complete Streets.** Roadways designed and operated to enable all users safe and convenient travel through all modes of transportation.

**Community Parks.** Multi-purpose parks that serve the entire community, generally designed to provide active play opportunities for people of all ages and abilities.

**Conditional Use Permit.** A discretionary land use entitlement that authorizes the establishment or modification of a particular use in a given zoning district, as authorized by the Municipal Code.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.
APPENDIX A - GLOSSARY

Consult. To solicit and consider comments from another agency, special district, or group. Comments received through consultation must be considered, but do not obligate a jurisdiction to a specific action.

Context Sensitive. Design character that incorporates positive features, elements, or architectural styles of the immediate neighborhood or community.

Corridors. Roadways and associated land uses that provide services, mobility and connectivity within the community. Corridors in Chico may include transportation corridors, commercial corridors, and open space, habitat and greenway corridors.

Cultural Resources. Historic, archaeological, and paleontological resources, including human remains.

Cumulative Impact. As defined by CEQA, two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Decibel (dB). A unit used to express the relative intensity of sound. On the decibel scale, the smallest audible sound (near total silence) is 0 db. Since the decibel scale is logarithmic, a sound 10 times more powerful is 10dB and a sound 100 times more powerful is 20dB.

dBA. The “A-weighted” scale for measuring sound in decibels as related to the sensitivity of the human ear. Most measurements of noise for environmental review purposes are expressed in dBA.

Dedication. The transfer of fee simple title of property, or grant of an easement, from a property owner to an agency, special district, or municipality for public use, and the acceptance of land for such use by the agency, special district, or municipality having jurisdiction. Dedications for roads, parks, school sites, creekside greenways, or other public uses are often required by a city or county as conditions of approval for a development.

Density, Gross. The number of dwelling units per gross acre of developable land designated for residential uses on the General Plan Land Use Diagram. (See Gross Acreage.)

Design Review. A discretionary process in which the design of a project is considered for approval in compliance, or consistency, with any adopted design policy, standards, or guidelines. Design review typically entails examining a project’s architecture, site design, building placement, landscaping, lighting, signage, vehicle and pedestrian circulation, and surrounding architectural character. Architectural design review in the City of Chico is conducted in accordance with Chapter 19.18 of the Municipal Code.
**APPENDIX A - GLOSSARY**

**Development.** Any construction activity or alteration of the landscape, its terrain, contour, or vegetation, including the erection or alteration of single or multiple structures and any grading.

**Dwelling Unit (du).** A room or group of internally-connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of housing units include single-family housing, two-family housing/duplexes, multi-family housing, mobile homes, condominiums, and townhouses.

**Economy (Sustainable Economy).** A sustainable economy is strong and resilient, environmentally conscientious, and accessible to the entire community. To be sustainable, Chico’s economy must be diverse in order to provide stability through economic cycles. There must be jobs for a skilled local workforce in traditional business sectors, as well as green business. It must generate tax revenue to fund quality public services for the community, and must continue to grow base-level businesses that export products and import revenue.

**Ecosystem.** An interacting system formed by a biotic community and its physical environment.

**Environment (Sustainable Environment).** Environmental sustainability is accomplished by reducing the impact of human activities on natural systems and land that support the community. A major component of protecting the environment is the wise utilization of land. Focusing Chico’s growth within the Sphere of Influence will reduce pressure to develop at the community’s edges where it would impact agricultural lands and foothills. Growth consistent with the Land Use Diagram and policies in the General Plan will result in reduced impacts on the environment, reduced contributions to global climate change, reduced reliance on oil and other fossil-fuel sources, and decreased consumption of natural resources.

**Environmental Impact Report (EIR).** A report on the effect of a proposed development proposal or other major action which could significantly affect the environment. The report consists of an inventory of existing environmental conditions, projected impacts of development, and mitigation for significant adverse impacts. A general plan EIR is necessarily more general, or programmatic, than a site-specific EIR.

**Flood, 100-year.** In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

**Floodplain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding.

**Floodway.** The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the stream channel itself and adjacent land areas.
Floor Area Ratio (FAR). The ratio between the gross floor area of structures on a site and the gross site area, used to express the intensity of use on the lot. For example, a two-story building covering 50 percent of its site would have a FAR of 1.0, and a 0.5 FAR can describe a single-story building that covers half of a lot and a two-story building covering approximately one-quarter of a lot.

General Plan. A jurisdiction’s constitutional document regarding its future development. The General Plan is a legal document, with supporting maps and diagrams, required of each local agency by the State of California Government Code Section 65301. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space and Public Safety) and may include any number of optional elements the jurisdiction deems important.

Goal. Broad statements of community desires incorporated into the General Plan elements.

Green. Protecting and promoting environmental health.

Green Business. A business that operates in ways that solve, rather than cause, environmental problems. Green businesses adopt principles, policies, and practices that improve the quality of life for their customers, employees, communities, and the planet.

Green Building. The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle: from site design and architecture to construction, operation, maintenance, renovation, and deconstruction.

Green Development. A land use planning concept that includes consideration of community-wide or regional environmental implications of development, as well as site-specific green building concepts.

Greenhouse Gas. Greenhouse gases include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride.

Greenline. The Greenline is a boundary established in 1982 by Butte County and the City of Chico that separates the Chico urban area from prime agricultural soils to the west.

Gross Acreage. The area of a site measured to the centerline of bounding streets and other public right-of-ways.

Groundwater. Water that exists beneath the earth’s surface, typically found between saturated soils and rock, and used to supply wells and springs.

Guiding Principles. Broad statements of purpose and direction to achieve the community vision that served as inspiration for development of the General Plan goals, policies and actions.

Habitat. The physical location or type of environment in which an organism or population lives or occurs.
APPENDIX A - GLOSSARY

Healthy Lifestyle. Living life in a way that promotes physical and mental well-being.

Heritage Tourism. Traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes visiting cultural, historic and natural resources.

Household. One or more persons operating as a single housekeeping unit.

Impact Fee. A fee charged to a developer by a jurisdiction according to the proposed development project, typically by number of units, square footage, or acreage. The fee is used to offset costs incurred by the municipality for infrastructure such as schools, roads, police and fire stations, sewers, and parks.

Impervious Surface. Surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Infill Development. Development that occurs on vacant or partially developed land within areas that are already largely developed and served by public infrastructure.

Intensive Uses. Uses that typically occur at developed facilities or uses in undeveloped areas that result in substantial disturbance or removal of natural (e.g., plants, wildlife, soils, hydrology), cultural, visual, aesthetic or other resources. Substantial disturbance results when the intensity, frequency, and/or extent of the use exceeds the capacity of the resource to recover or significantly damages the resource for an extended period. Thus, intensive uses are defined both by the type of use as well as the sensitivity of the resource where the use occurs. Examples of intensive uses that result in degradation of resources include cumulative off-trail foot traffic on erosion prone creek banks or other sensitive sites and large group field trips to sensitive areas (e.g., wet meadows and wildflower fields).

Leadership in Energy and Environmental Design (LEED). A voluntary, consensus-based national standard for developing and rating high performance, sustainable green buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection and indoor environmental quality. LEED standards are currently available or under development for: new commercial construction and major renovation projects, existing building operations, commercial interiors projects, core and shell projects, and homes.

Leq, Equivalent Sound Level. A single measure, in dBA, of average acoustic energy level used to represent fluctuating sound levels over a specific period of time.

Level of Service (Traffic). A qualitative measurement of a driver’s delay or congestion experienced on a street or at an intersection. Level of Service (LOS) is measured with sequential letters A through F.
**APPENDIX A - GLOSSARY**

**Local Agency Formation Commission (LAFCO).** A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and mergers of districts with cities. LAFCO commissions are empowered to approve, disapprove, or conditionally approve such proposals.

**Local Resource Area.** Areas which are provided City fire suppression services.

**Low Impact Development (LID).** Development that manages stormwater by minimizing run-off close to its source. LID practices retain or reuse run-off on-site rather than draining to waterbodies or evaporating. Methods include rain gardens, vegetated rooftops, and permeable pavement.

**Massing.** The three dimensional bulk of a structure or building shape regarding height, width, and depth.

**Mixed Use.** Any mixture of land uses, such as mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from single-use land use designations, mixed-use designations authorize a variety of uses for buildings and sites in a particular area.

**Multi-Modal.** The movement of people and goods using more than one mode of transportation.

**Municipal Code.** A comprehensive and unified set of adopted provisions and regulations for a municipality relating to and regulating a variety of topics ranging from administration and finance to infrastructure, planning and environmental review. Unless otherwise specified, refers to the Chico Municipal Code.

**Native and Drought Tolerant Landscaping.** Indigenous plant species that are adapted to drought-prone climates and that require small amounts of moisture to flourish.

**Neighborhoods.** Places with distinctive characteristics where people live and share a sense of identity. Neighborhoods are predominantly residential and may include community gathering places and share supporting service areas with other surrounding neighborhoods.

**Neighborhood Parks.** Smaller-scale parks intended to serve residents in the surrounding neighborhood, designed primarily for unsupervised activities and may include recreational amenities.

**Noise Contour.** A mapping technique connecting points of equal or constant noise level as measured on the same scale.

**Noise Sensitive Land Uses.** Land uses for which noise exposure could cause health-related risks to individuals or where quiet is essential to the use. Land uses identified in Chico as being “noise-sensitive” include most types of residences, nursing homes, day care centers, hospitals, schools, parks, and places of assembly, such as theaters, churches and meeting halls.
**Non-Conforming Use.** Land uses, structures, and parcels that were legally established under past building or zoning regulations, but which would be prohibited, regulated, or restricted differently under the terms of current regulations.

**Non-Intensive Uses.** Uses that generally do not result in substantial disturbance or removal of natural (e.g., plants, wildlife, soils, hydrology), cultural, visual, aesthetic or other resources individually or cumulatively. Examples of non-intensive uses include trails in most areas, well-designed trails in sensitive areas, swimming in natural creek settings, nature observation, and limited amounts of off-trail foot traffic in non-sensitive areas.

**Oak Woodlands.** In California, the Valley oak woodland habitat type is located in relatively flat savanna grassland areas with deep soils and widely spaced Valley oaks comprising the dominant over-story species. The blue oak woodland habitat type occupies the gentle slopes of foothill zones where soils are shallow and dominant over-story consists of moderate to dense stands of blue oak, interspersed by live oak and chaparral species.

**Open Space.** Land in a predominantly undeveloped condition, often designated for conservation and protection of resources that include natural environment and habitat, water corridors, park land, and scenic vistas.

**Parcel.** A lot or tract of land shown on a subdivision, Assessor’s or plat map.

**Pedestrian-Oriented.** A design concept to emphasize the street, sidewalk and pedestrian access to a development, rather than emphasize auto access and parking areas.

**Planning Area.** All land within the City limits, land within the City’s designated Sphere of Influence (SOI), and other land in unincorporated Butte County outside of these boundaries which, in the City’s judgment, relates to the City’s planning efforts.

**Policy.** A statement that guides decision makers in reviewing development proposals and making other decisions.

**Redevelopment.** Any new construction on a site that has a pre-existing use. It can also refer to urban infill on previously developed but now vacant parcels.

**Riparian.** A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream, or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

**Riparian Communities.** Species and life-forms occurring along the banks of a natural course of water, whether seasonal or annual, and defined by the surrounding riparian vegetation or presence of known wildlife movement pathways.
**APPENDIX A - GLOSSARY**

**Safe Routes to Schools.** A national program established in May 2006 by the National Center for Safe Routes to School that assists communities in enabling and encouraging children to safely walk and bike to and from school.

**Seniors.** People 65 years of age or older.

**Sense of Place.** The characteristics of a location that contribute to its unique identity and make it readily recognizable and distinct.

**Sensitive Receptors (Noise).** (See noise sensitive land uses.)

**Sensitive Receptors (Air Quality).** Members of the population who are most sensitive to air pollution including children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child care centers, hospitals, retirement homes, and convalescent homes.

**Shovel Ready.** Property that can be readily served by existing infrastructure, utility and other public services and where development is not significantly constrained by the presence of protected environmental species. Land use entitlements and permits are often processed and approved in advance of development proposals for shovel ready sites.

**Significant Industrial User.** Any industrial user that meets the significance criteria as in the Chico Municipal Code Chapter 15.40.

**Smart Growth.** A land use planning concept of directing development toward areas of existing or shared infrastructure and services, with a key goal of limiting sprawl and preserving open space.

**Social Equity.** For the purposes of this General Plan, social equity means fair access to housing, transportation, jobs, education, and recreation, and access for all residents to fully participate in the political and cultural life of the community. Social equity depends on a local diverse economy that provides a wide range of work and volunteer opportunities for people of all ages and skills and a healthy environment with clean air and water, open spaces to recreate, and protection from potential hazards. In turn, promoting social equity supports the other two sustainability components of economic vitality and environmental protection.

**Soil Classification.** The USDA’s Natural Resources Conservation Service (NRCS) soil classifications for physical and chemical composition, and therefore, suitability for agriculture. A soil classification of Prime Farmland or Farmland of Statewide Importance indicates the soil is particularly suited to agricultural production.

**Source Reduction.** Any action which causes a net reduction in the generation of solid waste. Source reduction includes, but is not limited to, reducing the use of non-recyclable materials, replacing disposable materials and products with reusable materials and products, reducing packaging,
reducing the amount of yard wastes generated, establishing garbage rate structures with incentives to reduce waste tonnage generated, and increasing the efficient use of paper, cardboard, glass, metal, plastic, and other materials.

**Special-Status Species.** Special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally) and are identified by a state or federal resources agency as such. Risk factors to a species’ persistence or a population’s persistence include, but are not limited to habitat loss, increased mortality factors, invasive species, and environmental toxins.

**Specific Plan.** Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Sphere of Influence (SOI).** The ultimate service area of a city, and its probable physical boundaries, as determined by the Local Agency Formation Commission (LAFCO) of the county.

**State Responsibility Area.** Areas that are provided State and County fire suppression services for State-designated Very High, High and Moderate Fire Hazard Severity Zones.

**Stewardship.** The conducting, supervising, or managing of something.

**Substantial Compliance.** Compliance with the substantial or essential requirements of a policy, statute, or condition that satisfies its purpose or objective. A project may be found to be in substantial compliance if it meets most (if not all) of the requirements.

**Sustainability.** Maintaining a culture of stewardship to enhance the natural environment, economic interests, and quality of life for present and future generations. Sustainability entails aligning the built environment and socioeconomic activities with nature’s constraints and opportunities. Central to this concept is meeting both present and future needs through a balance of three components: maintenance of a healthy and equitable society, protection of the environment, and ongoing prosperity of the local economy.

**Sustainability Indicators.** A set of measures used to monitor the progress towards achieving sustainability goals. Sustainability indicators assess the quality of the environment, economy, and social equity, and help guide future decisions and program development.

**Sustainable Land Use Patterns.** Development that supports the efficient use of land with a strong integration of uses, including infill and redevelopment within the existing community fabric, mixed use development, and the provision of complete neighborhoods in new development.
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Timeless (Architecture, Character). Aesthetic qualities that transcend architectural trends and remain positive regardless of the generation or time period when they are implemented.

Traffic Calming. Implementation of physical changes to a street with the intent of reducing automobile travel speeds and increasing street safety for pedestrians and bicyclists. Methods include horizontal and vertical street realignment, installation of pedestrian or bicycle facilities, installation of landscaping and other physical modifications.

Traffic Management. Measures designed to reduce peak-period auto traffic by making a more efficient use of existing resources, and emphasizing transit, ridesharing, and non-automobile alternatives. Measures which can maximize the capacity of the existing transportation system include:

- Signal coordination
- Transit prioritization
- Roundabouts
- Shared Parking concepts
- Parking management plans

Travel Demand Forecasting Model. A software program used by the City to model existing traffic counts and project future traffic volumes based on planned land uses.

Travel Demand Management (TDM). TDM is a program that is intended to manage traffic flow during peak periods. TDM measures surrounding new development would typically include providing the following types of amenities to minimize traffic during peak periods:

- Bicycle lockers/racks and shower facilities
- Subsidized transit passes
- Flexible work hours
- Telecommuting
- Guaranteed ride home program
- Charge for parking
- Preferred parking for carpools
- Provision of Child Care services on-site or near employment centers

Unincorporated Area. Land that is located outside of a city’s limits and that is subject to county jurisdiction.

Urban. An area that is developed with dense residential uses and/or intense nonresidential uses. Typically, urban areas are served by sewer and water infrastructure.

Urban Area. The combined land area of incorporated and unincorporated areas concentrated around shared services and infrastructure improvements.
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**Use.** The purpose for which land, a site, or structure is designed, arranged, or intended, or for which it is or may be occupied or maintained.

**Utility Corridor.** Rights-of-way or easements for utility lines on either publicly or privately owned property.

**Vehicle Miles Traveled.** The total number of miles traveled by motor vehicles within a specific geographic area over a given period of time.

**Viewshed.** The field or corridor of vision from which a site is visible, such as a natural scenic feature, or the field of vision from which a collection of viewpoints, such as the foothills, is visible, in the context that such fields or corridors of vision hold aesthetic value which should be maintained as the community develops.

**Visual Intrusion.** Typically with infill development, architectural design that impacts the visual character of a neighborhood or neighboring properties.

**Wastewater.** Water that has been used for washing, flushing, or in a manufacturing process, and containing waste products such as sewage or chemical byproducts.

**Wayfinding.** The ability of a person to find or orient his or her way to a given destination by various means including historic landmarks, public art, unique architectural or design elements, signage, natural features, roads or paths, parks, or unique buildings.

**Wetland.** An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation, and which often support various biological species.

**Wetland Communities.** An accumulation of various botanical and biological species supported by a system of wetland resources. Vernal pools and swales are important habitat for a variety of wildlife species including terrestrial and aquatic invertebrates, mammals, amphibians, reptiles, and birds, including several species of threatened and endangered crustaceans. Some species depend entirely on these habitats throughout their lifecycle.

**Williamson Act Properties.** Properties covered under the California law that provides relief of property tax to owners of farmland and open-space land in exchange for a ten-year agreement that the land will not be developed or otherwise converted to another use. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation.

**Workforce Housing.** Housing product available to the segment of a given population earning near the median income of the region.
APPENDIX A - GLOSSARY

Xeriscape. Landscaping with an emphasis on water conservation and efficiency. (See also “Native and Drought Tolerant Landscaping”.)

Zoning. An ordinance or other legislative regulation that divides a jurisdiction into districts or zones that regulate many aspects of land use and development activities including:

- Allowable land uses
- Intensity or density of development
- Height, bulk, and placement of structures
- Parking
- Signage
- Environmental resources
- Historic and cultural resources
OPPORTUNITY SITES

As listed in the Land Use Element, the City has identified 15 Opportunity Sites expected to be the focus of change and revitalization over the next 20+ years. Many of these sites have been designated for mixed-use, higher density residential development, or another land use compatible with the area’s existing or evolving uses. Opportunity Sites are categorized by general location as follows:

- Central City (Sites 1 – 3)
- Corridor (Sites 4 – 8)
- Regional Center (Sites 9 – 11)
- Other (Sites 12 – 15)

A brief description of the site characteristics and the vision for the transformation of each site is provided below, along with maps showing the opportunity site boundaries with parcel-specific land use designations. New development or redevelopment within these designated Opportunity Sites is meant to be consistent with the vision for the Opportunity Site, development parameters for the respective land use designation(s), and other applicable requirements of the General Plan.
APPENDIX B - OPPORTUNITY SITES

Central City Opportunity Sites

1) Downtown Opportunity Site
   The success of a compact city relies on increased residential density and intensity of uses in its downtown. As discussed in greater detail in the Downtown Element, many sites throughout Downtown are underutilized and will benefit from renovation and redevelopment that includes mixed-use, multi-story buildings. One of the greatest opportunities in Downtown is the potential for development of urban, multi-family residential units. Several City-owned surface parking lots provide sites with high redevelopment potential.

2) South Campus Opportunity Site
   The South Campus Opportunity Site is the area adjacent to Downtown and generally located from W. 2nd to W. 9th Streets and from Normal Avenue to Walnut Street. This neighborhood is located south of the CSU Chico campus and includes the Railroad Depot. Because of its strategic location, close to CSU Chico and Downtown, this area provides opportunities for new residential development and redevelopment at higher densities. However, there are many historic properties in this area of which development will need to be sensitive. The area includes an existing Mixed-Use Neighborhood Core that could support a greater intensity of uses. This core area is connected to Downtown by a corridor of Residential Mixed Use properties lining 5th Street.

   Further west along Cherry, Orange, and Cedar Streets near the railroad depot, a collection of industrial buildings represents an opportunity for live-work units, artists’ studios, or shared office spaces for emerging businesses. The area’s industrial nature makes it an opportunity for unique mixed-use projects that may not be easily located elsewhere in the City. The far western portion of this Opportunity Site encompasses Walnut Street where commercial mixed-use projects will provide more housing in close proximity to the university and more shopping and services for the neighborhood residents and the greater community traveling the Walnut Street corridor.

3) East 8th & 9th Street Corridor Opportunity Site
   This Opportunity Site surrounding 8th and 9th Streets between Downtown and State Route 99 presents an opportunity for higher density housing served by public transit, within walking distance to Downtown. The eastern end of the site is envisioned to be developed with a mixture of commercial and residential uses that will act as a transition from State Route 99 to the residential areas farther west. Residential Mixed Use properties at the site’s western border (Wall Street) provide a transition to Downtown with the opportunity for a mixture of residential and office or commercial uses.
## APPENDIX B - OPPORTUNITY SITES

### Corridor Opportunity Sites

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<th>4) North Esplanade Opportunity Site</th>
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</thead>
</table>
| This Opportunity Site encompasses the Esplanade north of Lindo Channel. The Esplanade south of Lindo Channel is a world-class boulevard lined with mature trees and bordered by frontage streets. North of Lindo Channel the street amenities disappear, exposing a commercial corridor lined with strip centers and an unfriendly pedestrian and bicycle environment. Opportunities exist for new development and redevelopment that is oriented to pedestrians with buildings placed near the street and the incorporation of public improvements that support all modes of transportation. The Opportunity Site is served by public transit, and includes a number of vacant and underutilized properties. The northern end of the site has properties designated for Office Mixed Use and Residential Mixed Use, and many properties south of Shasta Avenue are designated for Commercial Mixed Use. These mixed-use designations can accommodate a combination of office, residential, and commercial uses providing flexibility and bringing vitality to this important transportation corridor. | Mangrove Avenue is a heavily used transit corridor in the core of Chico with grocery stores, medical offices, banks, and smaller service and retail uses. The corridor has already experienced some redevelopment, but many opportunities remain in the form of small, aging buildings and some unnecessarily large parking lots. The Opportunity Site’s Commercial Mixed Use designation allows a mixture of commercial and residential uses. Adding residences will supply riders for the transit route along Mangrove Avenue and support the existing and anticipated businesses in the area. As redevelopment occurs within the Opportunity Site, opportunity exists to transform Mangrove Avenue into a more pedestrian and bicycle friendly environment. | Park Avenue has long been considered an opportunity for redevelopment, and is emphasized prominently in the Southwest Chico Neighborhood Plan. Located immediately south of Downtown and served by transit, this Opportunity Site could accommodate higher density and intensity development. The Barber Neighborhood to the west and the Chapman-Mulberry Neighborhood to the east contain residents who would benefit from added neighborhood-oriented commercial uses. At Park Avenue’s intersection with 16th Street, a Mixed-Use Neighborhood Core is envisioned to anchor the Opportunity Site with neighborhood-serving businesses accompanied by residences and offices, and to serve as a gateway to the Barber Yard Special Planning Area. North and south from the core, properties designated Commercial Mixed Use support the existing commercial nature of Park Avenue while allowing flexibility for other uses along the corridor. At the northern end of Park Avenue, redevelopment of higher density housing within the Residential Mixed Use and High Density Residential designations will house residents who will support existing and new commercial uses within the Opportunity Site and in Downtown. | Nord Avenue from Lindo Channel to West Sacramento Avenue acts as the northwestern gateway to Chico for travelers arriving from the west on State Route 32, however, this area currently presents little in the way of welcoming features. Traditional uses in this area are light manufacturing, commercial services, and multi-family residential. Opportunities exist to transition vacant or underutilized properties to office or industrial mixed-
### APPENDIX B - OPPORTUNITY SITES

<table>
<thead>
<tr>
<th>Corridor Opportunity Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>use projects and, at key intersections, commercial mixed-use projects. The vision for this transit corridor Opportunity Site includes a greater mixture of uses at higher densities and intensities that transitions down toward its northern end at the City’s edge.</td>
</tr>
</tbody>
</table>

8) East Avenue Opportunity Site

Approximately 18 acres of vacant land west of the commercial center at East Avenue and the Esplanade provides an opportunity for a mix of uses. This site which is served by infrastructure and public transit is close to shopping, medical services, and employment, and is an ideal location for a mixture of higher density residential and office uses with some commercial development that complements the more intense commercial uses at the intersection with the Esplanade.
## Regional Center Opportunity Sites

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9) North Valley Plaza Opportunity Site</td>
<td>This Regional Center is identified as an Opportunity Site because it has the potential to become a “midtown” core that incorporates urban uses not suited to Downtown. The area has a movie theater, restaurants, and popular retail stores that are used by residents of the entire City and greater region. The site is easily accessed by two State Route 99 exits, is intersected by East Avenue and Cohasset Road, has four public schools within one half mile, and is approximately two miles from the Chico Municipal Airport. At least three of the shopping centers within the area contain surface parking lots nearly twice the necessary size. These large parking lots, combined with the sites’ underutilized properties, present an opportunity for large-scale redevelopment. Integrating residential components into development projects within this site will help support this regional commercial and entertainment center.</td>
</tr>
<tr>
<td>10) East 20th Street Opportunity Site</td>
<td>This Regional Center contains the Chico Mall and a number of national chain retail stores. It also contains an approximately 8-acre vacant property on the west side of Forest Avenue and a large vacant lot between the Kohl’s and the Chico Mall on Springfield. The retail centers in this area are all single story with large surface parking areas, providing the potential to intensify the commercial uses. Its convenient location near an exit from State Route 99 increases its revitalization potential as a thriving regional commercial center.</td>
</tr>
<tr>
<td>11) Skyway Opportunity Site</td>
<td>This Regional Center site is developed with large retail stores that serve the entire City and greater region. The area, which is easily accessed from State Route 99, is identified as an Opportunity Site because it has the potential to grow as a regional commercial center. Several of the shopping centers in the area contain surplus parking and underutilized properties that, together, present an opportunity for renovation and redevelopment.</td>
</tr>
</tbody>
</table>
GENERAL PLAN DESIGNATIONS

- MHD: Medium-High Density Residential
- NC: Neighborhood Commercial
- CMU: Commercial Mixed Use
- PFS: Public Facilities & Services
- RC: Regional Commercial

Regional Center Opportunity Sites

Data Source: City of Chico
Other Opportunity Sites

12) The Wedge Opportunity Site
The area known as “the Wedge,” due to its shape, is a crossroads between the Chapman and Mulberry neighborhoods, the Southwest Chico Neighborhood, the Fairgrounds, and the southwest industrial area. The area is underutilized with predominantly light industrial uses and some commercial services and retail stores. Good infrastructure is in place. Opportunities for mixed-use development include commercial mixed uses in the north near E. 20th Street and industrial-office mixed uses in the southern part of the Wedge. Additional development of office and light industry in this location will provide employment opportunities and act as a transition to the industrial area to the west.

13) Vanella Orchard Opportunity Site
This site with 32 acres of almond orchards on the north and south sides of W. 8th Avenue is one of the few remaining commercial agricultural operations within the City limits. Within the historic Avenues Neighborhood and surrounded by residential properties, this infill site presents a unique opportunity for higher density residential development with a supporting Mixed Use Neighborhood Core and a park.

14) Pomona Avenue Opportunity Site
This site, located adjacent to the Greenline, is partially within the City limits and includes a mixture of residential densities. Due to the site’s proximity to CSU Chico and Downtown, it presents an opportunity for increased residential densities. The site also includes a small area designated for Neighborhood Commercial development along Dayton Road to allow for expansion of the existing, small commercial center. New development within this site will need to be compatible with commercial agriculture operations to the west, south and east.

15) Eaton Road Opportunity Site
Approximately 4 acres on the north side of Eaton Road are highlighted as an Opportunity Site in anticipation of a neighborhood-serving commercial use. Northern Chico is currently developed with many residential subdivisions that lack a local, supporting commercial center. This site, along a key transportation corridor and within close proximity to the North Chico SPA, presents an opportunity to locate commercial businesses near the residents of north Chico.
APPENDIX C - SPECIAL PLANNING AREAS

SPECIAL PLANNING AREAS

There are five Special Planning Areas (SPAs) on the Land Use Diagram (Figure LU-2). The SPAs are areas with significant new growth potential that require more detailed subsequent land use planning in the form of a specific plan, planned development, or other comprehensive plan. The SPAs were established based on several criteria, including strategic location within the General Plan Planning Area, proximity to services, ability to advance General Plan goals, compatibility with adjacent uses, environmental constraints, and geographic features. Subsequent planning will establish land use and circulation patterns within the SPAs, and consider infrastructure and financing issues.

The five SPAs are:

- Bell Muir SPA
- Barber Yard SPA
- Doe Mill/Honey Run SPA
- North Chico SPA
- South Entler SPA

The following pages include a narrative description of the existing conditions and setting as well as a conceptual land use plan for each SPA. Below are the assumed development capacities for each SPA. The conceptual land use plans include a collage of shapes with land use designations that were selected to: reflect the desired uses on the site, take into consideration existing conditions, and accommodate projected housing and job needs. The conceptual land plans do not represent precise proportions or locations of future land uses. It is expected that the ultimate proportional mix of uses will vary from what is depicted. Detailed land use plans will be developed and refined as part of subsequent, comprehensive planning of each area. General Plan consistency findings for subsequent land use planning will rely on a determination of substantial compliance with the written descriptions of land use concepts and development capacity assumed for each SPA.

DEVELOPMENT POTENTIAL FOR SPECIAL PLANNING AREAS

<table>
<thead>
<tr>
<th>Special Planning Area</th>
<th>Acreage(1)</th>
<th>Dwelling Units</th>
<th>Non-Residential Square Footage</th>
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<tbody>
<tr>
<td>Bell Muir SPA</td>
<td>251</td>
<td>644</td>
<td>N/A</td>
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<tr>
<td>Barber Yard SPA</td>
<td>112</td>
<td>1,096</td>
<td>403,882</td>
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<tr>
<td>Doe Mill/Honey Run SPA</td>
<td>1,287</td>
<td>2,095</td>
<td>374,247</td>
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<tr>
<td>North Chico SPA</td>
<td>377</td>
<td>1,899</td>
<td>1,070,225</td>
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<tr>
<td>South Entler SPA</td>
<td>238</td>
<td>949</td>
<td>1,348,754</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,265 acres</strong></td>
<td><strong>6,681 units</strong></td>
<td><strong>3,197,109 sf</strong></td>
</tr>
</tbody>
</table>

(1) Excludes estimated right-of-way
## Bell Muir Special Planning Area

### Existing Conditions

The Bell Muir Special Planning Area (SPA) is approximately 398 gross acres, located northwest of W. East Avenue. The area is close to urban services and infrastructure. The SPA is flat, and its land uses are characterized by a mix of rural residential and agricultural operations. Adjacent uses include single-family residential to the east and south, light industrial uses along State Route 32 to the west, and orchards to the north. A vacant school and park site are located just southeast of the SPA on the north side of Henshaw Avenue.

Most undeveloped parcels in the SPA range from 10 to 40 acres in size. It is estimated that between 150 and 200 acres of developable land remain in this area. There are no known threatened or endangered species or sensitive habitats in the SPA.

Two major roadways travel within a quarter mile of the Bell Muir SPA, W. East Avenue to the south and State Route 32/Nord Avenue to the west. Nord Avenue provides connections to Interstate 5, CSU Chico, and Downtown Chico. East Avenue provides a connection to the Esplanade and State Route 99.

### Conceptual Land Use Plan

The Bell Muir SPA is unique in that certain areas have already been developed to an extent that makes future development at higher densities or integrating a complete neighborhood approach difficult. Due to the rural nature of the area, planning efforts will focus on single-family residential development where opportunities exist.

Planning for Bell Muir will include the strategic provision of infrastructure (e.g., roads, storm drainage) that will allow opportunities for single-family residential development on the larger undeveloped parcels in the SPA. Recognizing that the area has a long history of small-scale agricultural and rural uses and that there are prime agricultural soils, future planning for the area will include addressing rural/urban interfaces, and identifying locations to integrate community gardens or small-scale farms. Integrating sustainable small-scale farming helps build social connections; offers recreation, education, and economic development opportunities; and provides open space and a local food source.

Key roadway improvements will be necessary for Nord, Guynn, and Alamo Avenues to provide north-south connections to East Avenue, as well as improved access to State Route 32. Special lighting and street standards will be developed to reflect the rural character of the area.
APPENDIX C - SPECIAL PLANNING AREAS

Barber Yard Special Planning Area

Existing Conditions

The Barber Yard Special Planning Area (SPA), formerly the Barber Yard of the Diamond Match Company, is an important site, not only because of its size and location but also because of its historic significance to the community and adjacent Barber Neighborhood. Named for O.C. Barber, the president of the Diamond Match Company at the time the company ventured to the west, the adjacent neighborhood at one time primarily housed Diamond Match employees. The approximately 150-acre (gross) site is bounded by the Union Pacific Railroad tracks to the south and west, Chestnut Street and Normal Avenue to the northeast, and Estes Road to the east. Surrounding land uses include the established residential Barber Neighborhood to the north and east, and agricultural and rural residential areas to the south and west across the railroad.

This SPA is predominantly vacant but contains two historic buildings, as well as a newer building occupied by the Chico Packing Company. The remediation of soil contamination resulting from past use of the site was completed in 1997, and the Department of Toxic Substance Control provided the site remediation certification in 1999. This makes the site both a redevelopment and a Brownfield opportunity.

Conceptual Land Use Plan

The Barber Yard SPA will include a mix of residentially designated land, including low, medium, and high density residential, and residential mixed-use, with an overall average density of approximately 6 to 15 units per acre. Residential areas will be developed as an interconnected series of walkable neighborhoods served by a village center and parks. Additional land uses in the SPA will include office, light industrial and public uses.

Planning for this SPA will include adaptive reuse of existing buildings. The Barber Yard site will be physically reconnected to the adjacent neighborhood by extending existing streets into the site and improving connectivity to the south in order to disperse traffic impacts on the existing residential neighborhood. Design guidelines to be developed as part of future land use planning will integrate themes of the site’s historical use, as well as the architecture from the adjacent neighborhood. Public transit will serve this SPA with a connection to the mixed-use village center.
Special Planning Area - Barber Yard
### Doe Mill/Honey Run Special Planning Area

#### Existing Conditions

The Doe Mill/Honey Run Special Planning Area (SPA) is approximately 1,441 gross acres located in the lower foothills at the eastern end of E. 20th Street, east of Potter Road, and north of Honey Run Road and Skyway.

The area is undeveloped and is characterized by grasslands and blue oaks in valley areas, grasslands with sparse vegetation across gradually sloping ridgelines, and corridors of mixed oak and mixed woodlands along seasonal streams and the more sharply defined ridgelines. Vernal swale complexes exist along the western edge of the SPA. Adjacent land uses include residential development along E. 20th Street and in Stilson Canyon to the north, undeveloped and environmentally constrained land to the west, large rural residential lots along Honey Run Road to the south, and open grazing land to the east.

Honey Run Road runs along the entire southern boundary of the SPA, and approximately one quarter mile of Skyway frontage exists along the southwestern corner. To the north, E. 20th Street, which connects with Bruce Road and State Route 99, provides access to the site.

#### Conceptual Land Use Plan

Planning for the Doe Mill/Honey Run SPA will result in a recreation oriented, mixed-use development offering a broad range of housing types and densities. The SPA will include a village core, retail along Skyway, a variety of residential densities (including very low, low, medium, and medium-high density), open space areas on the SPA’s east side, a community park, neighborhood and pocket parks, public uses (potentially an elementary school site), and preserve areas with creekside corridors. Roadways, trails, and bikeways will be integrated into the natural landscape to connect the residential areas to parks, open space, offices, public facilities, and services.

The village core will provide a mix of professional offices, neighborhood retail, and other services. The community park will be designed and programmed with the Chico Area Recreation and Park District to include a variety of recreational amenities. Open space areas will provide a buffer along the entire Stilson Canyon rim to the north and along Honey Run Road to the south, and will establish a permanent buffer against foothill encroachment to the east.

Design standards will be developed for site planning, building design, and landscaping to minimize visual impacts and to address wildland fire considerations for this foothill development. Lighting standards will be developed to address dark sky concerns and visual impacts. Special consideration will be given to protecting and preserving sensitive habitats, including the many ephemeral streams that drain the site, as well as the wetland areas on the western edge. Site planning will consider and protect groundwater recharge areas.

Key circulation links will be located at Skyway and E. 20th Street.
### North Chico Special Planning Area

**Existing Conditions**

The North Chico Special Planning Area (SPA) is located north of the City, west of the Chico Municipal Airport, and east of State Route 99. The site is located south of Mud Creek and north of Sycamore Creek, and portions of the site are within the 100-year Federal Emergency Management Agency (FEMA) flood zone of Mud Creek. The approximately 484-acre SPA is the mixed-use Village Core area of the larger 2,980-acre North Chico Specific Plan adopted by Butte County. The site is relatively flat, has some environmental constraints in the southeast corner of the site such as vernal pools and Butte County meadowfoam, and has been identified for urban development by both the City and County since 1995.

This SPA is served by State Route 99, Eaton Road, and Hicks Lane. Two primary intersections on State Route 99 serve the area: Garner Lane and Eaton Road. Adjacent land uses include single-family residential to the west and north, generally undeveloped industrial/open space designated land to the east, and undeveloped single-family residential designated land to the south in the City’s Northwest Chico Specific Plan Area.

**Conceptual Land Use Plan**

A combination of multi-family, single-family, commercial mixed-use, industrial-office mixed-use, public facilities, open space, and parks would be located in the North Chico SPA. This SPA will provide an integrated community containing housing, shopping, work places, civic facilities, and parks. Park areas and public facilities will be located adjacent to each other, providing opportunities for joint use. Light industrial development is anticipated for the northeast portion of the SPA due to its adjacency to the Chico Municipal Airport.

The SPA circulation system will include streets, paths, and trails designed to facilitate safe and efficient multimodal movement within and through the site and to foster health and social interaction among residents. Planning for the SPA will investigate a new arterial roadway originating at Hicks Lane and extending to State Route 99 to provide enhanced circulation. A realigned and widened Hicks Lane will serve as the primary entry to the SPA from the south.

Mud and Sycamore creeks will remain primarily unaltered as the drainage ways are currently managed for flood control and mostly devoid of vegetation. These drainage ways provide open space in the SPA, which, in conjunction with appropriate setbacks to address flooding and biological considerations, will provide recreational corridors and buffers from adjacent land uses. As the SPA is surrounded on three sides by streams, flood considerations will be at the forefront of planning for the SPA. Finally, the SPA is located within Chico Municipal Airport Compatibility Zones B2, C, and D, and therefore planning will require special land use considerations that address airport safety and noise.
## South Entler Special Planning Area

### Existing Conditions

The South Entler Special Planning Area (SPA) is approximately 300 gross acres, with over a half mile of State Route 99 frontage (but a single point of access at Southgate Avenue), and is located within the City’s existing Sphere of Influence. The SPA is bounded by Entler Avenue to the north, State Route 99 to the east, Butte Creek and Marybill Ranch Road to the south, and the City Sphere of Influence and Greeline to the west.

The site is mostly undeveloped, relatively flat, and marked with mine tailings and evidence of past mining activity. Mine tailings consisting of undulating piles of cobble, sand, and gravel extend into the southern, western, and northern edges of the SPA. Over the years, cottonwood and oak trees and brush have grown in the tailings. A drainage channel runs through the property southward to Butte Creek. Within the SPA there is an 18-acre Little League baseball facility on the south side of Southgate Avenue.

Land uses that flank the site are agriculture along the west and south edges, a variety of light industrial and commercial uses to the north, and industrial uses to the east across State Route 99.

### Conceptual Land Use Plan

The South Entler SPA will be a mixed-use development at the City’s southern end providing a gateway that adds a sense of arrival to the community. This SPA will include a blend of regional and community commercial, office, light industrial, and single- and multi-family residential uses. Residential uses will be located away from State Route 99 and will include low density, medium density, and high density designations intended to accommodate a variety of households. A mixed-use regional center will take advantage of the area’s proximity to State Route 99 and provide opportunities for retail, hospitality, and entertainment uses that will serve as the focal point of social interaction and activity for the SPA community. The regional center will also include vertical mixed-use development and will be connected to the surrounding community with a variety of vehicular, pedestrian, and bicycle connections. Development of the SPA will include reclamation and reuse of the former mining operation on a portion of the site.

Parks, conservation buffers, an interconnected pedestrian and bicycle network, tree-lined streets, and other open space elements will encourage pedestrian activity and foster a livable community. The combination of employment centers, retail, and housing all within walking and bicycling distances will make this area a complete neighborhood.

The intersection of State Route 99 and Southgate Avenue is being studied as an interchange to accommodate future traffic. To ensure the SPA is an active and accessible hub, future planning will address the Southgate Avenue/State Route 99 intersection and the provision of multiple access points to the site.
APPENDIX D.
LAND USE PROJECTIONS
APPENDIX D – LAND USE PROJECTIONS

INTRODUCTION

For the General Plan Environmental Impact Report (EIR) to properly analyze the impacts associated with the land use and development provisions in the General Plan, the City projected estimates of the development potential, in terms of housing units, square footage, and jobs that will result from building out the General Plan Land Use Diagram. The assumptions behind the development projections are intended to provide an accurate and conservative estimate of future development. Making projections for average future development potential, rather than estimating maximum development potential, helps avoid overstating impacts. The assumptions, documented in the spreadsheet below, are not development standards to be used as targets or requirements for any future development projects. The development estimates were, however, all projected using density and intensity values that are within the allowed range for each land use designation.

METHODOLOGY

Population

Over the past forty years, Chico’s population has experienced a steady growth rate, averaging approximately two percent a year, not including increases due to annexations. By projecting this growth rate forward from a 2006 City population of 79,091 to the year 2030 and then subtracting the documented City population in the General Plan base year of 2008, the City determined the need to plan for 40,262 new residents. The Land Use Diagram was developed to accommodate these new residents and provide additional land capacity beyond the projected need to address the fact that not all of the identified land will be available for development at any given time based on landowner willingness to sell or develop, site readiness, environmental constraints, market changes, and other factors.

Assumptions and Projections

The land use assumptions used to project future development potential are documented in the spreadsheet provided below. It is organized by land use designation (including additional categories for Downtown and Corridor Opportunity Sites) and development type (Special Planning Areas, infill, and underutilized sites). The columns in the spreadsheet contain assumptions that were used to arrive at the final development projections, including:

- **Land Use Mix Assumptions.** Because the majority of mixed use designations allow, rather than require a combination of uses, the assumptions about the mix of uses assume that some mixed use sites will be developed exclusively with their primary use and others will integrate additional uses.

- **Site Development Considerations.** The site development factors in this section of the spreadsheet refine the development potential by applying regulatory constraints (e.g.,
allowed density and intensity of development), along with development standards, such as required parking area and landscaping, that inform the average density and intensity assumptions for each land use category.

- **Employment Factors.** The employment factors represent the number of square feet per employee in four land use types, and they reflect industry standard averages provided by Bay Area Economics and research done by the Sacramento Area Council of Governments in their Blueprint Land Use Modeling.

- **Parcel Specific Land Use Development Assumptions.** These columns summarize data from prior columns in the spreadsheet to create the following critical values needed to calculate the development potential of each land use category: Gross-to-Net Factor, Average Dwelling Units per Net Acre, Average Number of Employees per Net Acre, and Average Floor Area Ratio. Projections were calculated for three different development types, the sum of which became the estimate of the total development associated with General Plan build-out. The three development types are:

  1. **Special Planning Areas.** Values used to calculate development potential within the Special Planning Areas.

  2. **Undeveloped Infill Sites.** Values apply to all vacant land outside the designated Special Planning Areas, including the approved, but not yet developed Meriam Park project (designated SMU).

  3. **Underutilized Opportunity Sites.** Values apply to 13 - 15% (varying by designation) of the developed property within Opportunity Sites which is assumed to redevelop during the General Plan build-out time frame. The remaining 85 - 87% is accounted for as existing development.

Using the assumptions above to generate formulas that incorporated site development considerations, land use mix assumptions, employment factors, location, and development type, the City estimated development and employment projections for the build-out of the General Plan in terms of dwelling units, square feet of non-residential development and the corresponding number of employees for each land use category. These development projections were used in the General Plan EIR to analyze the impacts associated with building out the General Plan Land Use Diagram.

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1. Allowed density ranges are provided in gross acreage figures, while the estimated densities reflect a conversion to net acreage using the estimated gross-to-net factor provided in the land use assumption spreadsheet.

2. The gross-to-net factor column estimates (by general rule of thumb) the percentage of gross land that would be removed from development potential for major infrastructure (roads and utilities). This number varies by land use type and location.
# City of Chico 2030 General Plan
## Land Use Development Assumptions

### Land Use Mix and Distribution

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Mixed Use</th>
<th>Land Use Mix</th>
<th>% Residential</th>
<th>% Industrial</th>
<th>% Office</th>
<th>% Retail</th>
<th>% Public</th>
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<tr>
<td><strong>Residential and Residential Mixed Use Designations</strong></td>
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<td></td>
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### City of Chico 2030 General Plan

**Land Use Development Assumptions**

#### SITE DEVELOPMENT CONSIDERATIONS

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Allowed Density Range (DV/Gross AC)</th>
<th>Suggested Development Intensity (FAR minimum and maximum)</th>
<th>Residential Type</th>
<th>Average Residential DU Size</th>
<th>Average Lot Size (Gross SF)</th>
<th>Maximum Number of Stories</th>
<th>Setback and Landscape % SF per Parking Space (including drive aisles)</th>
<th>Parking Ratios/1000 SF or IDU</th>
<th>Parking Levels</th>
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<tbody>
<tr>
<td><strong>Residential and Residential Mixed Use Designations</strong></td>
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<td>N/A</td>
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<td>Public Facilities and Services</td>
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**Notes:**

(1) When residential development is integrated vertically with non-residential uses, there is no minimum density.
### City of Chico 2030 General Plan

#### Land Use Development Assumptions

#### Employment Factors

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Employment Factors</th>
<th>Average SF/Employee by Land Use</th>
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<tr>
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#### Residential and Residential Mixed Use Designations

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<th>Industrial</th>
<th>Public</th>
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#### Commercial and Commercial Mixed Use Designations

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#### Office, Mixed Use Jobs, and Industrial Designations

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#### Public, Open Space, and Resource Designations

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### General Plan Land Use Designation

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<th>Commercial and Commercial Mixed Use Designations</th>
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|                                  | (1) Development assumptions within the Special Planning Areas vary slightly from one another based on existing development, environmental conditions, existing and expected future infrastructure, and proximity to the City Center (Downtown) in terms of future density and intensity of development. Estimated average numbers in this table represent the average development assumption used in the five Special Planning Areas.