

Appendix D: Rock Wall Supplement

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D.1 Purpose

The purpose of this supplement is to provide the City of Chico information on the pioneer-era rock walls in support of the projects CEQA analysis, including but not limited to various data and exhibits not presented in the Valley's Edge Specific Plan (VESP). It also serves to identify, organize, and characterize the current condition of rock wall segments for eventual use by the Valleys Edge Homeowners Association (Valley's Edge HOA).

D.2 Resource Description

The Valley's Edge archaeological survey (Genesis April 2018) describes historic-era rock walls within the 1,448 acre planning area as follows:

A series of hand-lain, stacked rock walls, likely constructed during the latter portion of the 19th century, which functioned as livestock barriers, enclosures and property boundaries.

Some wall segments have been subjected to contemporary disturbance associated with road and utility construction, as well as ongoing vandalism. Some segments also show evidence of being abandoned and salvaged for constructing other wall segments. Among these segments are two distinct varieties. The first consists of relatively intact segments, some of which retain fence posts and wire, while the second consists of very low, dilapidated examples that appear to have been abandoned and scavenged during in an effort to add their components to other, more functional segments.

The Genesis survey, conducted pursuant to State Historic Preservation Offices (SHPO) protocol, included records research, pedestrian field surveys, and an archaeological inventory report identifying appropriate mitigation measures for any historic sites recommended significant under CEQA and which might be affected by the project. While the rock walls themselves do not qualify as a "significant" resource under Federal and State guidelines, they do merit special consideration, in part described in the Community Design Element of the City of Chico General Plan (GP 2030):

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.



D.1.1 Rock Wall Inventory

Between 2009 and 2019 pedestrian field surveys identified 36 distinct wall segments, ranging from 65 lineal feet (LF) to over 8,300 LF. A wall “segment” generally refers to a continuous rock wall section, whereas breaks or openings would constitute multiple wall segments. In some instances, such as areas where only traces of a wall are evident, a “segment” refers to the entire length of what may at one point have been either a functioning wall, stone markers laid out to align a wall that was never built. Figure D-1: Rock Wall Inventory Map is an aerial-map illustrating the location and alignment of each segment, along with arrow icons representing locations where passage through or between wall segments is anticipated. Icons represent three different passage conditions: 1) streets intersecting with existing rock wall openings; 2) trailways intersecting with existing rock wall openings, and 3) trails requiring new openings in an existing rock wall. While identifying baseline condition(s) may help inform the CEQA analysis, its main purpose is as a starting point from which future alterations can be measured, monitored, and managed by the Valley’s Edge HOA.

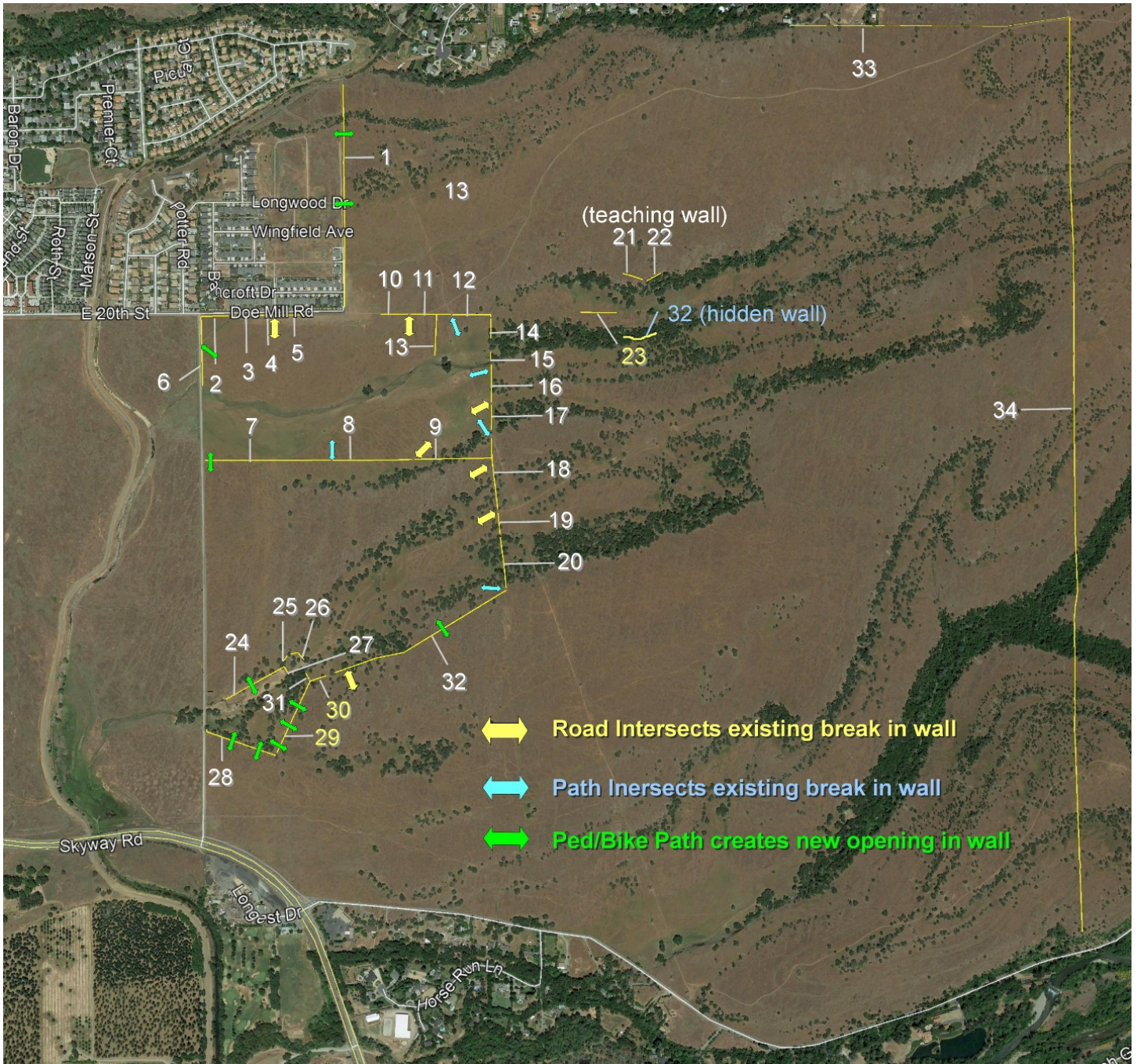
Figure D-1 is not intended to be prescriptive, but rather an example of how and where existing openings in rock wall segments may, where practicable, accommodate passage with minimum disruption. Refinements to the locations and number of passages is expected, and shall be determined concurrent with the design of infrastructure abutting the respective wall section(s).

Table D.1: Present and Planned Future Rock Wall Condition identifies each wall segment, and their “baseline” condition. Baseline condition is categorized into four types; Remnant, Poor, Fair, and Good. Table D.1 also approximates the planned future condition, describing the nature of improvements to a given wall segment, the land use designation underlying the wall segment, the amount and percentage of wall segments avoided and/or preserved, and the lineal footage of wall segments likely to be reinforced and/or added.

Similar to Figure D-1, the characterization of present and future conditions described in Table D.1 is not intended to be prescriptive, but rather an approximation of anticipated improvements, opportunities for avoidance and restoration based on the VESP land use plan, master circulation plan, master trailway plan, and other considerations. Refinements to the details described is expected, and shall be determined concurrent with the design of infrastructure abutting the respective wall section(s).

D.1.2 Valley’s Edge Specific Plan

The VESP is a tool that articulates a vision for a particular area of the Chico community, and establishes a policy and regulatory framework to guide future planning and development. The preservation of historic-era rock walls is embodied in the VESP’s core principles, goals and implementation measures, including Guiding Principle 2 (The Land Matters, Listen to it) and Goal PROS 5 (Respect and Protect Land Heritage), both identified in Chapter 2: Guiding Principles, Goals, and Actions.



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D.3 Actions & Implementation Measures

- Research, identify and document the lands history, and the cultural and historically significant features and resources that are known to have existed and/or exist on the property.
 - This is being implemented through 2018 archaeological survey, descriptive references in VESP, coordination with local historical groups, pedestrian surveys, and documentation of wall segments and condition described in this supplement.
- Master plan the project so as ensure that rock walls are in lands designated for parks, open space, and or areas where preservation can be monitored and managed.
 - This is being implemented through the VESP's land use plan, as well as elements of the VESP's design guidelines, master circulation plan, and master trails plan, all of which contribute to the orientation and visibility of rock walls toward the public realm.
- Where practicable design roadways and pathways to intersect rock walls where pre-existing openings and or damaged wall segments occur.
 - This is being implemented through the VESP's land use plan, master circulation plan, and master trails plan.
- Provide interpretive signage at key vantage points where the prominence of rock walls can be heightened to inform visitors and residents of their local significance, and the stewardship necessary for their preservation.
 - This will be implemented over time as key points along the trailway system intersect with rock walls, likely locations for monumentation are identified on Table D.1. Monumentation may include plaques, inscriptions, sculptures and/or other physical expressions.
 - Figure D-1: Rock Wall Inventory Map identifies a 150 lineal foot section of rock wall (ID # 21, refer to Table D.1) as 'The Teaching Wall', a uniquely pristine example of rock wall construction. Located near Homestead Park, this resource shall be preserved, monumented, encircled with split rail fencing, and prominently visible along roadway sightlines and the adjacent Class I path.
- Incorporate rock wall elements into streetscapes and landscape architecture, and provide examples of proper construction in the VESP's design guidelines.
 - This is being implemented in the VESP land use plan, the master circulation plan, master trail plan, and design guidelines.
 - Document the condition of preserved rock walls through annual inspection(s), and conduct any repairs and or reinforcement utilizing native materials and original construction design.
 - This will be implemented by the Valley's Edge HOA, the initial framework of which is outlined in this supplement.
- Strive to retain all surface rocks on-site, and establish a storage yard enabling builders, commercial landscapers, and residents to collect material for re-use within the planning area.
 - This will be implemented by the Master Developer through much of the project build-out, potentially involving the Valley's Edge HOA towards the latter stages of build-out.



EXISTING CONDITION				PLANNED FUTURE CONDITION				
				DESCRIPTION		AVOIDED	REINFORCED	ADDED
MAP ID	LF	Reference	Existing Condition	General Description of Contemplated Improvements	Land Use Designation	% Avoided	LF Reinforced	LF Added
1	2,015	Dawncrest Frontage	Fair	Opening for Class I Ped/Bike Trail	Open Space	100%	100	-
2	260	Doe Mill Road 1	Poor	Repair & Landscape	ROW	100%		-
3	175	Doe Mill Road 2	Poor	Add, Repair & Landscape	ROW	77%	135	30
4	180	Doe Mill Road 3	Poor	Widen Extg Opening for ROW	ROW	89%	150	-
5	245	Doe Mill Road 4	Poor	Widen Extg Opening for ROW	ROW	92%		340
6	620	Potter Road North	Poor	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	98%		-
7	1,140	Potter Road East 1	Good	Opening for Class I Ped/Bike Trail	Open Space	99%		-
8	730	Potter Road East 2	Good	Widen Extg Opening for ROW	Open Space	93%		-
9	700	Potter Road East 3	Good	Widen Extg Opening for ROW	Open Space	86%		-
10	250	Doe Mill East 1	Poor	Add, Repair & Landscape	ROW	100%		330
11	365	Doe Mill East 2	Poor	Repair & Landscape	ROW	75%	275	-
12	375	Doe Mill East 3	Poor	Opening for VCOM Access + R&L	ROW	100%	375	-
13	370	Doe Mill South 1	Poor	None	Open Space	100%		-
14	180	Doe Mill South 2	Poor	Add, Repair & Landscape	ROW	100%	180	120
15	70	Doe Mill South 3	Remnant	Add, Repair & Landscape	Open Space	100%		70
16	340	Doe Mill South 4	Fair	Widen Extg Opening for ROW & Monumentation	Open Space	71%		-
17	230	Doe Mill South 5	Fair	Widen Extg Opening for ROW	Open Space/ROW	65%		-
18	650	Doe Mill South 6	Good	Widen Extg Opening for ROW	Open Space/ROW	95%		-
19	200	Doe Mill South 7	Good	Widen Extg Opening for ROW	Open Space/ROW	83%		-
20	465	Doe Mill South 8	Good	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	96%		-
21	190	North Slope Isolated 1	Good	Preserve Fencing & Monument Signage	Open Space	100%		-
22	150	North Slope Isolated 2	Good	None	Open Space	100%		-
23	330	North Valley Isolated 1	Remnant	Remove & Integrate Rocks into New Wall Segments	Residential	0%		-
24	610	Coral 1	Good	Opening for Class I Ped/Bike Trail & Monumentation	Open Space/Residential	95%		-
25	65	Coral 2	Good	None	Open Space	100%		-
26	150	Coral 3	Good	None	Open Space	100%		-
27	80	Coral 4	Good	None	Open Space	100%		-
27b	50	Coral 5	Remnant	Remove & Integrate Rocks into Damaged Wall Segments	Residential	0%		-
28	685	Village Core 1	Fair	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	97%		-
29	720	Village Core 2	Fair	Multiple Openings, Repair & Enhance with Iron	Commercial	92%	660	-
30	165	Village Core 3	Fair	Opening for Class I Ped/Bike Trail	Commercial	82%	135	-
31	65	Village Core 4	Fair	Add, Repair & Landscape	Commercial	100%	65	-
32	1,745	South Slope 1	Good	Widen Damaged Section for ROW and Opening for Class I Ped/Bike Trail	Open Space	93%		-
33	2,555	Stilson Ridge	Good	None	Open Space	100%		-
34	8,310	Honeyrun to Doe Mill	Good	None	Open Space	100%		-
35	65	Creek Remnant 1	Poor	None	Open Space	100%		-
36	280	Creek Remnant 2	Poor	None	Open Space	100%	-	-
36	25,775	Total		% Designated Open Space	95%	95%	2,075	890

Table D.1: Present and Planned Future Rock Wall Condition