

# CHICO 2030 GENERAL PLAN

## Five-Year Review November 2016



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## EXECUTIVE SUMMARY

The City tracks implementation of the General Plan in the form of a Five-Year report. Key summaries from the individual sections of the 5-Year Review are provided below.

### Background

- In support of the General Plan Update, the City conducted extensive public outreach, including: a citywide phone survey; three separate rounds of stakeholder interviews with approximately 400 residents; four Sustainability Task Force meetings; six meetings with the Mayor's Business Advisory Council and the Economic Development Committee; eight Downtown Ad Hoc Committee meetings and a visit to two northern California Downtowns; nine public workshops; fourteen General Plan Advisory Committee meetings; and over thirty public meetings with the City Council and/or Planning Commission. Adoption of the General Plan in April 2011, marked the culmination of the community's effort to balance competing interests to accommodate future growth while conserving natural resources and maintaining community character.

### Population

- Assuming a continuation of the City's historic 2% growth rate, the General Plan projected the need to accommodate a population of 139,713 by the year 2030. Since Plan adoption in 2011, Chico's population has increased by an annualized rate of 1.2%, expanding population by 5,645 people (does not include annexations). If the recent 1.2% growth rate is projected forward from the 2016 population of 92,464, the estimated 2030 General Plan build-out population of 139,713 would occur in the year 2057. Given that Chico has experienced a lower growth rate than assumed for the General Plan, the City's population in 2030 will be very likely be significantly less than the projected 139,713.
- The Butte County Association of Governments (BCAG) prepares long-term growth forecasts. Low, medium, and high growth forecasts are developed to provide flexibility and acknowledge the uncertainty inherent in long-range projections. BCAG's population forecasts for Chico include a "low" compound annual growth rate of 1.2% and a "high" compound annual growth rate of 1.6%. These growth rates project a Chico population of between 106,827 and 114,460 for the year 2030

### Development Activity

#### *General Plan Amendments and Rezones*

- Over the past five years, there were three City-sponsored GPA/Rezonses approved in association with General Plan adoption or the comprehensive Title 19 Update. Noteworthy applicant-driven GPA/Rezonses included: 1) application of the -Corridor Opportunity Site overlay to two properties along Walnut Street to support a higher density student housing project; 2) a Code Amendment to allow drive-through sales in the Downtown South zoning district subject to a use permit to allow for the development of Dutch Bros. drive-through at the intersection of E. 9<sup>th</sup> and Wall Streets; and, 3) a GPA/rezone from ML (Light Manufacturing) to CS (Commercial Services) for ten parcels

along E. Park Avenue to facilitate economic growth and investment and better utilize land that has easy access and visibility from Highway 99.

- As part of the Five-Year Review, staff has identified a number of amendments to the City's Land Use Diagram and Zoning Map that would support existing land uses and promote General Plan implementation. The proposed amendments are identified on pg. 9 of this report.

### **Annexations**

- Following 2007, the City's annexation program was placed on hold while the City evaluated the fiscal implications of providing services to newly annexed areas. Given the extended economic recession and the City's fiscal health, generally only smaller annexations requested by property owners have been initiated since 2007. As a result, large unincorporated areas in the City remain as County Islands, including properties south of West Sacramento Avenue, the area between E. Lassen Avenue and Eaton Road, Chico Canyon Road/Centennial Avenue, and El Monte Avenue.

- Two significant annexations did, however, take place. They were:

Stewart Avenue (2014) - The Stewart Avenue annexation was a required LAFCo condition for the connection of a new multi-family development in the County to the City's sanitary sewer system. The annexation was initiated directly with LAFCO by the applicant (the City agreed not to protest the process), and included fifty-six parcels with a variety of single-family and multi-family residences, as well as five commercially zoned parcels.

Chapman and Mulberry (2015) - Council authorized the Mayor to enter into an Agreement with LAFCo regarding annexation of the Chapman and Mulberry islands. The Agreement was the result of a series of meetings between subcommittees of the Council and LAFCo aimed at resolving a longstanding disagreement over the timing of the annexations and the connection of roughly 60 County properties to the City's sewer system without the required LAFCo approval. The Agreement obligated the City to make an application for the island annexations. Consistent with the Agreement, the annexations will take effect in July 2020.

### **General Plan Strategy of Sustainability**

To promote a sustainable development trend for the community, the General Plan identifies three unique areas on the Land Use Diagram: Special Planning Areas, Opportunity Sites, and Resource Constraint Overlay areas.

#### *Special Planning Areas*

- The General Plan identifies five Special Planning Areas (SPAs) to accommodate new growth. SPAs are large areas with significant new growth potential that require detailed land use planning in the form of a specific plan, planned development, or other comprehensive plan. The SPAs are to be developed as integrated, complete neighborhoods with a mix of housing types and businesses, along with parks and open space. There has been no significant activity in any of the SPAs, which is likely a reflection

of the substantial investment required, coupled with a continued uncertain market and a supply of developable lots in previously approved subdivisions.

### *Opportunity Sites*

- The General Plan identifies fifteen Opportunity Sites throughout the City as strategic infill and redevelopment areas. They include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential or light industrial areas that can accommodate growth. Development and redevelopment in the Opportunity Sites capitalizes on existing infrastructure and reduces demand to develop at the City edges.
- The past 5 years have seen some level of development and/or redevelopment in all but two of the Opportunity Sites. One area has been particularly promising. The North Valley Plaza Opportunity Site represents an ongoing success story of infill and redevelopment at an underutilized regional retail center. Over the past 5+ years, new development and redevelopment included the New Earth Market Natural Foods Store, Starbucks, reuse of the large commercial suite previously occupied by Michael's for the 99¢ Store, Buffalo Wild Wings, enhanced outdoor seating area for the Pour House, Sportsman's Warehouse occupying the old Mervyn's, and Taco Bell at the corner of East and Pillsbury.

### *Resource Constraint Overlay*

- The General Plan Land Use Diagram identifies three large areas (West of the Airport, Bruce Road, and Stilson Canyon) with sensitive biological resources that will constrain development. For these areas, the General Plan applies a Resource Constraint Overlay (RCO) designation to acknowledge the existence of the identified constraints and set special policy requirements for study prior to development. The most significant environmental constraints at these locations are vernal pools, populations of Butte County meadowfoam (BCM), and habitat for BCM.
- BCAG is developing the Butte Regional Conservation Plan (BRCP), which is a federal Habitat Conservation Plan and a state Natural Community Conservation Plan. The BRCP promises streamlined endangered species act permitting for land development, transportation projects, and other covered activities. The draft BRCP proposes that large areas within the City limits be included in a BCM Preserve. Land identified for protection is generally coincident with parcels that have the General Plan's RCO overlay. On a separate track, the City is processing a major commercial/residential subdivision application for an area that represents a significant portion of the proposed BCM Preserve.

### **Development Activity**

- After a steep decline, development activity has increased over the past five years, reflecting a recovery from the nationwide economic recession. Specifically, residential development has continued to reflect both a strong single-family and multi-family housing market as both housing types grew steadily through 2015. Commercial and industrial development has also been strong during this period.

### *Residential Entitlement, Construction & Density*

- Over the past 5 years, Planning entitlements resulted in the approval of 1,040 units (216 single-family units and 824 multi-family units) on approximately 80 acres, or an average of 208 units and 16 acres per year. The uptick in approvals of multi-family projects coming out of the recession is a key trend to track moving forward.
- The demand for new housing has continued to steadily increase from 2011 through 2015. During this timeframe, a total of 845 new single-family residences and 751 new multi-family units were constructed. The healthy trend in housing production over the past five years is a response to a limited supply of residential units for sale and rent, continued job growth, and low interest rates.
- Demand for new and different types of multi-family development has had a major effect on the overall residential density of projects approved the past 5 years. The density of all approved residential projects (both single-family and multi-family) exceeded 13 units per acre. For comparison sake, the overall residential density for all projects approved between 1994 and 2007 averaged 5.5 dwelling units per acre. Residential density will likely return to single digits as the demand for multi-family units diminishes and the backlog of single-family units on already approved subdivisions are constructed and occupied.

### *Commercial/Office/Industrial Entitlement & Construction*

- Chico has seen a continued expansion of its commercial sector in response to a steady increase in population in the Chico urban area and the greater region. As a regional retail center, a significant amount of Chico's commercial development over the last five years has been regional commercial and mixed use commercial.
- Over the last 5 years, entitlements were approved at an annual rate of almost 100,000 square feet, for a total of approximately 350,000 square feet of new commercial, industrial and office space, and 150,000 square feet of remodeled space.
- Building permits issued from 2011 through 2015 resulted in the construction of nearly 400,000 square feet of new commercial space, or an annual average of 80,000 square feet, with total construction costs valued at approximately 42.5 million dollars.

### **Residential Holding Capacity**

- Residential capacity is defined as the total population that can be absorbed through the build-out of vacant residentially-designated land, including approved undeveloped lots, within the City's Sphere of Influence. The total residential capacity is estimated to be 33,076. Assuming the City's historic growth rate of 2 percent from the January 1, 2016 population estimate, the residential capacity would be absorbed over approximately 15 years. Using Chico's 1.2 percent annual growth rate experienced over the past 5 years, the residential capacity would be absorbed over approximately 26 years. The residential capacity estimate is conservative because it does not include an assumption for redevelopment or new units in mixed-use designations. The Land Use Diagram, therefore, has the potential to support a greater number of dwelling units and population than this estimate.

- At this same 2 percent growth rate, the residential capacity of approved undeveloped lots is approximately 6 years. A 1.5 percent growth rate would extend the capacity to 8 years, while a 1 percent growth rate would take 12.5 years to build out. A majority of this capacity is in larger projects like Meriam Park, Mtn. Vista/Sycamore Glen, Oak Valley, and the western portion of the Northwest Chico Specific Plan.

### **Commercial Land Availability**

- Currently, 319 acres of land designated for various types of commercial uses remains vacant, land designated for office or industrial/office use has 230 acres remaining vacant, and there are 414 acres of manufacturing/warehousing land available. Given past absorption rates, this supply is more than adequate for projected future need. The “readiness” of the land for immediate development, as well as the availability of larger parcels, however, remains a concern. The costs associated with developing many of these properties is excessive in the context of present market conditions. This capacity does not include the significant amount of existing, built commercial, office, and industrial space that is available for lease or purchase throughout the community, or the predominantly undeveloped Meriam Park site which allows for up to 287,000 square feet (6.5 acres) of retail and 900,000 square feet (20+ acres) of commercial/office space.

### **Planning Efforts**

- Significant long-range planning accomplishments over the past 5 years include updating the City's Municipal Services Review and Sphere of Influence, coordination and agreement with Butte LAFCo regarding the Chapman/Mulberry annexations, updating the Nexus Study (Impact Fees), adoption of the HUD 5-Year Plan and State-required Housing Element, adoption of comprehensive Title 19 Municipal Code enhancements, receiving an ALUC zoning consistency determination in the vicinity of the Chico Airport, updating the City's User Fees, and enhancements to the Planning and Building Division webpages.
- Significant environmental planning efforts over the past 5 years, include implementation of the Climate Action Plan, ongoing participation in the Butte Regional Conservation Plan, pushing for an update to the Butte County Air Quality Management District's CEQA Handbook, developing a Comanche Creek Management Plan, and participating in the drafting of Butte County's Ag Mitigation Ordinance.

### **Housing**

- The for-sale housing market has shown a strong recovery over the last five years after the crash of 2008-2011. In addition, median home prices have increased from \$225,000 in 2011 to \$291,000 in 2015.
- Similar to the for-sale market, demand in the rental market has grown stronger over the past five years, pushing rents higher and vacancy rates lower.
- Over half of the 19,280 renter households in Chico pay more than 35% of their income toward rent, and approximately one-third of renter households pay more than 50% of their income toward rent.

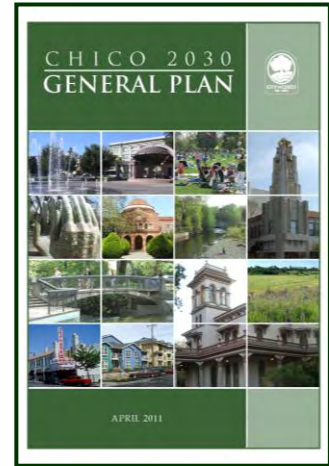


- The decline in Chico's affordable housing production coincides with severe cutbacks in federal, state and local housing funding, starting in 2012. The most significant impact to housing funding was the dissolution of redevelopment agencies statewide in 2012.

## INTRODUCTION & BACKGROUND

### PURPOSE AND NATURE OF THE FIVE-YEAR REVIEW

This General Plan Review marks the five-year anniversary of the Plan's adoption in April 2011. As part of its adoption, a process for evaluating progress toward achieving Plan goals was established. Two types of review were identified: 1) an Annual Review, as required by state law, and 2) a Five-Year Review, unique to Chico's General Plan. The purpose of the Five-Year Review was to provide a more comprehensive evaluation of Plan goals and policies. It's an opportunity to answer the question - "How are we doing?"



Pursuant to General Plan Action LU-2.2.2 (Five-Year Review), staff is to 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

### CONTENTS OF THE FIVE-YEAR REVIEW

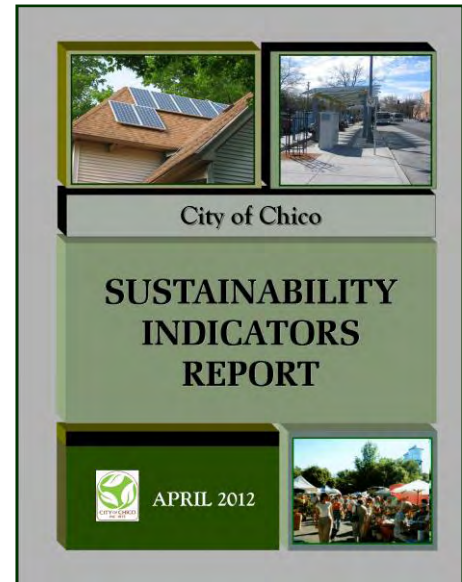
The Five-Year Review assesses growth trends and analyzes the effectiveness of the General Plan's policy framework through the first five years of plan implementation. It assesses land availability, forecasts opportunities and challenges in the upcoming five years, and summarizes major City efforts. In addition, the Review reports on the status of all implementing Actions contained in the Plan, and proposes General Plan and Title 19 amendments for Council action.

This report consists of six major components:

- 1) *Population*. A summary of population trends.
- 2) *Development Activity*. An overview of the rate and type of development that occurred over the five-year period, along with an assessment of how well the General Plan fostered desired development.
- 3) *Land Availability and Capacity*. A discussion of remaining land inventory and residential capacity.
- 4) *Long-Range Planning Activity*. A summary of long range planning efforts.
- 5) *Housing*. Highlights on housing trends and an overview of affordable housing production.

6) *General Plan Implementation Status*. **Appendix A** is a complete list of General Plan Actions with comments regarding their implementation status.

In addition, the General Plan calls for development of indicators to gauge progress in advancing its sustainability-related policies and goals. While separate from the Five-Year Review, the *Sustainability Indicators Report* is provided along with the Review to provide a comprehensive overview of the General Plan's performance.



### **GENERAL PLAN BACKGROUND**

In August 2007, the City Council directed staff to update the 1994 General Plan. To support the Update, the City conducted extensive public outreach to better understand the needs, desires, and concerns of the community. The outreach included:

- A citywide phone survey
- Three separate rounds of stakeholder interviews with approximately 400 residents
- Four Sustainability Task Force meetings
- Six meetings with the Mayor's Business Advisory Council and the Economic Development Committee, with particular focus on the Economic Development Element
- Eight Downtown Ad Hoc Committee meetings and a visit to two northern California Downtowns
- Nine public workshops
- Fourteen General Plan Advisory Committee meetings
- Over thirty public meetings with the City Council and/or Planning Commission

After release of the draft General Plan in March 2010, it was reviewed and refined over the course of seven joint City Council/Planning Commission meetings. Adoption of the General Plan in April 2011, marked the culmination of the community's effort to balance competing interests to accommodate future growth while conserving natural resources and maintaining community character.

### **GENERAL PLAN ORGANIZATION**

State law requires that a General Plan include the following Elements:

- Land Use
- Circulation
- Housing
- Noise
- Safety
- Conservation
- Open Space

Additional Elements may be included at the discretion of the jurisdiction, provided that they are consistent with one another. Chico's General Plan includes the following optional Elements:

- Sustainability
- Downtown
- Community Design
- Economic Development
- Parks, Public Facilities and Services
- Cultural Resources and Historic Preservation

The General Plan is organized so that users may easily locate topics of interest and quickly understand the City's policies on a given subject. Each of the Plan's 12 Elements includes the following similar components:

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

**Introduction** - Background and context for the Element and a summary of the Element's intent.

**Issues and Considerations** - An outline of the significant issues facing the City related to the particular Element.

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

Every General Plan Action is listed in **Appendix A**. For every Action, there is a timeframe for implementation, a department responsible for implementation, and a current status (see **Appendix A** for more details). City departments have been, and continue to, update master plans, and implement codes, ordinances, and other policy documents to be consistent with the General Plan.

While there has been good progress in implementing the General Plan, the economic recession and budget conditions that immediately followed its adoption had a dramatic effect on local building and the City's ability to fund the Actions called for by the Plan. Therefore, the timeframe for implementation of some Actions has been extended.

# POPULATION

## POPULATION HISTORY

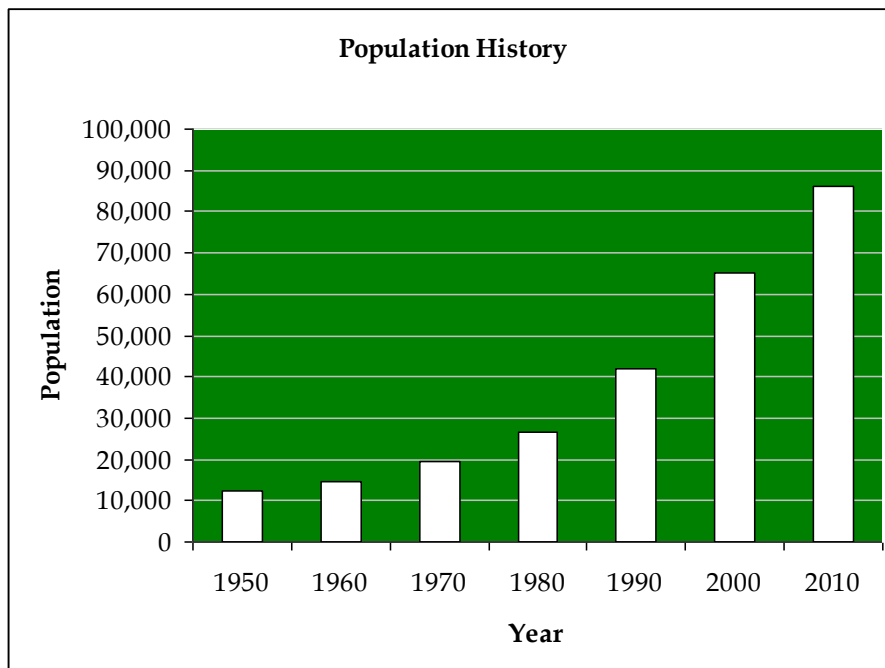
Population data is the most direct indicator of growth trends in Chico. **Table 1** lists the City of Chico’s population by decade from 1950 to 2010 with the average annual growth rates for each decade. The information is also presented as a chart in **Figure 1**. Population growth resulted from new development, as well as from annexations of County areas that added residents to the City. During certain periods, annexations accounted for more than half of the City’s population growth. As an example, of the 17,602 population increase between 1999 and 2005, new residential development accounted for 44% of the increase while annexation accounted for 56%. In addition to the City population, approximately 10,000 people living outside the City limits, but in the greater Chico urban area, regularly use City infrastructure, facilities, and services.

**Table 1: City of Chico Population History**

Year	Population *	Average Annual Increase for each 10-Year period
1950	12,272	-NA-
1960	14,757	2.0%
1970	19,580	3.3%
1980	26,601	3.6%
1990	41,774	5.7%
2000	65,175	5.6%
2010	86,103	3.2%
2016	92,464	N/A

\* Source: California Department of Finance. Includes annexations.

**Figure 1: Chico Population History by Decade**



## RECENT POPULATION TRENDS

According to California Department of Finance (DOF) Unit Survey data, on January 1, 2016, the estimated population for the City of Chico was 92,464, representing an increase of 0.7% (669 people) from the prior year. The increased population is related solely to new construction (371 units) as there were no annexations that increased population. The approximately 0.7% growth rate from new development is less than 2015's 1.2% growth rate, but generally consistent with the 0.75% to 1.5% City growth experienced the previous five years. **Table 2**, below, shows population and housing growth from 2011 through 2016.

**Table 2: Population and Housing Growth from 2011 to 2016**

Year	Population*	Percent Growth	Total Housing Units*	Percent Growth
2011	86,819	0.73%	37,261	0.57%
2012	88,179	1.57%	37,605	0.92%
2013	89,752	1.78%	37,772	0.44%
2014	90,711	1.07%	38,146	0.99%
2015	91,795	1.20%	38,477	0.87%
2016	92,464	0.73%	38,848	0.96%

\*Estimates as of January 1st for each year.

Source: California Department of Finance.

## POPULATION PROJECTIONS

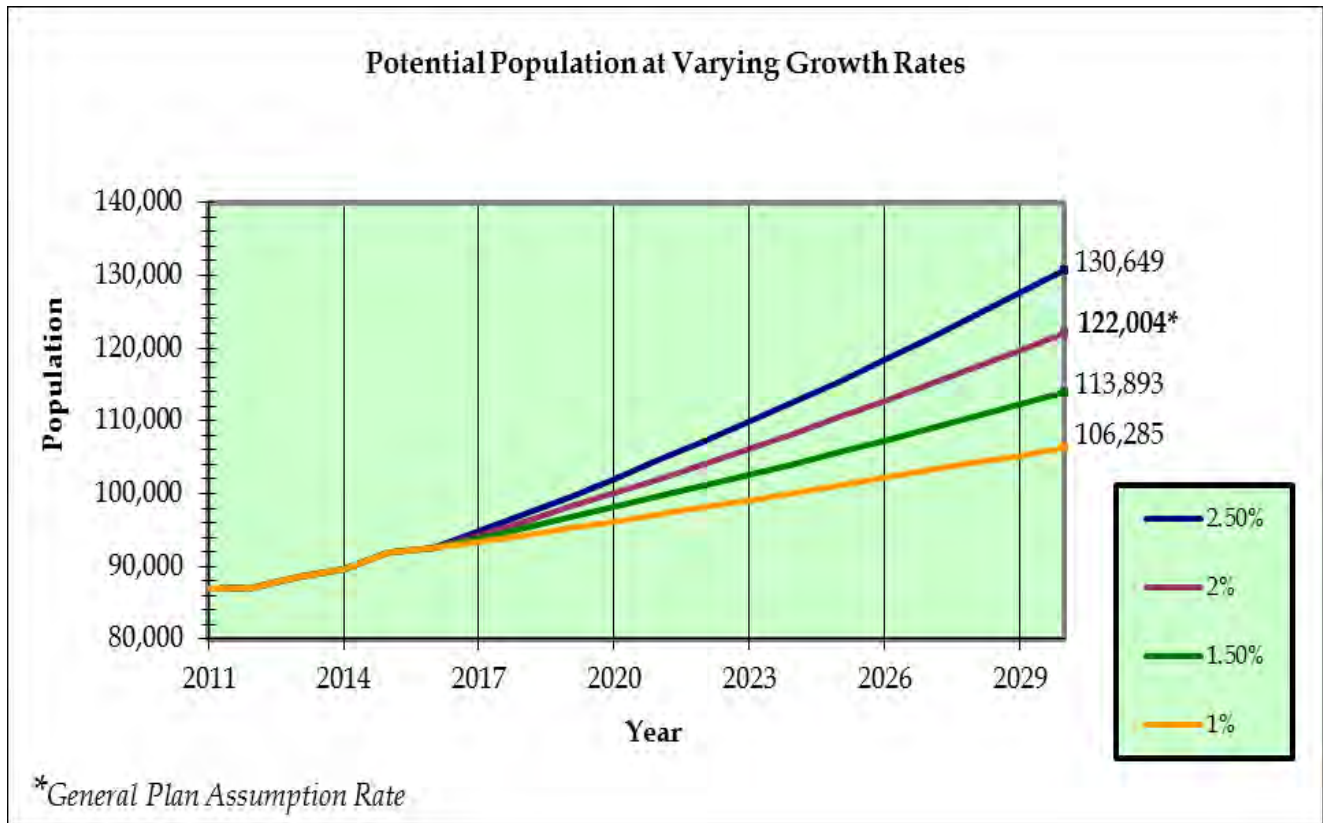
The 2030 General Plan projected the need to accommodate a population of 139,713 by the year 2030. This projection assumed a continuation of the City's historic 2% growth rate. **Figure 2** compares the 2% growth rate projection average to other possible growth rates moving forward from the City's 2016 population of 92,464.

Since General Plan adoption in 2011, Chico's population increased by 5,645 people. Discounting for annexations during this 5 year period, Chico's average growth rate was approximately 1.2%. For comparison sake, for the 5 year period between 2005 and 2010, the City's average growth rate was approximately 1.5 percent. If the recent 1.2% growth rate is projected forward from the 2016 population of 92,464, the estimated 2030 General Plan build-out population of 139,713 would occur in the year 2057. Given that Chico has experienced a lower growth rate than assumed for the General Plan, the City's population in 2030 will be very likely be less than the projected 139,713, and probably by a significant margin.

### *BCAG's Regional Growth Forecasts (2014-2040)*

Every four years, the Butte County Association of Governments (BCAG) prepares long-term regional growth forecasts. Low, medium, and high growth forecasts are developed to provide flexibility and acknowledge the uncertainty inherent in long-range projections. BCAG's population forecasts for Chico include a "low" compound annual growth rate of 1.2% and a "high" compound annual growth rate of 1.6%. These growth rates project a Chico population of between 106,827 and 114,460 for the year 2030.

Figure 2: Population Projections at Various Growth Rates



## DEVELOPMENT ACTIVITY

### GENERAL PLAN AMENDMENTS, REZONES & ANNEXATIONS

Below is a summary of General Plan amendments, rezones, and annexations that have occurred since General Plan adoption.

#### *General Plan Amendments and Rezones*

General Plan amendments (GPAs) and rezones can be City-sponsored or applicant-driven. Changes to the General Plan or to a property's zoning requires public hearings by the Planning Commission and City Council, and an evaluation of environmental impacts as required by the California Environmental Quality Act. GPA/rezones over the past 5 years are analyzed below to determine whether or not they signal a trend or an emerging issue that the City should address more comprehensively.

*2011:* The 2030 General Plan was adopted in April 2011. In November 2011, Council adopted an ordinance rezoning over 14,000 parcels to provide consistency between zoning and the land use designations for all properties illustrated on the General Plan Land Use Diagram. In addition, there was one applicant-driven rezone approved in 2011. That rezoning changed the zoning of a 14.4-acre parcel located to the east of the airport from AM (Airport Manufacturing) to ML (Light Manufacturing).

*2012:* This City-sponsored GPA/Rezone involved various minor corrections of General Plan land use designations and zoning errors made at the time of the General Plan and Zoning Map adoption.

*2013:* There were no General Plan amendments in 2013. As part of the City-sponsored comprehensive Title 19 Update, Council adopted a Foothill Development (-FD) overlay that consolidated, updated, and clearly applied the City's foothill development standards to approximately 861 parcels. The boundaries of the -FD overlay included areas generally east of Bruce Road and above the 270-foot contour. The action improved clarity, implementation, and predictability of foothill standards.

*2014:* While there were no GPAs/rezones in 2014, Council did vote 7-0 to decline initiating proceedings to annex eight properties located on the south side of Pomona Avenue between Pomona Lane and Miller Avenue citing insufficient existing infrastructure in the area, and potential conflicts between future development within the annexation area and existing agricultural processing uses located on the westerly side of the Greenline. The annexation request would have facilitated development of a 160-unit student housing project consistent with the City's R3 (Medium-High Density Residential) pre-zoning.

During the General Plan Update process, this proposed project area was identified as an Opportunity Site due to its proximity to the University and Downtown. In addition,



numerous parcels also within the Opportunity Site that were previously designated Very Low Density Residential (VLDR) were changed to low, medium, and medium-high density residential to facilitate increased density and intensity of development and revitalization.

2015: The following three GPAs and/or rezones were approved by Council:

#### South Chico Student Housing

Council approved the application of the -COS (Corridor Opportunity Site) overlay zoning district to two parcels zoned Community Commercial along Walnut Street (Highway 32) between W. 5<sup>th</sup> and W. 6<sup>th</sup> Streets in support of a student housing project. Adding the -COS overlay zone allowed the site to be developed at higher densities and with a reduction in parking. The project represents an infill development opportunity in a portion of Chico developed with a mix of uses, including a variety of housing types and densities. The site is located a block away from an existing transit route, is adjacent to a major arterial roadway with a variety of retail, restaurants, and services, and is located within walking and biking distance of both CSU, Chico and Downtown.

The rezone received unanimous support from the Planning Commission and Council, and staff was directed to consider opportunities to expand the -COS overlay to other properties along the corridor as part of the 5-Year General Plan Review.

#### Dutch Bros.

Council approved an amendment to Table 4-6 of Title 19 of the Chico Municipal Code to allow drive-through sales in the Downtown South zoning district subject to a use permit when specific criteria are met. The Code amendment allowed for development of a Dutch Bros. drive-through on the vacant parcel located at the intersection of E. 9<sup>th</sup> and Wall Streets.

#### Sierra Nevada Brewery

Council approved a GPA/rezone of four small parcels located on Franklin Street adjacent to the Sierra Nevada Brewery from Medium High Density Residential/R3 to Residential Mixed Use/RMU in order to facilitate their use as lodging for guests, a child day care for employees, and as additional office space.

2016: The following GPA/rezones have been approved so far in 2016:

#### GPA 15-03/Rezone 15-04

The City's Map Advisory Committee approved a boundary line modification shifting the property line between two parcels in support of a proposed hotel use on E. 20<sup>th</sup> Street. The BLM resulted in two parcels having multiple General Plan designations and zoning. Council approved a "clean-up" GPA/rezone that resulted in each parcel having a single zoning and General Plan designation.

### Riebes Auto Parts

GPA/rezone from ML (Light Manufacturing) to CS (Commercial Services) was approved in order to allow a retail auto parts store use in a vacant building on Country Drive (near E. Park Avenue). Given the site's proximity to Highway 99 and similar commercial uses along E. Park Avenue, Planning staff expanded the GPA/rezone to include 10 additional surrounding properties consistent with policies from the Economic Development Element of the General Plan. Council unanimously approved the GPA/rezone in February 2016.

Since the General Plan's adoption in 2011, staff has had numerous discussions with individuals interested in various retail uses along the corridor of E. Park Avenue, Country Drive, South Whitman Avenue, and MLK, Jr. Parkway, including a drive-through fast food restaurant, auto sales, and a hotel. None of these uses are permitted in the light manufacturing district, but would be permitted in a commercial district. Applying a commercial designation to other properties in this area would increase economic growth and investment and be a better utilization of land that has easy access and visibility from Highway 99.

### Recommendation

Staff has identified a number of amendments to the City's Land Use Diagram and Zoning Map that would support existing land uses and promote General Plan implementation:

- A General Plan amendment and rezone of numerous parcels in the Pomona Avenue Opportunity Site located between Pomona Avenue and the Greenline from multi-family and single-family residential to very low density residential. This change would return the General Plan designations and zoning of these properties to what they were before adoption of the General Plan in 2011. The change would reflect existing uses and reduce potential development conflicts with an adjacent nut hulling operation located on the agricultural side of the Greenline.
- A General Plan amendment and rezone of numerous properties in the vicinity of Martin Luther King, Jr. Parkway and E. Park Avenue from light industrial to commercial to promote investment and better utilize land that has easy access and visibility from Highway 99.
- Apply the -COS (Corridor Opportunity) Overlay to properties along the Walnut Avenue (SR 32) corridor between W. 3<sup>rd</sup> Street and W. 8<sup>th</sup> Street to promote increased densities.
- A General Plan amendment and rezone of a parcel on Cohasset from office/single-family residential to commercial in support of the existing land use.
- A General Plan amendment and rezone of a parcel on W. Eaton Road near Esplanade from single-family residential to commercial in support of the existing land use.

More detail regarding the proposed GPAs/rezones are available in the Planning Commission and Council staff reports for the Five-Year Review.

## *Annexations*

*Background.* Historically, annexations to the City included areas where property owners requested annexations. As a result, many areas developed under county jurisdiction were bypassed in the annexation process, with properties proposed for new development being annexed along the City's periphery. In 1994, the city limits comprised about 22 square miles. By 2002, the City had grown to a size of 28.78 square miles, but with irregular boundaries and almost 80 "islands" -- described as unincorporated territory surrounded by properties within the City limits. The intensity of development within these islands varied widely; some islands were developed at urban intensities, others at suburban intensities, and some contained rural and agricultural development patterns, including working orchards. The islands and irregular boundaries made service delivery inefficient and the community was under the jurisdiction of two agencies - the City and the County.

In 2000, the State enacted new annexation laws which provided that island areas could be annexed without the support of the voters or owners within the islands. The City Council considered the opportunity to provide more regular boundaries, consolidate services under a single municipality, and unify the community. Staff was directed to pursue annexations under this law and eliminate the islands where possible.

*Annexation Activity 2002-2007.* Between 2002 and 2007 a total of 70 annexations were completed. Twenty-four of the projects resulted in the elimination of 71 island areas. The other 56 annexations ranged in size from a single parcel to over 600 acres. During that same period, the incorporated City limits grew from 28.78 square miles to 33.14 square miles - an increase of 4.36 square miles or 2,790 acres - and the City's population grew from 67,019 to 82,784. Of the 15,765 population increase, new residential development accounted for a 35% increase (5,518 residents) and annexations accounted for a 65% increase (10,248 residents).

Following 2007, the City's annexation program was placed on hold while the City evaluated the fiscal implications of providing services to newly annexed areas. Given the extended economic recession and the City's fiscal health, generally only smaller annexations requested by property owners have been initiated since 2007. As a result, large unincorporated areas in the City remain as County Islands, including properties south of West Sacramento Avenue, the area between E. Lassen Avenue and Eaton Road, Chico Canyon Road/Centennial Avenue, and El Monte Avenue (see **Figure 3**).

*Recent Annexation Activity.* **Table 3** provides basic information for annexations that have occurred since adoption of the General Plan. Three of the annexations were single-parcel annexations required by LAFCo as a condition for a sewer connection. The other smaller annexations included the new CVS pharmacy at Forest Avenue and Highway 32 (again, a required condition for City sewer service), and a vacant 1.6-acre parcel on W. Sacramento Avenue slated for development of a 32-unit apartment.

**Table 3: 2011-2015 Annexations to the City of Chico**

LAFCo Number	Title	General Plan Designation	Acres	Units	Date of Resolution
01-2011/12	11-08 City of Chico, Stewart Ave., Anx. #2	LDR	0.6	2	10/31/2011
17-2011/12	11-19 City of Chico, Forest Ave., Anx. #6	CMU	2.8	N/A	05/03/2012
21-2013/14	14-01 City of Chico, Oak Way, Anx. #3	LDR	.44	1	12/05/2013
22-2013/14	Stewart Avenue Annexation #3	Various	25	104	12/06/2014
15-17	15-01 Chapman Annexation #1	Various	117.7	233	Not Recorded
15-18	15-02 Mulberry Annexation #1	Various	86.85	46	Not Recorded
02 2015/16	15-03 W. Sacramento Ave. #30	MHDR	1.6	N/A	09/09/2015
09-2015/16	15-06 City of Chico, E. 8 <sup>th</sup> St. #15	LDR	0.86	1	03/03/2016

There were also several larger island annexations since General Plan adoption. Given the City's most recent past fiscal health, these were not planned annexations.

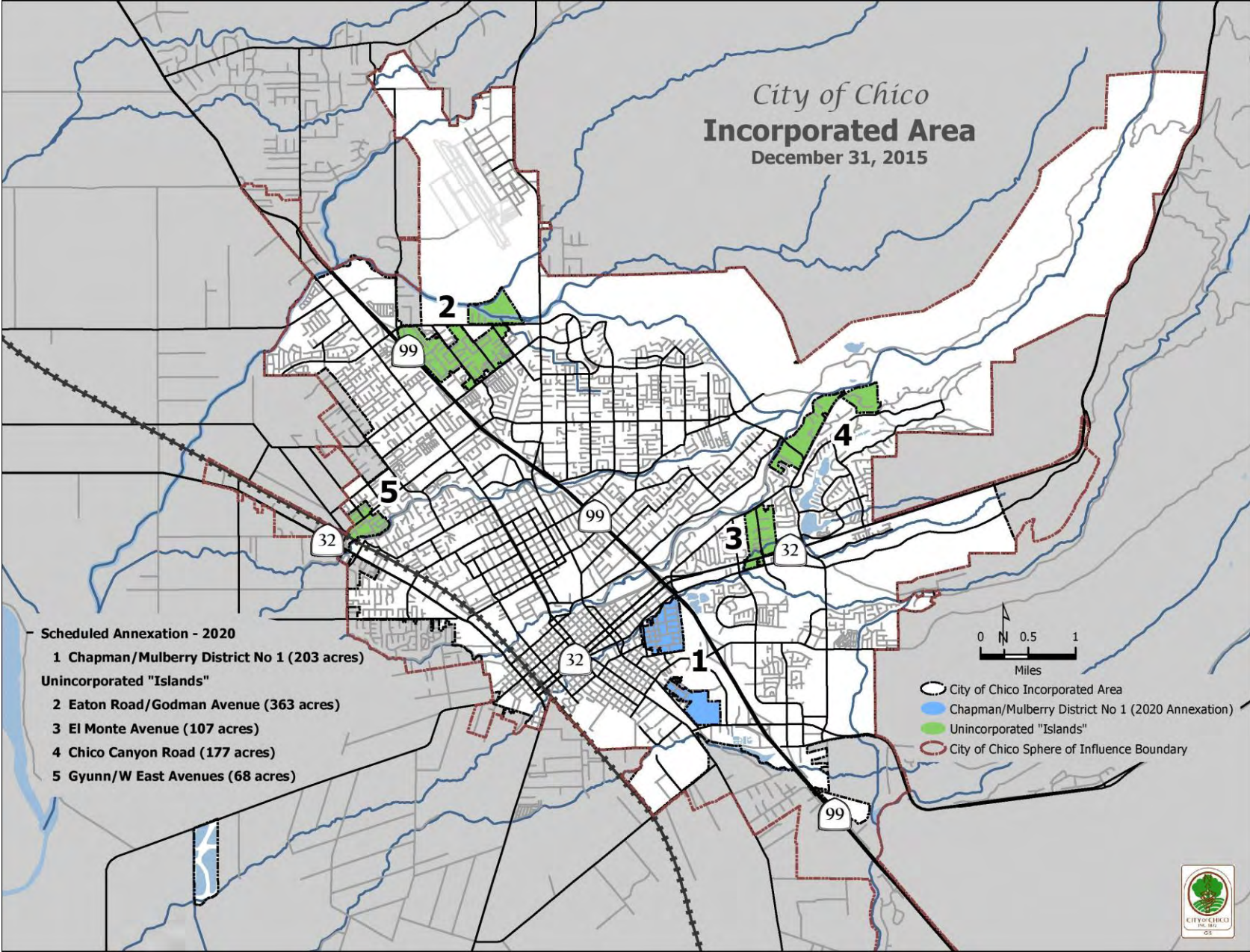
Stewart Avenue (2014) - The Stewart Avenue annexation was a required LAFCo condition for the connection of a new multi-family development in the County to the City's sanitary sewer system. The annexation was initiated directly with LAFCO by the applicant (the City agreed not to protest the process), and included fifty-six parcels with a variety of single-family and multi-family residences, as well as five commercially zoned parcels.

Chapman and Mulberry (2015) - Council authorized the Mayor to enter into an Agreement with LAFCo regarding annexation of the Chapman and Mulberry "islands". The Agreement was the result of a series of meetings between subcommittees of the Council and LAFCo aimed at resolving a longstanding disagreement over the timing of the annexations and the connection of roughly 60 County properties to the City's sewer system without the required LAFCo approval. The Agreement obligated the City to make application for the island annexations in April 2015. Consistent with the Agreement, LAFCo approved the annexations, but is not recording them with the state for five years, or until July 2020.

*Fiscal Impact of the Chapman/Mulberry Annexation*

The fiscal impact of annexations is generally neutral to negative, depending upon the type of land being annexed and other case-specific conditions. For the most part, purely residential annexations do not generate revenue sufficient to cover the cost of providing full municipal services to people living in them. Commercial areas, by contrast, tend to provide more in the way of revenue. In a community with the right ratio of both types of land and a healthy economy, a measure of balance is reached as land is annexed and the City grows.

**FIGURE 3: CITY BOUNDARIES AND ISLANDS**



Annexing areas such as the Chapman and Mulberry islands presents special challenges. Because these areas are mostly built out with older structures, the risk of fire (and thus the cost of providing fire protection) is considerably greater than it is with new construction. Likewise, many streets in the two areas are not built to a municipal standard, and so present the likelihood of higher than normal maintenance and replacement costs.

Annexing the two county islands will have a negative fiscal impact on the City. A number of estimates of the net annual fiscal impact to the City were previously shared with Council. The \$600,000 estimate previously shared with Council is the most conservative, or likely maximum, impact estimate.

### **Recommendation**

*Update the City's Sphere of Influence and Municipal Service Review:* The City is recently completed an update to its Sphere of Influence (SOI) to match the proposed SOI included in the City's 2030 General Plan. The proposed SOI Update was reviewed and approved by Butte LAFCo. To support the proposed SOI, the City's Municipal Service Review (MSR) was also updated. A MSR is a comprehensive study to determine the adequacy of governmental services being provided by the City, and is used to better understand and improve provision of services and to identify opportunities for greater cooperation between service providers. The updated SOI and MSR will support orderly development and promote private investment in the community, and is instrumental to the implementation of the General Plan.

*Eaton Road/Godman Avenue Island:* This County island located in north Chico (see **Figure 3**) is mostly surrounded by the City, has been built-out with urban-level development over many decades, has infrastructure and services generally available (including the extension of City sewer through the Nitrate program), and has many large undeveloped and underdeveloped parcels that are ripe for development speculation.

Staff regularly receives inquiries regarding development concepts in the area. Unfortunately, the development landscape is highly uncertain, mostly related to receiving annexation support by any combination of the City, neighbors, and Butte LAFCo. Until the area is incorporated into the City, this uncertainty will persist and investment in this neighborhood will be sporadic.

In the coming years, the City and LAFCo should develop a phased annexation plan to incorporate this area into the City to promote orderly growth, promote infill development, and as directed by the Sewer Service and Annexation Agreement between the City and LAFCo.

*Chapman/Mulberry Service Coordination:* Over the coming years, it is critical for City service providers, in particular, Public Works, Police, and Fire to coordinate, plan, and budget for the incorporation of these two neighborhoods into the City in 2020.

## **THE GENERAL PLAN'S STRATEGY OF SUSTAINABILITY**

To establish a sustainable development trend for the community, the General Plan promotes a compact urban form, complete neighborhoods, infill development and redevelopment, mixed-use development, and a variety of housing types.

The Plan seeks to preserve and enhance older neighborhoods, promote economic development, protect sensitive environmental resources, and provide open space and parks. To achieve these sometimes competing goals, the General Plan categorizes three distinct areas of the City: areas of stability, areas of potential change, and areas for new growth.

Areas of stability are those parts of the City that are not expected to change substantially in character, land use, or development intensity. These areas include most existing residential neighborhoods, environmentally sensitive lands, open spaces, and parks.

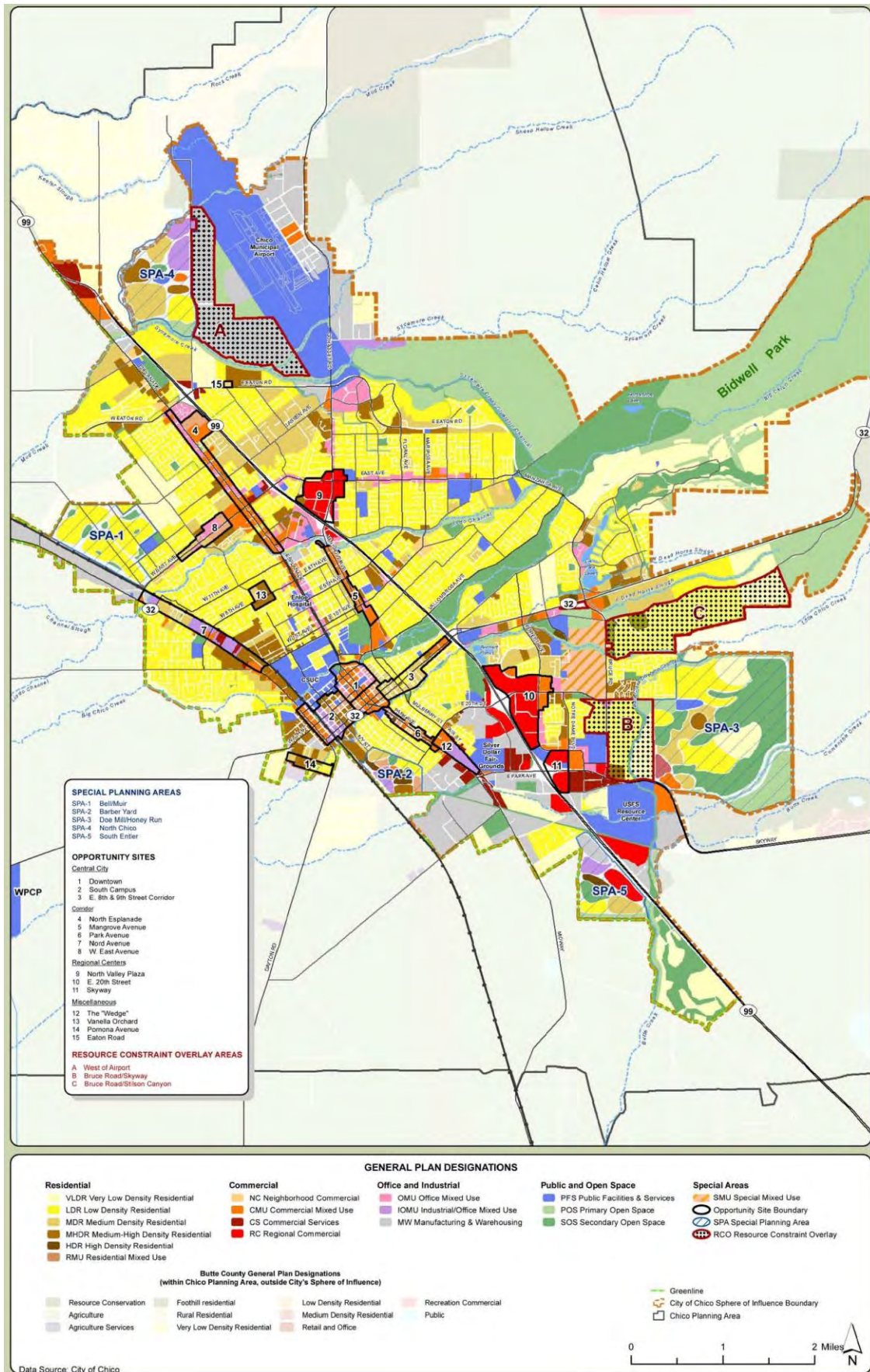
Areas of potential change are the 15 Opportunity Sites as identified on the Land Use Diagram (see **Figure 4 - General Plan Land Use Diagram**). These strategic infill and redevelopment areas include underutilized transportation corridors, regional retail centers, areas in the City's core, and other residential, light industrial, and mixed use areas that can accommodate growth.

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

### **SPECIAL PLANNING AREAS**

The 2030 General Plan identifies five Special Planning Areas (SPAs) to accommodate new growth. SPAs are areas with significant new growth potential that require detailed land use planning in the form of a specific plan, planned development, or other comprehensive plan. **Table 4** below provides assumed development capacities for each SPA. The SPAs are to be developed as integrated, complete neighborhoods with a mix of housing types and businesses, along with parks and open space. Entitlement, including environmental review, for these large new growth areas will involve significant time and expense.

**Figure 4: 2030 General Plan Land Use Diagram**





**Table 4: Development Potential for Special Planning Areas**

Special Planning Area	Acreeage	Dwelling Units	Non-Residential Square Footage
Bell Muir SPA	251	644	N/A
Barber Yard SPA	112	1,096	403,882
Doe Mill/Honey Run SPA	1,287	2,095	374,247
North Chico SPA	377	1,899	1,070,225
South Entler SPA	238	949	1,348,754
<b>Total</b>	<b>2,265 acres</b>	<b>6,681 units</b>	<b>3,197,109 sf</b>

There has been no significant activity in any of the SPAs, which is likely a reflection of the substantial investment required, coupled with a continued uncertain market and a supply of developable lots in previously approved subdivisions (discussed in more detail in *Residential Capacity* section later in the report).

**Recommendation**

A significant amount of both residential and non-residential development is allowed in the SPAs. Further, the SPAs require the integration of single and multi-family residences, which will help promote the market demand being seen right now for a variety of housing types and densities. However, given the complexity of the planning process for these new growth areas, entitlement timeframes will be multi-year. Further, the provision of backbone infrastructure, and ultimately the development of homes and businesses will take place over many years.

Regardless, the SPAs still remain the best available locations to accommodate future growth. Other growth areas would need to be located either on the Ag side of the Greenline, in the foothills, or at greater distances away from the City’s core along SR 99 where there is limited or no City infrastructure.

Looking forward, it is important to prioritize the City’s capital improvement projects (e.g., roads, sewer, stormwater) that support the eventual development of the SPAs. That has been the case with the Eaton/Hicks/SR 99 Interchange planning process, Southgate/SR 99 Interchange planning process, SR 32 Widening, Bruce Road Widening, and other recent efforts.

**OPPORTUNITY SITES**

The General Plan identifies fifteen Opportunity Sites throughout the City as strategic infill and redevelopment areas. They include underutilized transportation corridors and regional retail centers, areas in the City's core, and other residential or light industrial areas that can accommodate growth. Increased density and intensity, as well as mixed-use development at these locations is desired, directed, and supported with incentives. The General Plan assumes

that 13-15% of the land within the fifteen Opportunity Sites will redevelop over the life of the Plan. The City tracks major redevelopment projects within the Opportunity Sites, but does not provide a detailed accounting of redevelopment activity for its effect on land supply.

The past 5 years have seen some level of development and/or redevelopment in most of the Opportunity Sites, but one area has been particularly promising. The North Valley Plaza Opportunity Site represents an ongoing success story of infill and redevelopment at an underutilized regional retail center. Over the past 2 years alone, new development and redevelopment included the New Earth Market Natural Foods Store, Starbucks, reuse of the large commercial suite previously occupied by Michael's for a 99¢ Store, a Buffalo Wild Wings, and an enhanced outdoor seating area for the Pour House. Prior to 2014, Sportsman's Warehouse opened in the old Mervyn's and a Taco Bell developed at the corner of East and Pillsbury.

Development and redevelopment in the Opportunity Sites capitalizes on existing infrastructure and reduces demand to develop at the City edges.

### **Recommendation**

Development and redevelopment in the Opportunity Sites has been extremely promising. Residences, services, and new job centers are being developed where infrastructure already exists. The City must continue to support and promote infill development, and be receptive to General Plan amendments, rezones, and minor deviations from development standards to accommodate a variety of projects in these strategic areas. It would also be reasonable to expand the Corridor Opportunity Site (-COS) incentives (e.g., increased density) found in Title 19 to other appropriate locations if served by transit and in close proximity to services.

Finally, as with the SPAs, it is important to prioritize capital improvement projects, big and small, that support development and redevelopment in the Opportunity Sites. More minor City projects like intersection improvements, corridor enhancements, and repaving promote investment in older parts of the community.

### **RESOURCE CONSTRAINT OVERLAY**

The General Plan Land Use Diagram identifies three areas (West of the Airport, Bruce Road, and Stilson Canyon) with sensitive biological resources that will constrain development. For these areas, the General Plan applies an "overlay" designation to acknowledge the existence of the identified constraints and set special policy requirements for subsequent study prior to development.

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 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.

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. The General Plan, however, directs that landowners of RCO parcels may conduct more detailed studies, including environmental review, and coordinate with resource agencies to determine the actual development potential.

### **Recommendation**

Council requested that staff provide a summary of how approval of the Butte Regional Conservation Plan (BRCP) might affect implementation of the General Plan. Below is a brief summary of key issues.

The BRCP is a federal Habitat Conservation Plan and a state Natural Community Conservation Plan. It is being developed by the Butte County Association of Governments (BCAG) on behalf of signatories to the BRCP Planning Agreement, which includes the City of Chico. The BRCP is a voluntary plan that promises streamlined endangered species act permitting for land development, transportation projects, and other covered activities over a 50-year period. It also proposes to provide comprehensive species, wetlands, and ecosystem conservation, and contribute to the recovery of endangered species. If adopted, the BRCP would replace the existing environmental permitting process.

As a prospective permittee under the proposed BRCP, the City has actively participated in the 8-year planning process, including providing requested data, attending meetings, commenting on early methodologies for addressing impacts to Butte County Meadowfoam (BCM), and providing comments on drafts of the BRCP.

The draft BRCP public review period ended in June 2016. BCAG received a significant volume of comments on the draft document. In response to comments, BCAG has shared that the planning process will be extended, key stakeholders will be re-engaged, and issues will be systematically addressed. It is reasonable to believe that the planning process will continue for at least another two years.

Below are a number of concerns with the current draft BRCP that might negatively affect implementation of the General Plan:

- The BRCP currently proposes a 50-year permit for development activity. The area identified for development in the vicinity of Chico under the BRCP was derived from the City's General Plan, which is based on a 20-year development horizon (that is now 5 years in progress). There needs to be a clearer understanding of the amount of land available for the City to grow over the course of a 50-year permit, as it is not an option to simply run out of developable land.
- The BRCP proposes that large areas within the City limits be included in a Butte County Meadowfoam (BCM) Preserve. Land identified for protection is generally coincident with parcels that have the General Plan's Resource Constraint Overlay designation discussed above. The proposed BCM Preserve is intended to "protect all occurrences and supporting habitat that are necessary for the survival and recovery of Butte County Meadowfoam." According to BCAG staff, the BCM Preserve component of the BRCP is a critical for garnering support from the state and federal resource agencies (e.g., USFWS, CDFW). If the City agrees to participate in the BRCP, there would be no development allowed on properties located within the Preserve. On a separate track, the City is processing a commercial/residential subdivision application for an area that represents a major portion of the proposed BCM Preserve. Clearly, this is not an ideal situation. The City is participating in a multi-year regional planning process that contemplates no development of a property, while simultaneously processing an application for development of the same property. Both efforts are moving forward with unclear schedules, and the inherent conflict will ultimately come to a head. Resolution of this conundrum will require input and direction at the local, state, and federal level.
- The draft BRCP proposes a new regulatory framework with mitigation requirements that differ from the existing regulatory framework. A new "rulebook" may affect whether a property is developed. It will be important to understand how a changed regulatory framework will affect implementation of the General Plan.
- The draft BRCP proposes a number of habitat/species avoidance measures that are not required under the existing regulatory framework. The issue of when and where species "take" is and is not permitted needs to be better understood. If full development of properties within the City is not allowed, then the fundamental principle of the BRCP seems diminished. Promoting development within the City at densities and intensities anticipated by the General Plan reduces future pressure to develop areas the BRCP seeks to protect (e.g., the foothills, ag side of the Greenline).

#### **SUMMARY OF DEVELOPMENT ACTIVITY**

After a steep decline, development activity has increased over the past five years, reflecting a recovery from the nationwide economic recession. Specifically, residential development has continued to reflect both a strong single-family and multi-family housing market as both housing types grew steadily through 2015. Commercial and industrial development has also been strong during this five-year review period. Overall, there continued to be a clear trend

of increased development activity, providing the City with greater opportunities to apply the policy framework and strategies of the General Plan.

The General Plan Land Use Diagram (**Figure 4**) reflects historical growth patterns as well as the future vision of the community. The Diagram includes new growth areas, vacant infill areas, and redevelopment areas that were designed to accommodate Chico’s future growth with a range of housing choices.

**Residential Entitlements**

In land development, discretionary approvals for the right to develop property are commonly referred to as “entitlements”. Generally, residential development is categorized into single-family and multi-family projects. Parcel map and subdivision applications are the required review processes for single-family housing projects, whereas multi-family projects typically are approved through architectural review.

Approved residential entitlements in 2015 are listed below in **Table 5** (subdivisions and parcel maps) and **Table 6** (multi-family housing) along with the number of new (or reconfigured) lots or units, the acreage, and the land use designation for each project.

**Table 5: Approved Subdivisions and Parcel Maps in 2015**

Project Name	Lots	Acres	General Plan Designation
PM 15-01 KMC Properties (810 W. 11 <sup>th</sup> Ave.)	4	0.83	Low Density Residential
PM 14-04 Total Asset Dev. Inc. (287 E. 9 <sup>th</sup> Ave.)	3	0.43	Low Density Residential
S 15-01 Hampton Court (2875 Marigold Ave.)	19	4.82	Low Density Residential
S 14-05 Mariposa Manor (Mariposa Ave./Lucy Way)	34	4.76	Low Density Residential
S 14-02 Hooker Oak Estates (1982/1986 Hooker Oak Ave.)	9	2.70	Low Density Residential
<b>TOTAL</b>	<b>69</b>	<b>13.54</b>	

**Table 6: Approved Multi-Family Projects in 2015**

Project Name	Units	Acres	General Plan Designation
AR 15-08 Corrigan Apartments	32	1.6	Medium-High Density Residential
AR 15-04 Lassen Villa Apartments	56	3.4	Medium Density Residential
AR 15-03 Harrison Duplexes	8	0.57	Medium Density Residential
AR 14-12 Oakdale Apartments	28	0.80	Commercial Mixed Use
<b>TOTAL</b>	<b>124</b>	<b>6.37</b>	

The number of units and acres for all residential entitlements approved by the City over the past 5 years are summarized in **Table 7**. Planning entitlements resulted in the approval of 1,040 units (216 single-family units and 824 multi-family units) on approximately 80 acres, or an average of 208 units and 16 acres per year.

Planning approvals over the past five years reflects a growing interest in the development of multi-family housing. Combined, there has been a large number of multi-family approvals in the Medium-High Density Residential (MHDR), Residential Mixed Use (RMU), and Commercial Mixed Use (CMU) designation. Further, of the 179 new housing units approved on land designated Medium Density Residential (MDR) between 2011 and 2016, multi-family projects accounted for 128 of the units (approximately 70 percent), whereas single-family projects resulted in 51 units (approximately 30 percent). The uptick in approvals of multi-family projects coming out of the recession is a key trend, and will continue to be monitored.

The number of new units approved in the Low Density Residential (LDR) designation has been low to moderate, but as discussed below, residential construction has been strong and steady. It's important to note that a large supply of lots remain in tentative subdivision maps approved over the past 15 years. The location of all currently proposed, approved, and recorded subdivisions in the City are shown on **Figure 5**. A complete listing of approved subdivisions is provided in **Appendix C**.

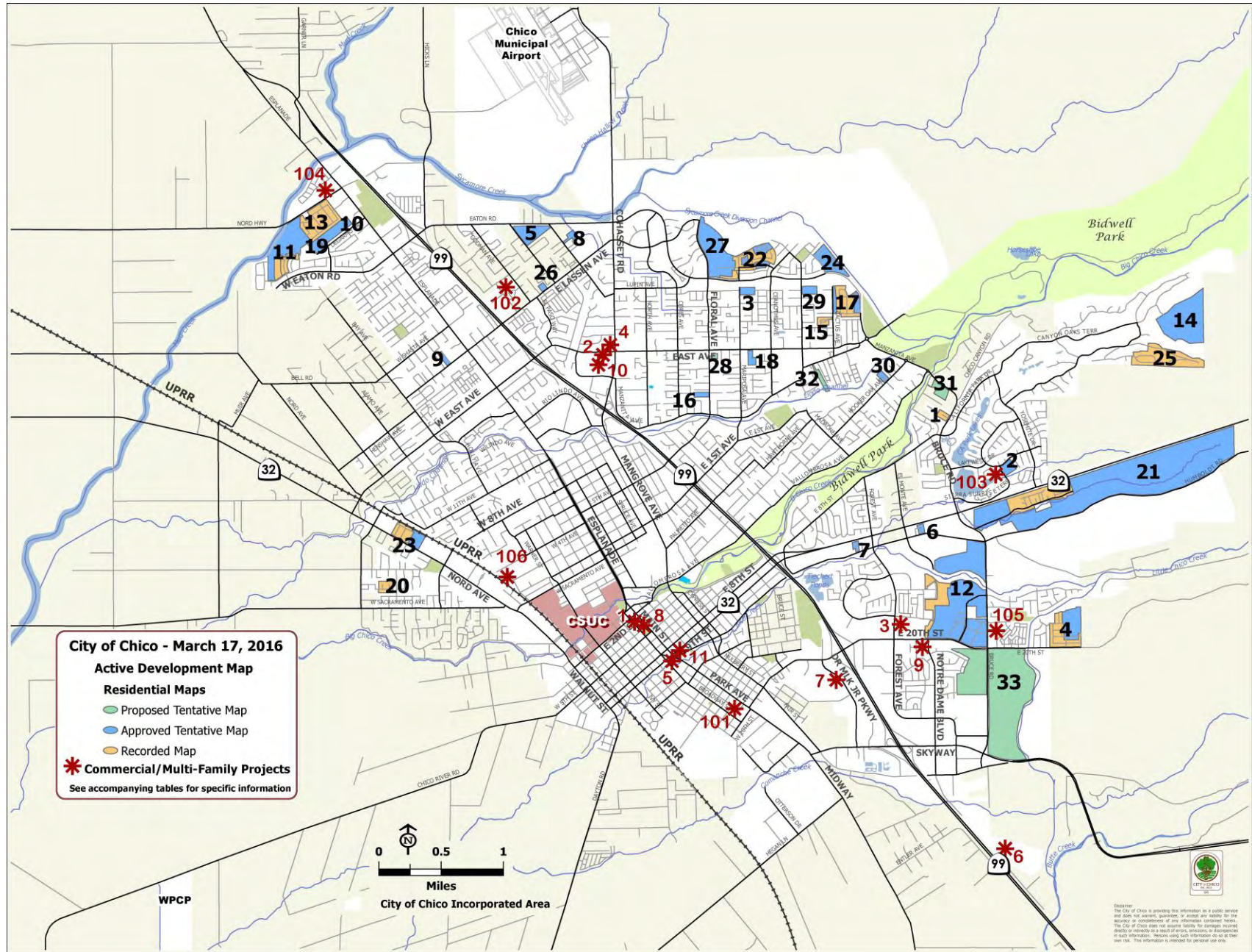
**Table 7**

**Residential Planning Approvals, 2011-2015**

	2011		2012		2013		2014		2015		Totals 2011-2015	
	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres
Low Density Residential (SF)	4	1.3	29	2.91	36	6.59	26	5.44	70	13.54	165	29.78
Medium Density Residential (SF)	5	1.7	0	0	0	0	46	5.76	0	0	51	7.46
Medium Density Residential (MF)	0	0	0	0	64	4.3	0	0	64	3.97	128	8.27
Medium-High Density Residential (MF)	50	2.3	107	2.84	6	0.3	303	15.39	32	1.6	498	22.43
High Density Residential (MF)	0	0	0	0	0	0	0	0	0	0	0	0
Residential Mixed Use (MF)	90	5.85	0	0	8	0.7	0	0	0	0	98	6.55
Office Mixed Use (MF)	0	0	3	0.2	2	0.91	12	0.66	0	0	17	1.77
Commercial Mixed Use (MF)	0	0	0	0	11	0.75	30	1.3	28	0.8	69	2.85
Manufacturing & Warehousing (MF)	0	0	14	0.7	0	0	0	0	0	0	14	0.7
<b>Subtotal - Single-Family dwelling units</b>	<b>9</b>	<b>3</b>	<b>29</b>	<b>2.91</b>	<b>36</b>	<b>6.59</b>	<b>72</b>	<b>11.2</b>	<b>70</b>	<b>13.54</b>	<b>216</b>	<b>37.24</b>
<b>Subtotal - Multi-Family dwelling units</b>	<b>140</b>	<b>8.15</b>	<b>124</b>	<b>3.74</b>	<b>27</b>	<b>2.66</b>	<b>345</b>	<b>17.35</b>	<b>124</b>	<b>6.37</b>	<b>824</b>	<b>42.57</b>
<b>Total Residential Units Approved</b>	<b>149</b>	<b>11.15</b>	<b>153</b>	<b>6.65</b>	<b>127</b>	<b>13.55</b>	<b>417</b>	<b>28.55</b>	<b>194</b>	<b>19.91</b>	<b>1040</b>	<b>79.81</b>

Single Family dwelling units = **SF**  
 Multi-Family dwelling units = **MF**

FIGURE 5: DEVELOPMENT ACTIVITY MAP





**Residential Construction**

Table 8 summarizes new residential units constructed during the 5 year period from 2011 to 2016, categorized by housing type.

Table 8 New Construction Housing Units by Type (2011-2015)							
Housing Category	2011	2012	2013	2014	2015	Total	% of Total
Single-Family Detached	82	123	211	230	199	845	53%
Single-Family Attached	0	0	0	0	0	0	0%
Multi-Family # of units in 2-4 Unit Structures	72	2	0	36	13	123	8%
Multi-Family # of units in ≥5 Unit Structures	190	44	163	65	166	628	39%
<b>Total # of Units</b>	<b>344</b>	<b>169</b>	<b>374</b>	<b>331</b>	<b>378</b>	<b>1,596</b>	<b>100%</b>

(California Department of Finance, City/County Population and Housing Estimates, Form E-5)

The demand for new housing has continued to steadily increase from 2011 through 2015. During this timeframe, a total of 845 new single-family residences and 751 new multi-family units were constructed.

Residential development activity can also be tracked through Building Division permit activity. In 2015, there were 254 building permits for single-family residences issued, continuing the 2014 trend of 202 permits. Further, in 2015, multi-family residential permits kept a healthy pace with 33 permits for 265 multi-family units, surpassing 2014’s total of 24 permits for 183 units.

Several factors influence trends in new housing demand and production. The healthy trend in housing production over the past five years is a response to a limited supply of residential units for sale and rent, continued job growth, and low interest rates.

**Residential Density**

Residential density refers to the number of housing units that are built per acre. For example, 6 housing units developed on 1 acre equates to a density of 6 housing units per gross acre. For each residential and mixed-use land use designation in the General Plan, there is a minimum and maximum allowed density, as well as an assumed median density. For example, the Low Density Residential designation (which supports primarily single-family development) allows for a density range of between 2.01 and 7 units per acre, and has a median density assumption of 4.5 units per acre.



Density ranges for each land use designation are established in the Land Use Element of the General Plan and are intended to support Plan Goals and Policies such as maintaining the City’s compact urban form, reducing auto dependency, supporting transit, conserving land resources, protecting open space, and encouraging mixed-use neighborhood development and a range of housing types.

Factors that have influenced density in new residential development over the past 5 years include: 1) both a strong market-driven demand for single-family and multi-family residences; 2) site constraints that limit the amount of land suitable for development (i.e., environmental considerations and infrastructure costs); and 3) neighborhood resistance to infill.

**Table 9** shows residential density averages by land use designation for projects approved since General Plan adoption in 2011. The density of projects approved on land designated Low Density Residential (LDR) during the past five years is slightly above the midpoint. For projects approved in Medium Density Residential (MDR), Residential Mixed Use (RMU), and Office Mixed Use (OMU) designations, the overall density was fairly consistent with, albeit slightly below, the midpoint. And for the Medium-High Density Residential (MHDR) and Commercial Mixed Use (CMU) designations, overall density was well above the midpoint. Of note is the fact that multi-family residential development is occurring on properties with non-residential mixed use designations (i.e., OMU and CMU). An applicant needs a discretionary conditional use permit to build “residential only” projects on property with a non-residential mixed use designation. This small trend further reveals the currently strong demand for apartments.

<b>Table 9 Residential Density Averages For Approved Projects (2011-2015)</b>			
Land Use Designation	GP Density Range (Min/Max)	Dwelling Units per Acre (du/acre)	Above Midpoint?
Low Density Residential	2.1 - 7.0	4.66	Yes
Medium Density Residential	7.1 - 14.0	9.44	No
Medium-High Density Residential	14.1 - 22.0	20.44	Yes
Residential Mixed Use	10.0 - 20.0	14.72	No
Office Mixed Use	6.0 - 20.0	11.5	No
Commercial Mixed Use	6.0 - 22.0	22.76*	Yes

\* - Units/acre is above maximum density range due to project use of -Corridor Overlay which allows density bonus.

Demand for new and different types of multi-family development has had a major effect on the overall residential density of approved projects the past 5 years. The density of all approved residential projects (both single-family and multi-family) exceeded 13 units per acre. For comparison, the overall residential density for all projects approved between 1994 and 2007 averaged 5.5 dwelling units per acre. Residential density will likely return to single

digits as the demand for multi-family units diminishes and the backlog of single-family units on already approved subdivisions are constructed and occupied.

#### *Infill vs. Neighborhood Compatibility*

There were numerous infill projects approved within identified Opportunity Sites where increased densities are desired and expected. However, several infill projects located in older established neighborhoods presented a number of challenges. These projects were on smaller and more irregularly-shaped parcels at densities higher than adjacent development. The issue of density, and the accompanying concerns of increased traffic and inadequate infrastructure, versus neighborhood character resulted in some controversy and neighbor rancor.

Policies to encourage infill development and address neighborhood compatibility have been in place in Chico since 1994, but they have not always yielded desired results. The 2030 General Plan's policy framework differentiated from the previous General Plan by distinguishing between infill in "areas of stability" and infill in "areas of potential change" (the Opportunity Sites). Areas of stability include existing residential neighborhoods, which are not anticipated to change substantially in character, land use, or development intensity over time. Retaining stability in these areas and emphasizing neighborhood compatibility over density is supported by policies throughout the General Plan, most notably Policy LU-4.3 (Emphasis on Neighborhood Compatibility), which reads "[f]or 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." (emphasis added)

During the General Plan adoption process, the language "within the allowable density range" was added to this policy out of fear that any lost density would be a misuse of limited land resources. Moving forward, staff recommends removing the entire second sentence from the policy, as any minor loss in density on what are generally very small infill projects is far outweighed by the benefits of gaining community support for thoughtful infill and well-designed projects which reflect the character of their surroundings.

#### *General Plan Assumption for Medium Density Residential Land*

During the development and adoption process for the 2030 General Plan, there was significant discussion regarding the adequacy of land available for single-family residential development. Table LU-1 in the Land Use Element of the General Plan identifies a projected "need" of 9,007 single-family units by 2030, and then estimates that build-out of the General Plan Diagram has the potential to provide 8,689 units. The potential for 8,689 single-family units is based on an assumption that fifty percent (50%) of vacant land designated Medium Density Residential (MDR), which has a density range of 7.1 to 14 units per acre, will be developed as single-family residences.

Most single-family residential development in the City occurs on land designated Low Density Residential, which has a density range of 2.1 to 7 units per acre. This range allows for a variety of larger and smaller lot single-family residences. As the density requirement moves over 6 units per acre, it becomes increasingly difficult to design a single-family subdivision, especially on smaller parcels where relatively large portions of the property must be dedicated to roads and other infrastructure. This difficulty is well reflected in the entitlement activity of MDR-designated land over the past 5 years. Of the 179 units approved on MDR-designated land, 46 of the units were single-family, and they were approved in a single project at the 7.1 units per acre minimum density allowed. Further, the project required a Planned Development permit in order to receive relief from standards in the City's Municipal Code.

Based upon what has occurred to date, the assumption that 50% of vacant MDR land is likely to be developed with single-family homes no longer seems reasonable. Staff believes there is justification for a reduction to the minimum density for the MDR designation to 6 units per acre. Doing so may encourage the development of higher density single-family homes, and thus support the General Plan's assumption about what will be built on MDR lands. Given the consistent demand for multi-family development, it is highly unlikely that the City's inventory of vacant MDR-designated land will suddenly be developed with a higher density single-family product. The minor reduction to the density minimum will lead to the desired balance of single- and multi-family development, and substantially advance General Plan infill and compatibility goals.

### **Recommendation**

Over the past five years, the General Plan's policy framework has been generally successful during the project review and approval process. Below are two key recommendations that staff believes will enhance implementation of the General Plan:

- 1) To support the General Plan's policy framework regarding infill in "areas of stability," and to garner additional community support for thoughtful infill, staff recommends amending General Plan Policy LU-4.3 to read as follows:

*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.~~*

- 2) To promote the General Plan's assumption that fifty percent of vacant land designated MDR will be developed as single-family residential, staff recommends a minor reduction to the minimum density range for the MDR designation to 6 units per acre. Staff believes this will lead to more balanced development of both single- and multi-family residences.

These proposed amendment is included in the proposed Title 19 updates and General Plan text amendments.

***Commercial/Industrial/Office Entitlements***

Chico has seen a continued expansion of its commercial sector in response to a steady increase in population in the Chico urban area and the greater region. As a regional retail center, a significant amount of Chico’s commercial development over the last five years has been regional commercial and mixed use commercial.

In 2015, the Zoning Administrator and Architectural Review and Historic Preservation Board approved entitlements for a total of almost 100,000 square feet of new commercial, industrial and office space, as shown below in **Table 10**. Significant among last year’s approved projects is the new 40,000 square foot CHP Facility, a 44,000 square foot medical building in Meriam Park at the corner of Concord Avenue and East 20<sup>th</sup> Street, and the new *Ulta* beauty retail store located on Martin Luther King Jr. Parkway in front of Costco.

**Table 10: Approved Commercial/Industrial/Office Projects in 2015**

Project Name	Square Feet	General Plan Designation
AR 15-22 Ceres Professional Plaza	4,000 sf Office Building	Office Mixed Use
AR 15-20 Ulta Store	10,000 sf Retail Store	Regional Commercial
AR 15-17 Dutch Bros. (Humboldt Ave.)	640 sf drive-thru coffee kiosk	Commercial Mixed Use
AR 15-01 Primary Care Clinic	44,000 sf Medical Building	Special Mixed Use
AR 14-05 CHP Facility	40,000 sf Office Building	Regional Commercial
<b>TOTAL</b>	<b>98,640 sf</b>	

Between 2011 and 2015, entitlements were approved at an annual rate of almost 100,000 square feet, for a total of approximately 350,000 square feet of new commercial, industrial and office space, and 150,000 square feet of remodeled space.

***Commercial/Industrial/Office Construction***

As shown in **Table 11**, building permits issued from 2011 through 2015 resulted in the construction of nearly 400,000 square feet of new commercial space, or an annual average of 80,000 square feet, with total construction costs valued at approximately 42.5 million dollars (Note: data reported from the Building Division does not distinguish between permitted commercial, office, and industrial square footage).

In 2015, building permits were issued for construction of 124,225 square feet of new commercial space with construction costs valued at over 13.3 million dollars. The 2015 activity reinforced the recent trend in increased development, following 2014’s 169,512 square feet of new commercial space with construction costs valued at 13 million dollars. This recent activity is up sharply from 2011 through 2013, and preliminary 2016 numbers reflect this trend will continue.

**Table 11**  
**New Commercial/Industrial/Office Space**  
**Construction Summary (2011-2015)**

Year	Commercial/Industrial Square Footage	Valuation of Construction
2011	30,765	\$4.2 million
2012	40,763	\$8 million
2013	34,344	\$4 million
2014	169,512	\$13 million
2015	124,225	\$13.3 million
<b>Total</b>	<b>399,609</b>	<b>\$42.5 million</b>
<b>Yearly Average</b>	<b>79,922</b>	<b>\$8.5 million</b>

Source: Annual Building Division Construction Activity Reports  
*(January 1st 2011 - January 1st 2016)*

Notable commercial projects completed within the past five years are summarized below.

- 2011: Two noteworthy projects constructed in 2011 included a new CVS pharmacy located at Forest Avenue and Highway 32, and the renovation and expansion for Clark Pest Control on Eaton Road at Highway 99.
- 2012: Entitlements for the rehabilitation and repurposing of 150,000 square feet of existing commercial and industrial space were approved in 2012, including Dick’s Sporting Goods and Build.com. Significant projects completed during this year include the 4,527 square foot Roos Dental Clinic on the Esplanade, a new animal shelter, a 7,500 square foot commercial warehouse located on Ivy Street, and the expansion of the Tri-Counties Bank Operation Center on Fortress.
- 2013: Projects completed in 2013 include a new 14,486 square foot orthopedic medical office on Raley Boulevard, the 6,610 square foot expansion of the Neighborhood Church, and 4,449 square feet of new professional office space on the Esplanade.
- 2014: Commercial development activity in 2014 included the 54,043 square foot office and mini-storage on Eaton Road, the 22,616 square foot Printed Image on Park Avenue, and 10,000 square feet of professional office space on the Esplanade.
- 2015: Constructed in the Hegan Lane Business Park, the 80,000 square foot BCAG B-Line Operations Center is an impressive LEED-standard design. Further, recently completed construction in the North Valley Plaza Opportunity Site includes a new Buffalo Wild Wings restaurant, an expansion to the outdoor seating area at the Pour House, and the New Earth Market Natural Foods Store.

## **Recommendation**

Non-Residential entitlements are generally proceeding well, but there is always room for improvement. As part of the 5-Year General Plan Review, there are a number of amendments proposed to both the General Plan and Title 19 intended to create more certainty and streamline project review and approval.

### ***Mixed-Use Projects***

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.



One vertical mixed use project, the Breslauer West building, was approved in 2011 by the Architectural Review and Historic Preservation Board (ARHPB). The building was built on 7<sup>th</sup> Street between Main and Broadway with 2,878 square feet of commercial space on the ground floor and 2,888 square feet of office space on the second floor. The project site is in South Downtown and has a Commercial Mixed Use land use designation. The Breslauer West building exemplifies many of the goals and policies of the 2030 General Plan in that it intensifies development in South Downtown, it employs vertical mixed-use, it promotes pedestrian activity at the street level, and reflects quality architectural design.

The Orr Mixed Use Project (or Old Enloe Hospital site) is another example of a vertical mixed use project that was approved in 2012 by the Zoning Administrator and the ARHPB. The building was built in 2013 on Flume Street between W. 3<sup>rd</sup> and W. 4<sup>th</sup> Streets with 1,300 square feet of office space and a dwelling unit on the ground floor, and two additional residential units on the second floor. The project site is in North Downtown and has an Office Mixed Use land use designation. The Orr Mixed Use Project intensifies development in North Downtown, employs vertical mixed-use, has reduced parking, and the design reflects elements of the original Enloe Hospital building.



There were no mixed use projects in 2013, 2014 or 2015. Developers regularly engage staff with mixed-use proposals, and then later share that they were unable to obtain financing due to a lender's concern with risks associated with a mixed-use product.

### *Other Projects*

In addition to residential, commercial, and industrial project approvals, a number of existing wireless telecommunication facilities received approvals in 2013, 2014 and 2015 for 4G and LTE upgrades to enhance wireless service throughout the City.

### **Recommendation**

Mixed-use development conserves valuable land resources, brightens communities, and brings people closer to the things they need on a day-to-day basis. Despite their many benefits, mixed-use projects are considered 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. Additional problems that arise involve smells, traffic, and noise transferring from one use of the building (a bustling restaurant or store) to another (apartments).

The General Plan has a policy framework that allows and promotes mixed-use development, and sometimes requires vertical or horizontal integration of uses (in the Special Planning Areas). While there hasn't been a lot of mixed-use development since adoption of the General Plan, it is important to be patient and wait for the appropriate market conditions. Requiring mixed use in a small city like Chico would only preclude development. Overtime, mixed-use projects will gain momentum, more than likely in and around Downtown where the land supply is limited, there are a variety of uses, and public transit is available.



## LAND AVAILABILITY AND CAPACITY

### DEVELOPMENT POTENTIAL

For the 2030 General Plan update process, an assumption was made that the City's historic population growth rate of 2% would continue. With this assumption, it was estimated that the City would need to accommodate 40,262 new residents (in approximately 16,300 new dwelling units) and 20,852 new jobs by the year 2030. The Plan was prepared for a projected 2030 City population of 139,713. The full development potential of the General Plan Land Use Diagram has been estimated to support over 150,000 people and accommodate over 25,000 new jobs at build-out, which is anticipated to occur well in the future.

The General Plan Land Use Diagram depicts Chico's Sphere of Influence (SOI) boundary. **Table 12** lists the total acreage in each land use designation within the SOI and reports the number of vacant acres available for development in each designation (including undeveloped portions of approved projects). Acreage totals for the land use designations in Special Planning Areas (SPAs) are listed separately in **Table 13**.

Land Use Designation	Acreage*		Vacant**	
	Total Acres	% of Total	Acres	% of Total Vacant
Very Low Density Residential	1,546	7.4%	486	21.0%
Low Density Residential	4,998	24.0%	558	24.1%
Medium Density Residential	1,087	5.2%	233	10.1%
Medium High Density Residential	773	3.7%	125	5.4%
High Density Residential	11	0.1%	4	0.2%
Residential Mixed Use	76	0.4%	13	0.6%
Neighborhood Commercial	99	0.5%	36	1.6%
Commercial Service	222	1.1%	21	1.1%
Commercial Mixed Use	617	3.0%	78	3.4%
Regional Commercial	415	2.0%	88	3.8%
Office Mixed Use	390	1.9%	46	2.0%
Industrial Office Mixed Use	127	0.6%	58	2.5%
Manufacturing & Warehousing	1,292	6.2%	380	16.5%
Public Facilities and Services	2,052	9.9%	N/A	
Primary Open Space	5,208	25.0%	N/A	
Secondary Open Space	1,699	8.2%	N/A	
Special Mixed Use (Meriam Park)	191	0.9%	180	7.8%
<b>TOTALS</b>	<b>20,803</b>	<b>100%</b>	<b>2,312</b>	<b>100%</b>

\*Acreage does not include land with a Resource Constraint Overlay Designation.  
 \*\*Vacancy is updated less frequently in the unincorporated portions of the SOI.

The City's SOI contains a total of 28,055 acres. Of this total, 35 percent (9,872 acres) is designated either Public Facilities & Services or Primary/Secondary Open Space, 5 percent (1,295 acres) are designated with a Resource Constraint Overlay, 34 percent (9,523 acres) is already developed, and 16 percent (4,577 acres) remains vacant and available for development. Of the developed land, residential uses comprise 74 percent (7,072 acres), commercial uses 12 percent (1,127 acres), and industrial/office uses 14 percent (1,324 acres).

**Table 14** compares the amount of vacant land in 2011 (the year of General Plan adoption) with that in 2016 in each General Plan designation. It shows that 91 percent of the land vacant in 2011 is still vacant in 2016. The five-year comparison reflects development activity, as well as General Plan and Sphere of Influence amendments and is intended to show general trends in land vacancy. The totals do not include the 2,265 acres of vacant land available in the City's five Special Planning Areas (see **Table 13**).

Given the relatively limited development activity the past five years, the lower than expected population growth rate since Plan adoption, and the amount of available vacant land, it is anticipated that ample and diverse housing and employment opportunities exist for the community throughout and beyond the life of the Plan.

<b>Table 13</b>		
<b>Available Acreage in Special Planning Areas (SPAs)</b>		
<b>Land Use Designation</b>	<b>Acreage</b>	
	<b>Approximate Acreage*</b>	<b>% of Total</b>
Very Low Density Residential	132	5.8%
Low Density Residential	571	25.2%
Medium Density Residential	264	11.6%
Medium High Density Residential	81	3.6%
High Density Residential	37	1.6%
Residential Mixed Use	15	0.7%
Neighborhood Commercial	19	0.8%
Commercial Service	0	0.0%
Commercial Mixed Use	32	1.4%
Regional Commercial	42	1.9%
Office Mixed Use	5	0.2%
Industrial Office Mixed Use	120	5.3%
Manufacturing & Warehousing	34	1.5%
Public Facilities and Services	28	1.2%
Primary Open Space	329	14.5%
Secondary Open Space	556	24.6%
<b>TOTALS</b>	<b>2,265</b>	<b>100%</b>

**Table 14**  
**Vacant Acreage Comparison (2011 vs. 2016)**

<b>Land Use Designation</b>	<b>Vacant Acres 2011</b>	<b>Vacant Acres 2016</b>	<b>% of 2011 Acres Remaining Vacant in 2016**</b>
Very Low Density	495	486	98%
Low Density	692	558	81%
Medium Density	257	233	91%
Medium-High	138	125	91%
High Density	4	4	100%
Residential Mixed Use	19	13	68%
Neighborhood Commercial	38	36	95%
Commercial Services	21	21	100%
Commercial Mixed Use	78	78	100%
Regional Commercial	94	88	94%
Office Mixed Use	46	46	102%
Industrial Office Mixed Use	60	58	97%
Manufacturing & Warehousing	403	380	94%
Public Facilities and Services	N/A	N/A	N/A
Primary Open Space	N/A	N/A	N/A
Secondary Open Space	N/A	N/A	N/A
Special Mixed Use ( <i>Meriam Park</i> )	193	180	93%
<b>TOTALS</b>	<b>2,536</b>	<b>2,312</b>	<b>91%</b>
*Note: Vacant acreage defined and described in Attachment B.			
** % change also reflects GPAs and SOI Amendments			

### *Residential Capacity*

Residential capacity is defined as the total population that can be absorbed through the build-out of vacant residentially-designated land, including approved undeveloped lots, within the City’s Sphere of Influence. The capacity of these undeveloped areas is summarized in **Table 15**. Reductions have been made to account for: 1) 15% land vacancy (i.e., land that may not develop due to insufficient infrastructure, unwilling seller, or other factors); and 2) a 3% unit vacancy rate (considered the minimum for the market to operate efficiently in terms of providing consumer choice and mobility for households).

**Table 15: Capacity of Vacant Residential Land**

Land Use Designation	Vacant Acreage	Assumed DUs/Acre	Total Units	Assumed Persons/ Unit	Population
Very Low Density Residential	237	1	237	3	711
Low Density Residential	218	4.5	980	2.4	2,351
Medium Density Residential	78	8	621	2.4	1,491
Medium-High Density Residential	114	17	1,933	2.4	4,640
High Density Residential	4	25	109	1.8	191
Residential Mixed Use	13	16	214	2.4	514
Special Planning Areas (Units Assumed in General Plan)	1,100	Varies	6,683	2.4	16,039
<b>SUBTOTALS</b>	1,764	N/A	10,777	N/A	<b>25,937</b>
<b>After 15% Reduction for Land Vacancy</b>					22,046
<b>Total Capacity on Approved Subdivision Lots</b>			<b>5,022</b>	<b>X 2.4 =</b>	12,053
					<b>Subtotal</b>
					<b>34,099</b>
					<b>Less 3% Unit Vacancy</b>
					<b>(1,023)</b>
					<b>Total*</b>
					<b>33,076</b>

\*Total does not include units in the RCO areas, or that might be realized through redevelopment or from mixed-use designations.

The total residential capacity is estimated to be 33,076 persons. Utilizing the General Plan’s assumed annual growth rate of 2 percent from the January 1, 2016 population estimate of 92,464, the residential capacity would be absorbed over approximately 15 years. Using Chico’s 1.2 percent annual growth rate experienced over the past 5 years, the residential capacity would be absorbed over approximately 26 years.

In all cases, the residential capacity estimate is conservative because it does not include any assumptions for redevelopment or new units in mixed-use designations, even though the General Plan policy framework is supportive and expectant of redevelopment and mixed-use, particularly within the Opportunity Sites. As an example, over the past 5 years, there

were 86 multi-family units approved on parcels with a “non-residential” land use designation. Also, no units were estimated for land with the Resource Constraint Overlay (to account for the presence of highly sensitive habitat and species). The Land Use Diagram, therefore, has the potential to support a greater number of dwelling units and population than the residential capacity estimate.

#### *Capacity of Approved Subdivisions*

Utilizing the General Plan’s assumed annual growth rate of 2 percent, the residential capacity of approved undeveloped subdivision lots (e.g., the 12,053 population identified in Table 15), is approximately 6 years. At a 1.5 percent growth rate, the capacity extends to 8 years, while a 1 percent growth rate would result in a nearly 12.5 year build out. A majority of this capacity is in larger projects like Meriam Park, Mountain Vista/Sycamore Glen, Oak Valley, and the western portion of the Northwest Chico Specific Plan. These “ready-to-go” properties provide a variety of housing types for the community.



#### **Recommendation**

The General Plan’s existing residential capacity will meet the community’s future housing demand beyond the General Plan’s 20-year planning horizon. One key factor that may affect this conclusion is that much of the capacity lies in the Special Planning Areas (SPAs), which require comprehensive planning that may delay their immediate, but not long-term, availability for development. It is important to remember that the General Plan identifies land for future development, it does not direct the timing of development. Some areas may not develop for many years, and others may never develop. The City’s role in accommodating growth is to identify a land supply and create an environment where development can take place. It is then left to the private sector, where development is driven by market conditions and willing landowners.

#### ***Commercial/Industrial/Office Land***

Using the acreage data from **Tables 13** and **14**, since 2011, 33 of the 992 acres of vacant land designated for commercial, office, or industrial use have been developed. This indicates an absorption rate of approximately 6.6 acres of non-residential land per year. Approximately 959 acres, or ninety-seven percent (97%), of the vacant land with these designations remains vacant today. Specifically, vacant industrial land has decreased by 25 acres, or less than 5 percent, vacant commercial land has decreased by 8 acres, or 2 percent, and vacant land for office use has remained generally unchanged.

Currently, 319 acres of land designated for various types of commercial uses remains vacant, land designated for office or industrial/office use has 230 acres remaining vacant, and there are 414 acres of manufacturing/warehousing land available. Given past absorption rates, this supply is more than adequate for projected future need. Further, this capacity does not include the significant amount of existing, built commercial, office, and industrial space that is available for lease or purchase throughout the community, or the predominantly undeveloped Meriam Park site which allows for up to 287,000 square feet (6.5 acres) of retail and 900,000 square feet (20+ acres) of commercial/office space. As with residential capacity, RCO-overlain land and potential redevelopment sites are not included in the vacant land totals.

### *Public and Semi-Public Land*

Sufficient land remains available for public facilities and parks. The new North Butte County Courthouse has been completed at the Meriam Park site in southeast Chico, and CUSD has a number of projects underway throughout the community. No other significant new public structures or parks were constructed during the past 5 years. Further, public facilities, parks, and open space will be integrated into new growth areas consistent with the policy direction for the Special Planning Areas found in the General Plan.

### **Recommendation**

The supply, demand, and annual absorption of commercial properties differs greatly among the industrial, retail, and office sectors in Chico. The industrial sector has never represented a large portion of the Chico commercial market. Industrial development in Chico occurs slowly and in select areas, including the Hegan Lane industrial area, the area in north Chico surrounding the Municipal Airport, along the Park Avenue Corridor, and in an array of small industrial buildings along Highway 32.

The retail sector is traditionally the largest commercial sector in Chico. Retailers tend to come to Chico when they are expanding at the national level. The land dedicated to retail in Chico exceeds that of all other commercial uses.

The office market in Chico is unique because there is very limited competition from other cities in Butte County. Chico is the center of the Butte County office market and no single type of user dominates the market. A variety of different medical, financial, legal and other professional services occupy office space throughout the community.

During preparation of the General Plan, there was considerable discussion regarding the “readiness” of Chico’s industrial, retail, and office land (collectively referred to as “commercial” land). To support the conversation, a Vacant Business Land Inventory, which identified parcels that met certain conditions of regulatory readiness, was prepared. A determination of readiness was based on key parameters, including: 1) consistency between the parcel’s General Plan designation and zoning; 2) whether or not the property was within

City limits, 3) service by existing infrastructure, and 4) environmental constraints. If all of the parameters were met, then the parcel was considered a “Category 1” parcel ready for development.

The analysis showed that a significant portion of Chico’s vacant commercial land does not meet the Category 1 criteria. Another key finding was that the City has very few readily developable “industrial” parcels over five acres in size. Following General Plan adoption, the City did complete a comprehensive City-wide rezone that created consistency between all parcels’ General Plan designation and zoning. There is also policy direction in the General Plan to coordinate the Chico Redevelopment Agency’s efforts to work with willing landowners to address infrastructure deficiencies in priority areas to promote redevelopment. Unfortunately, the loss of the Redevelopment Agency in 2012 dealt a major blow to the City’s ability to improve parcel readiness.

So while the City’s overall supply of commercial land is adequate to meet future development demands, overall readiness will require private investment and effort. The costs associated with developing many of these properties is excessive in the context of present market conditions.

Ultimately, the City’s primary roles in promoting readiness of land is to provide an adequate supply of appropriately zoned land, provide infrastructure and services, and to process entitlement applications expeditiously.

## LONG RANGE PLANNING ACTIVITIES

### PROJECTS

The ongoing implementation of the 2030 General Plan includes planning efforts that position Chico to accommodate future growth in a more sustainable manner and ready the community for investment and economic development opportunities. Below are summaries of larger planning efforts that were completed over the past five years, or that are ongoing.

#### *Bicycle Master Plan Update*

The City is updating its Bicycle Master Plan to promote bicycling as a healthy and environmentally friendly form of transportation, identify routes and standards to enhance bicycle and pedestrian movement and improve safety, and qualify for funding to improve Chico's bike infrastructure. The Plan is due for Council's consideration in Fall 2016. *(Ongoing)*

#### *Nexus Study Update*

To establish impact fees to fund infrastructure improvements consistent with anticipated growth, the City is updating its Nexus Study. The Study will be based on a 20 plus year planning period, and includes the following topics: roadways, bike facilities, police and fire facilities, parks, sewer, storm drain, etc. Road projects to be included in the updated Nexus Study were coordinated with CalTrans. The Update is due for Council's consideration in late 2016. *(Ongoing)*

#### *Municipal Service Review/Sphere of Influence Update*

In coordination with Butte LAFCO, the City is updating its Sphere of Influence (SOI) and Municipal Service Review (MSR). Required by the State, a MSR is a comprehensive study to determine the adequacy of governmental services being provided by a local jurisdiction (i.e., wastewater, police, etc.). It identifies present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies, and summarizes the financial ability of an agency to provide those services. The MSR is a prerequisite to the SOI update, which will lay the groundwork for development and private investment envisioned in the City's General Plan. *(Ongoing)*

#### *Best Practices Manual*

Consistent with direction in the General Plan, work has begun on development of a Best Practices Manual, or a compilation of existing standards, regulations, guidelines, and policies applied by the City to development projects to avoid or minimize impacts on the environment. The California Environmental Quality Act (CEQA) Guidelines allow the use of uniformly applied local guidelines and standards as mitigation for the environmental effects of future projects when accompanied by specific findings. The City will have assurances of environmental protection without requiring applicants to comply with unnecessary, time-



consuming and expensive environmental review requirements. This in turn will support the City's project streamlining and economic development goals. *(Ongoing)*

#### ***Climate Action Plan/Sustainability Task Force***

In 2012, the City Council adopted a Climate Action Plan (CAP), which identifies actions to be taken by the City and the community to reduce greenhouse gas (GHG) emissions to 25% below 2005 levels by 2020. This City goal is consistent with State and Federal efforts to reduce emissions of greenhouse gases linked to climate change. In 2013, Council appointed a seven member Sustainability Task Force (STF) to function as a "working committee" to lead the City's implementation of the CAP. The CAP is broken up into Phase I and Phase 2 actions. Phase I actions are to be implemented prior to 2015 and are projected to reduce GHG emissions to 10% below 2005 levels, with the remaining 15% of the 25% goal to be achieved in Phase 2 between the years 2016 and 2020. The STF has been meeting regularly over the past 3 years to prioritize actions for implementation. Having a CAP in place that meets State requirements streamlines the CEQA review process for private and capital projects, saving both time and money. Key STF accomplishments from 2015 include: 1) launched the City's Sustainability website - [www.chicosustainability.org](http://www.chicosustainability.org); 2) partnered with the Chamber, Sierra Nevada Brewery, and others to host a year-long Sustainable Business Series; 3) developed a community-wide greenhouse gas emissions inventory to serve as an annual indicator of the City's progress in reaching its GHG reduction goal; and 4) submitted a proposal to the Local Government Commission's CivicSpark program to assist the STF and other local partners to implement a number of community engagement and education efforts identified in the CAP. *(Ongoing)*

#### ***Adoption of New Regulations for Businesses Selling Alcohol***

In May 2015, Council adopted amendments to the City's Land Use and Development Regulations (Municipal Code) regarding the regulation of businesses which sell alcohol, including changes to current conditional use permit requirements for new businesses selling alcohol, as well as a "deemed approved" ordinance to establish operating standards for existing businesses. Under the ordinance, existing businesses are required to comply with the regulations as if they were "deemed approved" with such regulations as conditions of approval. A violation of the regulations can trigger a City review and possible enforcement actions. *(Complete)*

#### ***Historic Preservation Program***

Following the Council's adoption of an historic preservation ordinance (HPO), staff submitted an application to the State Office of Historic Preservation for the City of Chico to be designated a Certified Local Government (CLG). In 2011, Chico was officially designated the 60th CLG in the State of California. Staff continues to implement the program, and regularly utilizes the HPO to preserve historic properties or their components. In the future, staff hopes to apply for a grant application to fund an update of the City's Historic Resources

Inventory and develop a Cultural Resources Management Plan (an action directed by the General Plan). *(Complete)*

#### ***HUD 5-Year Consolidated Plan (2015-2019)***

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), the City of Chico is required to update its Consolidated Plan every five years. The Consolidated Plan establishes goals and funding priorities that address the greatest needs of the City's low income residents. The City's two relevant federal grant sources are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Federal regulations govern how the City must plan, utilize, evaluate, and report on these two grant funding sources. Informed by public workshops, outreach, demographic and other statistical data, the City Council adopted the 2015-2019 Consolidated Plan in May 2015. *(Complete)*

#### ***Title 19 Update***

Phase I of the Title 19 Update addressed critical items of the Zoning Code necessary to immediately implement the new General Plan, including rezoning over 14,000 parcels to provide consistency between zoning and the land use designations for all properties illustrated on the General Plan Land Use Diagram. This rezoning was the largest in Chico's history, and represented a significant achievement that will benefit the community long into the future.

Phase II of the Update resulted in amendments to development procedures and standards for parking, signage, animal keeping, allowed uses, accessory uses and structures, height measurement and height limit exceptions, fencing and screening, setback regulations, noticing, lighting, energy efficiency, renewable energy allowances, mobile food vendor standards, community garden standards, Housing Element items, extension of permits to support economic development goals, bicycle facilities, creekside standards, agricultural buffer requirements, crime prevention, foothills development overlay, Downtown historic overlay, new definitions, the airport zones, and more. *(Complete)*

#### ***ALUC Consistency***

In July 2011, the Butte County Airport Land Use Commission (ALUC) found the Title 19 Municipal Code amendments to be consistent with the Butte County Airport Land Use Compatibility Plan. For the prior eleven years, Title 19 had been inconsistent with the Compatibility Plan. ALUC's consistency determination avoided a lengthy, inefficient, and expensive City override process, and it means that projects in the vicinity of Chico's airports will no longer need a separate review and approval by the ALUC, saving time and money for both project applicants and the City. *(Complete)*

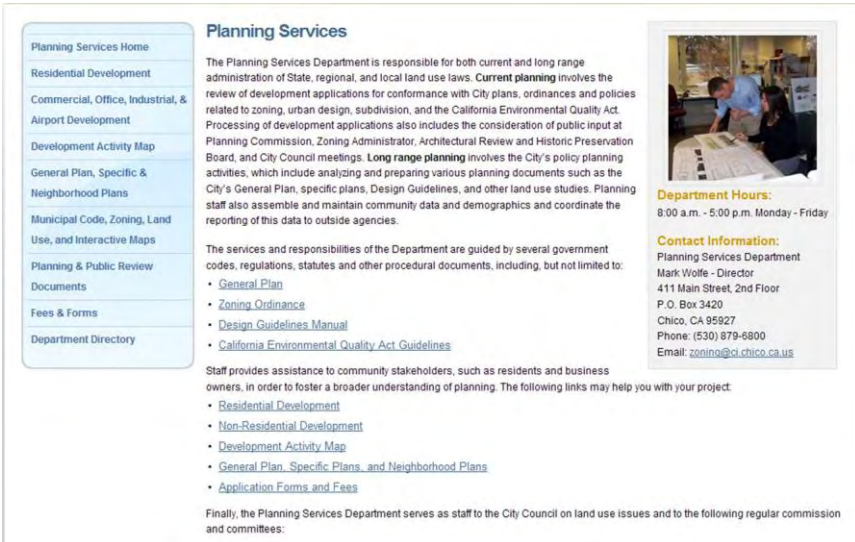
#### ***User Fee Study Update***

To support a comprehensive update of the City's user fee schedule (Building, Planning, and Engineering), the City prepared an analysis of the full costs incurred by the City in support of

development activities for which the City charges user fees. The study utilized a unit cost build-up methodology to identify the full cost for individual fee activities. By projecting an estimated average annual volume for each fee activity, the study also identified the annual cost of the services and the potential annual revenue for the fee activities at full cost levels. Council accepted the study, and adopted revised fees at 90% cost-recovery for virtually all Building, Engineering, and Planning division fees, and directed that the increase be phased in over a three-year period. *(Complete)*

### **Updated Planning and Building Department Webpages**

In response to feedback from local builders/ developers, both the Building and Planning websites were comprehensively updated to improve site navigation and provide access to key information. A key component of the update including the Building Division enhancing its on-line permitting system to include on-line inspection requests. The effort implemented a Council priority to better utilizing technology to make working with the City more convenient and efficient for residents and business. *(Complete)*



### **Housing Element Update (2014-2022)**

Per state law, the City must update its Housing Element (one of the seven required elements of a General Plan) every five to eight years, with specific deadlines established by the California Department of Housing and Community Development (HCD). The City Council adopted its new Housing Element in June 2014. The Element is the primary policy document to guide the development, rehabilitation, and preservation of housing for all economic segments of the Chico's population. *(Complete)*

## **INTERAGENCY AND INTERGOVERNMENTAL COORDINATION EFFORTS**

Staff spends significant time coordinating and collaborating with other municipalities, agencies, and special districts to foster quality regional planning and streamline the regulatory environment.

### **Butte Regional Conservation Plan**

The Butte Regional Conservation Plan (BRCP) is being coordinated by BCAG on behalf of Butte County's local jurisdictions, water districts, as well as Caltrans (the Permittees). The

BRCP is both a federal Habitat Conservation Plan and a state Natural Community Conservation Plan. It is a voluntary plan that promises streamlined endangered species act permitting for land development, transportation projects, and other covered activities over the 50 year term of the permit. It also proposes to provide comprehensive species, wetlands, and ecosystem conservation, and contribute to the recovery of endangered species. If adopted, the BRCP will replace the existing environmental permitting process. Staff continues to be highly involved in this multi-year planning process providing land use data, commenting on methodologies for addressing Butte County Meadowfoam, and providing comments the Public Review Draft of the BRCP released in late 2015. This work program will likely involve significant staff time in 2016 and 2017 to ensure the program meets its stated goals and supports implementation of the Chico 2030 General Plan. *(Ongoing)*



#### ***Butte County Agricultural Mitigation Ordinance***

Per the Butte County General Plan, County staff developed an Agricultural Mitigation Ordinance (AMO) to mitigate the conversion of agricultural land to non-agricultural uses in areas not designated for urban development. City staff has been involved in stakeholder meetings and providing comments on draft ordinances to ensure that the County's AMO does not compromise the City's ability to implement its General Plan or conflict with the City's long-standing strategy to preserve agricultural land through preservation of the Greenline. *(Ongoing)*

#### ***Butte LAFCO Coordination Regarding Sewer Hook-ups and Annexation***

For several years, the City and LAFCO were unsuccessful in resolving a number of issues relating to the extension of City sewer to County properties, and to the development of a mutually agreeable program for annexing County "islands". To improve relations, a subcommittee made up of Council members and City staff met regularly with a subcommittee from LAFCO to identify mutual goals and seek resolution. An agreement was approved by Council resolving the longstanding points of contention which included the following key highlights: 1) the City agreed to initiate annexation of the Chapman and Mulberry islands (with the final annexation being recorded 5 years after LAFCo approval), and 2) the City agreed to make application for after-the-fact approval of unauthorized sewer connections. *(Complete)*

#### ***Butte County Air Quality Management District - CEQA Handbook Update***

Staff collaborated with the Butte County Air Quality Management District (Air District) for three years on a comprehensive update to the Air District's CEQA Air Quality Handbook. The new Handbook, which was adopted by the District's Governing Board in October 2014, is user-friendly and provides improved guidance for evaluating potential air quality and

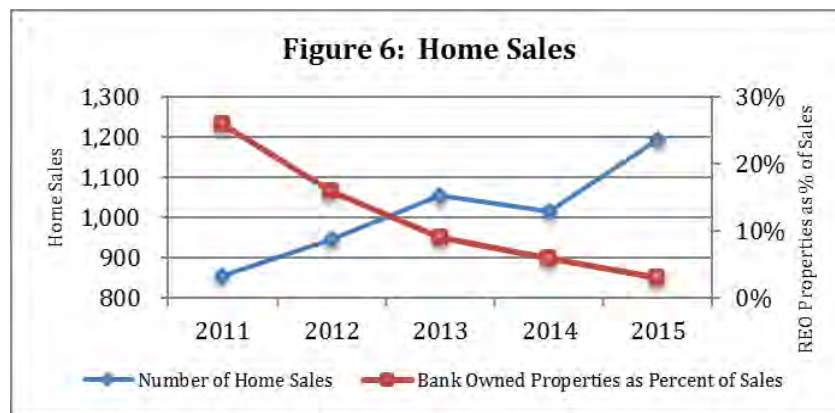
greenhouse gas impacts of a project when complying with the requirements of the California Environmental Quality Act. The newly adopted Handbook includes information and approaches necessary to analyze air quality impacts, screening criteria to determine the extent of the analysis, approaches to modelling and determining the significance of impacts, and mitigation for impacts that are significant. *(Complete)*

## HOUSING

A General Plan Housing Element Annual Report is provided to the State Housing and Community Development Department under separate cover in April of every year. A copy of that report is attached as **Appendix B**. Below is an overview of housing market trends, affordability, housing market supply and demand, and affordable housing production that covers the first five years of the 2030 General Plan period, from 2011 to 2016.

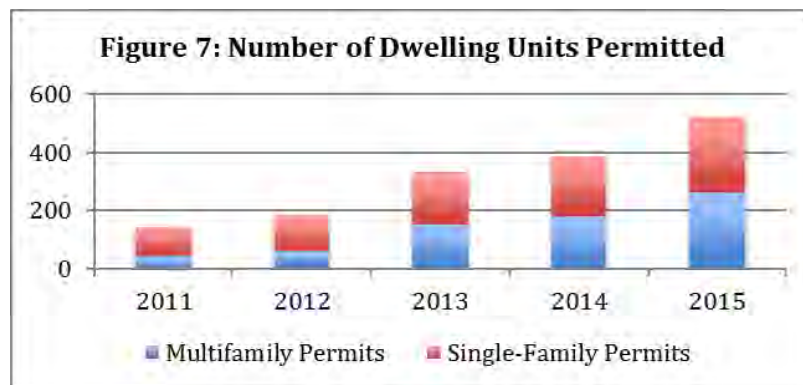
### HOUSING MARKET TRENDS

The for-sale housing market has shown a strong recovery over the last five years after the crash of 2008-2011. As shown in the **Figure 6** below, the total number of sales have increased between 2011 and 2015, while the percentage of sales of bank-owned foreclosed properties has steadily fallen. Median home prices have increased during this period as well, from \$225,000 in 2011 to \$291,000 in 2015 (Chico MLS).



Source: Multiple Listing Service, Chico

Another indicator of housing demand is the trend in residential building permits. **Figure 7** below shows that permits have steadily increased over the past five years. However, the extremely low production from 2010-2012, largely driven by a constricted credit market, has made it difficult for production to keep pace with demand, particularly in the rental market.



Source: City of Chico Building Division

Mortgage interest rates have continued to remain low while unemployment has continued to decline both locally and statewide. These trends point to continued steady growth in housing demand, sale prices, and home values in 2016.

While strong housing demand yields many economic benefits for homeowners and the housing industry, a major driver of that demand is a shortage of housing availability. Limited housing stock most negatively impacts lower income and first-time homebuyer households. The Housing Opportunity Index (HOI) measures the percent share of homes in an area that are affordable to a median income household. The chart below (**Figure 8**) shows that after rising to 85% in 2012, the HOI fell below 60% in 2015. The 2015 HOI is still much higher than pre-recession levels that were under 40% in 2006 and 2007 (National Association of Home Builders).



Source: National Association of Home Builders

Similar to the for-sale market, demand in the rental market has grown stronger over the past five years, pushing rents higher and vacancy rates lower. Vacancy rates for apartments in Chico have consistently remained below 4% since July 2012, sinking as low as 1.6% in 2015 (North Valley Property Owners Association Quarterly Rental Survey). These low vacancy rates indicate a shortage of rental housing. This shortage translates to a lack of affordability for lower income residents, as discussed below.

### **AFFORDABILITY**

There is a shortage of units in Chico available for households earning less than 50% of Area Median Income, otherwise known as Very Low Income Households by the U.S. Department of Housing and Urban Development (HUD). A three-person Very Low Income Household in Chico generally earns approximately \$25,000 annually (HUD). The U.S. Census estimates that there were 12,188 Very Low Income Households in Chico in 2014, which was approximately one-third of all households (2014 ACS, U.S. Census).

HUD has estimated that the 2015 Fair Market Rent for a two-bedroom apartment in Chico is \$907. Using an assumption that a household can pay 30% of its income toward rent, a Very Low Income household earning \$25,650 can afford a rent of \$641, and an Extremely Low Income household earning \$15,390 can afford a rent of \$385.

In reality, over half of the 19,280 renter households in Chico pay more than 35% of their income toward rent, and approximately one-third of renter households pay more than 50% of their income toward rent (2014 ACS, U.S. Census). In **Figure 9**, these household counts are compared to the number of publicly subsidized affordable housing units in Chico, including Section 8 voucher holders. There is approximately one subsidized rental unit for every five Very Low Income households.



Sources: 2014 ACS U.S. Census, City of Chico Housing Division, Housing Authority of the County of Butte

### AFFORDABLE HOUSING PRODUCTION

State law requires that each municipality set goals and land use policies to produce housing affordable to a range of income levels. Housing production goals for Chico are calculated by the Butte County Association of Governments, and are referred to as a Regional Housing Needs Allocation (RHNA), which is set for a 7.5-year period. The 2007-2014 RHNA period recently concluded, coinciding with the end of the 2009-2014 Housing Element period. **Table 16** below shows the RHNA goals and production in each of the affordability categories.

**Table 16: 2007-2015 RHNA Goals and Units Produced**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	780	780	1,007	960	2,189	5,716
Produced	80	302	176	-	2,350	2,908
<b>Balance</b>	<b>700</b>	<b>478</b>	<b>831</b>	<b>960</b>	<b>(161)</b>	<b>2,808</b>

Sources: BCAG, City of Chico Housing Division, City of Chico Building Division



The new RHNA period is 2014-2022, which coincides with the City’s 2014-2022 Housing Element. **Table 17** below shows the 2015-2022 RHNA and projected production for 2016-2017.

**Table 17: 2015-2022 RHNA Goals and Projected Unit Production**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2015-2022 RHNA	487	487	643	708	1,638	3,963
2016-2017 Projected	14	-	4			18
<b>Balance</b>	<b>473</b>	<b>487</b>	<b>639</b>	<b>708</b>	<b>1,638</b>	<b>3,945</b>

Sources: BCAG, City of Chico Housing Division

A major purpose of a Housing Element update is to support the development of a broad range of housing types and affordability levels for the City’s diverse population. This is principally accomplished through land use planning, zoning policy, and housing subsidies. The most effective means to stimulate the development of affordable housing, particularly for Very Low Income households, is through housing subsidies.

The decline in projected affordable housing production in 2016 and 2017 coincides with severe cuts in government housing subsidies. This decline began in 2014, as only three publicly subsidized affordable units were built in all of 2014 and 2015. This halt in housing production can be correlated to severe cutbacks in federal, state and local housing funding, starting in 2012. The most significant impact to housing funding was the dissolution of redevelopment agencies statewide in 2012. The dissolution of the Chico Redevelopment Agency resulted in the elimination of almost \$6 million in annual funds for affordable housing. In addition, federal HOME and CDBG funds were significantly cut from 2011 through 2014. HOME funds were reduced from \$721,757 in 2011 to \$368,659 in 2015. CDBG funds were reduced from \$873,090 in 2011 to \$728,038 in 2015 (City of Chico Housing Division). In addition to these cuts, State bond allocations for affordable housing began to dry up in 2014. Efforts to replace these allocations with a permanent funding source for affordable housing have not been realized.

**Recommendation**

The decline in federal and state housing support increases the importance of furthering locally controlled actions identified in the 2015-2022 Housing Element Update. These measures include expanding the local housing trust fund (the North Valley Housing Trust), consideration of inclusionary zoning, promoting employer-assisted housing, and promoting micro-housing and live/work lofts.

In addition, as part of the City’s adoption of the 2014 Housing Element, the City made a commitment to the State to implement the following Title 19 Updates:

1. Include Transitional Housing and Supportive Housing as land use categories in the Allowed Land Uses Tables in CMC Chapters 19.42 and 19.44. These housing types need to be explicitly listed as permitted uses for all residential zoning districts, subject only to the same restrictions placed on other permitted residential uses.
2. Amend CMC Section 19.60.130 to allow a formalized reasonable accommodation procedure that provides an administrative exception process in zoning and land use matters for housing for persons with disabilities, as required by State law (SB 520). The intent is to eliminate regulatory barriers and provide an Individual with a Disability equal opportunity to housing. As an example, a physically disabled resident may request an entrance ramp be built within a setback area via administrative review by the Planning Director.

These amendments are included in the proposed Title 19 updates.

Finally, the City's previous Housing Element (2009-2014) included the following Action:

**Action H.2.5.4:** At the time of entitlement applications, the City will negotiate with developers within newly developing Special Planning Areas (SPA) for the provision of affordable housing units affordable to very low, low, and moderate income households within the SPA.

During the recent Housing Element Update (2014-2022), this Action was inadvertently removed because there was a belief that the requirement for affordable housing in the SPAs had been included in the General Plan's Land Use Element. This is not the case, and so staff is recommending that similar language found in Action H.2.5.4 above be included in Action LU-6.2.1 (SPA Planning Requirements) as part of the proposed General Plan amendments. The addition of this language which would ensure the provision of affordable housing as part of the entitlement of the larger Special Planning Areas.

## APPENDIX A: GENERAL PLAN ACTION STATUS

Every General Plan action listed in this appendix has an associated timeframe for implementation, a department responsible for implementation, and a current status. The actions in the General Plan will either be implemented in one of four phases, or will be ongoing throughout the life of the Plan. In response to the adoption of the General Plan, City departments have been, and continue to, update master plans, and implement codes, ordinances, and other policy documents to be consistent with the General Plan.

The General Plan actions have been broken up into two separate tables to reflect their implementation timing:

1. The first table lists actions assigned to a certain phase (I thru IV) and then by the order they appear in the General Plan. Phase I and II actions represent programs or efforts that are the City's immediate priorities in implementing the Plan, selected for early implementation because they will most effectively transform City operations, accommodate growth, and ensure an urban character consistent with the Plan's vision, goals, and policies. The original phase time frames were: Phase I by 2013; Phase II by 2016; Phase III by 2021; and Phase IV by 2030.
2. The second table lists the remaining actions for which implementation will be "ongoing" throughout the life of the Plan. This generally means that they are or will be incorporated through the City's routine operations and require no discrete implementation effort. These actions are listed in the order they appear in the General Plan.

Although there has been progress in implementing the General Plan, many departments reported that the economic downturn and budget conditions continue to limit financial and staff resources, and as a result, the timeframe for implementation of some actions has been extended. Impacts from the economic downturn included:

- a. Significant staff reductions
- b. Loss of Redevelopment Agency funding
- c. Reduced General Fund revenue
- d. Slowed development
- e. Decreased revenue for the City's enterprise funds

## PHASED GENERAL PLAN ACTIONS

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase I	SUS-1.2.1 (Sustainability Indicators)	Develop broad and measurable sustainability indicators for the economy, environment, and social equity to be assessed in General Plan Annual Reports and Five Year Reviews as a measure of the City's progress toward sustainability. Revise the indicators as necessary to best evaluate the City's progress.	CDD	A template for the Sustainability Indicator Report was developed in 2012 and is brought forward to the Planning Commission and City Council annually with the General Plan Annual Report.
Phase I	SUS-1.3.3 (Sustainability Coordinator)	Assign the title and tasks of Sustainability Coordinator to a City staff member. <b>(Proposed for removal)</b>	CM	No staff member has been assigned the title of Sustainability Coordinator, however the Community Development Department serves as staff to the City's Sustainability Task Force.
Phase I	SUS-1.5.1 (Sustainability Webpage)	Create a webpage that describes the City's sustainability efforts, identifies partnerships, and provides educational resources and opportunities for community members.	DPW	A webpage with this information was launched in 2014, and is updated regularly.
Phase I	SUS-1.5.3 (Green Business Program)	Work with local partners to develop a Chico Green Business certification program to recognize local businesses that implement measures to conserve energy and water, minimize waste, and prevent pollution.	DPW	This program has morphed into a business assistance program and staff collaborated with the Chamber of Commerce on the effort.
Phase I	SUS-3.1.1 (Environmentally Preferable Purchasing Program)	Develop and implement an Environmentally Preferable Purchasing Program that directs the purchase of products and services for municipal operations that are environmentally preferable (e.g., renewable, recyclable, non-toxic) and sold locally to the maximum extent economically and legally feasible.	DPW	Staff is developing an Environmentally Preferred Purchasing policy for Council consideration in the coming year.
Phase I, then ongoing	SUS-3.3.3 (Sustainable Departments)	Monitor each City department's progress toward reducing the environmental impact of City operations. <b>(Proposed for removal)</b>	CDD	This is informally done through the annual review of General Plan Actions. All department's strive to reduce impacts and implement sustainable business practices.
Phase I	SUS-5.2.4 (Remove Barriers to Renewable Energy)	Revise the Municipal Code to allow deviations from normal development standards such as height limits, setbacks, or screening when doing so is necessary to allow the efficient use of renewable energy devices. <b>(Proposed for removal)</b>	CDD	The first phase of updates to Title 19 covered edits to implement this action, including modifying section 19.060.090.E.2 to allow these devices with the setback areas and allowing them beyond height limits with an approved use permit.
Phase I (year one), then ongoing	SUS-6.2.1 (Emission Reduction Actions)	Use the Climate Action Plan to guide the City's actions to meet the City's greenhouse gas emissions reduction goal.	CDD, Citywide	The Council-approved Climate Action Plan is utilized to guide actions to be taken to achieve a 10% GHG reduction goal by 2015 and an additional 15% by 2020. A Council-appointed Sustainability Task Force meets regularly and collaborates with partners to implement the CAP.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase I, then ongoing	SUS-7.1.1 (Farmers Markets)	Allow farmers markets to operate on City-owned properties, where consistent with other municipal uses.	CDD, CM, DPW	As part of the comprehensive Title 19 update, in Chapter 19.50 "Temporary events" was added to land use Table 4-12 as a Temporary Use (TU) within the PQ zone. The changes related to Action SUS-7.1.2 also implement this action.
Phase I	SUS-7.1.2 (Local Food Sales)	Amend the Municipal Code to allow farmers markets and other local food distribution centers as a permitted use in appropriate zoning districts, and establish standards for their use. <b>(Proposed for removal)</b>	CDD	This is actually two separate actions. First, a new subsection has been added to Section 19.22.020 of the Zoning Code regarding Farmers Markets. It allows temporary farmers markets on any non-residential property, subject to the conditions listed in the section. In addition, Section 19.22.030 was modified to consider use permits for farmers markets that don't meet the standards listed in 19.22.020. Second, local food distribution centers were intended to refer to small produce stands, typically selling locally-grown produce. These are currently permitted for up to three months a year by Section 19.22.020.K. As part of the 5-Year General Plan Review, there are proposed amendments to the Code to allow farmers markets in additional zoning districts.
Phase I	SUS-7.1.3 (Small Animals)	Amend the Municipal Code to reduce barriers to small animal keeping in residential districts, with consideration for neighborhood compatibility. <b>(Proposed for removal)</b>	CDD	The first phase of updates to Title 19 included edits to land use Table 4-2 in Section 19.42 allowing small animal keeping as of right in residential zoning districts RS, R1, and R2. The second phase of Title 19 updates includes changes to Section 19.76.040 to make language consistent, clarify standards, and list which animals are considered small or large. The section name changed from Animals and Fowl to Animal Keeping to match the listed use in the Land Use Tables, requiring a minor edit to Section 19.80.030. Also, bee keeping standards in this section were simplified to remove the use permit requirement and to increase the allowed density of bee keeping to help with requests for greater pollination of backyard gardens without creating an over concentration within the City.
Phase I	SUS-7.2.1 (Community Gardens)	Amend the Municipal Code to allow community gardens as a permitted use in appropriate zoning districts, including multi-family residential, and establish standards for their use. <b>(Proposed for removal)</b>	CDD	The first phase of updates to Title 19 included edits to the land use Table 4-2, to allow community gardens as of right in all residential zoning districts. As a part of phase two updates to Title 19, development standards for community gardens have been added as a new Section 19.76.190.
Phase I	SUS-7.2.3 (Gardening as Recreation)	Request that the Chico Area Recreation and Parks District and other local gardening or agricultural organizations promote community gardens by offering classes such as gardening and composting and by allowing community gardens at their facilities.	CDD	No request has been made by the City, although the City collaborates with a number of groups, including GRUB and BEC, to promote community gardens on city-owned and affordable housing sites.
Phase I	LU-2.3.2 (Allowed Uses)	Amend the Municipal Code to reflect and implement the General Plan's land use designations.	CDD, CA	The Zoning Ordinance (Title 19) was amended in 2011 creating zoning districts and amending the Zoning Map to implement the new General Plan land use designations.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase I	LU-2.4.1 (Update Zoning Ordinance)	Establish zoning districts, use regulations, development standards, and performance requirements in the Municipal Code consistent with the General Plan.	CDD, CA	The Zoning Ordinance (Title 19) was amended in 2011, making the zoning districts consistent with the General Plan. Phase II of the Title 19 update further implemented changes to development standards and performance requirements as called for by the General Plan.
Phase I	LU-2.4.2 (Update Zoning Map)	Amend the Zoning Map to be consistent with the General Plan Land Use Diagram.	CDD	This was completed during the first phase of updates to Title 19. A few additional properties were rezoned in a subsequent clean up GPA/RZ effort that was approved by City Council in October 2012.
Phase I	LU-3.4.1 (Rehabilitation)	Provide flexibility in development standards for building retrofits when doing so will advance Policy LU-4.2	CDD	Policy LU-4.2 calls for support for infill, redevelopment, and rehabilitation projects that are compatible with surrounding properties. This action will be utilized as part of project review in support of quality infill projects, and can also be implemented through the City's -PD (Planned Development) process allowed by the Municipal Code. In addition, Phase two of the Title 19 updates included additional parking reduction opportunities for retrofit projects (19.70). Single tenant sites now have the opportunity to apply for a reduction in the amount of required off street parking.
Phase I	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	DPW	A new fee program/nexus study is currently being developed and is due to be considered by Council in 2017.
Phase I	LU-5.1.3 (Flexible Parking)	Amend the Municipal Code to allow flexibility for parking reductions and parking in shared lots.	CDD, CA	A complete update to the City's parking standards, including flexibility for parking reductions and parking in shared lots was addressed in Phase II of the Title 19 update.
Phase I	LU-7.1.1 (Airport Compatibility)	Amend the City's Municipal Code and Zoning Map to implement airport overflight zoning district overlays, consistent with the boundaries and general policy direction contained within the Butte County Airport Land Use Compatibility Plan, which address the following: <ul style="list-style-type: none"> <li>• Airport noise-related compatibility issues and noise-resistant construction techniques.</li> <li>• Height limitations for both structures and landscaping.</li> <li>• Lighting, electrical interference, glare, or other issues which may endanger the landing, takeoff, or maneuvering of aircraft.</li> <li>• Prohibition of incompatible land uses and limitations on the density and/or intensity of land uses.</li> <li>• Infill compatibility criteria consistent with the 2005 agreement between the City and the Butte County Airport Land Use Commission.</li> </ul>	CDD	Completed in Phase I of the Title 19 update.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase I	CIRC-3.6.1 (Bicycle Parking and Facilities)	Update the Municipal Code requirements for bicycle parking, and include where appropriate, requirements for bicycle-support facilities, such as personal lockers and showers.	CDD, CA	As part of Phase II of the Title 19 update the parking requirements were amended to require that when 10 or more bike parking stalls are required that half of them need to be covered. In addition, the new parking standards allow for vehicle parking reductions without the need for a Use Permit if bicycle support facilities like lockers and showers are provided as part of a project.
Phase I	CIRC-8.1.1 (Parking Standards)	Amend the Municipal Code to establish parking standards that support trip reduction goals by: <ul style="list-style-type: none"> <li>• Allowing parking reductions for projects that implement trip reduction methods (such as vehicle loan program and transit passes), for mixed-use developments, and for shared parking; and</li> <li>• Requiring new office projects with more than 25 employees to provide preferential on-site parking for carpools.</li> </ul>	CDD, DPW, CA	As part of Phase II of the Title 19 update the parking requirements have been amended to permit a reduction in the number of off-street parking spaces where the project includes vehicle trip reduction measures or is located within an area of mixed use development. Flexibility was added to code provisions for counting off-site parking toward a project where excessive parking exists within 500 feet of the project site.
Phase I	CIRC-8.1.2 (Parking Requirements)	Amend the Municipal Code to include minimum and maximum parking requirements that reduce surface parking area and ensure areas are not over-parked based on development intensity, proximity to transit stations, and availability of nearby on-street parking and parking facilities.	CDD, DPW, CA	As part of Phase II of the Title 19 update, minimum parking requirements were reduced by approximately 20% for nearly all listed land uses. In addition to the criteria listed above, parking reductions may also be approved based on availability of public transit or being located within a Corridor Opportunity Site.
Phase I	CD-3.3.1 (Public Spaces)	Amend the Municipal Code to establish a required minimum outdoor area dedicated to public (employee and customer) gathering as part of new non-residential development.	CDD, CA	This issue is addressed by the combination of requiring landscaped open space areas by Title 19 and Design Guidelines that encourage the integration of pedestrian gathering areas and employee break areas.
Phase I	DT-2.3.1 (Allowed Uses)	Amend the Municipal Code to allow frequently visited, resident-serving uses by right in Downtown.	CDD, CA	Residential serving uses were added to the land use tables for the DN and DS zoning districts during the first phase of updates to Title 19.
Phase I	DT-3.2.1 (Ground-floor Uses)	Amend the Municipal Code to establish a retail zoning district in North Downtown that requires development to incorporate retail or other uses that contribute to increased pedestrian activity on the ground-floor and requires use permit approval for other ground-floor uses.	CDD, CA	Phase I of the Title 19 update established the North Downtown zoning district and its associated land use tables.
Phase I	DT-4.3.1 (South Downtown Zoning)	Amend the Municipal Code to allow uses that attract pedestrian activity and limit uses that could detract from the pedestrian-oriented character of South Downtown.	CDD, CA	Phase I of the Title 19 update revised the land use tables for the South Downtown zoning district.
Phase I	DT-7.2.1 (Downtown Parking Requirements)	Amend the Municipal Code to eliminate minimum parking requirements in North Downtown, and reduce or eliminate minimum parking requirements in South Downtown.	CDD, CA	Parking Chapter 19.70 eliminates the off-street parking requirement for all uses in all zoning districts in North Downtown, as well as for South Downtown, with the exception that all new residential units must provide 1 space per unit or as approved by entitlement.
Phase I, then ongoing	DT-8.1.2 (Historic Building Preservation)	Preserve and protect buildings of special historic or architectural interest within a Downtown Historic Overlay Zoning District.	CDD, DPW	The City's adopted Landmark Overlay Zoning District performs this function.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase I	ED-1.3.2 (Development Standard Enhancements)	Amend the Municipal Code to simplify and streamline the permitting process, including allowing more uses outright subject to development standards.	CDD, CA	Through all phases of the Title 19 update, changes have been made to the land use tables and to development standards to allow additional land uses by right, subject to standards, that previously required use permits, including but not limited to: outdoor retail sales, small animal and bee keeping, small furniture stores in Downtown, mobile food vending, and more. To streamline the permitting of mobile food vending in particular, Section 19.22.030.C was removed, so they no longer require a use permit. Instead, a new Chapter 19.23 has been added to explain the application process for a Mobile Food Vendor permit.
Phase I	PPFS-1.1.1 (CARD Leadership)	Convey properties and funding mechanisms to the Chico Area Recreation and Parks District (CARD) for operation, maintenance and programming of parks identified in the City of Chico/CARD Memorandum of Intergovernmental Cooperation, Coordination, and Understanding.	DPW, CM, CA	The City has conveyed all parks identified in the Chico/CARD MOI along with funding for operation and maintenance.
Phase I	PPFS-1.1.2 (Park Development Fees)	Adopt park development fees that support the goals of the CARD Parks and Recreation Master Plan to fund the acquisition and development of neighborhood and community parks, and community use facilities, such as an aquatic park, needed as a result of new development.	DPW, CM, CA	The City is coordinating with CARD regarding appropriate park fees. Consideration of new CARD park fees will move forward simultaneously with the City's update of its development impact fees in 2017.
Phase I	PPFS-1.1.6 (Multiple Use of School Facilities)	Encourage the Chico Unified School District, CSU Chico, Butte College, and the Chico Area Recreation and Parks District to coordinate the joint use of school facilities for community recreation and other public purposes.	DPW, CDD	These discussions are ongoing and joint use of facilities is already occurring. The City has not taken any formal action.
Phase I	PPFS-6.1.2 (Development Fees)	Update the development fee program as needed to ensure that storm water drainage development fees are equitable and adequate to pay for the storm water drainage infrastructure needed for future development.	DPW, CDD	Storm drainage fees are updated regularly to account for inflation, but a new storm water development fee will be included as part of the City's comprehensive update of its development impact fees due for Council's consideration in 2017.
Phase I	OS-4.1.1 (Air Quality Impact Fee)	In cooperation with the Butte County Air Quality Management District, ensure the District or the City develops an air quality impact fee for projects in the City of Chico as one method to further mitigate air quality impacts. <b>(Proposed for removal)</b>	CDD	Staff coordinated over several years with BCAQMD staff to update the CEQA Air Quality Handbook to ensure there is a mechanism to mitigate air quality impacts, including off-site mitigation, for projects subject to CEQA review.
Phase I	OS-4.1.3 (Wood Burning)	Implement measures to reduce air pollution from wood burning.	DPW, CDD	Mandatory wood burning restrictions have been adopted by the City for non-compliant air quality days.
Phase II	SUS-1.3.2 (Sustainability Materials)	Develop sustainability training materials to educate City staff and the community on the City's sustainability goals and efforts.	DPW, CDD	The City disseminates its sustainability activities through press releases and the City's Sustainability Website.
Phase II, then ongoing	SUS-2.2.1 (Agency Website Links)	Maintain links from the City website to other agencies that make decisions about local matters.	DPW	The City's Sustainability Website with these links was launched in 2014.



Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II, then ongoing	SUS-4.3.1 (Green Development Checklist)	Include a Green Development Checklist and supporting materials with City planning and building applications and permits highlighting ways to incorporate green development principles into project design.	CDD	This is happening by default as a requirement of the CA Green Building Code. Local building officials work together on Green (and other) forms that are shared throughout the region.
Phase II	SUS-4.3.3 (Reduce Heat Gain)	Establish standards for new non-residential structures, such as reflective roofing or light colored pavement to reduce the heat gain associated with traditional urban development.	CDD	Cool roofs are now a requirement of California's energy code, the Title 24 Building Energy Efficiency Standards.
Phase II	SUS-5.1.2 (PG&E and Education)	Consult with PG&E to promote public education about energy efficiency and conservation methods, and encourage them to provide more energy from renewable sources.	DPW	The City's STF is coordinating with PG&E, which has a low income residential weatherization program that retrofits hundreds of Chico homes annually. In addition, over the last 5 years, PG&E has helped over 370 small and medium businesses in the area implement energy efficiency initiatives at a cost of over \$1M and an annual savings of 5,165,033 kWh. PG&E's programs and rebates are highlighted on the City's Sustainability website, and are a key topic of the STF-sponsored Sustainable Business Series.
Phase II	SUS-5.2.3 (Passive Solar)	Incorporate passive solar design principles (e.g., building materials, high-albedo roofs, eaves, window placement, landscaping, and building orientation) into the Design Guidelines Manual.	CDD	This does not need to be pursued as these "principles" are either existing or soon to be requirements of the fast-evolving California Green Building Code.
Phase II	LU-1.1.1 (Sphere of Influence)	Update the City's Sphere of Influence as depicted in the General Plan Land Use Diagram.	CDD	The City completed the Sphere of Influence update, as well as updated its Municipal Service Review, in conjunction with Butte LAFCo in 2016.
Phase II	LU-1.1.4 (Electronic Permitting)	Fully implement an electronic permitting program for processing and record keeping of building, planning, and engineering projects.	CDD, DPW	Significant progress has been made on the implementation and functionality enhancements to the Permits Plus program for building, planning, and engineering projects. In addition, the Building Division implemented an on-line permitting system in 2014 for certain permit types.
Phase II	LU-2.3.6 (Increase Discretion of Large Format Retail)	Consider mechanisms to increase City discretion regarding new or expanded large-format retail uses. <b>(Proposed for removal)</b>	CDD, CA	Large-format retail uses, including Wal-Mart, have been subject to EIRs, which is a much higher level of discretion than other retail uses.
Phase II	LU-2.4.3 (Best Practices Manual)	Update the City's Best Practices Manual.	CDD	A draft Manual has been prepared.
GP Policy that became an Action	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.	CDD	The second phase of Title 19 Updates included modifications to Chapter 19.64 (Agricultural Preservation Standards) that require the buffer called for in this policy and that establish standards for the associated design criteria.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	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. <b>(Proposed for removal)</b>	CDD	This will be pursued as part of a Design Guidelines update, which is not currently a high priority. However, the City's Municipal Code and General Plan provide significant guidance and direction that address infill compatibility considerations.
Phase II	CIRC-2.3.1 (Flexibility in Street Design)	Update the Municipal Code to allow innovative and unique modifications to roadway standards under the following circumstances: <ul style="list-style-type: none"> <li>• Extraordinary construction requirements due to terrain, roadside development, or unusual right-of-way needs.</li> <li>• Significant environmental constraints.</li> <li>• As specified by Community Design policies regarding Chico's scenic roadways and foothill locations.</li> </ul>	DWP, CDD, CA	The Municipal Code allows for deviations from standards for special circumstances including unusual physical constraints and environmental mitigations. Additional modifications will be considered as part of the Title 18 Subdivision Standards update.
Phase II	CIRC-4.2.1 (Housing or Destination Connections)	Amend the Municipal Code to require new subdivisions and large-scale developments to include safe pedestrian walkways that provide direct links between streets and major destinations such as transit stops, schools, parks, shopping centers, and jobs.	CA, CDD	This action will be addressed during the Title 18 Subdivisions Standards update.
Phase II	CIRC-5.2.2 (Central City Route Marketing)	Bolster community support, awareness, and ridership of a central city transit route by encouraging BCAG to solicit public input on the naming and exterior design of its transit vehicles.	CDD, DPW	BCAG is aware of this action, and additional discussions with BCAG will occur in the coming years.
Phase II	CIRC-9.1.1 (City Travel Demand Management)	Develop and implement a City of Chico Travel Demand Management Plan that provides incentives for City employees to commute in modes other than single-occupant vehicles.	HR, DPW, CDD	The City of Chico offers employees a Bicycle Incentive Program, has bike lockers and shower facilities, and participates in the community-wide Bike to Work Week Challenge to encourage bicycling to work. In addition, the City offers employees a free annual bus passes for the regional transit system. These and other incentives make up the City's program.
Phase II	CIRC-9.1.2 (Existing Employer Trip Reduction Programs)	Encourage employers to provide transit subsidies, bicycle facilities, alternative work schedules, ridesharing, telecommuting and work-at-home programs, and preferential parking for carpools/vanpools.	CM, CDD, DPW	Title 19 has been amended to permit a reduction of off-street parking for projects that implement vehicle trip reduction measures such as vehicles loan programs, enhanced bicycle facilities, and transit passes. Through the STF-sponsored Sustainable Business Series, information regarding employer trip reduction programs is shared with the business community.
Phase II	CD-2.2.1 (Update Design Guidelines)	Update the City Design Guidelines Manual to incorporate desired edge treatment solutions for a variety of conditions.	CDD	This will be pursued as part of a Design Guidelines update, which is not currently a high priority.
Phase II	CD-2.3.3 (Commercial Corridor Improvements)	Update the Design Guidelines Manual to incorporate concepts from the Park Avenue Visioning Study to apply to future roadway improvements along the City's commercial corridors.	CDD, DPW	This will be pursued as part of a Design Guidelines update, which is not currently a high priority.
Phase II	CD-3.1.2 (Update Design Guidelines)	Update the City Design Guidelines Manual as necessary to maintain consistency with the General Plan, the City's Land Use and Development Regulations, and current architectural solutions.	CDD	The Design Guidelines Manual is currently consistent with these planning documents.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	CD-5.1.1 (Residential Infill Design Guidelines)	Update the City's Design Guidelines Manual to specifically address residential infill design in terms of building scale, height and setbacks, parking and access, transitions, and landscaping.	CDD	This will be pursued as part of a Design Guidelines update, which is not currently a high priority. However, the City's Municipal Code and General Plan provide significant guidance and direction that address infill compatibility considerations.
Phase II	CD-7.2.1 (Public Art Plan)	Develop and maintain a Public Art Strategic Plan to guide comprehensive integration of public art throughout the community.	CM	Development of a Public Art Strategic Plan was on the Art Commission's Bi-Annual Work Plan, however, due to staffing and funding cuts and a reorganization of the Art Commission, it is uncertain when this action will be pursued.
Phase II	DT-1.1.1 (Support Downtown Business)	Support Downtown business and property owners by helping to develop and fund public/private partnerships, such as business improvement districts, to provide for increased maintenance, cleanliness, security, marketing, business retention and recruitment.	CM, DPW	The City is working with the Downtown Chico Business Association to coordinate maintenance priorities and to engage property owners in Downtown cleanliness as a foundation for public/private partnerships. The City is also collaborating with the Chico Clean & Safe Program to investigate opportunities to support Downtown businesses.
Phase II	DT-2.5.2 (Public/Private Development Partnerships)	Investigate the use of City-owned properties and underutilized private parking lots in public/private partnerships as an incentive for new development Downtown.	CM, CDD, DPW	Staff prepared a complete inventory of all City-owned properties and coordinated with Council on opportunities to sell the properties. Further, staff developed a methodology to prioritize City-owned properties Downtown that might be best suited for redevelopment. The methodology was shared with the Internal Affairs Committee and Council. No determination was made by whether or not the City should proceed with a public/private partnership.
Phase II	DT-3.1.2 (Common Spaces)	Modify standards and building fees to allow and encourage the incorporation of architectural features that create welcoming outdoor places for residents, employees and visitors.	CDD, DPW	The City's Design Guidelines direct integration of pedestrian plazas, art components, gathering areas and employee break areas.
Phase II	DT-3.3.1 (Sidewalk Uses)	Encourage the active use of sidewalks by expanding their allowed uses to include outdoor seating and dining, streetscape and landscape furnishings, and other pedestrian features, while maintaining space for a path of travel.	CDD, DPW	<u>This is allowed through the Chico Municipal Code:</u> Chapter 14.70-USE OF PUBLIC RIGHT-OF-WAY FOR OPERATION OF OUTDOOR CAFÉS"/Chapter 14.80,"PLACEMENT OF SIDEWALK PLANTERS WITHIN THE CENTRAL BUSINESS DISTRICT. In addition, the City worked with Celestino's Pizza during implementation of the Couplet Project to expand use the sidewalk for outdoor seating and dining. Other Downtown dining areas are being proposed and approved regularly.
Phase II	DT-3.5.3 (Highway 32)	Consult with Caltrans to identify ways to improve pedestrian access and safety where Highway 32 crosses Downtown.	DPW	Sidewalk upgrades were made to SR32 (E. 8th/9th Streets) in the Downtown and throughout the corridor from SR 99 to Downtown. Additional pedestrian improvements were completed along SR32 between Poplar and SR99 in 2016.
Phase II	DT-3.7.2 (Truck Deliveries)	Facilitate an effort among Downtown businesses and delivery companies to develop Downtown loading and unloading guidelines with the objective of reducing vehicle congestion that can discourage pedestrian and bicycling activity.	DPW	This concept is included in Downtown Access Plan. No activity has occurred during the previous year.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	ED-1.3.3 (Economic Resilience)	Update the Economic Development Strategy to highlight the importance of using renewable, recyclable, and local resources to strengthen the resilience of Chico's economy.	CM	An Economic Development Action plan, tied to the Economic Development Element and the City's Economic Development Strategy, was adopted in FY 2012-2013 and highlights the importance of local purchasing. The City continues to work with stakeholders to develop a local purchasing initiative. In addition, the City new Sustainability website highlights the benefits of buying local.
Phase II, then ongoing	ED-1.8.1 (Economic Development Summit)	Conduct a regional economic development summit to foster improved planning, coordination, and partnerships that benefit the local and regional economy.	CM	The City is participating in quarterly meetings with economic development partners and service providers hosted by Butte County. In addition, the City has collaborated with the Chamber of Commerce to present an annual Business Summit which identifies key economic development priorities.
Phase II	ED-1.8.2 (Silver Dollar Fairgrounds)	Encourage the State and the Silver Dollar Fair Board to increase utilization of the fairgrounds for uses such as conferences, fairs, concerts, or sporting events that draw residents from the greater region.	CM	There has been no activity on this action.
Phase II, then ongoing	ED-1.9.1 (Buy Local Campaign)	Promote spending at businesses located in the City of Chico through a "Buy Local" campaign.	CM	The City supported the efforts of the Chamber of Commerce to develop and launch a Buy Local campaign. In addition, the City received from a CSUC Geography class an evaluation of other cities' local purchasing policies and programs, which will be utilized as the City's program moves forward.
Phase II	CRHP-1.1.6 (Best Management Practices)	Update the City's Best Management Practices Manual to include environmental review protocol, communication with appropriate agencies, and standard conditions of approval for discretionary projects that protect cultural and paleontological resources.	CDD	Initial research and report drafting have been undertaken, and a draft manual has been prepared.
Phase II	CRHP-2.5.1 (Register Listings of City-owned Properties)	Pursue the listing of City-owned historic properties on the National Register of Historic Places and California Register of Historical Resources.	CDD	To be initiated when staff resources are available.
Phase II	CRHP-3.1.1 (Mechoopda Consultation)	Establish a Consultation Protocol and a Cultural Resources Management Plan with the Mechoopda Indian Tribe.	CDD	To be initiated when staff resources are available.
Phase II, then ongoing	CRHP-3.1.4 (Education for City Staff)	Conduct City and Tribal-sponsored training programs that increase City staff awareness and respect for Tribal Ceremonial Places and artifacts on City-owned land.	CCD, DPW	Cooperative training with the Mechoopda is ongoing.
Phase II, then ongoing	CRHP-3.1.5 (Education for the Public)	Conduct City and Tribal-sponsored training programs, in partnership with the Northeast Information Center, to educate property owners, land developers, and construction personnel about the importance of cultural resources and the legal framework for their protection.	CDD	To be initiated when staff resources are available.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	PPFS-5.1.4 (Groundwater Protection Development Standards)	Amend the Municipal Code to include development standards that protect groundwater recharge areas. <b>(Proposed for removal)</b>	CDD, CA	The City has become a Groundwater Sustainability Agency (GSA) and will work with the County and other GSAs to develop a Groundwater Sustainability Plan in compliance with the State-wide Sustainable Groundwater Act. Several existing City development standards, including setbacks from creeks and those for the Resources Constraints Overlay Zoning District, as well as adherence to stormwater BMPs required by the City's NPDES permit with the State, will protect groundwater recharge areas as they are coarsely mapped in Figures 12-9 and 12-12 of the Butte County General Plan. Staff investigated mapping of groundwater recharge areas and found that the models used to create the maps are not precise enough to be used to define areas for additional development standards. In 2016, the Butte County Water Commission funded a \$135k study that will provide information regarding the location of recharge areas.
Phase II	PPFS-6.1.1 (Update the Storm Drainage Master Plan)	Update, adopt and implement an updated Storm Drainage Master Plan that identifies areas with infrastructure deficiencies and establishes a program to address the deficiencies. Address drainage issues on a basin or sub-basin scale. Identify opportunities to increase infiltration, based on factors such as existing infrastructure, geology, the hydrology and hydraulics of the receiving waters, and planned land uses.	DPW	On hold until funding resources can be identified.
Phase II, and ongoing	PPFS-8.1.5 (Recycling on Public Land)	Provide recycling bins and collection services wherever waste containers are located on City property and in public parks.	DPW	Recycling containers are provided in most cases. In 2015, the City received 20 new recycling bins that were placed throughout lower Bidwell Park.
Phase II	PPFS-8.1.7 (Commercial and Industrial Recycling)	Amend the sections of the Municipal Code pertaining to solid waste and recycling to apply to commercial and industrial customers.	DPW	State legislation (AB 341) established a mandatory recycling requirement for businesses and multifamily properties. DPW staff has been working with the haulers, NVPOA, Chamber etc, to inform businesses and property owners of this new requirement. The City's new solid waste franchise agreement will include commercial/industrial and multi-family recycling.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	OS-1.3.1 (Dark Sky Ordinance)	Consider adoption of a Dark Sky ordinance.	CDD	Currently, CMC 19.60.050 limits light pollution by requiring exterior lighting to be directed downward and shielded or recessed to confine glare and reflection. The Foothill Development overlay zone also limits light pollution in the foothills. In addition, the City's street light standard is dark sky compliant, full cutoff light fixtures. These existing requirements and standards address most of what would be in a dark sky ordinance. The remaining aspects of such an ordinance could include retrofitting older, non-compliant lighting. At this time, however, the City budget cannot support retrofitting of existing, non-compliant fixtures. Staff will continue to investigate additional measures that could be implemented with or without a dark sky ordinance to complete the implementation of this action.
Phase II	OS-2.1.1 (Open Space Plan)	Develop and adopt an Open Space and Greenways Master Plan that catalogues the City's open space land holdings, ensures that management and maintenance programs are in place, identifies long-term funding, coordinates with other public and private open space holdings, and prioritizes additional open space acquisitions, dedications, and easements to enhance connectivity, protect resources, and facilitate public access and circulation.	DPW	Staff is compiling an inventory of properties. The BPPC has identified developing management concepts for Greenways as a workplan priority. However, development of a master plan is on hold until additional staff and funding resources can be identified.
Phase II	OS-2.4.2 (Foothill Design Guidelines)	Update City's Design Guidelines Manual to address viewshed issues associated with foothill development. <b>(Proposed for removal)</b>	CDD	This will be pursued as part of a Design Guidelines Manual update, which is not currently a high priority. However, the City's Municipal Code and General Plan provide significant guidance and direction to address viewshed considerations during project review
Phase II	OS-3.2.2 (Map Recharge Areas)	Work with local, state and regional agencies to identify and map groundwater recharge areas within the Sphere of Influence.	CDD, DPW	In 2016, the Butte County Water Commission funded a \$135k study that will provide information regarding the location of recharge areas.
Phase II	OS-3.3.1 (Water Conservation Program Funding)	Work with the California Water Service Company to implement a water conservation program to reduce per capita water use 20 percent by 2020 pursuant to the requirements of the State Water Plan.	DPW, CDD	Staff regularly consults with Cal Water, and promotes Cal Water's water efficiency efforts on the City's Sustainability website. Further, in order to meet Governor Brown's executive order to reduce urban water use during the drought, both residential and non-residential customers were required to reduce their overall water use by 32% from their usage in 2013. This action has been achieved.
Phase II	S-4.3.2 (Structural Standards)	Incorporate building construction standards for the Local Resource Area (areas which are provided City fire suppression services) that are consistent with the requirements for the State Responsibility Areas (areas that are provided State and County fire suppression services) designated as Very High, High, and Moderate Fire Hazard Severity Zones	CDD, FD	The Department is waiting for the State to complete their maps for this area. Once they are complete, zones will be compared and requirements will be prepared for a code amendment proposal, if necessary.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase II	S-4.3.4 (Development Standards)	Encourage the County to require development in unincorporated areas within the City's Sphere of Influence to conform to the City's development standards.	DPW, CDD	The County's development standards for urban areas closely mirrors the City's development standards.
Phase II	S-4.3.5 (Fire Sprinklers, New Structures)	Consider adoption of an ordinance that exceeds state standards requiring automatic fire sprinklers in new non-residential construction.	FD	With the economic downturn and the negative attitude of the construction/development community towards the State's new residential sprinkler requirement, this is not being actively pursued at this time.
Phase II	S-5.1.1 (Strategic Plan)	Using community input, develop a Police Department Strategic Plan to help guide priorities and staffing levels for the Department	PD	The Police Department undergoes strategic planning regularly to address priorities and staffing, but has not initiated a formal "Strategic Plan" process.
Phase II	S-7.1.1 (Coordinate with UPRR)	Request Union Pacific Railroad to verify that relevant safety measures for at-grade crossings are implemented and maintained, and assess the feasibility of improving safety features, including enhanced crossing gate practices and warning devices.	PD, CM	The Police Department routinely coordinates with UPRR to address safety and enforcement issues related to the crossings and railroad track in Chico.
Phase II	N-2.2.2 (Silver Dollar Speedway)	Seek support of the State and the Silver Dollar Fair Board to reduce the noise levels associated with events at the Silver Dollar Speedway.	CDD	Not currently being pursued.
Phase III	SUS-5.1.1 (Clean Energy Loan Program)	Explore implementation of a City-sponsored clean energy program to provide low-interest loans to property owners for the installation of energy efficiency improvements or renewable energy devices.	BDS, Finance, CM	The City provides five PACE (property assessed clean energy) programs for Chico residents and businesses to access funding for energy improvements.
Phase III, then ongoing	CIRC 1.6.1 (Collect Multimodal Data)	Collect and analyze multimodal data for the City's intersections and roadway segments, paying particular attention to higher traffic volume intersections. Use this information on multimodal travel behavior to update, refine, and recalibrate, if necessary, the City's Travel Demand Forecasting Model, which projects future traffic volumes. <b>(Proposed for removal)</b>	DPW	A comprehensive update to the City's travel demand forecasting model to include multi-modal data is planned for the future. In the meantime, multi-modal data for discreet City projects is considered during project design (e.g., E. 20th Street Corridor, Esplanade).
Phase III	CIRC 1.6.2 (Travel Demand Model)	Enhance the City's Travel Demand Forecasting Model to include the effects of smart growth on travel behavior and measure how changes in land uses and transportation facilities can reduce vehicle miles traveled and greenhouse gas emissions. <b>(Proposed for removal)</b>	DPW	To be initiated in Phase III.
Phase III	CIRC-7.1.3 (New Grade-Separated Crossings)	Explore the feasibility of constructing new grade-separated crossings based on state criteria and funding availability at the following locations: <ul style="list-style-type: none"> <li>• State Route 32 at 8th and 9th streets (included in the Regional Transportation Plan);</li> <li>• West 8th Avenue;</li> <li>• West East Avenue;</li> <li>• West Second Street; and</li> <li>• State Route 32 at Eaton Rd.</li> </ul>	DPW	Funding sources are not available, and no grants have been identified.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase III	CD-1.2.2 (Pride of Ownership)	Create a program to recognize property owners for exemplary property care and maintenance along key streets, gateways, and neighborhoods such as the Eastwood Park Subdivision along E. 8th and 9th Streets, the south Esplanade, Mansion Park, and along Woodland Avenue.	CDD	To be initiated in Phase III.
Phase III	DT-2.5.1 (Downtown Utilities)	Work with local utility providers to assess and improve infrastructure to meet the needs of the development projected for Downtown.	DPW, CDD	These efforts generally proceed in response to individual projects, but utility improvements/upgrades did proceed as part of the 1st/2nd Street Couplet project, as well as with other individual projects.
Phase III	DT-3.7.1 (Number of Travel Lanes)	Giving special consideration for north-south circulation patterns and the delivery needs of Downtown businesses, identify options to reduce the number of travel lanes on Downtown streets to accommodate additional diagonal parking or an enhanced pedestrian environment.	DPW	These concepts are included in the Downtown Access Plan, and components were implemented as part of the 1st/2nd Street Couplet project.
Phase III	DT-6.2.2 (Creek Path)	Create a pedestrian/bicycle path along Big Chico Creek to improve circulation through Downtown and provide public access to the creek.	DPW	This would likely be pursued as part of larger private or public project that included the construction along Big Chico Creek in the Downtown area.
Phase III	DT-6.3.1 (Design of Signs)	Install signs and landmarks throughout Downtown with graphics that reflect the character and history of Downtown to reinforce a uniform, recognizable Downtown "brand" and to help residents and visitors navigate and find key destinations and parking.	DPW, CDD, CM	To be initiated in Phase III, funding dependent.
Phase III	DT-7.2.2 (On-Street Parking)	Preserve existing on-street parking along main traffic corridors to support street-level activities, and convert parallel parking to diagonal parking where possible to increase parking supply.	DPW	This was done as part of the 1st/2nd Street Couplet project, and at a number of other locations in the Downtown.
Phase III	ED-1.4.3 (City-Owned Sites)	Pursue opportunities to sell or lease City-owned lands for uses other than municipal operations.	CM	Staff prepared a complete inventory of all City-owned properties and coordinated with Council on opportunities to sell those properties. Further, staff developed a methodology to prioritize City-owned properties Downtown that might best suited for redevelopment. Currently, the OMB and the first floor of the Municipal Building have leasing agreements in place. Consideration of selling or leasing other City-owned land is an ongoing consideration.
Phase III	PPFS-5.3.1 (Treated Wastewater)	Explore the feasibility of using treated wastewater to provide irrigation to landscaped areas and other suitable locations to reduce the demand for groundwater.	DPW	Staff continues to look for grant funding opportunities to conduct a feasibility study, and meets periodically with Cal Water to discuss opportunities within Chico's Sphere of Influence.
Phase III	PPFS-5.4.2 (City Water Efficiency)	Develop plans and seek funding to replace water-intensive City landscape and irrigation systems with drought tolerant and water efficient systems.	DPW	The City is working with Cal Water, who is providing a large number of water conserving replacement nozzles to commercial clients. The City continues to replace turf with low-water use plants and/or decomposed granite.



Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
Phase III	OS-1.3.2 (Reduce Light Pollution)	Seek community cooperation to reduce existing light pollution.	CDD, DPW	No outreach has been initiated other than implementing City lighting standards that seek to reduce light pollution.
Phase III	OS-3.3.4 (Reclaimed Water)	Determine the feasibility and costs and benefits of reusing the City's treated wastewater for irrigation.	DPW	Staff continues to look for grant funding opportunities to conduct a feasibility study, and meets periodically with Cal Water to discuss opportunities within Chico's Sphere of Influence.
Phase III	OS-6.1.3 (Tree Planting Program)	Develop and implement a tree planting program as a mitigation method to reduce air quality impacts and improve carbon sequestration. <b>(Proposed for removal)</b>	DPW, CDD	At this time, the City's efforts are directed toward replacing trees in the 3000 plus empty tree planting sites throughout the City. Further, the City relies on the Butte Air Quality Management District's CEQA Handbook to address air quality impacts.
Phase III	CRHP-1.1.5 (Financial Assistance Programs)	Pursue grant funding sources available to Certified Local Governments to establish and maintain a Cultural Resources Management Plan and to expand the City's Historic Preservation Program.	CDD	To be initiated in Phase III.
Phase III	N-2.2.1 (Railroad Warning Systems)	Consult with Union Pacific Railroad (and Amtrak as applicable) to investigate the cost, safety, and feasibility of implementing alternative railroad warning systems and safety measures that reduce the use of train horns near residential areas while still meeting public safety objectives.	CDD	The Police Department routinely coordinates with UPRR to address safety and enforcement issues related to the crossings and railroad track in Chico.
Phase IV	CIRC-7.1.1 (Passenger Rail Service)	Investigate opportunities to partner with other agencies to explore the feasibility of expanding passenger rail service to Chico as part of a statewide system.	CM, DPW, CDD	To be initiated in Phase IV.
Phase IV	CD-6.1.2 (Landmarks)	Construct landmarks to support wayfinding at key locations throughout the City such as entries to historic neighborhoods, points of interest, significant buildings, and natural features.	DPW, CDD	To be initiated in Phase IV.
Phase IV	DT-6.2.1 (Downtown Gateways)	Establish gateway landmarks that create a sense of entry and a welcoming first impression for residents and visitors at major entry points to Downtown from the south, east and west.	CM, DPW, CDD	This effort is implemented as capital project proceed at Downtown entry point locations, for example the 1st/2nd Street Couplet Project.
Phase IV	ED-1.2.7 (Rail, Aviation, and Highway Access)	Explore opportunities to improve access to Chico from other markets via enhancements to the local rail and aviation facilities and services, as well as through improved connections from Chico's business districts to State Route 99 and Interstate 5.	CM, DPW, CDD	The City is collaborating with the local business community to investigate the potential for expanded commercial air service, and is supporting BCAG's program for Hwy 70/99 to be four lanes from Chico to Sacramento.
Phase IV	S-7.1.3 (Grade-Separated Crossings)	For improved emergency response and traffic circulation, support interagency studies to identify the best possible locations and feasibility for funding and developing grade-separated (vehicle and pedestrian/bicycle) railroad crossings within the City.	PD, DPW, CDD	No activity during the previous year, to be initiated in Phase IV.

Timeframe	General Plan Action Title	Action Text	Responsible Party	Status
<p>Within 5 years of TRB development of MMLOS standards</p>	<p>CIRC-1.5.1 (Traffic Analysis)</p>	<p>Monitor the development of MMLOS standards by the Transportation Research Board and other jurisdictions. When a valid methodology for Chico is identified, develop and adopt Transportation Impact Analysis Guidelines that include MMLOS standards specific to Chico to supersede the LOS standards. The MMLOS standards will apply to City-maintained roadways and will allow for flexibility as necessary to recognize site specific constraints, such as protecting sensitive resources, or ensuring pedestrian and bicycle safety. <b>(Proposed for removal)</b></p>	<p>BDSB, PSD</p>	<p>Development and use of MMLOS standards is no longer being pursued. Updated CEQA Guidelines direct that communities develop Vehicle Miles Travelled metrics for assessing traffic impacts.</p>

## ONGOING GENERAL PLAN ACTIONS

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
SUS-1.3.1 (Sustainability Programs)	Identify and develop programs and initiatives that advance Chico's sustainability goals.	DPW, CDD	ongoing	Numerous General Plan Actions and other initiatives that address sustainability are completed or underway.
SUS-1.4.1 (Community Building Programs)	Continue to support and promote special community events and programs at City and public facilities that foster community pride, celebrate local culture and history, and promote social equity and tolerance.	CM, DPW, CDD	ongoing	The Annual Community Organization Funding Program provides financial assistance to non-profit community organizations in support of this action.
SUS-1.4.2 (Diversity Action Plan)	Update the City's Diversity Action Plan as necessary, and develop and implement a diversity scorecard.	CM	ongoing	The Diversity Action Plan was completed in 2011, and is implemented through the City Manager's office.
SUS-1.5.2 (Sustainable Partnerships)	Participate in conferences and meetings that promote sustainability.	Citywide	ongoing	The City has participated in CSUC's This Way to Sustainability conference, and attends other meetings and conferences locally that address issues effecting the environment, economy, and social equity.
SUS-2.1.1 (Communication Technology)	Utilize new technology, as available, to improve communication with residents, including alternative ways to share information, notice hearings, and solicit or receive public input on local issues.	CC, IS, CDD	ongoing	New information is regularly added to the City's website. In addition, the Planning and Building webpages underwent comprehensive updates in 2013 to improve access to information for builders, developers, and the community. Updates to Title 19 have expanded noticing requirements to reach more members of the community. Social media and alternative technologies are used by some departments. The Clerk's office is integrating a new system at Council meetings to improve community involvement.
SUS-2.1.2 (Neighborhoods and Planning)	Facilitate participation by neighborhood organizations in local decision-making.	CDD	ongoing	The City's efforts on neighborhood planning activities have been suspended. Regardless, noticing for projects in neighborhoods are sent directly to neighborhood organizations to ensure their involvement in the planning process.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
SUS-3.2.1 (Municipal Operations)	Perform energy audits of existing City operations and maintenance practices every four years to identify and implement energy savings measures.	DPW	ongoing	Recently, the City installed reflective/white roofing (~4000 square feet) at Fire Station 5; installed ~1400 square feet of reflective white roofing at Fire Station 4; replaced 6 original HVAC units at the PD; completed a comprehensive LED lighting conversion at all City facilities; replaced water faucets; and replaced all generators with more energy efficient types. In 2016, the City is in the process of installing E/V charging stations at multiple City parking lots, and will complete the LED street light conversion on all remaining City street lights. PG&E is retrofitting its street lights as well.
SUS-3.2.2 (Energy Generation)	Continue to explore opportunities to generate energy on City properties.	DPW	ongoing	Staff continues to evaluate solar installation options, where feasible.
SUS-3.3.1 (Municipal Recycling)	Promote the use of recycling bins at municipal facilities, public parks, and recreational spaces, and as necessary, increase the size, durability, and number of recycling bins as well as the range of materials accepted.	DPW	ongoing	In 2014, the Parks Division placed 20 additional recycling containers in lower Bidwell Park.
SUS-3.3.2 (Materials Reduction and Reuse)	Explore opportunities to reduce consumption and increase reuse of materials, vehicles and equipment in City operations.	DPW-lead, Citywide	ongoing	Fleet recycles vehicle equipment whenever possible. Road Crew reutilizes asphalt grindings in grading operations.
SUS-3.4.1 (Fuel-Efficient Fleet)	As needed, purchase new municipal fleet vehicles and equipment that are highly fuel-efficient, use alternative-fuel, or electricity, allowing flexibility for maintenance, safety, and other special use vehicles.	DPW	ongoing	In 2014, Fleet replaced one electric vehicle, and also ordered an electric truck for the street maintenance division. The truck has a bank of batteries that operates all the equipment including airless paint sprayers, lighting, pumps, and air compressors. Fleet also instituted a bio-diesel program that included installation of a 275 gallon bio-diesel tank. Select vehicles use the bio-diesel and there are plans to expand use to the entire fleet. Fleet has plans to purchase additional electric vehicles to replace the current hybrids.
SUS-4.1.1 (Green Facilities)	Construct new significant municipal facilities to at least the baseline certification level of Leadership in Energy and Environmental Design (LEED), or its equivalent.	DPW	ongoing	There is no new facility construction.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
SUS-4.1.2 (City-Funded Green Projects)	Incorporate green building materials and techniques in projects financed by the City, allowing flexibility for costs including long-term operating costs.	CM, CDD, DPW	ongoing	Facilities staff incorporates green building product into its replacement projects whenever possible.
SUS-4.2.1 (Public Landscaping)	Install drought tolerant landscaping and water conserving irrigation systems at City facilities, medians, and parkway strips to reduce water use and maintenance costs.	DPW	ongoing	Irrigation systems are being upgraded to include new water conserving nozzles, and where possible within budget constraints, new ET based controllers are being installed. Chip mulch is being spread throughout the city in all medians and in all landscape areas.
SUS-4.3.2 (Green Staff Training)	Provide regular training to ensure that City employees are able to implement the State's Green Building Code, conduct energy audits, and review or rate green building projects.	CDD	ongoing	All City inspectors and plan checkers have had training in the CA Green Code and CA Energy Code. No funding has been identified for staff to conduct energy audits.
SUS-5.1.3 (Energy Efficiency Upgrades)	Monitor compliance with City requirements for energy conservation upgrades upon resale of homes and improve public awareness of the requirements.	CDD	ongoing	Enforcement of the energy retrofit program is unfunded, so it functions as a "self-enforced" program. A compliance guide is provided on the City website. Also, realtors may now access a database of properties with current energy certificates.
SUS-5.2.1 (Integration of Energy Efficiency Technology)	Utilize City incentives identified in Action LU-2.3.1 to encourage the integration of energy efficiency measures and renewable energy devices, in addition to those required by the state, during early project review.	CDD, DPW	ongoing	Ongoing as projects are considered.
SUS-5.2.2 (Educational Material)	Provide builders and homeowners with resources and information about energy efficiency and renewable energy technologies at the Municipal Hall Planning and Building counters and on the City's website.	CDD	ongoing	Materials are available, and others are being developed.
SUS-6.2.2 (Greenhouse Gas Inventory)	Update the Citywide Greenhouse Gas Emissions Inventory at least every five years, and compare the results with previous inventories to evaluate progress towards the City's greenhouse gas emissions reduction goal.	DPW	ongoing	In coordination with the STF, the staff developed an annual high-level GHG emission inventory to track the City's progress in meeting its GHG reduction goal. The inventory is updated annually.
SUS-6.2.3 (Climate Action Plan)	Review and revise as necessary the Climate Action Plan to reduce greenhouse gas emissions consistent with the City's 2020 emission reduction goal, and revisit the need for new goals beyond 2020.	DPW	ongoing	The CAP was approved by Council in 2012. The CAP does not need to be updated in order for the City or the Community to pursue programs to reduce GHG emissions.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
SUS-7.2.2 (Identify Community Garden Locations)	Conduct an inventory of existing community gardens, and identify opportunities for community gardens on public properties. <b>(Proposed for removal)</b>	CDD	ongoing	Staff collaborated with a CSUC class to develop an inventory of sites appropriate for community gardens and shared the results with local, interested parties. In 2012, the City collaborated with BEC to develop a 1-acre community garden on the City-owned vacant property at Notre Dame and Humboldt Avenue. In 2014, BEC developed another community garden on City-owned property on Nord Avenue.
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.	CDD	ongoing	City staff meets quarterly with Butte County and the other local jurisdictions as part of BCAG's standing Planning Director's meetings. This venue facilitates coordinated planning.
LU-1.1.3 (Shared Responsibility Agreements)	Consider agreements for critical planning topics and activities with Butte County and other agencies and special districts	CDD	ongoing	The City and LAFCo entered into an sewer extension and annexation agreement, staff helped the Air District update its CEQA Handbook, and staff continues to participate and comment on the BCAG-led Habitat Conservation Plan process.
LU-1.2.1 (Greenline)	Retain the Greenline.	CDD	ongoing	Retained.
LU-1.2.2 (Foothill Development)	Apply the City's Foothill Development Standards to projects in foothill areas.	CDD	ongoing	Phase two Title 19 Updates included a new Foothill Development (-FD) overlay zone (Section 19.52.100) for property at 270 feet in elevation and above. The -FD overlay zone combines the existing foothill development standards from Chapter 19.66 and the foothill design criteria from 19R. In addition, the overlay zone implements several General Plan actions related to foothill development. A new Foothill Development permit will be required for construction and projects within the -FD overlay zone to ensure consistency with the development standards. The creation of the Foothill Development permit required changes to Chapter 19.12, Chapter 19.40, a minor edit to 19.80.030, the creation of a new Chapter 19.27, and the deletion of Chapters 19.66 and 19R.66.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
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.	DPW, CM, CDD	ongoing	This approach was used in developing RDA project priorities. Downtown: 1st/2nd Str Couplet (design), Mangrove Ave/5th Ave Reconstruction (build), North Valley Plaza - Bikeway 99 (build), E. 20th St. Traffic Studies, Skyway: Skyway-SR 99 I.C. (build), Bikeway 99 (build), Pomona Ave: Nitrate Action Project (build). It continues to be utilized in prioritizing the City's Capital Improvement Program.
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. <b>(Proposed for removal because it will be incorporated into Action LU-6.2.1)</b>	CDD	ongoing	The first phase of updates to Title 19 established the SPA zoning district which requires these plans and studies prior to development.
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.	CDD	ongoing	The City updated its Municipal Service Review in 2016 as part of an application to LAFCo for a SOI amendment.
LU-2.2.1 (Annual Report)	Provide an annual report to the Planning Commission and City Council on the following: <ul style="list-style-type: none"> <li>• Status of the General Plan and progress in its implementation</li> <li>• Status of Sustainability Indicators</li> <li>• General Plan amendments</li> <li>• An evaluation of the year's development trends, current land supply, and the ability to meet future needs.</li> </ul>	CDD	ongoing	A Progress Report for the 2030 General Plan is prepared annually.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
LU-2.2.2 (Five-Year Review)	<p>Provide a comprehensive General Plan Review to the Planning Commission and City Council every five years, that addresses the following:</p> <ul style="list-style-type: none"> <li>• Status of the General Plan and progress in its implementation</li> <li>• Status of Sustainability Indicators</li> <li>• General Plan amendments</li> <li>• An evaluation of development trends, current land supply (projected vs. actual), market conditions, and the ability to meet future needs</li> <li>• The need for any policy changes to address the conclusions of the above evaluation</li> </ul>	CDD	ongoing	The first comprehensive 5-year General Plan report was prepared in 2016.
LU-2.3.1 (Provide Incentives)	<p>To support desired development patterns and economic development opportunities, continue the use of, and expand as appropriate, City incentives, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Priority project processing</li> <li>• Deferral of development impact or permit fees</li> <li>• Flexibility in development standards such as parking, setbacks, and landscaping requirements</li> <li>• Density and intensity bonuses</li> <li>• Support for infrastructure upgrades</li> </ul>	CM, CDD	ongoing	The use of existing incentives will continue. In addition, non-conforming site improvements have been explicitly called out in CMC 19.08 to allow greater flexibility for redevelopment and infill development. CMC 19.70 was also modified to add more opportunities for reductions in required off street parking including reduction opportunities for single tenant sites. Density bonuses are allowed in Corridor Opportunity Sites, which are the areas preferred by the General Plan for higher density and intensity development.
LU-2.3.3 (Encourage Mixed-Use Development)	<p>Allow horizontal and vertical mixed uses in the following land use designations:</p> <ul style="list-style-type: none"> <li>• Residential Mixed Use</li> <li>• Neighborhood Commercial</li> <li>• Commercial Mixed Use</li> <li>• Regional Commercial</li> <li>• Office Mixed Use</li> <li>• Industrial Office Mixed Use</li> </ul>	CDD	ongoing	During the first phase of updates to Title 19, changes were made to the land use tables to allow mixed uses in all of the above zoning districts except RC Regional Commercial. In the current phase of updates, Live/Work (mixed use) units are being added as a permitted mixed use in the RC district. In addition, several different combinations of mixed uses have been and will continue to be allowed in all of the listed zoning districts.
LU-2.3.4 (Require Mixed-Use)	<p>Require horizontal or vertical mixed-use in the following land use designations:</p> <ul style="list-style-type: none"> <li>• Special Mixed Use</li> <li>• Neighborhood Commercial sites two acres and larger</li> <li>• Special Planning Areas (with the exception of the Bell-Muir SPA)</li> </ul>	CDD	ongoing	During the first phase of updates to Title 19, the requirement for mixed use was added in the SMU and SPA zoning districts. In Phase 2 of the Title 19 updates, a requirement for mixed use on properties of 2 acres or greater in the NC district was added to Chapter 19.44.010 and 19.44.040.



General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
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.	CDD, CM	ongoing	Staff works with project proponent who develop mixed use project, and share the existence of these incentives.
LU-2.4.4 (Design Guidelines)	Maintain and update, as necessary, the City's Design Guidelines Manual.	CDD	ongoing	As needed.
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.	CDD	ongoing	In 2016, an application for a development proposal was submitted for the Stonegate project, which falls within an RCO overlay. Environmental studies are being conducted and coordination with agencies is ongoing. The project will require an EIR.
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.	CDD	ongoing	A General Plan consistency determination is made by Council during an approval of all policy and regulatory documents. For example, a determination of General Plan consistency was made as part of the Phase 1 Title 19 Municipal Code update.
LU-3.3.1 (Development of Neighborhood Plans)	Facilitate and encourage the participation of neighborhood groups and associations in the preparation of neighborhood plans that articulate a vision for the neighborhood, identify neighborhood priorities for future public improvements and capital projects, and serve as a focal point for neighborhood involvement in improvement projects.	CDD	ongoing	The City's efforts on neighborhood planning activities have been suspended. The City's capital improvement plan incorporates priorities identified as part of previous neighborhood planning efforts.
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.	CDD	ongoing	The City is continuing this program, on a limited basis, specifically providing grants for connection to City sewer for low income homeowners.
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.	CDD	ongoing	Most code enforcement activity is complaint driven.
LU-3.4.4 (Provision of Infrastructure)	Upgrade and provide infrastructure in existing neighborhoods consistent with adopted neighborhood plans as funding is available.	DPW	ongoing	This is an ongoing effort, however, the dissolution of the City's RDA has greatly hampered the City's ability to fund neighborhood improvements.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
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.	CDD, DPW	ongoing	The City's efforts on neighborhood planning activities have been suspended. Regardless, staff reports for infill projects highlight the General Plan's policy framework that is supportive of quality infill development.
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.	CDD	ongoing	Implemented through Phase I of the Title 19 update.
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.	CDD	ongoing	Required by Title 19 of the Municipal Code.
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.	CDD, DPW	ongoing	Incentives are being used, particularly flexibility in development standards.
LU-5.1.2 (Midpoint Density for Corridor Opportunity Sites)	<p>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:</p> <ul style="list-style-type: none"> <li>• The proposed project does not include residential development.</li> <li>• Residences are integrated vertically in a mixed-use project.</li> <li>• Site considerations such as parcel size, configuration, environmental resources, or other features make achieving the midpoint infeasible or undesirable.</li> <li>• Infrastructure constraints make achieving the midpoint impractical.</li> </ul>	CDD	ongoing	Being implemented through the Corridor overlay applied as part of the Title 19 Update.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
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.	DPW	ongoing	Implemented as part of capital projects: 1st/2nd Str Couplet, Caltrans improvements at SR32/Main and Broadway intersection, etc.
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.	CDD, DPW	ongoing	Staff worked closely with the new owners of the Chico Mall to support reinvestment and reuse of the Mall. In addition, staff is working with the owner of the North Valley Plaza Mall to enhance redevelopment opportunities.
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.	CDD	ongoing	No new areas were designated SPA this year.
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.	CDD	ongoing	No changes were made to any SPA boundaries this year.
LU-6.2.1 (SPA Planning Requirements)	<p>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 a SPA. In addition to the Actions specific to each SPA, subsequent land use planning shall:</p> <ul style="list-style-type: none"> <li>• Create a parcel-specific land use plan based on site, infrastructure, and environmental analysis.</li> <li>• 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).</li> <li>• 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).</li> <li>• Be consistent with the corresponding text for the SPA found in Appendix C.</li> </ul>	CDD	ongoing	No development proposals have been received for the other SPAs.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
LU-6.2.2 (Bell Muir SPA Planning)	<p>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:</p> <ul style="list-style-type: none"> <li>• Identify locations for community gardens or small-scale farms and develop design guidelines and buffering requirements to address potential incompatibilities.</li> <li>• 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.</li> <li>• Develop special lighting and street standards appropriate for the rural character of the area.</li> </ul>	PSD, BDSD	ongoing	No development proposals were received for the Bell Muir SPA.
LU-6.2.3 (Barber Yard SPA Planning)	<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Incorporate adaptive reuse of existing buildings, where feasible.</li> </ul>	PSD, BDSD	ongoing	No development proposals were received for the Barber Yard SPA.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
LU-6.2.4 (Doe Mill/Honey Run SPA Planning)	<p>Plan the Doe Mill/Honey Run SPA with a broad range of housing types and densities integrated with significant open space and recreational areas, supporting commercial services, and public facilities. Subsequent planning will:</p> <ul style="list-style-type: none"> <li>• Address circulation with primary connections to the site via Skyway and E. 20th Street.</li> <li>• Incorporate accessible open space on the eastern portion of the SPA, a community park, as well as neighborhood and mini parks.</li> <li>• Maintain open space by clustering development and providing open space buffers on the northern, eastern, and southern edges of the SPA.</li> <li>• Include visual simulations to ensure that development is not visually intrusive as viewed from lower elevations.</li> <li>• Incorporate special lighting standards to reduce impacts on the nighttime sky.</li> <li>• Address wildland fire considerations.</li> </ul>	CDD, DPW	ongoing	No development proposals were received for the North Chico SPA.
LU-6.2.5 (North Chico SPA Planning)	<p>Plan the North Chico SPA with a combination of residential densities and supporting commercial uses along with industrial and office uses. Subsequent planning will:</p> <ul style="list-style-type: none"> <li>• Address the Hicks Lane/Eaton Road/SR 99 intersection and include an arterial roadway originating at Hicks Lane, extending to State Route 99.</li> <li>• Address Chico Municipal Airport overflight zone compatibility.</li> <li>• Avoid FEMA-designated flood zones, or incorporate strategies that allow development to occur in flood zones.</li> </ul>	CDD, DPW	ongoing	No development proposals were received for the Doe Mill/Honey Run SPA.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
LU-6.2.6 (South Entler SPA Planning)	<p>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:</p> <ul style="list-style-type: none"> <li>• Address circulation with a focus on the intersection at Southgate Avenue and State Route 99 and providing multiple access points to the site.</li> <li>• Ensure that the SPA serves as a visually attractive “landmark” gateway at the south end of the City with freeway visibility.</li> <li>• Preserve and/or provide trees along the borders of the SPA to provide a buffer to adjacent agricultural uses and open space.</li> <li>• Avoid FEMA-designated flood zones, or incorporate strategies that allow development to occur in flood zones.</li> </ul>	CDD, DPW	ongoing	There is no active application for the South Entler SPA.
LU-7.1.2 (Aviation Easements)	Continue to require avigation easements and deed notices for new development within the Airport Land Use Compatibility Plan area.	CDD, DPW	ongoing	Easements and notices continue to be required of development in this area.
LU-7.1.3 (Airport Certification)	Maintain Federal Aviation Agency Airport Certification of the Chico Municipal Airport for commercial passenger traffic.	CM	ongoing	Airport certification inspections are conducted by FAA annually and all identified correction items are immediately corrected or addressed as funding permits.
CIRC-1.1.1 (Road Network)	Enhance existing roadways and intersections and develop the roadway system shown in Figure CIRC-1 over the life of the General Plan as needed to accommodate development.	DPW	ongoing	This action is perpetually underway. Recent projects include: 1st/2nd Str Couplet, 5th Ave Reconstruction, Skyway-SR 99 I.C, SR 32 Widening, SR 99-Eaton Rd I.C., Hegan Lane, Nord Hwy Bridge Repair, Nord Hwy-The Esplanade T.S.
CIRC-1.7.1 (Truck Routes)	In consultation with Butte County, the Butte County Association of Governments, and Caltrans, continue to designate and provide signed truck routes through the City, and ensure that City roadways are maintained.	DPW	ongoing	This is completed, and is updated regularly.
CIRC-1.8.1 (BCAG Collaboration)	Consult with BCAG on the development of the Regional Transportation Plan, and provide all information necessary for the Countywide traffic model to accurately reflect City development.	DPW, CDD	ongoing	Engineering and Planning staff coordinate with BCAG on the development of the RTP and its associated Sustainable Communities Strategy.

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CIRC-1.8.2 (Sustainable Communities Strategy)	Participate in BCAG's effort to prepare the regional Sustainable Communities Strategy.	CDD, DPW	ongoing	City staff meet regularly with and provided data to BCAG staff in support of development of the Sustainable Communities Strategy.
CIRC-1.8.3 (Caltrans Highway Improvements)	Consult with BCAG and Caltrans regarding the prioritization and timely construction of programmed freeway and interchange improvements on the state highway system.	DPW	ongoing	SR 99 Auxilliary Lane Project (Phase 2) was completed in 2014.
CIRC-2.1.1 (Complete Street Standards)	With consideration of street classification and function, design new streets to accommodate all modes of travel, including transit, bicycles, pedestrians, vehicles and parking.	DPW	ongoing	This action is incorporated into all City capital projects, which include complete street attributes. Bulbing, new bicycle facilities, lighting are incorporated into all roadway improvements.
CIRC-2.1.2 (Retrofitting Existing Streets)	Retrofit and upgrade existing streets, as funding allows, to include complete street amenities where appropriate, prioritizing improvements in locations that will improve the overall connectivity of the City's network of bicycle and pedestrian facilities or result in increased safety.	DPW	ongoing	This action is incorporated into all City capital projects, including: 1st/2nd Str Couplet (design) will contain Class I and Class II bike lanes and bulbing/5th Ave Reconstruction (build) was reconstructed to include Class II facilities and bulbing/Skyway:Skyway-SR 99 I.C.(build)/SR 32 Widen(design-build)/MLK Jr-E Park Ave Intx (build)/Nord Hwy-The Esplanade T.S.
CIRC-2.1.3 (Multimodal Connections)	Provide connections between and within existing and new neighborhoods for bicycles, pedestrians, and automobiles.	CDD, DPW	ongoing	This action is incorporated into all City capital projects, including: Bikeway 99 (build)/S.W. Neighborhood Ped Improvements/Nord Hwy/The Esplanade T.S. and portions of Bikeway 99 have all contributed to pedestrian improvements and gap closures in existing neighborhoods

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
CIRC-2.2.1 (Connectivity in Project Review)	<p>New development shall include the following internal circulation features:</p> <ul style="list-style-type: none"> <li>• A grid or modified grid-based primary street system. Cul-de-sacs are discouraged, but may be approved in situations where difficult site planning issues, such as odd lot size, topography, or physical constraints exist or where their use results in a more efficient use of land, however in all cases the overall grid pattern of streets should be maintained;</li> <li>• Traffic-calming measures, where appropriate;</li> <li>• Roundabouts as alternative intersection controls, where appropriate;</li> <li>• Bicycle and pedestrian connections to adjacent streets, trails, public-spaces, and bicycle paths; and</li> <li>• Short block lengths consistent with City design standards.</li> </ul>	CDD, DPW	ongoing	This a requirement of new development implemented as part of project review.
CIRC 2.2.2 (Traffic Management)	Perform routine, ongoing evaluation of the street traffic control system, with emphasis on traffic management, such as signal timing and coordination or the use of roundabouts, to optimize traffic flow along arterial corridors and reduce vehicle emissions.	DPW	ongoing	This is an ongoing effort. Corridors that have been enhanced in the past 5 years include: East Ave/Manzanita/Bruce Rd. from Nord Ave. to SR 32; W. 8th Ave. between Nord and Esplanade; E. 5th Ave. between Esplanade and SR 99, Mangrove Ave. between SR 99 to E. 1st Ave.; and E. 1st Ave. between Esplanade and Downing.
CIRC-2.2.3 (Traffic-Calming Measures)	Install appropriate traffic-calming devices, such as bulbing and reduced street widths, to discourage speeding and "cut-through" traffic on existing local streets.	DPW	ongoing	1st/2nd Str Couplet (build)/5th Ave Reconstruction (build) contain traffic calming devices such as bulbing and roundabouts
CIRC-2.2.4 (Safe Routes to Schools)	Work with the Chico Unified School District to identify, promote, and improve safe routes to schools.	DPW	ongoing	The City coordinates annually with CUSD to develop and implement safe routes to schools grants. Staff is also applying for additional grant monies to implement bike path improvements. In 2014, City and CUSD staff are coordinating a comprehensive review of all CUSD facilities' circulation needs.
CIRC-3.1.1 (Add Bicycle Facilities)	Incorporate bicycle facilities identified in the CUABP into public road construction projects and private development projects.	DPW, CDD	ongoing	This is done as part of the project review process.



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CIRC-3.1.2 (Bikeway Connections)	Increase connectivity of existing bike facilities to enhance bikeway network completeness.	DPW	ongoing	With construction of Bikeway 99 (Phase I and Phase II) several connection points and gap closures have been installed. Physical barriers like channels, creeks and arterial roads were over come.
CIRC-3.1.3 (Bicycle Crossings)	Identify and pursue funding to construct crossings at creeks, railroads, and roadways consistent with the Chico Urban Area Bicycle Plan to improve bicycle and pedestrian connectivity.	DPW	ongoing	Phase II of Bikeway 99 resulted in the construction of a new clearspan bridge over Little Chico Creek from the southside Teichert Ponds to the existing Class I path on the north side of Little Chico Creek. Staff continues to work towards installation of a similar crossing on the west side of Highway 99 connecting 20th Steet Park to Humboldt Road. The 2016 Comanche Creek Greenway project includes a new bike/ped creek crossing.
CIRC-3.1.4 (Regional Bicycle Trail Coordination)	Consult with Butte County, Butte County Association of Governments, and other agencies regarding implementation of a regional bikeway system.	DPW, CDD	ongoing	The City completed a comprehensive update to the City's bicycle plan in 2016, which included consultation with the County and BCAG.
CIRC-3.1.5 (Bikeway Map)	Promote bicycle use by providing an updated map of Chico's bikeways to bicycle stores, CSU Chico, and other key meeting places for bicyclists.	DPW	ongoing	A new Bikeway Chico Map, including the Bikeway 99 and other bicycle improvements, was made available in Summer 2014.
CIRC-3.3.1 (Bikeway Requirements)	Require pedestrian and bicycle connections to the Citywide bikeway system every 500 feet, where feasible, as part of project approval and as identified in the Chico Urban Area Bicycle Plan.	CDD, DPW	ongoing	This requirement is applied through the project review process.
CIRC-3.4.1 (Construction and Maintenance)	Continue to ensure that all new and improved streets have bicycle-safe drainage grates and are free of hazards such as uneven pavement and gravel. Maintain a program for the sweeping and repair of bikeways.	DPW	ongoing	Standard procedure, all projects designed this way.

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CIRC-3.4.2 (Signage, Markings, and Lighting)	Continue to provide signage and markings to warn vehicular traffic of the existence of merging or crossing bicycle traffic where bikeways make transitions into or across roadways. Delineate and sign bikeways in accordance with Caltrans' standards and install, where feasible, lighting for safety and comfort.	DPW	ongoing	Standard procedure, all projects designed this way.
CIRC-3.4.3 (Bike Safety in Schools)	Consult with the Chico Unified School District, CSU Chico, and Butte College regarding development of an educational campaign promoting bicycle safety and Safe Routes to School programs.	DPW, CDD	ongoing	City Staff recently was awarded a \$17,000 grant to initiate a Safe Route to School education program with Pleasant Valley H.S. and Marigold Elementary. Staff anticipates future support of the Butte Bicycle Coalition who currently host several bicycle education events each year targeted towards kids and young adults.
CIRC-3.4.4 (Bicycle Detection at Traffic Signals)	Continue to install bicycle detectors at high volume bicycle/automobile intersections that have actuated signals.	DPW	ongoing	Standard procedure, all projects designed this way.
CIRC-3.5.1 (Other Funding Sources)	Continue to pursue funding sources, including state and federal grants, for new bicycle facilities.	DPW	ongoing	Bikway 99 utilized State and Federal grants for it's construction. The 1st and 2nd Street Downtown Couplet project also utilized local and federal funds. In addition, in 2014, the City received approximately \$1M in funding to implement the Comanche Creek Plan, which includes bike facilities.
CIRC-4.2.2 (Neighborhood Planning of Street Improvements)	Continue to use the neighborhood planning process to identify neighborhood priorities for the improvement of existing streets, including pedestrian facilities.	DPW, CDD	ongoing	This is an ongoing effort, however, the dissolution of the City's RDA has greatly hampered the City's ability to fund neighborhood improvements.
CIRC-4.3.1 (Safe Pedestrian Crossings)	As funding allows, improve pedestrian safety at intersections and other crossing locations by providing safe, well-marked pedestrian crossings, bulb-outs, on-street parking, audible warnings, or median refuges that reduce crossing widths.	DPW	ongoing	This action is incorporated into all City capital projects. In addition, Caltrans made pedestrian improvements at the SR32/Main and Broadway intersection in 2013.
CIRC-4.3.2 (Expand Sidewalk Infrastructure)	As funding allows, continue installation of sidewalk and pedestrian-related infrastructure in areas not currently served	DPW	ongoing	Ongoing as funding is available.
CIRC-5.1.1 (Transit Master Plan)	Participate in BCAG's transit master planning efforts to help ensure that transit routes coincide with Chico's major destinations for employment and shopping, concentrations of housing, key institutions, and other land uses likely to supply riders for public transit.	DPW	ongoing	Standard procedure, all projects designed this way. Transit facilities were constructed to serve the new County Courthouse in 2014.

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CIRC-5.1.2 (Intercity Bus Service)	In consultation with BCAG, Greyhound, and Amtrak, monitor demand for intercity bus transit service.	DPW, CDD	ongoing	The focus of coordination is with BCAG and its provision of bus service to area communities.
CIRC-5.1.3 (Transit Center)	Maintain the Downtown Transit Center as the key hub for intra-city public transportation.	DPW	ongoing	The Downtown Transit Center continues to serve this important role for the community.
CIRC-5.1.4 (Enhanced B-Line)	In consultation with BCAG, pursue funding sources and partnerships to support an enhanced B-Line with more frequent headways.	DPW, CDD	ongoing	Recommendations from the B-Line Market Study resulted in route changes and enhanced headways that have increased ridership. Other efforts to enhance the B-Line are ongoing, including improved transit stop signage, real-time GPS monitoring of bus location, and a new user App that identifies the best route to a destination.
CIRC-5.2.1 (Transit Oriented Development)	Support new development and redevelopment within the Central City and Corridor Opportunity Sites to support ridership.	DPW, CDD	ongoing	Supported. The multi-family Harvest Park and Bidwell Park Apartments projects are both recent examples.
CIRC-5.3.1 (Roadway Transit Facilities)	When planning or retrofitting roadways, consult with BCAG regarding the inclusion of transit stops, shelters, bus turnouts, and other transit improvements.	CDD, DPW	ongoing	Standard procedure, all projects designed this way.
CIRC-5.3.2 (Transit Improvements for New Development)	During project review, consult with BCAG to determine appropriate requirements for the installation of stops and streetscape improvements, if needed to accommodate transit.	CDD, DPW	ongoing	Staff regularly consults with BCAG through project review.
CIRC-6.1.1 (Land Use in Airport Vicinity)	Ensure that development in the area adjacent to the airport is compatible with airport operations.	CDD	ongoing	Implemented through the adoption of Airport Overlay zones as a part of the Title 19 update.
CIRC-6.2.1 (Routing Alternatives)	Continue to pursue additional passenger flights to and from Chico with varied origins and destinations.	CM	ongoing	Airport Commission Ad Hoc committee has been formed and is meeting with staff and interested community members to explore processes, requirements, funding options and opportunities for enhanced air carrier services. The Chamber has also initiated a dialogue to discuss the the importance and potential of Chico's airport. The City hired a new airport manager in 2016.
CIRC-7.1.2 (Existing Railroad Crossings)	Continue ongoing partnerships to improve the condition and safety of railroad crossings by upgrading surface conditions and providing adequate signs and signals.	DPW	ongoing	No projects of this type during the previous year.

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CIRC-8.2.1 (Parking Facility Design)	Require that parking facilities are designed with convenient connections to adjoining businesses and the public right-of-way and, where possible, shared access between adjacent development. This may include reducing barriers between existing parking lots to facilitate shared parking and providing pedestrian connections between adjacent developments.	CDD, DPW	ongoing	As part of the Phase 2 Title 19 update, revisions were made to the Code to remove the requirement to obtain a use permit for cross-access between non-residential projects.
CIRC-8.2.2 (Public Parking Facilities)	When designing new public parking facilities, incorporate preferred parking for renewable energy vehicles and assess the need for electric vehicle charging stations.	DPW	ongoing	No City projects of this type during the previous year. The CSUC parking structure incorporated these features. BCAG will be pursuing an EV readiness study in 2016/2017, and PG&E plans to install over 20,000 EV fueling stations state-wide in the coming years.
CIRC-9.1.3 (New Employer Trip Reduction Programs)	As a condition of project approval, require new non-residential projects that will employ more than 100 people to submit a Travel Demand Management Plan that identifies strategies, such as those listed in Action CIRC-9.1.2, to reduce single-occupancy vehicle trips.	CDD, DPW	ongoing	To be implemented as part of the project review process. May require an amendment to Title 19. No projects of this size were processed this year.
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.	CDD	ongoing	Incorporated through project architectural review.
CD-1.1.2 (Landscape Improvement)	Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.	CDD	ongoing	Incorporated through project architectural review.
CD-1.2.1 (Design Considerations)	Review the Community Design Concepts for neighborhoods, corridors, and centers from this element during project review.	CDD	ongoing	Incorporated through project review for projects in these areas.
CD-2.1.1 (Circulation and Access)	As part of project review, integrate a predominately grid-based street pattern into new development to enhance walkability and public health.	CDD, DPW	ongoing	Incorporated through project review.
CD-2.1.2 (Bike Trails, Paths and Medians)	Establish linkages and an improved sense of place through enhanced bike trails, pedestrian paths, landscaped medians and parkways.	CDD, DPW	ongoing	Construction Bikeway 99 contributed to trail linkages. 20th Street Park to LCC bike path will contribute to trail linkages once right-of-way is secured.

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CD-2.1.3 (Greenways)	Continue the City's existing program to expand creekside corridors by acquiring properties along creek edges for creekside greenways.	CM, DPW, CDD	ongoing	This program continues, but is dependent upon funding from development activity. Opportunities are considered as funding permits.
CD-2.1.4 (Creek Views and Access)	As part of the design review of development and capital projects, improve visual and recreational public access to creeks.	CDD, DPW	ongoing	Incorporated through review of both private and public projects adjacent to creeks. The Comanche Creek Management Plan which includes these concepts was funded for \$1M in 2014.
CD-2.3.1 (Screen State Route 99)	Minimize the visual impact of State Route 99 to new adjacent development through screening and buffering.	CDD, DPW	ongoing	Incorporated through review of projects adjacent to SR 99.
CD-2.3.2 (Specialized Treatment for Scenic Roads)	Incorporate context sensitive roadway improvements on Chico's scenic roads, including Vallombrosa Avenue, E. 8th Street, the Esplanade, Chico Canyon Road, Centennial Avenue, Manzanita Avenue, Humboldt Road, and Bidwell Avenue.	DPW	ongoing	This has been done on Manzanita, E. 8th Street, and the Esplanade (planning). No additional projects on these streets during the previous year.
CD-2.4.1 (Protection of Foothill Viewshed)	Design and blend foothill development with the surrounding landscape and topography to diminish its visual prominence from the valley floor.	CDD, DPW	ongoing	Incorporated through both project and architectural review of foothill projects. In addition, phase 2 of the Title 19 update included the creation of the Foothill Development (-FD) overlay zoning district (19.52.100) which combines the existing foothill development standards from Chapter 19.66 and the foothill design criteria from 19R. The -FD district clarifies where and how to implement foothill development standards, design criteria, including those that implement this action. Additional guidance may be developed as part of the update to the City's Design Guidelines Manual.
CD-2.4.2 (Foothill Light Levels)	Design low light levels in foothill settings to optimize views of dark skies and minimize light pollution.	CDD, DPW	ongoing	Incorporated through both project and architectural review of foothill projects. The -FD overlay zoning district (19.52.100) includes lighting design standards for streets and structures that limit up-lighting and minimize light pollution in the foothills.
CD-2.4.3 (Foothill Streets)	In order to minimize cut and fill grading operations in foothill areas, design new streets at the minimum dimension necessary for access and parking.	CDD, DPW	ongoing	This direction is incorporated in City's Foothill Development Standards.
CD-2.4.4 (Block Lengths)	Minimize the length of street blocks in foothill development.	CDD, DPW	ongoing	This direction is incorporated in City's Foothill Development Standards.

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CD-2.4.5 (Contours of Natural Slope)	Limit the extent and amount of grading in foothill areas, and where grading occurs, emulate the contours of the natural slope.	DPW, CDD	ongoing	No projects of this type during the previous year. This direction is incorporated in City's Foothill Development Standards.
CD-3.1.1 (Design Guidelines)	Utilize the City Design Guidelines Manual for architectural review of discretionary projects.	CDD	ongoing	Incorporated through project architectural review.
CD-3.2.1 (Pedestrian-Scale Site Planning)	Utilize design techniques provided in the City's Design Guidelines Manual that support pedestrian- and bicycle-friendly site planning.	CDD	ongoing	Incorporated through project architectural review.
CD-3.4.1 (Crime Prevention Design)	Incorporate appropriate crime prevention principles in new development projects to enhance community safety. Consider Crime Prevention Through Environmental Design (CPTED) principles when amending development standards.	PD, CDD	ongoing	Safe design is considered during project review. Planning and Police staff continue to work towards more standardized crime prevention design standards. In addition, crime prevention design principles were considered and balanced again community design principles throughout the update of Title 19.
CD-3.4.2 (Public Safety Project Review)	During design review, consult with the Police Department to avoid physical conditions such as dark parking lots or alleys, enclosed stairwells, and dark entrances that are susceptible to criminal activity.	CDD, PD	ongoing	Safe design is considered during project review.
CD-3.4.3 (Safe Parking Lot Design)	Require that commercial parking lots be designed with adequate opportunities for surveillance by police.	PD, CDD, DPW	ongoing	Safe design is considered during project review. Crime prevention design principles were considered and balanced again community design principles throughout the update of Title 19.
CD-4.1.1 (Neighborhood Design Details)	Develop and implement neighborhood plans that identify neighborhood design qualities and characteristics.	CDD	ongoing	The City's efforts on neighborhood planning activities have been suspended until new funding can be identified.
CD-4.1.2 (Urban Forest)	Protect and enhance the urban forest that characterizes the community and particularly its older neighborhoods.	DPW	ongoing	Council approved funding for a City Urban Forest Manager with duties to include completion of the Urban Forest Management Plan, update the City's Street Tree List, and provide technical expertise regarding tree related decisions.
CD-4.1.3 (Sense of Place)	As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood and contribute to the overall character of the community.	DPW, CDD	ongoing	This action is incorporated into all City capital projects, including:1st/2nd Str Couplet and Bikeway 99.

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CD-5.3.1 (Adaptive Reuse)	Continue the City's Façade Improvement Program to support redevelopment and adaptive reuse of transitioning or aging commercial developments.	CDD, DPW, CM	ongoing	Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being actively pursued.
CD-6.1.1 (Gateway Integration)	As part of roadway improvement projects, integrate artistic gateway features at the following locations: <ul style="list-style-type: none"> <li>• State Route 99 near Southgate and Entler Avenues</li> <li>• Park Avenue near 20th Street</li> <li>• East 8th and 9th Streets between State Route 99 and Main Street</li> <li>• State Route 99 near Garner Lane</li> <li>• Highway 32 between W. East Avenue and Lindo Channel</li> <li>• Highway 32 near Yosemite Drive</li> </ul>	DPW	ongoing	No projects at these locations during the previous year.
CD-7.1.1 (Art in Public Places)	Include art in public projects and in all private development projects that use public funding by continuing implementation of the City's Art in Public Places Program Policy and Procedures Manual.	CM, DPW, CDD	ongoing	This is ongoing. The SR 99 Bikeway Project included artists on the design team to include functional aesthetic treatments, and the Parkside Terrace affordable housing project included a sculpture as a entry way feature to the development.
CD-7.1.2 (Funding for Public Art)	Continue the City's program of allocating a percentage of capital improvement project budgets to fund the development and installation of public art projects	DPW	ongoing	This program continues.
CD-7.3.1 (Update Arts Master Plan)	Update, as necessary, the Arts Master Plan which guides the design and development of the City's cultural and arts programs.	CM	ongoing	An update will be considered in the future.
DT-1.3.1 (City Attention to Downtown Issues)	Continue to allocate staff resources to address current and future Downtown issues.	CDD, CM	ongoing	The City Manager's office serves as a liaison and maintains active involvement in Downtown issues. Considerable resources have been used to partner with the Chico Clean & Safe effort.
DT-1.3.2 (Downtown Working Group)	Meet with Downtown property owners, businesses, residents, CSU Chico, and others interested in Downtown to discuss solutions to key Downtown policy issues and support implementation of the Downtown Element.	CDD, DPW	ongoing	Staff regularly meets with the DCBA, Chamber, business owners, schools, churches, and other interested parties as needed.
DT-1.3.3 (CSU Chico and CUSD)	Consult with CSU Chico and Chico Unified School District to address mutual interests in Downtown.	CM, CDD, DPW	ongoing	The ongoing Town/Gown meetings provide a venue to discuss issues of mutual concern.

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DT-1.5.1 (Plaza Park)	Reinforce the role of the Plaza as the cultural heart of Downtown by continuing to sponsor and allow cultural activities, and events that bring residents and visitors to Downtown such as concerts, and cycling, art and seasonal events.	CM, DPW, CDD	ongoing	Permits are routinely issued for appropriate events, and steps are being pursued in collaboration with the Chico Clean & Safe effort.
DT-1.5.2 (Farmers Markets)	Support the operation and enhancement of farmers markets within Downtown.	CM, DPW	ongoing	Staff works closely with the CCFM and DCBA regarding the operation and enhancement of the Saturday and Thursday Night markets.
DT-1.5.3 (Art in Downtown)	Continue to provide locations and funding to support the installation of art in public places Downtown	CM, DPW	ongoing	An artist was included on the design team for the 1st/2nd Street Couplet project.
DT-2.1.1 (Incentives for Vertical Mixed Use)	Utilize City incentives identified in Action LU-2.3.1 to support developers who construct vertical mixed-use projects within Downtown.	CDD, DPW	ongoing	Consistent with direction in the General Plan, staff is extremely receptive to project proponents considering vertical mixed use projects. City incentives are shared with project proponents early in the planning process.
DT-2.2.1 (Incentives for Housing above Non-Residential Uses)	Utilize City incentives identified in Action LU-2.3.1 to support developers who build housing above non-residential ground-floor uses in Downtown	CDD, DPW	ongoing	All possible incentives listed will be employed to support this type of development Downtown. City incentives are shared with project proponents early in the planning process.
DT-2.3.2 (Residential Parking)	Consider the inclusion of dedicated residential parking spaces in new parking facilities.	DPW, CDD	ongoing	This action will be considered in the event new City parking facilities are developed.
DT-2.4.1 (Reuse Upstairs)	Promote intensified use and reuse of existing suites above ground floors.	CDD, DPW	ongoing	Supported and encouraged.
DT-2.5.3 (Incentive for Land Assembly)	Utilize City incentives identified in Action LU-2.3.1 to support assemblage of multiple properties Downtown for larger integrated development projects.	CM, CDD	ongoing	Staff responds to queries regarding assembling properties Downtown for a larger project. All queries are given focused attention, and City incentives are shared with potential project proponents. Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being pursued.
DT-3.1.1 (Downtown Design Guidelines)	Maintain and apply the Design Guidelines Manual for Downtown building rehabilitation, new construction, parking, signs, streetscape, pedestrian pathways, and sidewalks.	CDD, DPW	ongoing	Incorporated through project architectural review.
DT-3.2.2 (Mixed-use Parking Structures)	Ensure that new parking structures in Downtown are ringed primarily with ground-floor retail suites, other pedestrian-oriented uses, or will be otherwise integrated into larger mixed-use development projects.	DPW, CDD	ongoing	1st/2nd Street Couplet design coordinated with CSUC 2nd Street Parking Structure.



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DT-3.3.2 (Enhance Downtown Open Space)	Increase the use of public open space by providing well-maintained and well-lit pedestrian pathways, landscaping, street furniture, courtyards, shade, and other amenities.	DPW	ongoing	Public landscapes and parks are well maintained under contract to the City, with an emphasis on safety, as well as appearance. The 1st/2nd Street Couplet project includes Downtown improvements to enhance the pedestrian experience and safety. Downtown and several main corridors were a focus of LED streetlight retrofits and new LED streetlight installations (99 Bike Path) and in new development.
DT-3.5.1 (Enhance Sidewalks)	Enhance pedestrian facilities with features such as wide sidewalks, bulb-out corners, and street furniture, placing an emphasis on extending sidewalk features to South Downtown.	DPW	ongoing	This action is incorporated into all City capital projects, including: 1st/2nd Str Couplet, 5th Ave Reconstruction, Skyway-SR 99 IC, SR 32 Widening. MLK Jr-E Park Ave Intersection, the Esplanade (planning phase), and Annual Ped Improvement Program.
DT-3.5.2 (Bicycling and Skateboarding on Sidewalks)	Enforce regulations prohibiting bicycling and skateboarding on sidewalks to maintain pedestrian safety, and promote alternate routes for bicyclists.	CDD, DPW	ongoing	Enforcement of regulations related to bicycle and skateboarding on sidewalks is routinely integrated into the establishment of and response to PD priorities.
DT-4.1.1 (Coordinate Development Design Features)	Work with property owners who desire to coordinate development activities over multiple sites to create projects with complementary design features and shared facilities.	CDD	ongoing	Coordinated project development is encouraged and supported.
DT 4.2.1 (New Construction)	New construction in Downtown will have a minimum building height of two-stories, or no less than the average height of the existing buildings on both sides of the block in which the building is located, whichever is greater.	CDD	ongoing	The Title 19 update modified Chapter 19.44, Table 4-7, to include the two-story height minimum requirement for new construction in Downtown.
DT-4.2.2 (Downtown Edges)	Require new development at the edges of Downtown to be designed with transitions in building height and mass, where appropriate, to complement the physical character of the adjoining development.	CDD	ongoing	Incorporated through project architectural review.
DT-5.1.1 (Downtown as Transportation Hub)	Promote Downtown as a key transportation hub, emphasizing the Downtown Transit Center.	DPW	ongoing	The Downtown Transit Center continues to serve this important role for the community.
DT-5.1.2 (Expand Bicycle Amenities)	Create additional bicycle lanes and safe, convenient, and attractive bicycle parking, including covered spaces.	DPW, CDD	ongoing	This action is incorporated into all City capital projects, including: 1st/2nd Str Couplet and Bikeway 99.
DT-5.1.3 (Bicycle and Pedestrian Safety)	Identify and address hazards for pedestrians and bicyclists.	DPW	ongoing	DPW is the City's public infrastructure ADA coordinator and responds to all concerns.

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DT-5.1.4 (Transit Passes)	Coordinate and distribute subsidized transit passes for Downtown residents and employees to encourage increased transit use.	ASD	ongoing	Transit passes are made available to all City employees (regardless of their work location) and employees (non-City) working Downtown.
DT-6.2.3 (Creek Access)	Maintain public access to Big and Little Chico Creeks through adjacent development.	CDD, DPW	ongoing	Phase 2 of the Title 19 update modified Section 19.60.030 (Creekside development) to include this requirement.
DT-6.2.4 (Creekside Development)	Require development and redevelopment along Downtown creeks to incorporate design features fronting the creek such as outdoor seating or dining, public open spaces, and creekside façade improvements.	CDD, DPW	ongoing	Phase 2 of the Title 19 update modified Section 19.60.030 (Creekside development) to include this requirement.
DT-7.1.1 (Parking Strategy)	Implement a comprehensive Downtown parking strategy that addresses the needs of customers, visitors, employees, and residents.	CDD, DPW	ongoing	Downtown Access Plan is already developed and utilized by staff and Council.
DT-7.1.2 (Parking Facilities)	Develop and charge for publicly-owned, well-lit, and safe parking facilities that allow 24-hour access to Downtown.	DPW, CDD	ongoing	This has been done, and will be further implemented as additional parking facilities are developed (as necessary).
DT-8.1.1 (Facade Improvements)	Provide incentives for façade improvement projects in Downtown.	CDD, CM	ongoing	Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being pursued.
ED-1.1.1 (Monitoring and Reporting)	Track implementation of the Economic Development Strategy and report on its status to the City Council.	CM	ongoing	Periodic economic development reports are made to City Council.
ED-1.1.2 (Periodic Updates)	Update the Economic Development Strategy as necessary to ensure that it is current and relevant to meeting the City's short and long term economic development needs	CM	ongoing	The Economic Development Action Plan is a living document that wil be updated and refined to meet current and relevant economic development needs.
ED-1.2.1 (Land and Buildings)	Monitor conditions in regard to the City's supply of land and buildings to support economic growth and identify factors which may be inhibiting their development or redevelopment. Address any identified issues through appropriate zoning, infrastructure planning, and coordination with landowners and developers.	CDD, DPW	ongoing	Staff actively works to resolve factors inhibiting development as issues are identified. In addition, the 5-Year General Plan Report highlights the City's land supply and development capacity, and addresses factors which might be inhibiting development or redevelopment.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
ED-1.2.2 (Infrastructure Availability)	Monitor the availability of infrastructure and identify infrastructure needs that hinder the City's ability to successfully attract, expand, and retain businesses. Where a lack of infrastructure is found to be a barrier, investigate strategies and develop plans for the provision of needed infrastructure.	DPW, CDD	ongoing	Staff actively works to resolve factors inhibiting economic development and investment as issues are identified. Infrastructure projects are identified through a prioritization process that includes a focus on attracting, expanding, and retaining business. Staff is currently investigating improvements along the 20th Street and E. Park Avenue corridors.
ED-1.2.3 (Shovel-Ready Sites)	Work with owners of undeveloped or underdeveloped land to ready and market shovel-ready sites. This process would involve determining landowner willingness to sell or ready sites for different types of business development, providing assistance in organizing or assembling multiple properties under different ownership into larger parcels or coordinated project areas, assisting in the provision of infrastructure, environmental review, and site marketing.	CM, CDD, DPW	ongoing	Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being actively pursued.
ED-1.2.4 (CUSD Opportunity)	Work with Chico Unified School District to explore relocation of the District's bus yard and support buildings along State Route 99 in order to provide a strategically located commercial development opportunity.	CDD, CM	ongoing	Initial discussions have taken place with CUSD staff, but no substantive efforts have been undertaken. As part of the 5-Year General Plan Review, the CUSD property adjacent to SR99 is proposed for a GPA/Rezone to Regional Commercial.
ED-1.2.5 (Strategic Partnerships)	Work with CSU Chico, Butte College, non-profit organizations, CARD, businesses, and private developers to pursue public/private partnership opportunities that capitalize on Chico's skilled workforce and local educational institutions.	CM	ongoing	2012-2013 Economic Development Action Plan emphasizes coordinating with economic development partners with respect to workforce issues as a key priority.
ED-1.2.6 (Industrial Preserve)	Limit the expansion of incompatible uses within and surrounding areas where manufacturing and light industrial uses are to be retained, expanded, and attracted, including, but not limited to, the Southwest Industrial Region and the Chico Municipal Airport area.	CDD	ongoing	During the first phase of updates to Title 19, the land use tables were reviewed to ensure that uses within the industrial zoning districts are compatible with active industrial uses.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
ED-1.2.8 (Agricultural Production and Distribution)	Promote local agricultural production and value-added food products as a base industry by enhancing local food distribution systems and supporting the reuse of agricultural and food wastes.	CM	ongoing	The Title 19 update relaxed requirements for animal keeping, improved opportunities for community gardens, and expanded areas where roadside food vendors can operate. In 2014, the City entered into a long-term lease with the CCFM to use a City-owned Parking Lot for the Saturday Farmers' Market, and approved use of City-owned property on Nord Avenue for a community garden.
ED-1.3.1 (Fast Tracking Key Opportunities)	For key economic development projects, prioritize project review and permitting by establishing a quick response interdepartmental staff team.	CM, CDD, DPW	ongoing	Team Chico is used for quick response to potential economic development opportunities. In addition, the City Business Team is convened as needed for streamlined development review and permitting. Recent example are the City's prompt and focused energy put into expediting a request from the Chico Mall to do a major face lift and to the re-siting of Build.com.
ED-1.3.4 (Local Outreach)	Conduct regular outreach to the local business and development community to identify opportunities for greater regulatory efficiency. Share the outreach findings and recommendations with the City Council for consideration.	CM, CDD	ongoing	The City collaborated with the Chamber to conduct a Permitting Improvement Workshop. The workshop resulted in improvements to the City's permitting process experience, including on-line permitting, as well as comprehensive updates to the Planning and Building webpages. The CDD and DPW meet quarterly with the Chamber to discuss issues related to efficiency. The City is a key partner in the Team Chico program that reaches out to local businesses and seeks greater regulatory efficiency.
ED-1.4.1 (Phase and Prioritize Investment)	Prioritize investment in public infrastructure to areas that have the highest potential to retain and add jobs and attract new private investment based on factors such as access, location, compatibility with other uses, and potential to spur revitalization.	DPW, CM, CDD	ongoing	Prioritizing infrastructure improvements for economic development is a key consideration in the City's capital improvement planning process.
ED-1.4.2 (Pursue Funding)	Identify, pursue, and contribute City funds to help secure state, federal, and other grants in support of economic development efforts.	CM, DPW	ongoing	Staff actively pursues grants funding and supports economic development partners in their grant funding pursuits. The City assisted in a grant submittal to secure \$758,200 for an alternative fuels pilot project in Chico for Springboard Biodiesel, a local manufacturer. The City received \$400k in funding from the EPA to pursue environmental assessments for Brownfield sites to enhance opportunities for sale and redevelopment.

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ED-1.4.4 (Land Assembly for Infill/Reuse/Redevelopment)	Where appropriate, request Redevelopment Agency assistance to facilitate infill, reuse, and redevelopment through land banking and land assembly in partnership with private landowners and developers.	CM, CDD	ongoing	Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being pursued.
ED-1.4.5 (Base Level Employers)	Invest local resources and pursue outside investment and partnerships to retain, expand, and add new base level employers in Chico.	CM	ongoing	The City Manager's office maintains ongoing relationships with base level employers to assist with growth and expansion. In addition, the City is a key partner in the Team Chico program that supports local business needs.
ED-1.4.6 (Enhance Technology)	Continue to use technology to support the City's economic development goals.	CM, ASD	ongoing	Staff continues to look for new and emerging trends in technology to enhance the City's economic development goals. The Team Chico uses a variety of technology and outreach to support the City's economic development goals.
ED-1.4.7 (Sports Marketing for Economic Development)	Invest in the attraction and promotion of regional and other major sporting events to bring economic benefit to businesses located in Chico.	CM	ongoing	The Chico Heat are returning to Chico in 2016. The City continues to pursue bringing the Amgen Tour, a professional bike race, through Chico.
ED-1.5.1 (Placemaking)	Support the development and enhancement of "Third Places" (places people go after work or when not at home), including open space, recreation, art, and entertainment venues.	CDD, CM	ongoing	Placemaking is a key priority in the 2012-2013 Economic Development Action Plan. In addition, the City's art program continues to incorporate art into the City's capital projects. The City is implementing the Comanche Creek Greenway Plan -- the area will provide a unique "third place" for both the neighborhood and adjacent employers.
ED-1.5.2 (Business Improvement Districts)	Assist local businesses and property owners in forming business improvement districts to promote economic development through initiatives, including marketing, tourism promotion, special events and programs, physical improvements, clean and safe programs, and activities which benefit the businesses and real property of the districts.	CDD, CM, DPW	ongoing	The City will support the evaluation of business improvements districts as requested by property and/or business owners. The City is also collaborating with the Chico Clean & SafeProgram to enhance Downtown.
ED-2.1.1 (Showcase Events)	Solicit and encourage major events such as professional bicycle races, and cultural and art events, to showcase Chico and increase tourism.	CM	ongoing	The City actively supports efforts to stage events, including Chico Palio, and has been pursuing bringing the Amgen Tour to Chico.

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ED-2.1.2 (Convention Center and Hotels)	Explore the feasibility of establishing a convention center, either Downtown or in another location, such as the fairgrounds, and monitor the need for and availability of sites to accommodate additional hotels to meet the needs of visitors.	CM, PSD	ongoing	No effort has been initiated, and the dissolution of the City Redevelopment Agency may hamper this effort.
ED-2.2.1 (Event Marketing)	Collaborate with other groups to market local and regional attractions and events.	CM	ongoing	The City actively supports events through its annual economic development funding process. In addition, the City willingly works with requests from groups as requested.
ED-2.3.1 (Agricultural Tourism)	Promote agricultural tourism in Chico in collaboration with local farmers and food businesses.	CM	ongoing	No formal effort has been initiated, but the City works with requests from groups as requested.
ED-3.1.1 (Five Year Implementation Plan)	Partner with the Redevelopment Agency to update, adopt, and realize the Redevelopment Agency's Five Year Implementation Plan. <b>(Proposed for removal)</b>	CM	ongoing	Redevelopment funded initiatives have been suspended due to AB 1X 26. New funding mechanisms are being actively pursued.
PPFS-1.1.3 (Cooperative Development of Facilities)	Pursue cooperative development of neighborhood, community, and regional parks, as well as facilities that enhance recreational opportunities and economic development, such as sports and aquatic complexes, with the Chico Area Recreation and Parks District.	DPW	ongoing	The City acquired a grant that is being used to enhance the BMX and freestyle Park on MLK parkway. The City has also provided fiscal support to CARD for improvements to Hooker Oak Park and created new disc golf opportunities in the same area.
PPFS-1.1.4 (Park Maintenance Funding)	Aid in the formation of maintenance districts or other funding mechanisms to pay for the cost of ongoing maintenance and operation of parks.	DPW	ongoing	No new opportunities this past year.
PPFS-1.1.5 (CARD Review of City Projects)	Solicit comments from Chico Area Recreation and Parks District staff as part of early project review for Special Planning Areas and larger subdivision proposals.	CDD	ongoing	CARD will be consulted as part of early project review for SPAs.
PPFS-1.1.7 (Evaluate Progress)	Coordinate with the Chico Area Recreation and Parks District (CARD) to provide periodic reports to the City Council, the Bidwell Park and Playground Commission, and the CARD Board of Directors documenting the status of the City's and District's efforts to develop and improve parks and recreational facilities.	DPW	ongoing	The City and CARD are coordinating regarding the adoption of new development impact fees.

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PPFS-1.1.8 (Funding to Develop Recreation Facilities)	Pursue local, state, federal, and other funds for the development of parks and recreation facilities.	DPW	ongoing	Staff regularly applies for and receives trail enhancement grants, and will be exploring donation options for infrastructure improvements. The City was awarded a \$1M grant to implement the Comanche Creek Greenway project.
PPFS-1.1.9 (Bidwell Park Master Management Plan)	Utilize the Bidwell Park Master Management Plan and consider the intent of Annie Bidwell's Deed to direct management and guide decision-making for Bidwell Park.	DPW	ongoing	Much of the vision, and many of the objectives and approaches of the Bidwell Park Master Management Plan (BPMMP) stemmed from Annie Bidwell's deed. The BPMMP provides a framework for decision making and decisions before the Bidwell Park and Playground Commission are put in terms of the BPMMP objectives.
PPFS-2.1.1 (Greenway Acquisition)	Continue the City's greenway purchase program to acquire properties located adjacent to creeks as they become available in order to expand habitat protection, trail creation, and public recreation opportunities.	CM, DPW	ongoing	No purchases were made this past year.
PPFS-2.1.2 (Creekside Design)	Continue to use Chico's Design Guidelines Manual for proposed development adjacent to creeks to address setbacks, building orientation, security measures, and lighting to promote public access and use of the City's creeks as amenities without detracting from the natural setting.	CDD, DPW	ongoing	Staff applies the Design Guidelines Manual to ensure proper creekside design during project and architectural review.
PPFS-2.1.3 (Pathway and Trail Planning)	Design pedestrian and bicycle paths and trails adjacent to and across creeks that protect the riparian environment.	DPW	ongoing	This action is incorporated into all City capital projects, including: Bikeway 99, the LCC bike path, and the Comanche Creek Greenway project.
PPFS-2.1.4 (Assess Potential Impacts to Creeks)	Through the development and environmental review process, including consultation with state and federal agencies and non-profit organizations, ensure that natural areas and habitat located in and adjacent to the City's creeks are protected and enhanced.	CDD, DPW	ongoing	The environmental review process and federal and state permit requirements are applied to protect creeks and natural habitat.

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PPFS-3.1.1 (School Sites)	Encourage Chico Unified School District to: <ul style="list-style-type: none"> <li>• Locate schools to serve new neighborhoods.</li> <li>• Locate school sites safely away from heavy traffic, excessive noise, and incompatible land uses.</li> <li>• Locate schools in areas where existing or planned circulation infrastructure allows for safe access.</li> <li>• Promote safe student loading and unloading.</li> <li>• Promote walking, biking, riding transit, or carpooling to schools.</li> </ul>	CDD, DPW	ongoing	Staff coordinaates regularly with CUSD on planning, grant efforts, and circulation issues to meet the needs of residents and the District, as well as support the goals and policies of the General Plan. In addition, staff coordinates with CUSD during their master planning efforts. There was significant coordination with CUSD regarding the Esplanade Corridor Study.
PPFS-3.1.2 (Plan for School Sites)	Consult with Chico Unified School District staff when planning the Special Planning Areas to ensure that school facilities are in place to meet the needs of development.	CDD	ongoing	CUSD will be consulted as part of early project review for SPAs.
PPFS-3.1.3 (School Information)	Provide information to developers and interested parties on school locations and school facility fees during the City's project review process.	CDD	ongoing	Information is provided upon request.
PPFS-3.2.1 (Collaborate with Educational Institutions)	Work with CSU Chico, Butte College, and private educational institutions to meet existing and new student housing, transportation, and facility needs.	CDD, DPW	ongoing	This action is achieved through Town/Gown coordination and regular meetings with CUSD staff.
PPFS-3.2.2 (Education/Business Connections)	Support the development of research and business opportunities associated with the City's institutions of higher learning.	CM	ongoing	No formal effort has been initiated, but the City collaborates with CSUC and Butte College on a number of research efforts.
PPFS-4.1.1 (Require Connection to Sewer System)	Require all commercial and industrial development, as well as all residential development with lots one acre or smaller, to connect to the City's sewer system.	DPW	ongoing	Incorporated through project review and finalization.
PPFS-4.1.2 (Sanitary Sewer Master Plan)	Update and maintain the City's Sanitary Sewer Master Plan, as well as the Sewer System Model, to assure that improvements to the system are identified, planned, and prioritized.	DPW	ongoing	Sanitary Sewer Master Plan Update was completed in 2013.
PPFS-4.1.3 (Wastewater System Costs)	Secure financing for the expansion and maintenance of the Water Pollution Control Plant and sewer system through the use of connection fees, special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete all related project-specific sewer trunk and main lines at their full planned capacities in a single phase.	DPW	ongoing	Water Pollution Control Plant expansion completed in 2011.



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PPFS-4.2.1 (Septic System Information)	Assist Butte County with their effort to implement a public information campaign aimed at informing homeowners with septic systems of the proper design, use, and care of septic systems, as well as sewer connection opportunities	DPW	ongoing	Incorporated into Standard Operating Procedures.
PPFS-4.2.2 (Implementing the Nitrate Compliance Plan)	Continue collaboration with Butte County to implement the Nitrate Compliance Plan.	DPW	ongoing	The Nitrate Compliance Plan is being implemented and City staff participates in quarterly meeting with County staff, and cooperates on specific projects. Full implementation due to be complete in 2017.
PPFS-4.2.3 (Funding the Nitrate Compliance Plan)	Continue to seek funding opportunities to assist with the cost of connecting parcels currently relying on septic systems to the City's sewer system.	DPW	ongoing	Staff monitoring potential funding sources and considering strategies.
PPFS- 4.3.1 (Infiltration Program)	Develop and implement an inflow and infiltration program to identify, monitor, and line or replace existing pipes that are the source of excessive wet weather infiltration and reduced system capacity.	DPW	ongoing	This direction is incorporated into the Sanitary Sewer Master Plan Update.
PPFS-4.4.1 (Wastewater Meters for Industrial Uses)	Require installation of wastewater meters for all new or expansions of existing Significant Industrial User facilities.	DPW	ongoing	Wastewater meters are required on Significant Industrial Users (SIU) that discharge flows of 25,000 gallons per day or more per day.
PPFS-4.4.2 (Emerging Technologies)	Incorporate emerging wastewater treatment technologies to enable wastewater management practices to adapt and be more efficient.	DPW	ongoing	Wastewater Treatment staff continually monitor developments in technologies that enable wastewater practices to be more efficient and determine their feasibility for use.
PPFS-5.1.1 (Groundwater Protection Advocacy)	Oppose regional sales and transfers of local groundwater, including water export contracts, and actively participate in county-wide and regional discussions and advocacy for the protection of groundwater resources.	CM, CDD	ongoing	Staff attends meetings that address this important issue, and the City will oppose sales and transfer of local groundwater. Letters of opposition have been sent in response to environmental documents for water transfers.
PPFS-5.1.2 (Groundwater Supplies and Budgeting)	Support periodic evaluation of groundwater availability using the Butte Basin Groundwater Model and Cal Water's work to establish a water supply budget with specific measures to assure sustainable levels of groundwater.	CM, CDD	ongoing	Groundwater monitoring beneath Chico is performed regularly by Cal Water and shared with Butte County for incorporation in an annual Groundwater Status Report. In addition, staff supports continued study of the the groundwater basin to ensure sustainable levels of groundwater.
PPFS-5.1.3 (Groundwater Recharge and Quality)	Where feasible given flood management requirements, maintain the natural or existing condition of waterways and floodplains and protect watersheds to ensure groundwater recharge and water quality.	DPW	ongoing	This is a standard procedure as required by the State, all projects are designed this way.

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PPFS-5.1.5 (Groundwater Levels as Indicator)	Use groundwater levels as one of the sustainability indicators to measure the City's progress toward sustainability as directed by SUS-1.2.1.	DPW, CDD	ongoing	The General Plan directs using groundwater levels as an indicator. However, groundwater levels are affected by a myriad of variables, and interpreting fluctuations is highly complex. This indicator would require extensive background and discussion, and therefore is not well suited to the Sustainability Indicators Report format. However, Butte County has an ongoing effort to comprehensively monitor groundwater levels, including data from Cal Water for the Chico area. A 5-6 page excerpted section from Butte County's Groundwater Status Report regarding the state of Chico's groundwater level monitoring is provided to Council annually under a separate cover.
PPFS-5.2.1 (Water Flow and Pressure)	Ensure that new City infrastructure provides for water flow and pressure at sufficient levels to meet domestic, commercial, industrial, institutional, and firefighting needs.	DPW, FD	ongoing	This is a standard procedure as required by the State, all projects are designed this way.
PPFS-5.2.2 (Wells and Private Water Systems)	Where public water delivery systems are available, discourage use of wells and private water systems for domestic water use.	DPW, CDD	ongoing	Incorporated through project review and finalization.
PPFS-5.2.3 (Water Services for New Development)	Work with Cal Water to ensure that water treatment and delivery infrastructure are in place prior to occupancy or assured through the use of bonds or other sureties to the City and Cal Water's satisfaction.	CDD, DPW	ongoing	City staff coordinates with Cal Water staff during its master plan efforts to identify where growth will occur, and during project review Cal Water is involved.
PPFS-5.3.2 (Water Reuse)	Encourage new development to install water conserving irrigation systems such as grey water systems.	CDD	ongoing	Water conservation systems beyond those required by AB 1881 were intended to be encouraged in larger projects of the sort that has not occurred during the past year. Additional water conserving methods will be encouraged for larger projects in the future.
PPFS-6.2.1 (Storm Water Drainage Standards)	Regularly update storm water drainage standards to include all current best management practices and ensure water quality and quantity standards governing the discharge of storm water drainage to downstream receiving waters conform with State and Federal regulations.	DPW	ongoing	This is a condition of the City's National Pollution Discharge Elimination Permit with the State Water Resources Control Board.
PPFS-6.2.2 (Expand Storm Water Infrastructure)	As funding allows, continue installation of storm water drainage infrastructure in areas not served.	DPW	ongoing	Storm water facilities are generally incorporated as part of capital projects in areas that do not currently have storm drainage infrastructure.

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PPFS-6.3.1 (Alternative Storm Water Infrastructure)	Continue to develop engineering standards and guidelines for the use of alternative storm water infrastructure in order to minimize impervious area, runoff and pollution, and to maximize natural storm water infiltration wherever feasible.	DPW	ongoing	No new standards developed during the previous year, but staff continues to carefully track alternative storm water infrastructure for use in the community. The City received funding for a series of "model" low impact development projects, including using pervious pavers in Parking Lot 5 to highlight "green" storm drain infrastructure.
PPFS-6.4.1 (Storm Water Management Program)	Continue to implement the City's Storm Water Management Program (SWMP) and enforce storm water provisions in the City's Municipal Code.	DPW	ongoing	Incorporated into standard operation procedures.
PPFS-6.5.1 (Flood Management)	Consult with Butte County and other flood control agencies to ensure that all possible actions are taken to prevent floodwaters from entering the City.	DPW	ongoing	Incorporated into standard operation procedures.
PPFS-6.5.2 (Natural Watercourses)	Utilize natural watercourses and existing developed flood control channels as the City's primary flood control channels when and where feasible.	DPW	ongoing	Incorporated into standard operation procedures.
PPFS-6.5.3 (Flood Impacts)	Require that new development not increase flood impacts on adjacent properties in either the upstream or downstream direction.	DPW, CDD	ongoing	Incorporated into standard operation procedures.
PPFS-6.5.4 (Flood Zones)	Require new development to fully comply with State and Federal regulations regarding development in flood zones.	DPW, CDD	ongoing	Incorporated into standard operation procedures.
PPFS-7.1.1 (Library Services)	Consult with Butte County regarding strategies to assure the continued operation of the Chico Branch of the Butte County library system.	CM	ongoing	The Chico Branch of the Butte County Library continues to be an asset to the community and surrounding area. The City Manager's office coordinates with the Butte County Administrator's office annually to coordinate the funding needs of the Butte County Library system.
PPFS-7.1.2 (Funding Arts and Cultural Programs)	Seek opportunities to provide financial and governmental assistance which leverages additional funding for arts and cultural programs.	CM, DPW	ongoing	Opportunities are considered on a project-by-project basis, and as funding is available.
PPFS-7.1.3 (Partnerships for Cultural Programs)	Encourage partnerships among art and cultural groups, community organizations, and the local business community to develop new and expand existing cultural programs.	CM	ongoing	The City annually funds a marketing campaign in partnership with community organization and the local business community to promote Chico as a destination. The City also offers technical assistance to grow the organizational capacity of community groups, although that funding has been reduced due to budgetary constraints.

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PPFS-8.1.1 (Green Waste)	Encourage recycling, composting, and organic waste diversion within the City and continue providing green yard waste recycling services, seasonal leaf collection and street sweeping services.	DPW	ongoing	The City is due to enter into a new Waste Franchise Agreement that will enhance recycling and waste diversion community-wide. The City requires the waste haulers to provide curbside recycling service and to provide information on how and what to recycle to their customers at least once a year. The City also continues to own the only compost facility in Butte County that processes nearly 20,000 tons of greenwaste and continues to provide seasonal leaf collection and biweekly street sweeping.
PPFS-8.1.2 (Reduce Municipal Waste)	Establish the City as a role model for businesses and industrial operations through programs designed to encourage recycling, waste diversion, source reduction, and use of renewable resources.	DPW	ongoing	The City continues to recycle and reduce waste in its operations where possible. The City also purchases park benches, tables and other products made from recycled materials, uses rerefined motor oil and low sulfur diesel fuel in its fleet, and is pursuing the use of biodiesel and other alternative fuels. The City captures methane to run a cogenerator and installed a 1 megawatt solar facility at its WWTP to offset energy use at the plant.
PPFS-8.1.3 (Recycled and Recyclable Products)	Pursue City procurement that emphasizes the use of recycled and recyclable products.	DPW	ongoing	Staff is developing an Environmentally Preferred Purchasing policy for Council consideration in the coming year.
PPFS-8.1.4 (Locations for Waste Management)	Identify safe and convenient locations and hours for the disposal and recycling of hazardous waste, plastics, glass, metals, electronics, food and other organic waste, construction waste, and other special wastes.	DPW	ongoing	The City continues to work with Butte County to promote the regional household hazardous waste facility, used oil recycling and the recycling of electronic wastes. The City also requires that the solid waste collectors provide convenient curbside recycling service for plastics, glass and other recyclables. The City is also working with the county to pursue the recycling of food and construction debris.
PPFS-8.1.6 (Recyclable Construction Materials)	Use the Green Building Checklist to encourage the use of recyclable materials in new construction.	CDD	ongoing	This is happening as a requirement of the CA Green Code on all new construction. An updated list of recycle vendors is available at the Building counter and attached to plans.
OS-1.1.1 (Development/Preservation Balance)	Direct development to appropriate locations consistent with the Land Use Diagram, and protect and preserve areas designated Open Space and areas that contain sensitive habitat and species.	CDD, DPW	ongoing	Development projects are checked for consistency with the Land Use Diagram during project review.

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OS-1.1.2 (Regional Conservation Planning)	Actively participate in regional conservation planning efforts, in particular the Butte County Habitat Conservation Plan process, sponsored by the Butte County Association of Governments, which seeks the preservation of habitat areas needed for the ongoing viability of native species	CDD, DPW	ongoing	Staff participates in interagency planning activities and has provided significant comments on development of the Butte County HCP.
OS-1.1.3 (Sustainable Community Strategy)	In support of AB 32, work with the Butte County Association of Governments to implement the Sustainable Community Strategy (SB 375), which directs smart-growth development to urbanized areas.	CDD, DPW	ongoing	Planning staff coordinated with BCAG, provided land use information, and provided significant comments in support of development of the local Sustainable Community Strategy.
OS-1.1.4 (Community Collaboration)	Consult with conservation groups to identify sites and projects for fund-raising and volunteer participation in public education, enhancement, maintenance, and protection of natural resources within the City's Sphere of Influence.	DPW	ongoing	Staff continues working with individuals and groups as part of the Volunteer Program. Staff explores coordination with conservation groups to explore funding options as opportunities arise.
OS-1.1.5 (Control Invasive Species)	Prioritize efforts to remove non-native species within Bidwell Park and other City greenways, and condition new development adjacent to Bidwell Park and greenways to protect native species and habitat from the introduction of invasive species.	DPW	ongoing	In 2015, the City collaborated with BEC to submit a grant to remove Arundo Donax from Little Chico Creek. Staff has been aggressively pursuing integrated invasive plant management using a variety of tools and resources, including the Parks Division conducting prescribed burns, planting of native grass, and continued education efforts. The development of a Natural Resources Management Plan will be an important next step.
OS-1.2.1 (State and Federal Guidelines)	Ensure that project-related biological impacts are considered and mitigated, and require applicants to obtain all necessary local, state and federal permits for projects that may affect special-status species or their habitat.	CDD	ongoing	Project review considers potential biological impacts, and if needed mitigation measures are applied and permits obtained. It is hoped that the Butte Regional Conservation Plan process will streamline this process and provide better protection for biological resources.
OS-2.1.2 (Funding for Open Space)	Pursue outside funding sources for open space acquisition, management, maintenance, and restoration.	DPW	ongoing	Opportunities are considered on a project-by-project basis, and as funding is available.
OS-2.2.1 (Creekside Greenway Program)	Continue collecting fees for creekside greenway acquisition, and purchase properties as opportunities arise.	DPW	ongoing	Opportunities are considered as funding permits.
OS-2.2.2 (Greenway Expansion)	Seek easements and dedications along the City's creeks to expand the greenway system.	DPW, CDD	ongoing	Opportunities are considered on a project-by-project basis, and as funding is available.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
OS-2.4.1 (Visual Simulations)	Require visual simulations for foothill development to assess viewshed impacts	CDD	ongoing	Required as part of the new foothill design standards.
OS-2.5.1 (Setbacks from Creeks)	Consistent with the City's Municipal Code, require a minimum 25-foot setback from the top of creek banks to development and associated above ground infrastructure as a part of project review, and seek to acquire an additional 75 feet. In addition, require a larger setback where necessary to mitigate environmental impacts.	CDD, DPW	ongoing	This requirement is applied through the project review process.
OS-3.1.1 (Comply with State Standards)	Comply with the California Regional Water Quality Control Board's regulations and standards to maintain, protect, and improve water quality and quantity.	DPW	ongoing	This is a standard procedure, all projects processed this way.
OS-3.1.2 (Runoff from New Development)	Require the use of pollution management practices and National Pollutant Discharge Elimination System permits to control, treat, and prevent discharge of polluted runoff from development.	DPW	ongoing	This is a standard procedure, all projects processed this way.
OS-3.1.3 (Discharge Enforcement)	Continue enforcement of illegal discharges to Chico's creeks.	DPW	ongoing	Incorporated into standard operation procedures.
OS-3.1.4 (Clean Creeks Project)	Continue implementation of the Chico USA Clean Creeks Project which provides community-wide education regarding storm water runoff, pollution management practices, and the importance of clean creeks.	DPW	ongoing	CUSA expired with its grant funding. The Storm Water Management Program is the successor to CUSA, and educational information is provided annually.
OS-3.1.5 (Water Quality Monitoring)	Monitor water quality in Big Chico Creek (above and below Sycamore Pool) daily between Memorial Day and Labor Day and monthly during the balance of the year.	DPW	ongoing	City continues to provide for the regular testing, on regular intervals, during this period both above and below Sycamore Pool on an annual basis.
OS-3.1.6 (Teichert Ponds Restoration)	Seek funding to implement the Teichert Ponds Restoration Habitat Development Plan, which will enhance storm water quality, wildlife habitat, public access, and education at the Teichert Ponds stormwater facility.	DPW, CDD	ongoing	Through a collaboration of community stakeholders, an informational/educational kiosk was installed at the ponds that will enhance management and use of the site. Staff has submitted two grant applications to implement the Teichert Ponds Restoration Pproject, but no funding was received.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
OS-3.1.7 (Five-Mile Operation)	Work with the Butte County Public Works Department to improve operation and maintenance of the Five-Mile flood control system to enhance flow and sediment management and thereby enhance water quality, fisheries habitat, and flood capacity.	DPW	ongoing	This effort was originally initiated by Butte County over 8 years ago. Funding considerations and other work priorities have dropped its urgency.
OS-3.2.1 (Protect Recharge Areas)	Avoid impacts to groundwater recharge areas through open space preservation, runoff management, stream setbacks and clustering of development.	CDD, DPW	ongoing	Through project review, foothill development will be clustered and setback from streams to allow adequate drainage to recharge groundwater.
OS-3.2.3 (Nitrate Compliance Plan)	Continue to implement the Nitrate Compliance Plan.	DPW	ongoing	This is a high priority City capital project, which is due to be complete in 2017.
OS-3.2.4 (Monitor Contaminated Sites)	Monitor the status of known groundwater and soil contamination sites within the Planning Area as identified by the California Department of Toxic Substances Control and the Regional Water Quality Control Board.	DPW, CDD	ongoing	The City is provided with occasional updates from DTSC regarding its monitoring of known groundwater contamination.
OS-3.2.5 (Groundwater Protection)	Oppose regional sales and transfers of local groundwater.	CM, CDD	ongoing	Staff attends meetings and conferences that address this important issue, and the City opposes sales and transfer of local groundwater through the provision of comment letters on CEQA determinations for groundwater sales.
OS-3.3.2 (Reduce the Use of Turf)	Limit the use of turf on landscape medians, parkways, and other common areas in favor of native and drought tolerant ground cover, mulch, and other landscaping design elements, and support the conversion of existing turf to less water-intensive ground cover types.	DPW	ongoing	Phase 2 of the Title 19 update modified Section 19.68.040 of the Code to add a greater emphasis on using native or drought tolerant species, particularly in the parkway planter strips. In addition, the City is not allowing the planting of lawn in the tree planting strip in new developments. Landscaping contracts now requires that all unplanted surface areas have chip mulch placed over bare ground to reduce water use and improve soil quality.
OS-3.3.3 (Parkway Irrigation)	Design and monitor irrigation systems in medians and parkways to maximize efficiency and minimize nuisance run-off.	DPW, CDD	ongoing	Annual inspections and repairs are complete on all irrigation systems in the month of March and April, prior to irrigation season. Systems are being evaluated to replace old irrigation heads and systems with new more water efficient systems, wherever possible.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
OS-3.3.5 (Water Efficient Landscape Irrigation)	Enforce the requirements of state water conservation legislation when reviewing landscaping plans for new projects.	CDD, DPW	ongoing	Phase 2 of the Title 19 update modified Section 19.68 of the Code implement AB 1881. In addition, staff ensure compliance with AB 1881 through project and plan review.
OS-4.1.2 (Air Quality Impact Mitigation)	During project and environmental review, evaluate air quality impacts and incorporate applicable mitigations to reduce impacts consistent with Butte County Air Quality Management District requirements.	CDD, DPW	ongoing	Potential air quality impacts from projects are reviewed consistent with BCAQMD requirements. The District updated its CEQA Air Quality Handbook with assistance and input from City staff.
OS-4.1.4 (Pollution from City Equipment)	As viable alternatives become available, replace City-owned, gas-powered equipment with less polluting models.	DPW, FD, PD	ongoing	City continues working with vendors to stay informed of new developments, but is also trying to incorporate new, less polluting fuels in existing equipment.
OS-4.1.5 (Leaf Removal)	Enforce the City's no burn regulations, encourage composting, and continue the residential leaf pick-up program.	DPW	ongoing	Wastewater biosolids may be diverted to a co-composting operation. City continues to perform residential leaf pickup.
OS-4.1.6 (Reduce Traffic Pollution)	Reduce pollution from traffic by providing a well-connected circulation system with complete streets, enhancing bicycle facilities, supporting transit, and implementing traffic calming techniques such as roundabouts, narrowed streets, and chicanes.	DPW	ongoing	Recent Project include: 1st/2nd Str Couplet (design)/5th Ave Reconstruction (build)/Skyway-SR 99 I.C.(build)/SR 32 Widen(design-build)/MLK Jr-E Park Ave Intx (build)/SR 99-Eaton Rd I.C./Nord Hwy-The Esplanade T.S.
OS-4.2.1 (Air Quality Education)	In consultation with the Butte County Air Quality Management District, disseminate information to educate the community about how to improve air quality.	CDD, DPW	ongoing	Information on wood burning, air pollution, and the City's wood burning restrictions is provided on the City's Website. Educational brochures were requested from the District and are available at the high traffic 2nd floor counter at City Hall. The City's Sustainability Indicators Report also highlights information from the BCAQMD.
OS-5.2.1 (Agricultural Buffers)	Require buffers for development adjacent to active agricultural operations along the Greenline to reduce incompatibilities, and explore opportunities for public uses within buffers.	CDD	ongoing	Phase 2 of the Title 19 update modified Chapter 19.64 (Agricultural Preservation Standards) to require the buffer called for in this action. Buffer standards and design criteria are also specified in 19.64, as called for by Policy LU-2.6.



General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
OS-6.1.1 (Urban Forest Maintenance)	Maintain and expand the urban forest by: <ul style="list-style-type: none"> <li>• Maintaining existing city trees through regular, scheduled service</li> <li>• Planting new trees to replace those that require removal and enhance the street tree canopy, where needed</li> <li>• Requiring street and parking lot tree planting in new development</li> <li>• Working with commercial parking lot owners to improve the shade canopy</li> <li>• Implementing the Municipal Code's tree protection regulations</li> <li>• Using volunteer groups and property owners to plant new trees, care for newly planted trees, maintain young trees, and provide information and instructions regarding such care and maintenance</li> </ul>	DPW	ongoing	Council approved funding to retain a consultant for urban forest management duties, including completing the Urban Forest Management Plan, updating the City's Street Tree List, and providing technical expertise regarding tree related decisions. The City maintains street trees for elevation over the streets and for safety, as well as responds to high priority service requests. Street trees and parking lot trees are required in all new development. When commercial renovations occur, money for landscaping needs to go into tree cover first when parking lots are deficient in shade. Planting is now done by citizens requesting trees from the City, who agree to water and care for them for 3 years.
OS-6.1.2 (Utility Impacts)	Where feasible, require new underground utilities that are in close proximity to trees to be designed and installed to minimize impacts to trees through consultation with the Urban Forester.	DPW, CDD	ongoing	Utilities and capital projects are effectively working around trees using "potholing" and boring techniques to work around major roots. This has significantly reduced the impacts of construction on trees, especially during the installation of new curbs and sidewalks in older neighborhoods. In addition, as part of Phase 2 of the Title 19 update, an amendment was made to Section 19.60.120 calling for tree protection when underground utilities are installed.
CRHP-1.1.1 (Historic Preservation Ordinance)	Maintain and update as necessary the City's Historic Preservation Ordinance.	CDD	ongoing	The Ordinance was adopted 09/07/10, and is updated with new resources when necessary.
CRHP-1.1.2 (Historic Resources Inventory)	Maintain and update the City's Historic Resources Inventory.	CDD	ongoing	The Inventory was adopted 01/20/09, and is updated with new resources when necessary.
CRHP-1.1.3 (Historic Preservation Board)	Appoint members of a new Architectural Review and Historic Preservation Board who meet the qualifications of a Certified Local Government and who serve a dual role in the architectural design review of new development and in the review of historic preservation decisions affecting the City's Historic Resources Inventory or new Landmark overlay zoning districts.	CDD	ongoing	Council adopted an Ordinance on 09/07/10 creating the new Architectural Review Historic Preservation Board.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
CRHP-1.1.4 (Certified Local Government)	Maintain the City's recognition by the State Historic Preservation Office as a Certified Local Government.	CDD	ongoing	Chico was officially designated as the State's 60th Certified Local Government on 12/21/11.
CRHP-1.1.7 (Public Resources)	Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.	CDD, DPW	ongoing	Standard procedure, ongoing.
CRHP-1.1.8 (Records Search)	Continue to consult and require record searches for discretionary projects with the Northeast Center of the California Historical Resources Information System (CHRIS) located at CSU Chico.	CDD	ongoing	Standard procedure, ongoing.
CRHP-1.1.9 (Native American Consultation)	Continue to consult with and distribute environmental review documents to the Native American Heritage Commission through the State Clearinghouse.	CDD, DPW	ongoing	Standard procedure, ongoing.
CRHP-1.1.10 (Architectural Historian Consultations)	Use the California Historical Resources Information System (CHRIS) Consultants List to identify qualified architectural historians for project consultation. Require consultants for City and private development projects to meet the minimum Professional Qualification Standards adopted by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historical Preservation.	CDD	ongoing	Standard procedure, ongoing.
CRHP-1.1.11 (Assistance Programs)	Provide assistance to Chico residents who are restoring qualified historic properties by offering development incentives as identified in the City's Historic Preservation Ordinance or additional federal and state support programs.	CDD	ongoing	Assistance and incentives were utilized under the new Historic Preservation Ordinance for the restoration of the Waterland Apartments.
CRHP-2.1.1 (Guidelines for Redevelopment of Historic Resources)	Utilize the City's Design Guidelines Manual for discretionary design review to address exterior alterations proposed to historic buildings in accordance with the Historic Preservation Ordinance.	CDD	ongoing	Ongoing, successfully implemented in the Downtown and on listed resources.
CRHP-2.2.1 (Exterior of Historic Structures)	With discretionary actions or in compliance with the Historic Preservation Ordinance, restore or preserve the original exterior of historic structures at the time of a change in use, whenever feasible.	CDD	ongoing	Ongoing, successfully implemented in the Downtown and on listed resources.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
CRHP-2.4.1 - (Heritage Tourism)	To both educate the public and stimulate the economy, work with public agencies, private organizations, property owners, and area businesses to develop and promote Heritage Tourism opportunities throughout Chico.	CM, CDD	ongoing	Chico hosted the State Historic Resource Commission's first quarterly meeting on 01/19/12, which included tours and receptions at local businesses. First educational outreach with Mechoopda Indian Tribe on 1/19/12, more planned at Chico Creek Nature Center in the future.
CRHP-2.4.2 (Ceremonies and Events)	Participate in the promotion of traditional ceremonies and events from the various cultures, ethnicities and nationalities that make up the Chico community.	CM, CDD	ongoing	Ongoing.
CRHP-2.4.3 (Diversity Action Plan)	Implement the Diversity Action Plan to support the various cultures, ethnicities and nationalities that make up the Chico community.	CM	ongoing	The Diversity Action Plan was completed in 2011, and is implemented through the City Manager's office.
CRHP-2.4.4 (Community Awareness and Education)	Participate in the promotion of public tours, viewing, and informational presentations at historic buildings and archaeological sites.	CM, CDD	ongoing	Ongoing.
CRHP-3.1.2 (Northeast Information Center)	Maintain a Project Review Agreement with the Northeast Information Center (NEIC) and consult with the NEIC in preparation of a Cultural Resources Management Plan.	CDD	ongoing	Consultations completed on as needed basis.
CRHP-3.1.3 (Archaeologist Consultation)	Use the California Historical Resources Information System (CHRIS) Consultants List to identify qualified archaeologists for project consultation. Require consultants for City and private development projects to meet the minimum Professional Qualification Standards adopted by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historical Preservation. Consult with the Mechoopda Indian Tribe prior to the selection of archaeologists for City projects.	CDD, DPW	ongoing	This is an ongoing requirement that is implemented on a project-by-project basis.
CRHP-3.1.6 (Public/Private Partnerships)	Explore public and private partnerships that support the City's historic preservation program. Continue to utilize the Chico Heritage Association as a resource for issues and projects.	CDD, CM	ongoing	The State Historic Resource Commission's quarterly meeting in Chico on 01/19/12 was closely coordinated with the help of the Chico Heritage Association, which also continues to provide a valuable resource in project review.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
CRHP-3.1.7 (Educational Conferences)	In partnership with the Office of State Historic Preservation, CSU, Chico, the Chico Heritage Association, and the Northeast Information Center, continue to support educational conferences on Historic Preservation and Native American Resource Protection.	CDD	ongoing	An Historic Preservation Workshop, similar to the event in Fall 2007, is being considered as a collaborative effort between the City, Mechoopda Tribe, NEIC, and CSUC.
S-1.1.1 (Emergency Plan Maintenance)	Maintain, and update as needed, the City's Emergency Plan to guide emergency management in the City.	PD, FD	ongoing	The City's Emergency Operations Plan was updated in 2013.
S-1.1.2 (Emergency Response Awareness)	Promote community preparedness for hazards and awareness of emergency notification methods.	FD, PD	ongoing	The Fire Department continues to provide emergency preparedness training to all segments of the City's population. Special emphasis is provided to "at-risk" groups (youth, elderly and college students) as well as businesses. The Police Department is also utilizing social media for hazards and emergency notification such as e-mail, Facebook, Twitter and others.
S-1.1.3 (Incident Training)	Continue to participate in the Federal Emergency Management Agency's National Incident Management System program, which provides a standardized approach to emergency incidents.	Citywide	ongoing	NIMS training is provided to all personnel as they are hired or promoted into position that require certification.
S-2.1.1 (Flood Hazard Analysis)	As part of project review, analyze potential impacts from flooding and require compliance with appropriate building standards and codes for structures subject to 200-year flood hazards.	CDD, DPW	ongoing	Completed as part of project review.
S-2.1.2 (Flood Hazard Management)	Continue efforts to work with the Federal Emergency Management Agency and state and local agencies to evaluate the potential for flooding, identify areas susceptible to flooding, accredit the flood control levees in the City, and require appropriate measures to mitigate flood related hazards.	DPW	ongoing	Incorporated into standard operation procedures.
S-2.1.3 (200-year Flood Protection)	Cooperate with local, regional, state, and federal agencies to seek funding for the provision of 200-year flood protection.	DPW	ongoing	Incorporated into standard operation procedures.
S-2.1.4 (Floodplain Hazard Materials)	Provide materials to the community regarding Federal Emergency Management Agency and California Department of Water Resources flood mapping.	DPW	ongoing	Incorporated into standard operation procedures.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
S-3.1.1 (California Building Code)	Require all new buildings in the City to be built under the seismic requirements of the California Building Code.	DPW	ongoing	The City's building permit process includes a review of a building design related to the respective seismic zone.
S-3.1.2 (Potential Soil Hazards)	In areas with highly expansive soils, require appropriate studies and structural precautions through project review.	DPW, CDD	ongoing	When applicable, soil studies are conducted and structural accommodations are made through project review.
S-4.1.1 (Fire Response Time)	Strive to obtain an initial response time of five and a half minutes or less for at least 90 percent of fire emergency response calls in urbanized areas.	FD	ongoing	The Department continues to strive to meet the national standard. This goal is tracked as part of the Sustainability Indicators Report.
S-4.2.1 (Interagency Programs)	Continue to work with CalFire and the Butte County Fire Department on programs that will enhance fire protection and firefighting capabilities in the Planning Area, including maintaining aid agreements.	FD	ongoing	The automatic/mutual aid agreement between Chico Fire-Rescue and Cal Fire/Butte County Fire continues to be refined as necessary. The Chico Urban Area uses a "closest force response" element, which allows the closest resources to respond to an incident regardless of jurisdiction. Additionally, joint training is conducted on a regular basis between the agencies, which leads to improved service delivery to the community.
S-4.3.1 (Standards to Protect Structures)	Maintain, and update as needed, the standards manual for protecting structures in wildland fire areas.	FD	ongoing	Structural protection standards are in place for wildland fire areas, and will be updated when necessary.
S-4.3.3 (Project Design)	As part of project review process in wildland fire areas, require consideration of emergency evacuation routes and defensible buffer areas.	CDD, FD	ongoing	The Fire Marshal continues to do plan review of new projects to ensure proper fire department access and evacuation egress routes. The Fire Marshal also continues to work with Code Enforcement to ensure maintenance of defensible buffer area in high risk areas and undeveloped spaces within the City's jurisdiction.
S-5.1.2 (Police Staffing)	Maintain adequate staffing to meet the needs of the community's service population.	CM, PD	ongoing	For more than a decade, the Police Department has been staffed at levels significantly lower than average when compared to communities the size of Chico in the Western United States. As the community has continued to grow, the impact of the absence of growth in police staffing has been profound. In 2014, Council passed the Police Staffing Plan, to restore Chico PD's officer count to 83 as well as reinstitute the Target Team, Gang Unit, Traffic Team, and other special units.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
S-5.1.3 (Response Time)	Analyze and monitor factors affecting police response times, and make operational adjustments as necessary in order to provide the most expeditious responses.	PD	ongoing	Response times and activity levels are routinely monitored, and annual reports that include this information are prepared and provided to Council and the community.
S-5.1.4 (Specialized Resources)	Train, equip, and maintain specialized response teams for extraordinary emergency incidents.	PD, FD	ongoing	For the Fire Department, specialized response teams have been consolidated so that most personnel on these teams are working out of the same station. This allows for quicker response to incidents, improved training and decreased training expenditures. Specialized response teams are a top priority for the Police Department.
S-5.2.1 (Community Needs Assessments)	Assess community needs, expectations, and satisfaction with the police on an ongoing basis.	PD	ongoing	The Police Department coordinated and administered a community survey in 2011. The survey measured perceptions of safety in the community, opinions about what police priorities should be, and the level of satisfaction with the Department. The results of the survey were generally favorable.
S-5.2.2 (City Council Reports)	Report periodically to the City Council on citizen commendations and citizen complaints received.	PD	ongoing	The Police Department routinely reports to Council on citizen commendations, and a report is prepared annually and sent to the State Department of Justice regarding citizen complaints against peace officers.
S-5.3.1 (Neighborhood-Based Programs)	Enhance neighborhood-based crime prevention activities, such as Neighborhood Watch, Town and Gown activities, and community education programs.	PD	ongoing	The Police Department hosts meet-and-greet community safety meetings for businesses and property owners throughout the City to increase communication and awareness
S-5.4.1 (University Police)	Maintain a memorandum of understanding with CSU, Chico University Police to coordinate law enforcement duties and services in the neighborhoods near the campus, such as the South Campus District.	PD	ongoing	There is an MOU in place that memorializes agreed upon areas of responsibility in campus neighborhoods, as well as the commitment to work together in providing for the safety of the campus community.
S-5.4.2 (Butte County Sheriff's Department)	Strive to maintain the mutual aid agreement, and continue cooperative policing in the greater Chico area with the Butte County Sheriff's Department.	PD	ongoing	The Police Department actively works with the Sheriff's Department to address policing issues in the Greater Chico Area.
S-5.4.3 (Disaster Planning)	Through the Butte County Office of Emergency Services, participate with area public safety and health agencies to plan and train for disaster preparedness.	PD, FD	ongoing	Disaster planning is an ongoing operation between all public safety and health agencies within Butte County. Emergency Operation Plans are regularly updated and standardized for all jurisdictions countywide.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
S-5.5.1 (Crime Detering Design)	Consider the incorporation of design features such as strategic window placement, lighting techniques, and landscaping into development projects to discourage criminal activity.	CDD, PD	ongoing	In coordination with the Police Department, crime-detering design is incorporated through project review.
S-7.1.2 (Education on Railroad Crossings)	Continue working with CSU Chico, UPRR, and student housing providers to develop and disseminate educational materials on the hazards of unauthorized railroad crossings, and regularly monitor and enforce crossing laws.	PD, CDD	ongoing	The Police Department routinely coordinates with CSU, Chico and UPRR to address safety and enforcement issues related to the crossings and railroad track in Chico.
S-8.1.1 (Planning for Hazardous Materials Safety)	Consult with the State Office of Emergency Services, the State Department of Toxic Substances Control, the California Highway Patrol, Butte County, and other relevant agencies regarding hazardous materials routing and incident response programs.	DPW, FD	ongoing	Chico Fire-Rescue is a partner in a JPA for hazardous materials response. Costs for all equipment and training are shared among the fire agencies within the county.
N-1.4.1 (Roadway Project Significance Criteria)	<p>For roadway improvement projects where an acoustical analysis demonstrates that it is not practical to reduce traffic noise levels to be consistent with Table N-1, the following criteria will be used as a test of significance for the environmental review:</p> <ul style="list-style-type: none"> <li>• Where existing traffic noise levels are less than 65 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +8 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.</li> <li>• Where existing traffic noise levels range between 65 and 70 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant. Where existing traffic noise levels range between 65 and 70 dB Ldn in the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.</li> <li>• Where existing traffic noise levels are greater than 70 dB Ldn in the outdoor activity areas of noise-sensitive uses, a 3+ dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.</li> </ul>	DPW	ongoing	These criteria were incorporated into the Hwy. 99 Auxiliary Lane Project and Hwy. 32 Project design between SR 99 and Bruce Road.

General Plan Action ID	Action Text	Responsible Party	Timeframe	Status
N-2.1.1 (Noise Control Measures)	Limit noise exposure through the use of insulation, building design and orientation, staggered operating hours, and other techniques. Utilize physical barriers such as landscaped sound walls only when other solutions are unable to achieve the desired level of mitigation.	DPW, CDD	ongoing	When applicable, noise control measures are employed through project and environmental review.
N-2.2.3 (Noise from State Highways)	Request that Caltrans provide freeway sound walls with aesthetic design features, noise-reducing pavement, and speed reductions along state highways adjacent to residential areas where existing noise levels exceed 67 dBA.	DPW	ongoing	Sound walls were included in the SR 99 Auxillary Lane Phase 2 Project, and are being included in the SR 32 Widening Project.
N-3.1.1 (Noise Program Duties)	Enforce the City's Noise Ordinance by processing complaints, conducting on-site testing of noise sources, and sharing information on the effects of noise issues in the community.	CDD, PD	ongoing	Noise problems are generally complaint driven and are handled by both the Police Department and Code Enforcement depending on the time and nature of the complaint. The Police Department worked with the community to develop and implement changes to the City Municipal Code Noise Ordinance in order to make it more effective.
N-3.1.2 (Street Noise Environment)	Periodically assess the noise levels associated with city streets by reviewing traffic count data as an indication of increasing traffic noise.	DPW	ongoing	Updated traffic counts are taken regularly, which is then translated into noise contours.



**APPENDIX B: HOUSING ELEMENT ANNUAL REPORT**

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Chico

**Reporting Period** 1/1/2015 - 12/31/2015

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Habitat 11th Street	SF	O		2			2	2	HOME/RDA	2	
(9) Total of Moderate and Above Moderate from Table A3 ▶				0	290		290				
(10) Total by income Table A/A3 ▶ ▶				2	290		292	2			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Chico  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>	257	16	17			290	32

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**      City of Chico  
**Reporting Period**      1/1/2015 - 12/31/2015

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Chico  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely & Very Low	Deed Restricted	974										974
	Non-deed restricted											
Low	Deed Restricted	643	2	2							4	639
	Non-deed restricted											
Moderate	Deed Restricted	708										708
	Non-deed restricted											
Above Moderate		1,638	232	288							520	1,118
Total RHNA by COG. Enter allocation number:		3,963									524	3,439
Total Units ▶ ▶ ▶			234	290								
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Chico  
Reporting Period 1/1/2015 - 12/31/2015

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<b>2014-2022 Housing Element</b>			
H.1.1.1	Assist in providing fair housing workshops for tenants and landlords.	Ongoing	The City contracts with two organizations to provide four fair housing education workshops per year.
H.1.2.1	Ensure that the City does not have regulatory constraints impeding protected classes from obtaining housing.	2014	A listing of legally protected classes is posted on the City's website at its Housing page.
H.2.1.1	Leverage federal and state funding to produce and preserve 100 units of affordable rental housing by 2022.	2022	The City committed funding to the Valley View project; 14 units of supportive housing to serve extremely low-income individuals.
H.2.2.1	Annually complete a Housing Element review with the City Council.	Annually	Council is provided with a progress report on the Housing Element.
H.2.2.2	Update the Affordable Housing Resource Guide.	2014	Latest update is complete. Future updates will occur as affordable units are produced. Online version is on the City's website.
H.2.3.1	Inform the community and decision-makers of benefit of smaller & more affordable homes.	Annually	In process
H.2.4.1	Expand the North Valley Housing Trust (NVHT) Fund to develop affordable housing. Use NVHT for development of 30 extremely low-income units of special needs housing by 2022.	2015	Trust funds were committed to a 14-unit project in 2015. The City continues to support the NVHT.
H.2.4.2	Develop a range of Mixed Income / Inclusionary Zoning options for Council consideration.	2015	This activity is delayed.
H.2.4.3	Pursue an Employer Assisted Housing Program-likely a first-time home buyer assistance program for participating employers.	2021	A funding source has not yet been identified to move this action forward.
H.3.1.1	Initiate a Sphere of Influence update to ensure adequate land is available to meet housing needs.	Annually	A new Sphere of Influence update with Butte LAFCO is in process and will be completed in 2016.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Chico

Reporting Period 1/1/2015 - 12/31/2015

H.3.1.2	Implement the Corridor Opportunity Site overlay through the use of incentives and flexibility in development. Incentivize development of 50 moderate-income units and 20 low-income units within the Corridor Opportunity Site by 2022.	Ongoing	Developers are advised of this information as proposals are contemplated. There were no affordable housing developments proposed for the Opportunity sites in 2015.
H.3.2.1	Maintain an inventory of vacant and underutilized parcels that could potentially be developed with housing.	Annually	Staff continues to track vacant and underutilized parcels.
H.3.2.2	Highlight the incentives to build affordable housing found in the Land Use Element.	Ongoing	Developers are provided this information upon request.
H.3.2.3	Implement the Downtown Element to Support higher density residential development Downtown.	Ongoing	Staff works with developers; no specific projects have come forward in 2015.
H.3.3.1	Continue to implement the Traditional Neighborhood Development (TND) that promotes higher density, vertical and horizontal mixed use, and greater flexibility in meeting parking requirements. Facilitate the development of 92 low-income units and 97 moderate-income units by June 2022.	Ongoing	No specific development has come forward, but staff intends to work with developers to encourage a project utilizing the Affordable Housing and Sustainable Communities Program funding in the near future.
H.3.3.2	Regularly assess the need to amend the Zoning Code and Design Guidelines Manual to promote design flexibility for residential developments in unique settings.	Annually	The Zoning Code and Design Guidelines are reviewed annually.
H.3.3.3	Support emerging cost efficient and green housing models, such as "micro-housing" and live/work lofts.	Annually	Staff is reviewing and considering this in light of State Building code limitations.
H.3.3.4	Expedite project processing and reduce regulatory barriers to the development of specialized housing by working cooperatively with nonprofits, charitable organizations and the Chico State Const. Mgmt Program.	Every other year beginning in 2015	Three non-profit organizations were able to advance specialized housing in 2015; two transitional projects and one permanent, supportive housing project.
H.3.4.1	Promote the development of an adequate number of one and two bedroom apartments to serve small households.	2015, 2018, 2021	Other than the 14 one-bedroom units at the Valley View project, no additional developments were identified in 2015.
H.3.5.1	Provide necessary water and sewer infrastructure to support residential development, per State law.	Ongoing	Staff from the City Planning and Public Works Divisions coordinate plans for new subdivisions and developments.
H.3.5.2	Provide a summary of findings from the October 16, 2013 focus group to local affordable housing developers.	2015	The summary was provided to local affordable housing developers.

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Chico  
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H.4.1.1	Amend the City's Municipal Code tables to include the reasonable accommodation procedure for persons with disabilities. This amendment will clarify the City's consistency with State law.	June, 2015	This amendment will be made along with other Title 19 amendments in 2016
H.4.2.1	Encourage integration of childcare into family-oriented residential developments.	2015	As developments come forward, staff will encourage childcare integration into projects.
H.4.3.1	Explore funding mechanisms to assist Disability Action Center in maintaining an inventory of units accessible to persons with disabilities.	2016	The City is in the process of obtaining information from housing providers to access the number of accessible units that exist in the community. This inventory is anticipated to be complete in 2016.
H.4.4.1	Encourage the development of a variety of housing options for the elderly. Fund the development of 50 units of low-income senior housing by 2022.	2022	The City has not yet identified a developer, funding or site for this activity.
H.4.5.1	Continue the Tenant Based Rental Assistance Program (TBRA). Assist 140 households through 2022.	2022	The City assisted 21 households in 2015.
H.4.6.1	Support the development of Single Room Occupancy (SRO) units by 2020.	2020	The City has not yet identified a developer, funding or site for this activity.
H.4.6.2	Amend CMC tables at Chapters 19.42 & 19.44 to make transitional and supportive housing an explicitly permitted use in all zoning districts that allow residential development.	2015	The Chico Municipal Code was revised to include this language in an earlier update to the Code; unfortunately, the information was inadvertently left out of the tables. This information will be added to the tables in 2016 as part of several Code updates and part of the 5-year General Plan review.
H.4.7.1	Encourage Chico State University to continue to involve the community in campus housing plans.	Annually	Staff will contact the university to discuss any plans they may have. No contact was made in 2015.
H.5.1.1	Continue to support planning at the neighborhood scale.	Annually	Neighborhood plans are reviewed and developments within the planning areas are reviewed for compatibility with the plans.
H.5.2.1	Maintain a list of affordable housing developments that are at risk of losing affordability covenants and work to preserve these units. Preserve the affordability of 434 at-risk units prior to 2022.	2022	Though the City did not contribute financing, 239 expiring units have been extended and preserved through 2015. At-risk properties are reviewed annually.
H.5.3.1	Continue the City's program that rehabilitates substandard, low-income owner-occupied units. Provide financial assistance to rehabilitate 30 homes by June 2022.	Ongoing	Rehabilitation is limited to connecting owner-occupied units to City sewer. The City assisted 14 homes in 2015.
H.5.4.1	Continue to monitor and inventory housing and infrastructure conditions in Chico's older neighborhoods.	Annually	Infrastructure conditions are monitored and included in the Capital Improvement Project list and improvements are made based upon priority as funds are available.
H.5.4.2	Produce a guide to help low-income homeowners maintain their homes.	2016	In process.



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
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**Jurisdiction** City of Chico  
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H.5.5.1	Continue the City's code enforcement efforts to preserve existing neighborhoods.	Annually	The City has increased staffing to more effectively perform code enforcement throughout the City.
H.5.5.2	Collaborate with shareholders to expand the annual "Drop and Dash" program.	Annually	While the program has not been expanded, it continues in neighborhoods near the university and is successful at recycling, reusing and properly discarding of unwanted items.
H.6.1.1	Facilitate the development of attached ownership housing.	2022	No attached ownership projects were identified in 2015.
H.6.2.1	To the extent possible, promote homeownership through the Mortgage Subsidy Program for low- and moderate-income first-time homebuyers.	Ongoing	Resources for this program have not been available or identified.
H.6.2.2	Pursue resources to offer self-help housing to low-income first-time homebuyers. Assist in development of 10 self-help homes by June 2022.	2022	Two self-help homes affordable to low-income first-time homebuyers were under development in 2015. The City provided land and financing for the homes.
H.6.3.1	Promote home buyer education to the extent possible.	Ongoing	The local organizations offering this service have been reduced. Homebuyers receiving federal funds through the City are provided counseling.
H.6.4.1	Continue exploration of the land trust program that offers home purchase opportunities while maintaining affordability. Produce four moderate-income homes on Meriam Park land trust by 2015.	2015	This project was contingent on utilization of the Catalyst Communities Grant. Unfortunately, due to the timing of this grant award, changes in ownership at Meriam Park, economic and other factors, the timeframe for the grant could not be met. This activity will not move forward anytime in the near future.
H.7.1.1	Effectively implement the 2013 California Building Code to achieve improved energy efficiency and reduce waste.		The 2013 California Building Code was implemented and updates are implemented as they are adopted.
H.7.1.2	Incorporate green building concepts into City funded housing developments.	Annually	Green building concepts have been incorporated into the single-family and multi-family projects which began development in 2015.
H.7.2.3	Increase energy efficiency of homes assisted by the City's Housing Rehabilitation Program.	Annually	Only sewer connection projects were facilitated by the Housing Rehabilitation program in 2015, but solar electric system installations are anticipated for 2016.

**General Comments:**

The 2014-2022 City of Chico Housing Element was adopted in June 2014.

**Report of Required Information per Health and Safety Code 34176.1 (f)**  
**City of Chico Housing Successor Agency**

<p>1. Any amounts deposited in the Fund, with segregation of amounts deposited from payments pursuant to a Recognized Obligation Payment Schedule ("ROPS") from other sources.</p>	<table border="1"> <thead> <tr> <th><b>Amount</b></th> <th><b>Description</b></th> </tr> </thead> <tbody> <tr> <td>\$ 16,680</td> <td>Payment In Lieu of Taxes</td> </tr> <tr> <td>\$ 1,621</td> <td>Loan Servicing</td> </tr> <tr> <td>\$ 400</td> <td>Interest on Investments</td> </tr> <tr> <td>\$ 210,573</td> <td>Interest on Loans Receivable</td> </tr> <tr> <td>\$ 442,339</td> <td>Principal on Loans Receivable</td> </tr> <tr> <td>\$ 14</td> <td>Cash Over/Short</td> </tr> <tr> <td>\$ 25,096</td> <td>Miscellaneous Revenues</td> </tr> <tr> <td><b>\$ 696,723</b></td> <td><b>Total</b></td> </tr> </tbody> </table>	<b>Amount</b>	<b>Description</b>	\$ 16,680	Payment In Lieu of Taxes	\$ 1,621	Loan Servicing	\$ 400	Interest on Investments	\$ 210,573	Interest on Loans Receivable	\$ 442,339	Principal on Loans Receivable	\$ 14	Cash Over/Short	\$ 25,096	Miscellaneous Revenues	<b>\$ 696,723</b>	<b>Total</b>
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<p>2. The balance in the Fund at the fiscal year end, with segregation of amounts held to meet obligations on a ROPS from other amounts.</p>	<table border="1"> <thead> <tr> <th><b>Amount</b></th> <th><b>Description</b></th> </tr> </thead> <tbody> <tr> <td>\$ 911,520</td> <td>Restricted Fund Balance</td> </tr> <tr> <td><b>\$ 911,520</b></td> <td><b>Total as of 6/30/15</b></td> </tr> </tbody> </table>	<b>Amount</b>	<b>Description</b>	\$ 911,520	Restricted Fund Balance	<b>\$ 911,520</b>	<b>Total as of 6/30/15</b>												
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<p>3. A description of expenditures from the Fund by category for:</p> <p>a. Monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering permitted affordable housing activities. <i>The amount that can be spent on monitoring and administration is capped at 2% of the value of the assets in the Fund or \$200,000 whichever is greater.</i></p> <p>b. Homeless prevention and rapid rehousing services. <i>This amount is limited to \$250,000 annually.</i></p> <p>c. Development of housing affordable to households at or below 80% of area median income ("AMI").</p>	<table border="1"> <thead> <tr> <th><b>Amount</b></th> <th><b>Description</b></th> </tr> </thead> <tbody> <tr> <td>\$ 200,994</td> <td>Monitoring/Admin</td> </tr> <tr> <td>\$ 230,000</td> <td>Housing Development</td> </tr> <tr> <td><b>\$ 430,994</b></td> <td><b>Total</b></td> </tr> </tbody> </table>	<b>Amount</b>	<b>Description</b>	\$ 200,994	Monitoring/Admin	\$ 230,000	Housing Development	<b>\$ 430,994</b>	<b>Total</b>										
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<p>4. The statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts. <i>"Statutory value of real property" means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer form approved by the Department of</i></p>	<table border="1"> <thead> <tr> <th><b>Amount</b></th> <th><b>Description</b></th> </tr> </thead> <tbody> <tr> <td>\$ 770,000</td> <td>Real Property</td> </tr> <tr> <td>\$ 55,885,204</td> <td>Loan/Grant Receivables</td> </tr> <tr> <td><b>\$ 56,655,204</b></td> <td><b>Total</b></td> </tr> </tbody> </table>	<b>Amount</b>	<b>Description</b>	\$ 770,000	Real Property	\$ 55,885,204	Loan/Grant Receivables	<b>\$ 56,655,204</b>	<b>Total</b>										
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<p><i>Finance ("DOF") and the purchase price of properties purchased by the housing successor.</i></p>	
<p>5. A description of any inter-jurisdictional transfers of monies from the Fund in the previous fiscal year as well as any transfer from prior fiscal years if the funds are still unencumbered and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.</p>	<p style="text-align: center;">None</p>
<p>6. A description of any project for which the housing successor receives or holds real property tax revenue pursuant to the ROPS and the status of that project.</p>	<p style="text-align: center;">None</p>
<p>7. For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with the development of the property within five (5) years after the DOF approved the property as a housing asset, which would typically be the date of approval of the housing asset transfer list. For interests in real property acquired on or after February 2, 2012, a status update on the project.</p>	<p>All properties are on track to be in compliance.</p>
<p>8. A description of any outstanding replacement housing and housing production obligation that transferred to the housing successor on February 1, 2012, the housing successor's progress in meeting those obligation, and the housing successor's plans to meet the unmet obligations.</p>	<p style="text-align: center;">N/A</p>
<p>9. Reporting on income targeting requirements does not need to be included until December 31, 2019 for the period from January 1, 2014 through the end of the fiscal year covered by the report (June 30, 2019 for most housing successors), and every five years thereafter. However, it may be useful for housing successors to track this information on an annual basis to ensure the requirement is met every five years. <i>The required income targeting expenditures are that, over a five year period, the funds remaining after expenditures for monitoring and administration and rapid rehousing services, if any, must be expended for the development of housing affordable to and occupied by households earning 80% or less of the AMI, with at least 30% of the funds expended on</i></p>	<p style="text-align: center;">Not Required until 2019</p>

<p><i>the development of housing affordable to and occupied by households earning 30% or less of the AMI and not more than 20% of the funds expended on the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI.</i></p>									
<p>10. The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the total number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period. <i>If the percentage of assisted senior rental housing is more than 50 percent of the total of all assisted rental housing, no additional senior rental housing can be assisted until the percentage falls to 50 percent or less.</i></p>	<table border="1"> <tr> <td>Number of senior restricted rental units</td> <td>50</td> </tr> <tr> <td>Number of non-senior restricted rental units</td> <td>464</td> </tr> <tr> <td>Total units</td> <td>514</td> </tr> <tr> <td>% of senior restricted rental housing units</td> <td>9.7%</td> </tr> </table>	Number of senior restricted rental units	50	Number of non-senior restricted rental units	464	Total units	514	% of senior restricted rental housing units	9.7%
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<p>11. The amount of any excess surplus, the amount of time that the successor agency has had the excess surplus, and the housing successor’s plan for eliminating the excess surplus. <i>The definition of excess surplus has been modified so that an “excess surplus” exists to the extent a housing successor holds unencumbered funds in its Fund in an amount that exceeds the greater of \$1,000,000 or the total amount of deposits into the Fund for the preceding four fiscal years. The housing successor is required to spend the excess surplus amount or transfer that amount to another jurisdiction as provided in Health and Safety Code Section 34176.1©(2) within three fiscal years. If not, the excess surplus amount must be transferred to HCD to use pursuant to the Multifamily Housing Program of the Joe Serna, Jr. Farmworker Housing Grant Program.</i></p>	<table border="1"> <tr> <td>N/A</td> </tr> </table>	N/A							
N/A									

## APPENDIX C: METHODS

### LAND AVAILABILITY

**Vacant acreage (Tables 12 and 13)** was calculated using GIS through the following steps:

#### Vacant Acreage (Not SPAs) (Table 12)

- Select by Attributes in ChicoPlanArea for all parcels with land use codes of: 2301 vacant, 1501-1503 agriculture, or 1014 SFR empty second lot. These codes are assigned to the parcels through a combination of windshield surveys, aerial photo studies, and tracking building permits.
- From the selected set, use Select by Attributes to “Remove from current Selection”, parcels below the legal minimum lot size (Shape\_Area < 3,500 square feet). This avoids counting lots that cannot be developed or GIS errors (sliver parcels).
- Summarize on the GP field with a sum statistic created on the Shape.area field to get square footage totals for each designation.
- Open the DBF file in Excel, convert square feet to acres and save as an XLS file. Ignore the record for GP designation SPA. That acreage is calculated separately next.

#### SPAs (Table 13)

- The source for the Special Planning Areas acreage was the assumptions table for the General Plan Update. The acreage listed does not include infrastructure and rights-of-way.

**Residential Capacity (Table 15)** was calculated through the following steps:

- Vacant acreages were taken from Table 7 (see its methods above), but using GIS, areas with un-built lots in approved subdivisions were removed, so that their exact amount of approved units could be counted later.
- Vacant acreage in each residential designation is then multiplied by the assumed number of dwelling units per acre.
- The products are then multiplied by the assumed number of persons per unit, and these populations are summed to determine a subtotal residential capacity.
- 15% of this number is then subtracted to account for land vacancy (15% for land that may not develop due to insufficient infrastructure or unwilling sellers).
- Then, to determine additional capacity in recently approved projects, the following values (taken from the table on the next page) were summed:
  - Total number of units from recently approved subdivisions.
  - Total number of approved, but not built units on recorded maps, including a 2,104 unit potential in Meriam Park and a 1,324 unit potential in Oak Valley
- Lastly, 3% of the subtotal amount is removed to account unit vacancy (3% for a healthy market to provide consumer choice and mobility for households).

**Entitled Undeveloped Land****Single Family Residential**

<b>Name</b>	<b>Location</b>	<b>Owner / Developer</b>	<b>Status*</b>	<b>TMA Date**</b>	<b>Acres</b>	<b>Units</b>	<b>C/O's</b>
Mission Vista Ranch 2	Humboldt Rd / Morning Rose Way	Ronco Enterprises LLC	A	01/22/04	2	17	0
Foothill Park East 7	St Lawrence Ave	Drake Homes Inc	A	02/19/04	19	65	0
Zamora Subdivision	1367 East Ave	Marshall / Leeds	A	03/16/06	4	14	0
Twin Creeks	Canyon Oaks, Parcel 8	Riley Ventures LLC	A	08/17/06	68	16	0
Tannelli Subdivision	2211 Floral Ave	Kidd Revocable Trust	A	10/05/06	3	12	0
Schill Subdivision (Remainder)	SW corner Esplanade / Nord Hwy	Webb Homes	A	11/16/06	60	152	0
Montecito Place	DeGarmo Dr	Forecast Land Investments LLC	A	12/07/06	15	105	0
Las Palomas	E Lassen Ave, east of Mayfair Dr	Air-Vol Block Profit Sharing Trust	A	05/03/07	2	14	0
Lassen Subdivision	216 W Lassen Ave	Chico & the Man LLC	A	05/03/07	3	14	0
Lassen Village	2960 Burnap Ave	Lassen Village LLC	A	06/17/07	3	25	0
Humboldt Subdivision	1962 Humboldt Rd	Anderson Land & Investment Co LP	A	11/15/07	3	17	0
Tuscan Village	Eaton Rd / Burnap Ave	Shuster	A	07/17/08	19	155	0
Sierra Gardens Townhouses	Sierra SunriseTerr / Idyllwild Cir	Sierra Gardens LLC	A	11/04/08	6.5	72	0
The Estates	1982 Hooker Oak Ave	Chico Lifestyle Inc	A	01/15/15	2.8	9	0
Hampton Court	2875 Marigold Ave	Marigold Investors	A	06/04/15	5.0	19	0
Westside Place	Nord Ave / Purcell Ln	Westside Stories Investments LLC	R	07/20/04	21	168	39
Belvedere Heights	E 20th St / Potter Rd	Ridgecrest Property Group LLC	R	10/21/04	61	192	90
Siena @ Canyon Oaks	Canyon Oaks, Parcels 4 & 5	Galli Designs Inc	R	12/14/04	40	64	46
Lee Estates	Chico Canyon Rd	Lee Family Trust	R	03/02/06	3.3	7	5
Shastan @ Glenwood	Glenwood Ave / Wisteria Ln	Shastan Homes Inc	R	03/02/06	15	58	48
Creekside Landing	W Eaton Rd / Rogue River Dr	Discovery Builders Inc	R	06/01/06	97	350	224
Innsbrook Subdivision	Innsbrook Way	Bill Webb Construction Inc	R	12/21/06	25	107	74
Wildwood Estates	Eaton Rd / Cactus Ave	Guillon Inc	R	12/21/06	32	175	57
Mountain Vista	Floral Ave / Eaton Rd	Greenline Preservation Partnership	R	06/12/07	90	211	7
Sycamore Glen	Eaton Rd / Mariposa Ave	AP Associates	R	06/12/07	84	178	115
Harmony Park Circle	3166 Cactus Ave	Davenport	R	11/15/07	4	18	0

**Total Units:**

Approved		706
Recorded		1,528
	sub total	2,234
	C/O's	-705
	net total	1,529
Oak Valley and Meriam Park		3,493
<b>Total Units</b>		<b>5,022</b>