3. LAND USE

VISION

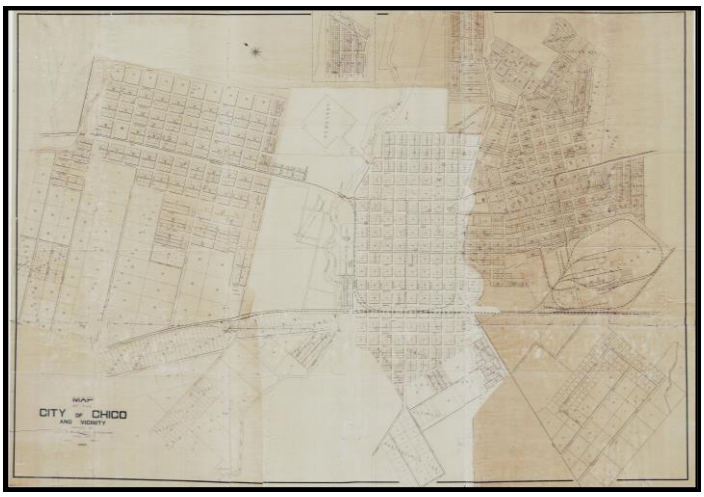
In 2030, Chico maintains its small-town character through sound planning and orderly growth. The urban form is compact, with a clear distinction between the City and its surrounding lands. The community enjoys a sustainable building pattern with green development, efficient use of land, mixed-use developments, 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**.

TABLE LU-1
HOUSING AND JOBS PROJECTED FOR 2030 AND PLANNED FOR GENERAL PLAN BUILD-OUT

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

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.

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.

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.

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.

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.

Urban/Rural Interface

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

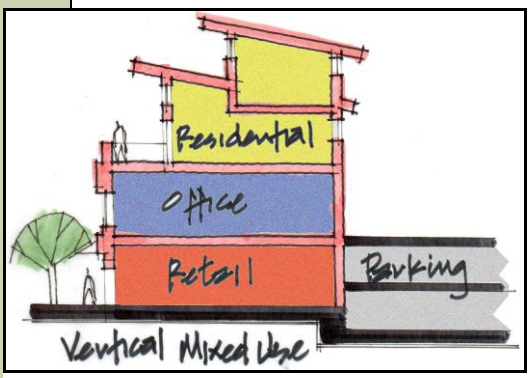
Compact urban development is the efficient use of land with a strong integration of uses. A compact urban form reduces the rate of farmland and habitat conversion. It makes efficient use of existing infrastructure and public services; increases the viability of transit by adding higher densities and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

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



Vertical Mixed Use

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;

- 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.

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.

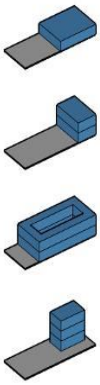
~~Finally, while the Chico Redevelopment Agency (RDA) is distinct from the City, its activities are closely coordinated with City priorities. The RDA Five-Year Implementation Plan identifies criteria for RDA investment, including meeting General Plan goals such as improving infrastructure, supporting 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:~~

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

Land Use Image	Land Use Designation Description	Allowed Density (Dwelling Units/Acre)		Suggested Floor Area Ratio (FAR)	
		Minimum DU/AC	Maximum DU/AC	Minimum FAR	Maximum FAR
Residential Designations					
	Very Low Density Residential (VLDR)	0.2	2.0	N/A	N/A
	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.				
	Low Density Residential (LDR)	2.1	7.0	N/A	N/A
	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.				
	Medium Density Residential (MDR)	~~7.1~~6.0	14.0	N/A	N/A
	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.				
	Medium-High Density Residential (MHDR)	14.1	22.0	N/A	N/A
	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.				
	High Density Residential (HDR)	20.0	70.0	N/A	N/A
	This designation represents the most urban residential category. The predominant style of development is larger, multi-family housing complexes, including apartments and condominiums.				
	Residential Mixed Use (RMU)	10.0 (1)	20.0 (1)	N/A	2.5 (1)
	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.				
Commercial Designations					
	Neighborhood Commercial (NC)	6.0 (2)	22.0	0.20	1.5
	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.~~				

Land Use Image	Land Use Designation Description	Allowed Density (Dwelling Units/Acre)		Suggested Floor Area Ratio (FAR)	
		Minimum DU/AC	Maximum DU/AC	Minimum FAR	Maximum FAR
	Commercial Mixed Use (CMU)	6.0 (2)	22.0 (3)	0.25 (3)	1.0 (3)
	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.				
	Commercial Services (CS)	N/A	N/A	0.20	0.5
	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.				
	Regional Commercial (RC)	6.0 (2)	50.0	0.20	2.0
	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.				
Office Mixed Use and Industrial Designations					
	Office Mixed Use (OMU)	6.0 (2,4)	20.0 (4)	0.30	2.0 (4)
	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..				
	Industrial Office Mixed Use (IOMU)	7.0 (2)	14.0	0.25	1.5
	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.				
	Manufacturing and Warehousing (M&W)	N/A	N/A	0.20	0.75
	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.				
Public and Open Space Designations					
	Public Facilities and Services (PFS)	N/A	N/A	0	1.0
	This designation includes sites for schools, hospitals, governmental offices, airports, and other facilities that have a unique public character.				

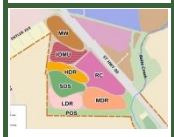
Land Use Image	Land Use Designation Description	Allowed Density (Dwelling Units/Acre)		Suggested Floor Area Ratio (FAR)	
		Minimum DU/AC	Maximum DU/AC	Minimum FAR	Maximum FAR
	Primary Open Space (POS)	N/A	N/A	N/A	N/A
	This designation is intended to protect, in perpetuity, areas with sensitive habitats 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.				
	Secondary Open Space (SOS)	N/A	N/A	N/A	N/A
	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.				
Overlay and Special Designations					
	Resource Constraint Overlay (RCO)	(5)	(5)	(5)	(5)
	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.				
	Special Mixed Use (SMU)	7.0	35.0	N/A	N/A
	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.				
	**Special Planning Area (SPA)**	(6)	(6)	(6)	(6)
	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.				

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.*

LAND USE DIAGRAM

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.

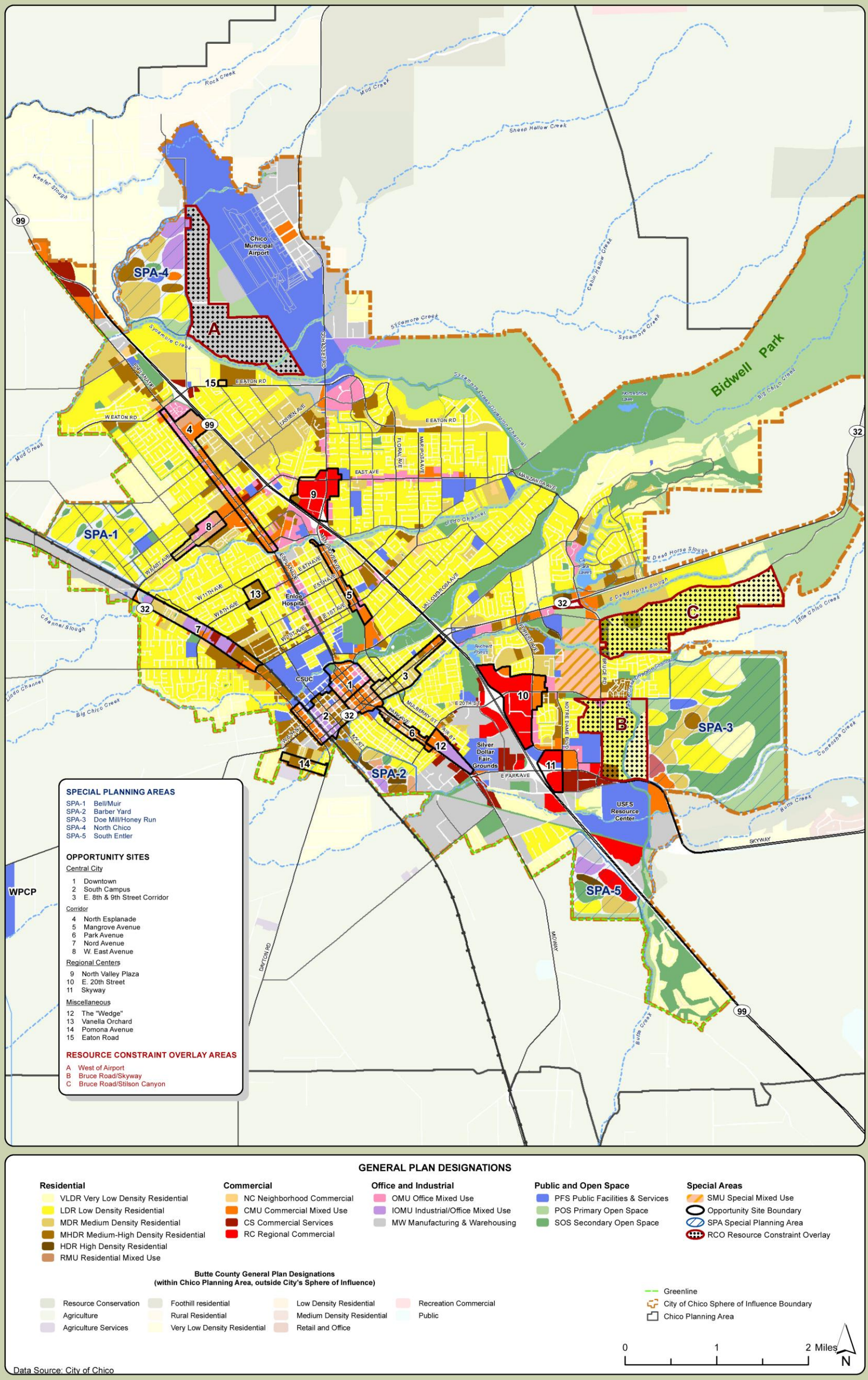


Figure LU-1 Land Use Diagram

CHICO 2030 GENERAL PLAN

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.

- **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:

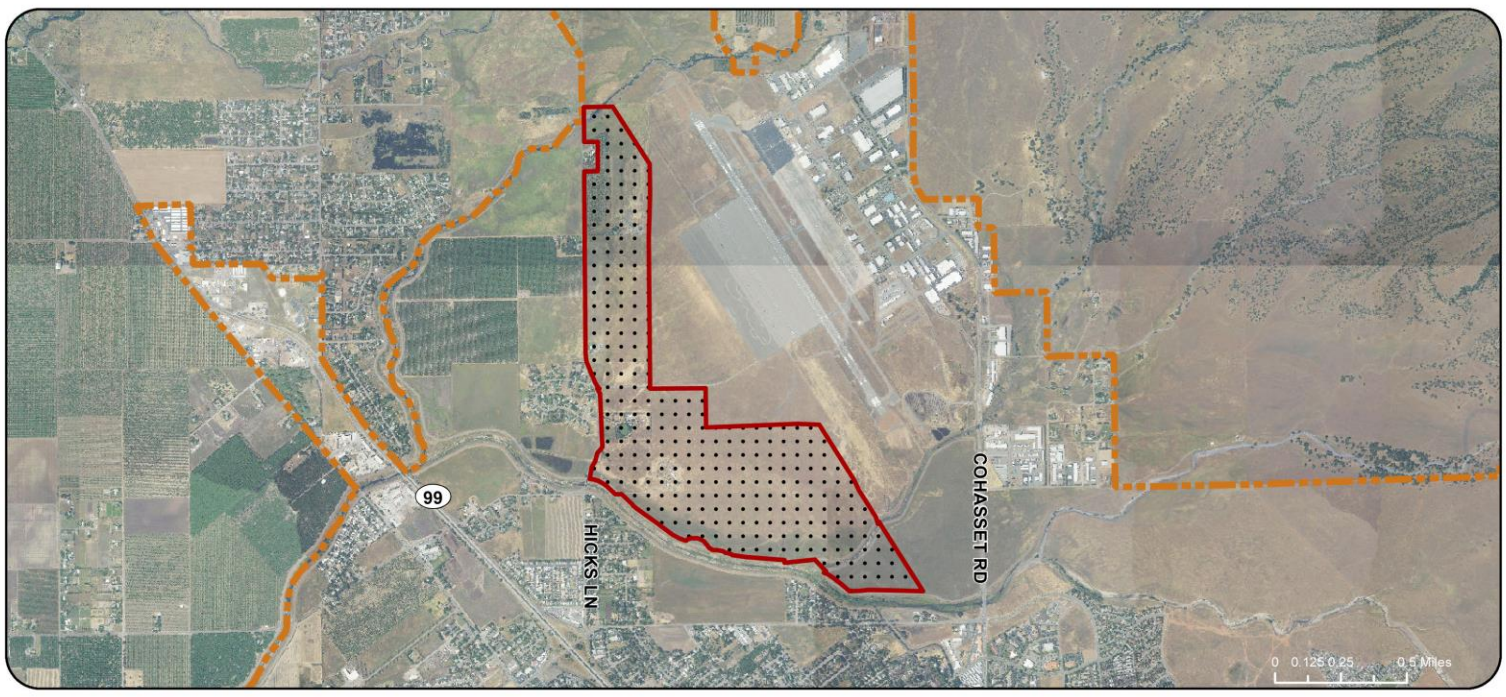
A. West of the Airport
B. Bruce Road
C. Stilson Canyon

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.

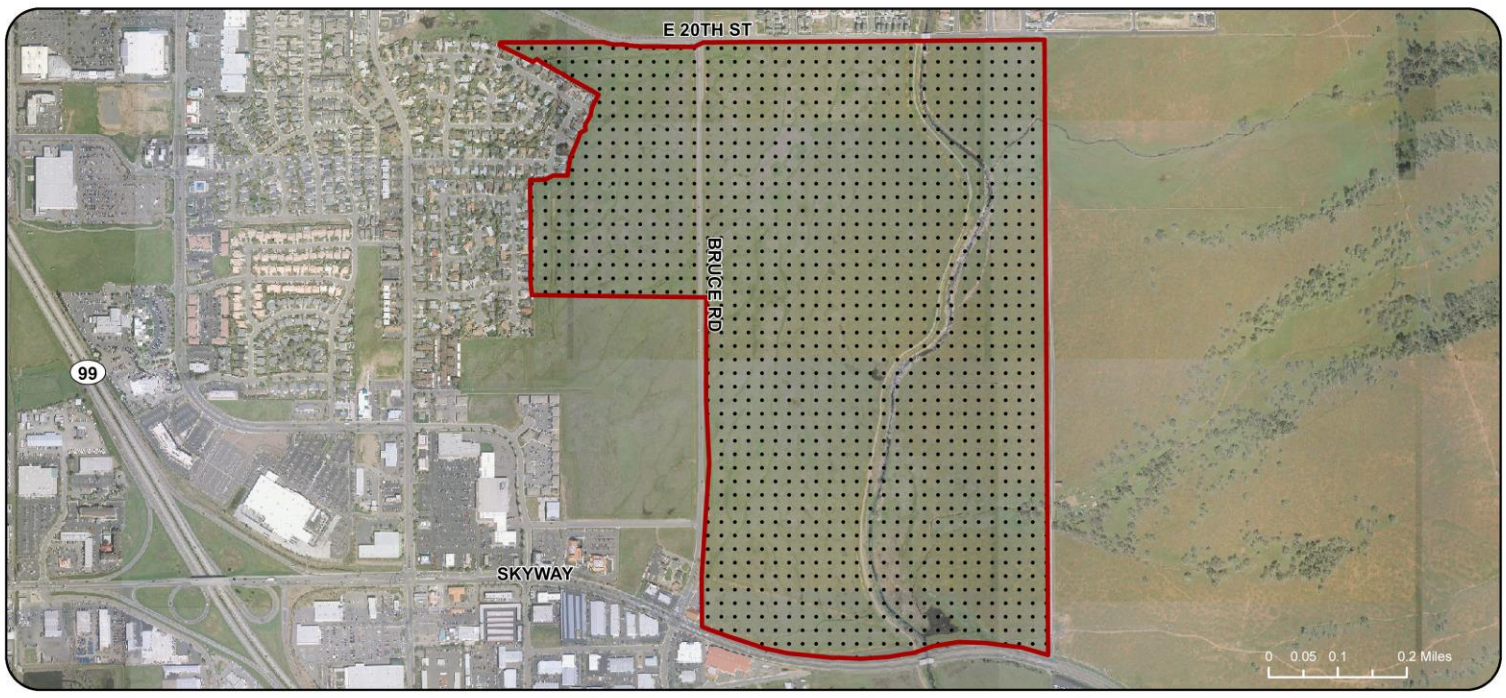
Vernal pools are a unique ephemeral wetland feature that provide habitat for an array of unique plant and animal species, many of which are protected by state and federal agencies. One of the most sensitive vernal pool species is BCM, a state and federally listed endangered plant species found only in 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.

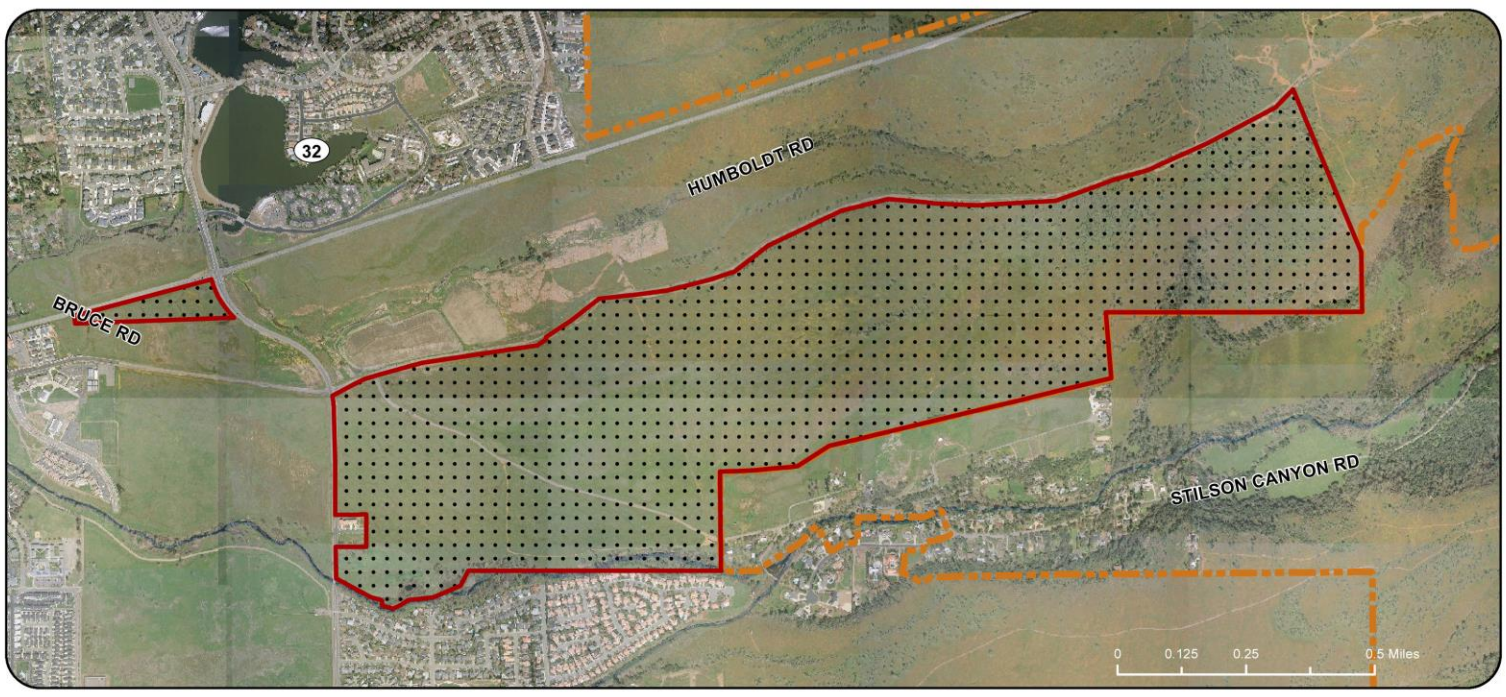
The RCO designation is applied in conjunction with an underlying land use designation. Fifteen percent of the average development potential for the underlying land use designations on the RCO sites was assumed in estimating the overall density and intensity of General Plan build-out and to conduct environmental 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.



A - West of Airport



B - Bruce Road/Skyway



C - Bruce Road/Stilson Canyon

Resource Constraint Area

City of Chico Sphere of Influence Boundary

N

Source: City of Chico
Aerial: March, 2009

CITY OF CHICO INC. 1872

Figure LU-2 Resource Constraint Overlay Areas

CHICO 2030 GENERAL PLAN

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.

TABLE LU-3
DEVELOPMENT POTENTIAL OF THE 2030 LAND USE DIAGRAM

General Plan Land Use Designation	Acreage (1)	Dwelling Units	Population	Non-Residential Square Footage
VLDR	528	540	1,296	0
LDR	1209	4,887	11,729	0
MDR	494	4,816	11,558	0
MHDR	267	4,532	10,877	0
HDR	45	1,373	3,295	0
RMU	43	1,193	2,863	115,649
NC	3	0	0	28,217
MUNC	43	46	110	478,888
CMU	168	763	1,831	2,001,178
CS	24	0	0	295,495
RC	132	559	1,342	1,790,066
OMU	59	181	434	1,761,594
IOMU	186	105	252	2,462,328
M&W	368	0	0	5,473,458
PFS	206	0	0	45,000
POS	573	0	0	0
SOS	598	0	0	183,749
RCO	(2)	(2)	(2)	(2)
SMU	202	2,500	6,000	1,126,737
SPA	(3)	(3)	(3)	(3)
TOTAL	**5,147**	**21,495**	**51.588**	**15,762,360**

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.

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

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

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

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.

Cross reference S-4.3.4

Cross reference OS-1.1.2 and SUS-2.2

- **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.**

  Cross reference CD-2.2

  - **Action LU-1.2.1 (Greenline)** – Retain the Greenline.

    Cross reference OS-5.1

  - **Action LU-1.2.2 (Foothill Development)** – Apply the City's Foothill Development Standards to projects in foothill areas.

    Cross reference CD-2.4

- **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.

    Cross reference ED-1.4

  - ~~**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.**

  Cross reference ED-1.2

- **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

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

Cross reference ED-1.2.1

▲ **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.**

Cross reference ED-1.3.1

▲ **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~~ Maintain 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

- **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~~ Maintain 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~~ Maintain the Zoning Map to be consistent with the General Plan Land Use Diagram.

  - **Action LU-2.4.3 (Best Practices Manual)** – Update the City's Best Practices Manual.

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

Cross reference CD-3.1.1

- **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.

Cross reference OS-1.1.1

Cross reference OS-5.2

- **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.**

Cross reference SUS-1.1

  - ▲ **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).**

- **Policy LU-3.3 (Neighborhood Services) - Recognize existing neighborhoods and ~~continue to facilitate the development of~~support neighborhood-level planning ~~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 Plannings~~s~~)** – Facilitate and encourage the participation of neighborhood groups and associations in the ~~preparation of neighborhood plans that articulate a vision for the neighborhood~~planning process, and identify neighborhood priorities for future public improvements and capital projects.~~, and serve as a focal point for neighborhood involvement in improvement projects.~~

Cross reference CIRC-4.2.2 and CD-4.1.1

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

Cross reference CD-4.1

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

Cross reference DT-8.2

  - **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.

Cross reference CD-1.2.2

  - **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.

Cross reference ED-1.4.1

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.

Cross reference ED-1.2.2 and ED-1.2.3

  - **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.

Cross reference ED-1.4.2

Cross reference CD-5.1

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

Cross reference CD-5.1.1

  - ~~**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.**

Cross reference Appendix B

- **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.

- **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.

Cross reference CD-5.1

▲ **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~~ Maintain standards in the Municipal Code ~~to~~that allow flexibility for parking reductions and parking in shared lots.

Cross reference CIRC-8.1.1, and DT-7.2.1

▲ **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.

Cross reference CD-2.3.3, CIRC-4.2.2, and DT-3.5.1

▲ **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

- **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 public facility financing plans, infrastructure phasing plans, studies as applicable.
    - Include the provision of housing units affordable to very low, low, and/or moderate income households within the SPA.
    - 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.

Formatted: List Bullet, Space After: 6 pt

- 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.

▲ **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.

Cross reference CD -2.4.1 and OS-2.4.1

▲ **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.

Cross reference S-6.2

- 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:

Cross reference CD-6.1

- 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.

Cross reference S-2.1 and PPFS-6.5.4

- 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.**

Cross reference S-6.1 and S-6.2

- **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.**

Cross reference N-1.1

▲ **Action LU-7.1.1 (Airport Compatibility)** – ~~Amend~~ Maintain 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.**