



# LOCAL GOVERNMENT COMMITTEE

## City of Chico/County of Butte



Meeting of February 3, 2010

3:30 P.M.

Conference Room No. 1, Chico Municipal Center, 421 Main Street

**Members present:** Jane Dolan, Andy Holcombe, Maureen Kirk, Anne Schwab

1. Approval of minutes from the July 1, 2009 and October 7, 2009 meetings.
2. **Proposed Consolidation of two City/County Committees – Discussion and Direction**  
(Dave Burkland and Scott Tandy)

**In order to meet the need for policy-makers to have regular and consistent communication on multiple issues, as well as to utilize scarce resources in the most efficient and effective manner, staff recommends that a single meeting for coordination between City and County elected officials be discussed and direction provided to staff as to frequency, composition and structure.**

The Committee approved consolidating the two City/County Committees. The General Plan "One-on-One" Committee will no longer be active and the Local Government Committee will be the forum for City/County communication. The General Plan will be an item on the Local Government Committee's agenda as needed. The Committee members will remain the same and the Committee will meet quarterly. Ad hoc meetings may be called as necessary. City and County staff will continue to prepare agendas, with input from Committee members, and will facilitate meetings.

3. **Chico Urban Area Nitrate Compliance Plan – Update**  
(Jennifer Macarthy)

- Area 1N is completed. The Notice of Completion should be issued this month. There are now over 1,000 properties eligible to hook to sewer. The City is seeing a rapid increase in applications for sewer connections.
- The next phase is Area 1S. Final plans and specification are being worked on by Rolls, Anderson and Rolls and area expected to be finished in April. Area 1S includes the parcels included in the prohibition order, as well as adjacent parcels. The City anticipates Area 1S will be put out to bid in mid-May with construction beginning this summer. Staffs are planning a community meeting in April.
- The latest edition of the Nitrate Newsletter has been disseminated, with a Frequently Asked Questions section focused on questions related to fees associated with connecting to sewer.
- Staff continue to look for other funding sources to assist parcels not included in the prohibition order, but adjacent to the properties that were. The sources being reviewed include RDA, CDBG and CSA 114.
  - County Counsel has been requested to give an opinion on whether the use of County Service Area (CSA) 114 funds to cover some of the fees is within the authority of the CSA.
  - The County is working with its State lobbyists to secure CDBG funds for eligible properties.
  - City staff will review the use of RDA funding.
- A request was made by the City that County staffs check with Environmental Health to ensure residents on parcels included in the prohibition order are getting accurate information when they experience septic tank problems and call in for permits.
- City and County staff made a presentation to the Regional Water Quality Control Board on the City/County Nitrate Plan. The Board is interested in using the City/County project as a model throughout the state, since it is the largest sewer project in place at this time.



# LOCAL GOVERNMENT COMMITTEE

## City of Chico/County of Butte



Minutes of July 7, 2010

3:35 P.M.

Conference Room No. 2, Chico Municipal Center, 421 Main Street

**Committee Members Present:** Jane Dolan, Andy Holcombe, Maureen Kirk, Ann Schwab, and Jim Walker.

1. Unanimously approved of minutes from the February 3, 2010 meeting. Motion by Kirk. Second by Schwab.
2. **Butte County Habitat Conservation Plan (HCP) – Update**  
(Jon Clark, BCAG Executive Director and Chris Devine, BCAG Planning Manager)
  - BCAG provided a General Schedule for the Butte Regional Conservation Plan through Final HCP
  - Plan will be funded with 50% from local sources and 50% from grants and loans
  - BCAG will be releasing an Request for Proposals for the draft EIS/EIR at end of August 2010
  - BCAG working with County, Cities, and Department of Fish and Game to determine how habitat is mapped for the HCP
  - Project fees will be based on mitigation requirements
3. **FEMA Flood Map Modification Project – Discussion**  
(Fritz McKinley, Mike Crump, and Stuart Edell)
  - City Staff provided and update on the Levee Certification proposal from Lumos and Associates
  - A request was made by the City for CSA 24 funds for levee certification process. Staff reported that 37% of the parcels within CSA 24 do not pay into it and recommended those parcels be annexed in to the CSA.
  - Maps were provided showing the major change areas to the Chico Flood Plains. It was reported that there are 158 parcels in the Chico that are in the flood plain but not part of the PAL agreements. Staff is evaluating if some parcels can be removed from Flood Plains, but may still need insurance. There also are approximately 8,000 parcels that will need to be accredited in order to be included in the PAL. FEMA has estimated it will take approximately one month to provide an answer regarding accreditations.
  - Pal Agreements are set expire in January 2011

The Committee unanimously approved the following next steps: 1) City resolution requesting the use of CSA 24 funds for share of PAL levee certification process; 2) the initiation of expansion/annexation of benefitting properties into CSA 24; 3) Authorization for the City Manager to enter into an agreement with Butte County; and 4) Board of Supervisors to approve joint City/County CSA 24 funding and expansion/annexation agreement.

4. **SUDAD Ditch Road – Discussion of access, use, roles and responsibilities**  
(Mike Crump)
  - County staff reported that path is used mainly for maintaining the drainage ditch, but the path is often used by the public.
  - There is a need to provide maintenance on the path. Staff requested that the City and County enter into an agreement similar to the agreement for maintenance of the Chico Bike path.

The Committee directed that staff look at prior agreement regarding the Bike Path and determine costs and insurance for maintaining the SUDAD path. City staff was directed to work their Internal Affairs Committee regarding options for this path.



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Minutes of July 7, 2010

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5. **Marijuana Issues – Discussion**

(Dave Burkland and Scott Tandy)

- City staff reported the City Council received a report at the May 4, 2010 meeting and that the Chico Planning Commission will hold a public hearing on August 5, 2010.
- City staff discussed looking into limiting cultivation in residential areas and larger scale operations in the General Manufacturing Zone; establishing buffer zones in residential and school areas; and a need to define large scale and “limited” cultivation.
- County Staff reported the Board of Supervisors extended the moratorium on dispensaries and established a marijuana ad hoc committee which will meet on August 11, 2010 for the first time. Staff reported the Sheriff has flown over foothill areas the growing in the those areas is extensive.
- City staff will provide their draft ordinance to County staff.

6. **Future Discussion Topics**

- Marijuana Issues
- General Plan
- FEMA Flood Map Modification Project
- Zoning Code
- RDA

7. **Next Meeting** – October 6, 2010

8. **Adjournment**



# LOCAL GOVERNMENT COMMITTEE

## City of Chico/County of Butte



Minutes of October 6, 2010

3:30 P.M.

Conference Room No. 2, Chico Municipal Center, 421 Main Street

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1. Approval of minutes from the July 7, 2010 meeting. - Approved
  2. **Nitrate Compliance Project – Update**  
Tamara Miller, on behalf of the City of Chico, and Jennifer Macarthy, on behalf of the County.
    - Construction for 1S is not on schedule due to a variety of reasons. MPM Engineering has been asked by the City to take on a coordination role for the rest of the project and will be submitting the Plans and Specifications to the State within the next day or two. MPM Engineering will be responsible for monitoring and assisting as the Plans and Specifications move through the State process. As soon as Plans and Specifications are approved by the State, the City will go out to bid. The bid process will take 30 days, and then the City should be able to award a contract and a ground-breaking ceremony will be scheduled. There will be a small cost to the Joint Powers Financing Authority (JPFA), which will be brought to the JPFA for consideration in January. The County has committed up to \$2 million to fund chip sealing of impacted roads once construction is completed.
    - Anticipated schedule for 2N discussed.
    - Municipal Services Agreement (City application to LAFCo) discussed.
    - CSA 114 expansion of powers – anticipated timeline discussed.
    - The parcel lookup website has had 800 hits to-date.
    - The Joint Powers Financing Authority needs to take action on a revised project timeline in January. The revised timeline will then be submitted to the State.
  3. **FEMA Flood Map Modification Project – Discussion**  
(Fritz McKinley and Mike Crump)
    - Status of City request to County for use of CSA 24 funds – County waiting on resolution from the City Council.
    - Collaboration on community outreach – City and County will work together on outreach activities.
    - Status/Schedule for PAL process – City has completed 5 of the 9 required areas of study for the accreditation process. The City will get an update from Loomis on October 22<sup>nd</sup>. City and County staff to meet in November for further discussions. Loomis has submitted a proposal to do geo-technical work on the non-urban (north) side of the levee.
  4. **City and County General Plans/Zoning Ordinances – Update/Discussion**  
(Tim Snellings and Brendan Vieg)

**County** – The County anticipates adoption of its updated General Plan and the certification of the EIR on October 26, 2010. Staffs are currently working with the Planning Commission on the Zoning Ordinance, with a goal of adoption in spring 2011.

**City** – Further discussion on October 19<sup>th</sup> concerning Bell Muir and Estes. The City is on the path for consistency with the Airport Land Use Commission (ALUC). The Draft EIR went out on October 1<sup>st</sup>. The City is currently putting together the final published draft of the General Plan. The City plans on adopting an initial Zoning Ordinance with a more comprehensive update later. Anticipate the final EIR by the end of January 2011, with a Planning Commission hearing in March and Council consideration in April 2011.
  5. **900 Esplanade Project/Neighborhood Plans and Authority to Approve RDA Expenditures – Discussion**  
(Rich Hall and Shawn Tillman)

**County** – 900 Esplanade was decommissioned as a Veterans Memorial Hall, with an agreement with veterans groups that the façade stay the same when the facility is upgraded. Need to determine what it will take to make the facility useable. The County has received an estimate of \$18,000 from a consultant to evaluate the facility. The County is trying to identify funding sources to cover the \$18,000. The County will provide funding for the hazardous materials analysis and abatement, as well as destructive testing.



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Meeting of October 6, 2010

**City** – the Avenues Neighborhood Association has requested that RDA resources for its planning area be used to pay for the consultant's work, with a goal of historic preservation of the facility. Discussion proceeded regarding the establishment of Neighborhood Plans through the City Council and RDA Board. Since 900 Esplanade is not in the approved Acton Plan, it would have to go to the RDA Board for approval. For other projects in other neighborhoods, one needs Neighborhood Association buy-in and if not in Action Plan, subsequent RDA Board approval.

**Next Steps** – If shared funding of assessment, City and County will enter into a Memorandum of Understanding (MOU). The assessment of the facility will take approximately six (6) weeks. Need to address parking concerns.

6. **Greater Chico Urban Area Redevelopment Project Area (GCUARPA) – Discussion**

(Dave Burkland and Paul Hahn)

The Committee requested that this item come back to the Committee with an overview of the relationship between the County and the RDA.

7. **Future Discussion Topics**

- JPFA – Include as part of January meeting for review and approval of the revised schedule for the Nitrate Project and direct submittal to the State.
- 900 Esplanade – is the County interested in turning the property over to the City?
- County/RDA relationship.

8. **Next Meeting** – January 5, 2011

Dates for 2011 meetings will be set at the January 5<sup>th</sup> meeting

9. **Public Comment**

Supervisor Dolan has been hearing that the Chico building community thinks the Habitat Conservation Plan (HCP) will halt development in the area. The building industry needs to be educated regarding the purpose of the HCP.

10. **Adjournment**

**Distribution:**

LGC (5)/Deborah Presson, City Clerk  
Dave Burkland, City Manager  
Paul Hahn, Butte County Chief Administrative Officer  
John Rucker, Assistant City Manager  
Shari McCracken, Butte County Deputy Chief Administrative Officer  
Debbie Collins, Management Analyst  
Fritz McKinley, Building and Development Services Director  
Shawn Tillman, Senior Planner  
Brendan Vieg, Principal Planner  
Matt Thompson, Senior Development Engineer  
Kathleen Moghannam, Butte County Assistant Clerk of the Board  
Mike Crump, Butte County Public Works Director  
Tim Snellings, Butte County Development Services Director  
Rich Hall, Butte County General Services Director