



DATE: August 27, 2018

TO: PLANNING COMMISSION

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RE: General Plan Annual Review: Land Absorption Study, Sustainability Indicators Report, and Title 19 Amendments

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## SUMMARY

The City's General Plan directs that an annual report be prepared on the status of the General Plan and progress on its implementation. In addition, the General Plan directs development of a Sustainability Indicators Report to provide a more comprehensive overview of the General Plan's performance. In 2017, the City Council and Planning Commission considered a more robust Five-Year General Plan Review, which also included an evaluation of development trends, current land supply (projected vs. actual), market conditions, and the ability of available land to meet future development needs.

The Five-Year Review concluded that there is an adequate supply of vacant land to meet the community's needs through the Plan's 2030 planning horizon. Council directed staff to prepare a land absorption analysis to gain greater insight into residential and commercial land use demand and supply, issues affecting affordability, and impediments to opening up land to accommodate growth. The City retained BAE Urban Economics to assist in the preparation of a Land Absorption Study (**Attachment A**). The Land Absorption Study was previously provided to the Commission, and is also available on the City's website at <http://chico.ca.us/>

Consistent with past practice, staff is using the annual General Plan check-in as an opportunity to bring forward city-sponsored amendments to the City's Land Use Regulations (Title 19 of the Municipal Code) to gain efficiencies in implementation of the Code.

### Recommendation:

The Community Development Director recommends that the Planning Commission:

- 1) Consider the Land Absorption Study (**Attachment A**) and the Sustainability Indicators Report (**Attachment B**), direct any questions to staff, and provide comments. The reports, and Commission comments, will be forwarded to City Council for its consideration;
- 2) Hold a public hearing regarding the Land Absorption Study, Sustainability Indicators Report, and the proposed amendments to Title 19 of the Chico Municipal Code;
- 3) Adopt Resolution No. 18-18 recommending City Council adoption of an ordinance to amend Title 19 of the Chico Municipal Code as set forth therein (**Attachment C**).

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-18 recommending City Council adoption of amendments to Title 19 of the Chico Municipal Code as set forth therein.

**LAND ABSORPTION STUDY**

Background and Scope

The Land Absorption Study was prepared by BAE Urban Economics with input from City staff and local real estate and development experts. The Study presents the estimated potential demand for, and supply of, developable land within the City of Chico through 2035. The Executive Summary (**Attachment A, pgs. v–viii**) provides an overview of the Study’s methodology and conclusions, however, a full review of the Study is recommended.

BAE reviewed available population projection data and developed a set of low- and high-growth projections that bracket the range of population, household, and employment growth expected in Chico through 2035. Using simplified assumptions regarding the split of single-family and multifamily housing, square footage of commercial development per employee, and average vacancy, the Study projects the total estimated land use demand that could be supported by anticipated future growth.

The Study then breaks down the City’s available land supply into four categories: 1) the existing proposed and approved development pipeline, 2) an inventory of vacant developable land, 3) the five Special Planning Areas (SPAs), and 4) the 14 Opportunity Sites (redevelopment and underdeveloped areas). The land use demand projections are then compared to the estimated buildout potential of available land and contextualized and summarized. Ultimately, the Study concludes that there is an adequate supply of land to meet both residential and non-residential demand through 2035, but there are numerous caveats associated with this conclusion, as well as important discussions regarding the complex demographic and economic trends that effect demand for new development in Chico.

The Study ends with a series of recommendations (**Attachment A, pgs. 52-53**) intended to help balance the supply and demand of developable land with various community and economic development objectives, recognizing common impediments and limitations like environmental constraints, infrastructure availability, and financial feasibility.

Moving Forward

The consultant will be available at the meeting to discuss the Study and respond to any questions. Staff is looking for the Planning Commission to provide comments on the report, as well as share any recommendations for Council’s consideration. When the Land Absorption Study is considered by Council, staff will be asking the same of Council, and then plan to return to Council at a later date with more formalized recommendations for future work programs.

## **SUSTAINABILITY INDICATORS REPORT**

### Background

The General Plan calls for development of indicators to gauge progress in advancing its sustainability-related policies and goals. To meet this requirement, a Sustainability Indicators Report is prepared and reviewed annually providing a comprehensive overview of the General Plan's performance.

Indicators serve as a proxy, or representation, of the status of a larger issue area. They are not intended to be "precise" measurements. The goal is to look at the change in an indicator measurement over time, and to consider that trend in conjunction with other City and community activities to make a determination on City progress on an issue.

The indicators included in the report were originally shared with the Commission and Council in 2012. The indicators in the report were selected because they are understandable, measurable, and valuable for generating community dialogue.

### Format

The report has a simple format. It is divided into three elements: Natural Systems and Agriculture, Built Environment, and Socioeconomics. Each element is further refined into issues, such as air quality, circulation, and public safety. Each issue is addressed on a single page where the following information is provided:

- Goals
- Background
- Indicator(s)
- Graph or figure measuring the indicator
- Qualitative highlights of City and community activities relevant to the issue over the past year
- Trend analysis
- A rating (Clear Progress, Moderate Performance, or Improvement Area) highlighting progress in addressing the issue
- Web links and other resources

### Conclusions

For 2017, four indicators show clear progress, seven show moderate performance, and two show need for improvement.

## **TITLE 19 AMENDMENTS**

A number of amendments to Title 19 of the Chico Municipal Code (Land Use and Development Regulations) are recommended to implement Housing Element Actions,

create consistency with policy direction in the General Plan, resolve minor inconsistencies in the Code, formalize interpretations made by the Community Development Director, clarify terms and definitions, maintain consistency with State law and local agency policy updates, and address direction by Council to gain efficiencies in implementation of the Code as called for by the General Plan's Economic Development Goals and Policies. The proposed amendments are catalogued as an attachment to the Planning Commission resolution recommending Council adoption of an ordinance to amend Title 19 (see **Attachment C - Exhibit I**).

The proposed changes are meaningful and build upon a multi-phased Code amendment process that has taken place over the past 10 years. In almost all cases, past Code amendments have resulted in streamlined processes, greater flexibility in Code implementation, reduction of unnecessary oversight, and the allowance of uses where they were previously restricted or prohibited. A summary of the recommended changes are listed below with a brief explanation provided for each category:

#### Definitions (CMC 19.04)

- Added or modified definitions for various terms used in the Code to improve clarity for users.
- Added a definition for a new staff-level review process "Administrative Use Permit".
- Consolidated retail sales of art, antiques, collectables and gifts with the land use definition for second-hand stores.
- Deleted definition for "Dwelling group".
- Added separate definition for "Drug stores and pharmacies" and removed them from the definition for retail stores.
- Added definitions for "Grocery Stores", "Government Facilities", "Interpretative Centers", "Libraries and Museums", "Nature Preserves" and "RV Parks".

#### Nonconforming Structures, Uses and Parcels (CMC 19.08)

- Revised definitions and regulations to provide clarity between nonconforming structures and nonconforming uses.
- Changes made to language to incentivize adaptive reuse of nonconforming structures rather than demolition and new construction.
- Clarified that additions to single-family residences are not considered an intensification of the use.
- Permitted changes to a nonconforming structure through the administrative use permit process (CMC 19.25), and changes to a nonconforming use through the use permit process (CMC 19.24).

#### Home Occupation Permits (CMC 19.20)

- Added subsection 'N' to Section 19.20.020, Operating Standards, to clarify restrictions on parking and public display of vehicles associated with the home occupation use.

#### Administrative Use Permits (CMC 19.25)

Developed a new chapter creating an administrative use permit criteria to reduce the level

of review authority required for minor exceptions. Examples include:

- Reduction of off-street parking and loading spaces
- Accessory dwelling units having an area greater than typically allowed
- Nonconforming uses and structures
- Temporary uses
- Four (4) foot tall fencing in front yards
- Accessory structures that exceed the height limit of the underlying zoning district
- Large family day care homes and home occupations that do not meet typical operating standards

Changed level of review from “Use Permit” to “Administrative Use Permit” within the following sections:

- Administrative Use Permit category added to review authority Table 2-1 (19.12.020)
- 19.14.010 (Permit Revocation - Purpose)
- 19.20.070 (Home Occupation Permits – Home occupations not meeting operating standards)
- 19.22.030 (Temporary Uses – Temporary uses subject to administrative use permit)
- 19.60.060 (General Property Development and Use Standards - Fencing and screening)
- 19.70.050 (Parking and Loading Standards – Reduction of off-street parking)
- 19.70.060 (Parking and Loading Standards – Design and development standards for off-street parking)
- 19.76.060 (Standards for Specific Land Uses - Large family day care homes)
- 19.76.130 (Standards for Specific Land Uses – Accessory dwelling units)

Commercial/office zone land uses and permit requirements (CMC 19.44.020)

- Recreational land uses:
  - Deleted “bowling alleys” as it was added to the definition for indoor entertainment centers
- Residential land uses:
  - Allowed “Residential care homes, 6 or fewer clients” in the OC, CC, and CS zones with use permit approval
    - Allowed “Single-room occupancy housing” in the CN, CC, CS and CR zones to expand opportunities to convert old hotel and motel properties into SRO housing. This change allows for an adaptive reuse of land that results in little to no disturbance to the site or surrounding uses and implements General Plan goals and policies.
  - Allowed “Transitional and supportive housing” in all zones where multi-family housing is permitted, per State Housing law.
- Retail Trade land uses:
  - Deleted “art, antiques, collectibles, gifts” as it was added to the definition for retail stores
  - Deleted “second hand stores” as it was added to the definition for retail stores
- Transportation & Communication land uses:
  - Deleted “truck stops”

Special Purpose zone land uses and permit requirements (CMC 19.50.020)

- Allowed “Public safety and utility facilities” in the OS1 zoning district subject to use permit authorization. This change would allow a public safety or utility facility on city-owned open space subject to a conditional use permit.

Airport Overflight (-AO) overlay zones (CMC 19.52.030)

- Changes made to Table 4-14 to be consistent with the Airport Land Use Commission’s (ALUC) updated plan.

Fencing and screening (CMC 19.60.060)

- Height of fencing in front yards may be increased to 4 feet with approval of an administrative use permit, or up to 6 feet with approval of a use permit.
- Height of fencing in rear yards may be increased to 8 feet with approval of an administrative use permit.
- Interior side yard fencing may be increased to 8 feet with approval of a use permit.

Affordable Housing Incentives / Residential Density Bonuses (CMC 19.62)

- Changes made per California State mandate. Updated language regarding affordable housing to be consistent with State standards and regulations.

Parking and Loading Standards (CMC 19.70)

- Reduced level of review for an off-street parking reduction from use permit approval to administrative use permit approval.

Standards for Specific Land Uses (CMC 19.76)

- Language and formatting changes to 19.76.020 and Table 5-9 regarding attached and detached accessory structures, breezeways, garages, accessory dwelling units, workshops, studios, greenhouses and recreation rooms.

Parking and Loading Standards (CMC 19.70)

- Modified CMC 19.70.060, “Design and development standards for off-street parking” to allow for off-street parking through the issuance of an administrative use permit in compliance with CMC 19.25 (Administrative Use Permits).

Wireless Telecommunications Facilities (CMC 19.78)

- Changes made per California State mandate. Updated language regarding wireless telecommunications facilities to be consistent with State standards and regulations.

Applicability of other divisions of Title 19 (CMC 19.80.030)

- Eliminated the exception referencing Fraternities and Sororities and Planned Development (PD) provisions. By allowing access to PD provisions of the Code, there is added flexibility for project design.

## **GENERAL PLAN CONSISTENCY**

The proposed Title 19 amendments are consistent with the General Plan's policy framework to simplify and streamline the permitting process and identify opportunities for greater regulatory efficiency.

## **ENVIRONMENTAL REVIEW**

Land Absorption Study and Sustainability Indicators Report: Pursuant to Section 21065 of the California Environmental Quality Act (CEQA), the Land Absorption Study and Sustainability Indicators Report do not constitute a "project" requiring environmental review as they do not result in a physical change in the environment.

Title 19 Amendments: The proposed Title 19 amendments will implement Housing Element Actions, create consistency with policy direction in the General Plan, resolve minor inconsistencies in the Code, formalize interpretations made by the Community Development Director, clarify terms and definitions, maintain consistency with State law and local agency policy updates, and address direction provided by Council to identify refinements that will improve efficiency in implementation of the Code.

The amendments do not propose any construction, demolition, or other activity that has the potential to negatively impact the environment. The amendments would not result in an increase in development beyond that which was analyzed in the Final Environmental Impact Report (EIR) prepared and certified for the Chico 2030 General Plan update (State Clearinghouse #2008122038). In accordance with CEQA Guidelines Section 15162, the proposed amendments are within the scope of the EIR that was certified for the General Plan.

## **FINDINGS: TITLE 19 AMENDMENTS**

Pursuant to Chico Municipal Code Section 19.060.050.A, amendments to the Municipal Code may be approved only if all the following findings are made:

*A. The proposed Zoning Code amendments are internally consistent with the General Plan.*

The proposed Title 19 amendments are consistent with the General Plan's policy framework as referenced in this report.

*B. The proposed amendments are consistent with the other provisions of the City's Land Use and Development Regulations, Subdivision Regulations, and Design Criteria and Improvement Standards, and are compatible with the uses authorized in, and the regulations prescribed for, the applicable zoning districts for which the revisions are proposed.*

The proposed Title 19 amendments are internally consistent with all provisions of the City's standards and regulations.

## **PUBLIC CONTACT**

A display ad for the September 6, 2018 Planning Commission meeting to consider the Land Absorption Study, Sustainability Indicators Report, and Title 19 Amendments was published in the August 25, 2018 *Chico Enterprise Record* and the August 23, 2018 *Chico News & Review*.

## **DISTRIBUTION**

PC Distribution  
City Council (via email)  
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External (via email)  
Katie Simmons, Chico Chamber  
Valley Contractor's Exchange  
Real Estate/Developer Distribution  
DCBA  
Butte Environmental Council

## **ATTACHMENTS**

- A. Chico Land Absorption Study
- B. Sustainability Indicators Report
- C. Resolution recommending Council adoption of an ordinance to amend Title 19  
Exhibit I – Proposed Title 19 Amendments



bae urban economics

City of Chico  
Land Absorption Study  
July 2018

# bae urban economics

July 24, 2018

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Dear Brendan:

We are pleased to present the final Land Absorption Study for the City of Chico. As always, it has been a pleasure working with City staff and local stakeholders on this important project. We hope the results of this research will be valuable to the City and its citizens as you plan for the future land use needs of this vibrant and ever changing community.

Sincerely,



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**Attachment A**

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## **Interview Participants and Stakeholders**

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# EXECUTIVE SUMMARY

This study presents the estimated potential demand for, and supply of, developable land within the City of Chico through 2035.

## *Land Use Demand Projections*

For this project, BAE reviewed the available projections data from the Butte County Association of Governments (BCAG), the California Department of Finance (DOF), Department of Transportation (Caltrans), and Employment Development Department (EDD). Based on this review, BAE developed a set of low- and high-growth projections that bracket the range of population, household, and employment growth expected in Chico through 2035. Using simplified assumptions regarding the split of single-family and multifamily housing, square footage of non-commercial development per employee, and average vacancy, BAE projects the total estimated land use demand that could be supported by anticipated future growth. This includes roughly between 7,300 and 12,000 housing units and 2.8 to 5.7 million square feet of non-residential development.

## *Land Supply Inventory*

The anticipated land supply in Chico consists of four main components, including the existing proposed and approved development pipeline, an inventory of vacant developable land, the five Special Planning Areas (SPAs), and the 14 Opportunity Sites.

## Proposed and Approved Projects

The City of Chico already features a significant pipeline of proposed and approved development. If developed as currently planned, this includes 3,249 single-family homes and 2,013 multifamily housing units. Based on a comparison with the demand estimates noted above, the existing pipeline goes a long way towards accommodating anticipated growth. The non-residential development pipeline includes roughly 1.6 million square feet of planned space, which is considerably less than would be needed to meet the anticipated long-term demand.

## Vacant Land Inventory

In addition to the planned projects pipeline, there is an inventory of nearly 480 parcels covering almost 1,400 acres of vacant developable land located within the Chico Sphere of Influence, excluding the SPAs. The inventory is weighted toward residentially zoned land, which accounts for almost 60 percent of the inventory. The next largest concentration of vacant land is in the office and industrial categories, which account for 14 percent of the total inventory. Using density and intensity assumptions based on those used for the 2030 General Plan Update, BAE estimates that this land could likely buildout with a total of around 4,100 residential units and up to 14.7 million square feet of non-residential space. Compared to the

projected demand, after accounting for development that is already proposed, the vacant inventory should be more than sufficient to accommodate projected growth through 2035.

There are significant caveats regarding the vacant land inventory, including the fact that not all sites have ready access to necessary infrastructure, there are environmental constraints that may reduce development potential, and a significant portion of the identified land is located outside of the City limits and would require annexation before development can proceed at the targeted intensities. If currently unincorporated sites develop under the County's jurisdiction, this will likely occur at relatively lower densities that would reduce development capacities.

### Special Planning Areas

The five SPAs provide an additional long-term reserve capacity that will generally not be needed to absorb demand through 2035, with two key exceptions. The City anticipates receiving a development proposal for the Doe Mill/Honey Run SPA, which could build out over the next 10+ years. The Bell Muir area is also developing in a decentralized fashion under County jurisdiction. As outlined in the SPA conceptual land use plans found in the General Plan for these areas, the remaining SPAs include additional capacity sufficient to absorb nearly 6,700 housing units and 3.2 million square feet of non-residential development. It is also worth noting that Barber Yard is the only SPA currently located within the existing City boundary (and is also less than a mile from Downtown Chico), which makes it an important mid-term development opportunity.

### Opportunity Sites

In addition to the City's inventory of vacant sites, there are quite a few properties throughout the community that represent opportunities for redevelopment. To better understand the redevelopment potential of the Opportunity Sites, BAE conducted a limited analysis using improvement to land value (I/L) ratios. I/L ratios essentially compare the assessed value of any built improvements to the assessed value of the land on a given parcel. Generally, if the improvement value exceeds the land value, the site is considered fairly intensively utilized, though the exact threshold that denotes full utilization varies widely. Based on a review of the redevelopment potential of parcels located within the City's 14 identified Opportunity Sites at a variety of I/L thresholds, as well as numerous successful redevelopment projects over the past 5+ years, BAE concludes that there is significant potential for redevelopment on previously developed sites along key corridors. Due to current market conditions, the use most likely to support redevelopment is student-oriented multifamily on corridors near Chico State. While there is significant demand for this use, the City may want to consider ways to encourage more diversity among corridor redevelopment projects, such that some may include more non-residential uses, such as community serving retail and office.

### ***Anticipated Land Use Demand***

Demand for new development in Chico is driven by complex demographic and economic trends. Demographic characteristics in Chico are strongly influenced by large student and



retiree populations, as well as the needs of workforce households. While residential development in Chico has historically focused on single-family housing targeted toward workforce households and the retirement community, increases in workforce wages and associated household incomes have not kept pace with the cost to develop new housing in Chico. Therefore, the contemporary single-family housing market appears dominated by the demands of the retirement community. Concurrently, the demand for housing has increased, while affordability has decreased, pushing more households into the rental housing market. This has driven a broad resurgence in the multifamily housing market segment, which is also coupled with a change in the way multifamily developers are serving the needs of students.

Over the last decade, multifamily housing developers have learned that students find value in the ability to rent individual beds or bedrooms under separate lease agreements, rather than signing onto a lease with multiple roommates. This provides greater flexibility to the students. The properties now being developed using this leasing structure and high-quality amenities (i.e., have amenities beyond on-site laundry, etc., such as study rooms, onsite cafes, luxury pool complexes, etc.) typically charge a significant premium over rental complexes that use a more conventional approach (i.e., apartments leased by the unit, limited amenities, etc.). This premium allows developers to pay more for land and, in many cases, makes it affordable to demolish existing structures. In the current market, this is increasing the price of land for multifamily housing in proximity to Chico State, but may also be influencing, at least temporarily, the pricing expectations of land owners elsewhere in the city. However, if new student oriented multifamily development continues apace and is sufficient to meet demand, it may free up other housing currently occupied by students for workforce occupancy. Nonetheless, the City may want to look for opportunities to ensure adequate land for workforce housing development and to remove other disincentives (e.g., adjusting the fee schedule).

Chico area real estate brokers and developers also indicate that rising land costs, combined with relatively low rents, increasing construction costs for commercial and industrial development, and a track record of relatively slow absorption, serves to discourage speculative development of commercial (particularly office) and industrial space. Stakeholders indicate that this lack of available inventory has contributed to the relocation of some businesses and startup companies. While many of these businesses would like to stay in Chico, and at least some could afford to pay rents sufficient to support new development, they cannot wait long enough to allow a build-to-suit approach. The pipeline of actively expanding businesses is also thought to be too small and inconsistent for developers to feel comfortable taking on the risk associated with speculative development. While this dynamic is relatively common in smaller, more isolated, real estate markets, it may be having an impact on the City's economic development potential.

### ***Recommended Policy Updates***

Demand for new development in Chico is driven by complex demographic and economic trends. A City's role in accommodating growth is generally to identify an adequate supply of appropriately zoned land, provide infrastructure and services, and create an environment where development can proceed expeditiously. It is then left to the private sector, where development is driven by market conditions and willing landowners. Based on the analysis summarized above, BAE proposes that the City consider the following recommendations (the full recommended policy updates are found on page 52 of this report). These are primarily intended to help the City balance market forces with the need to ensure an adequate supply of land for a variety of land uses throughout the City. These recommendations are not intended to benefit any one type of development type over another, but rather to encourage a healthy land use market that meets the land use needs of all the community.

- Monitor the land use mix in key areas and, if necessary, require conditional approval for secondary uses allowed in zoning districts to avoid pricing out the primary intended uses, or make changes to the mixed-use zoning districts that reduces some flexibility in the use types, where appropriate.
- Prioritize infrastructure improvements that facilitate development within the existing City limits.
- Engage the community in a process to develop solutions to known community concerns that hinder redevelopment of Barber Yard. Identification of solutions will encourage engagement by the property owner and development community.
- Update the fee structure and planning processes to remove disincentives for building smaller residential units and other desirable land uses.
- Consider removing the master planning requirements for some SPAs that don't stand to benefit from the process.

# INTRODUCTION

This study presents the estimated potential supply of, and demand for, developable land within the City of Chico through 2035. The analysis begins with a review of current real estate market conditions, including both single-family and multifamily residential uses, as well as retail, office, and industrial uses. This assessment is intended to put the population and employment driven land use demand projections (discussed later) into context. Next is a review of the City's existing vacant land inventory, based on current Assessor's parcel information. The likely buildout potential of the existing vacant land inventory is estimated using assumptions that are comparable to those used for the last General Plan update. A set of population, household, and employment projections then form the basis for projecting future land use demand through 2035. The land use demand projections are then compared to the estimated buildout potential of the existing vacant land inventory, assuming that the existing pipeline of proposed and approved development projects, which are excluded from the vacant land inventory, will absorb a portion of anticipated demand. The study concludes with a series of recommendations intended to help the community balance the supply and demand of developable land with various community and economic development objectives, recognizing common impediments and limitations, like environmental constraints, infrastructure availability, and financial feasibility.

# EXISTING CONDITIONS AND MARKET ASSESSMENT

The following section summarizes the demographic and economic characteristics and trends in Chico, as well as current real estate market conditions. The analysis is based on data from the 2010 decennial Census (2010 Census) and the 2016 1-Year American Community Survey (2016 ACS), as well as the California Department of Finance (DOF) and Employment Development Department (EDD). Information on current real estate market conditions is from CoStar Group, with additional analysis made possible through interviews with local developers and real estate professionals. For comparison purposes, this section presents data for three different Census-based geographies, including the incorporated City of Chico, the Chico Urbanized Area,<sup>1</sup> and Butte County. For additional information on these geographies, please refer to Figure 1.

## Demographic and Economic Trends

This section of the report provides an overview of local demographic and economic trends, to serve as context for the discussion of real estate market conditions.

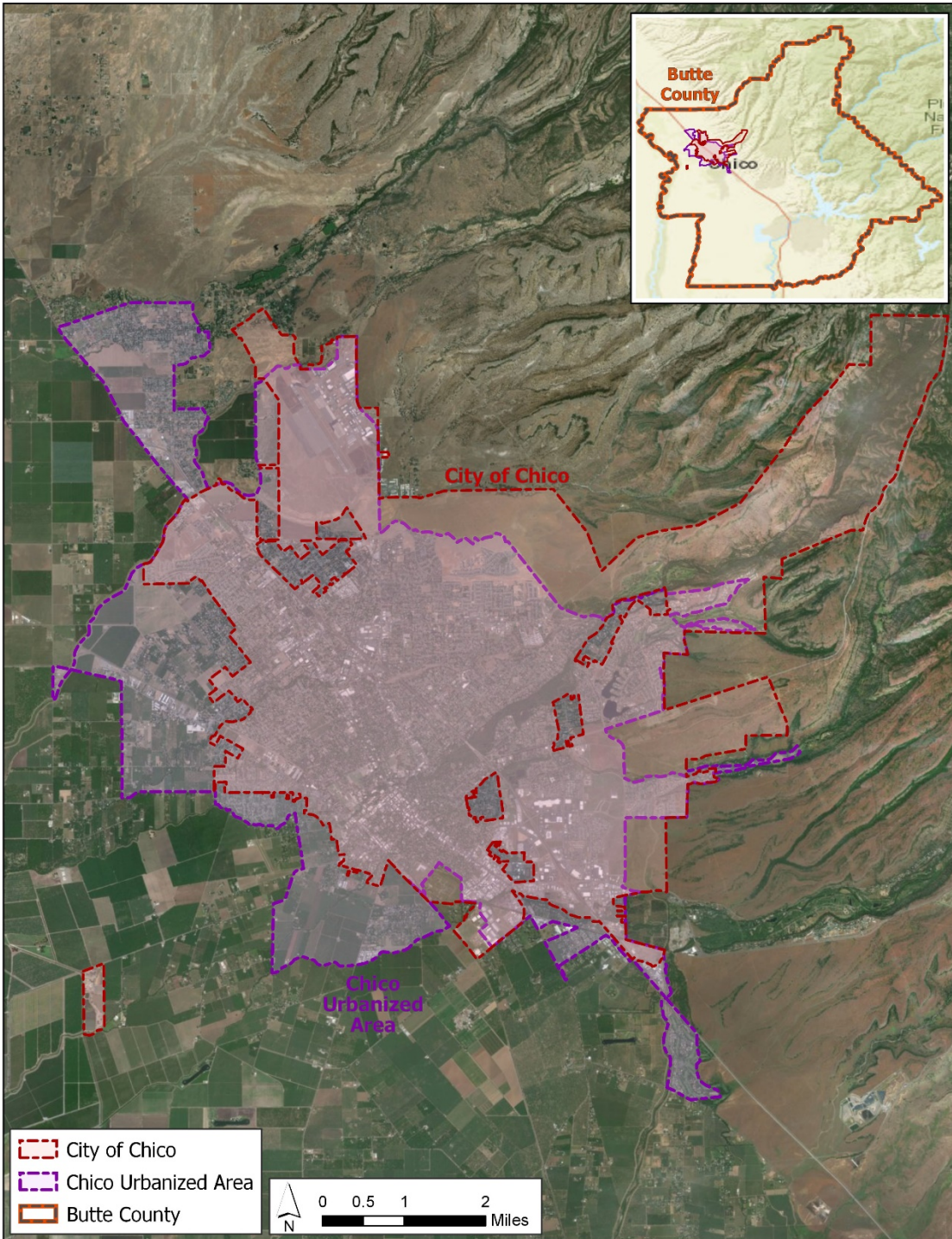
### Population and Household Trends

The City of Chico is Butte County's primary urban center. As of 2016, Chico represented roughly 40 percent of the total countywide population. The Chico Urbanized Area, which includes the City of Chico, as well as all unincorporated islands and urbanized areas adjacent to the City, represents roughly 46 percent of the total countywide population. As seen in Table 1, approximately 91,500 individuals live in the City of Chico, with an additional 13,900 people living in the urbanized area outside the City limits. Since 2010, the City of Chico added roughly 5,360 new residents, while the Urbanized Area added roughly 7,250 new residents. This translates to annual average growth of 1.0 and 1.2 percent per year, respectively. Over the same period, Butte County added roughly 6,860 new residents, which equals an annual growth rate of 0.5 percent. This indicates that both the City of Chico and the Chico Urbanized Area grew more rapidly than the County as a whole, strengthening the City's role as a primary residential and commercial center within the County. While both the City of Chico and the Urbanized Area added new residents between 2010 and 2016, both areas saw relatively little growth in the number of households.

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<sup>1</sup> As defined by the U.S. Census Bureau, "urban areas" represent densely developed territory encompassing residential, commercial, and other non-residential land uses. Urbanized Areas may include both incorporated and unincorporated territory but must contain 50,000 or more people. The Chico Urbanized Area includes the incorporated City of Chico, as well as unincorporated territory adjacent to the incorporated City limit. Note, however, that the urbanized area excludes some portions of the incorporated City. They include undeveloped and unpopulated areas to the east of the existing City limits, such as Bidwell Park.

**Figure 1: Study Area Geographies**



Sources: U.S. Census Bureau, Tiger Files; City of Chico; Esri; BAE, 2018.

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**Table 1: Population and Households, 2010 and 2016**

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<b>Population</b>	<b>2010</b>	<b>2016</b>	<b>Avg. Annual Change 2010-2016</b>
Chico, City	86,187	91,545	1.0%
Chico, Urbanized Area	98,176	105,429	1.2%
Butte County	220,000	226,864	0.5%

<b>Group Quarters Population</b>	<b>2010</b>	<b>2016</b>	<b>Avg. Annual Change 2010-2016</b>
Chico, City	3,178	3,557	1.9%
Chico, Urbanized Area	3,189	3,574	1.9%
Butte County	4,942	6,780	5.4%

<b>Households</b>	<b>2010</b>	<b>2016</b>	<b>Avg. Annual Change 2010-2016</b>
Chico, City	34,805	34,985	0.1%
Chico, Urbanized Area	39,559	39,746	0.1%
Butte County	87,618	85,531	-0.4%

<b>Average Household Size</b>	<b>2010</b>	<b>2016</b>
Chico, City	2.38	2.52
Chico, Urbanized Area	2.40	2.57
Butte County	2.45	2.59

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Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Tables: P1, P27, P42; U.S. Census Bureau, 2016 American Community Survey 1-Year Sample, Tables: B01003, S1101, B26001; BAE, 2018.

In most communities, a significant increase in the size of the resident population that is not offset by a matching increase in the number of households signals an increase in the average household size and often an increase in the number of families that live in the community. However, in communities like Chico that host major universities, it is important to confirm whether the discrepancy is due to an increase in the group quarters population (i.e., student population).<sup>2</sup> According to official records, California State University, Chico (CSUC) maintained enrollment of roughly 15,000 full-time equivalent students from 2006 to 2010, with some relatively small annual fluctuations. Between the 2010-2011 and 2015-2016 academic years, enrollment grew by 1,433 students, which equals approximately 25 percent of the City's total estimated population growth since 2010. However, the Census indicates that the City's group quarters population hardly changed during this period. Thus, the change in student enrollment is largely captured within the City's household population and the

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<sup>2</sup> The U.S. Census Bureau defines the Group Quarters Population to include all people not living in housing units (i.e., single-family homes, apartments, mobile homes, rented rooms, etc.). The group quarters population includes persons living in institutional settings, such as correctional facilities, nursing homes, or mental hospitals, as well as non-institutional settings, such as college dormitories, military barracks, group homes, missions, or shelters.

change in average household size from 2.38 to 2.52 is likely real.<sup>3</sup> Information on the number of related family households living in Chico indicates that most new households in Chico contain unrelated individuals, likely including a large number of students, rather than families.

**Table 2: Households by Type, 2010 and 2016**

Household Type	2010					
	City of Chico		Chico, Urbanized Area		Butte County	
	Number	Percent	Number	Percent	Number	Percent
Family Household	17,449	50.1%	20,657	52.2%	52,529	60.0%
Non-Family Household	17,356	49.9%	18,902	47.8%	35,089	40.0%
<b>Total</b>	<b>34,805</b>	<b>100%</b>	<b>39,559</b>	<b>100%</b>	<b>87,618</b>	<b>100%</b>

Household Type	2016					
	City of Chico		Chico, Urbanized Area		Butte County	
	Number	Percent	Number	Percent	Number	Percent
Family Household	17,140	49.0%	20,900	52.6%	50,528	59.1%
Non-Family Household	17,845	51.0%	18,846	47.4%	35,003	40.9%
<b>Total</b>	<b>34,985</b>	<b>100%</b>	<b>39,746</b>	<b>100%</b>	<b>85,531</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Table P18; U.S. Census Bureau, 2016, American Community Survey 1-Year Sample, Table S1101; BAE, 2018.

### Age Characteristics

Chico area residents, including those who live in the City and the Urbanized Area, are generally younger relative to Butte County as a whole. This is due, at least in part, to the presence of CSUC. As seen in Table 3, the median age for residents in the City of Chico and the Chico Urbanized Area is approximately 30 years. This is notably younger than the median age of Butte County as a whole, which stands at 38 years.

Within the Chico Urbanized Area, children under the age of 18 account for roughly 20 percent of the population, mirroring the countywide proportion. However, residents between 18 and 24 years of age account for 21 percent of the Chico Urbanized Area population, which is well above the countywide share of 15 percent. All three areas feature similar shares of residents in the 25 to 64 age groups. However, while the Chico area has an above average concentration of college age residents, Butte County as a whole has a significantly higher share of residents aged 65 years and over.

<sup>3</sup> With limited on-campus housing options at CSUC, new enrollments do not necessarily equal an increase in the group quarters population. If new students are housed off-campus, or if they take the place of a student in on-campus housing who has moved off-campus, the increase in student enrollment translates into an increase in the household population for statistical purposes.

**Table 3: Age Distribution, 2010 and 2016**

<b>Chico, City</b>	<b>2010</b>		<b>2016</b>		<b>Avg. Annual Change 2010-2016</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
Under 18	16,771	19.5%	17,999	19.7%	1.2%
18-24	20,622	23.9%	20,596	22.5%	0.0%
25-34	13,137	15.2%	12,962	14.2%	-0.2%
35-44	9,223	10.7%	11,284	12.3%	3.4%
45-54	9,065	10.5%	8,617	9.4%	-0.8%
55-64	8,191	9.5%	9,205	10.1%	2.0%
65 or older	9,178	10.6%	10,882	11.9%	2.9%
<b>Total</b>	<b>86,187</b>	<b>100%</b>	<b>91,545</b>	<b>100%</b>	<b>1.0%</b>

**Median Age**    **28.6**    **30.0**

<b>Chico, Urbanized Area</b>	<b>2010</b>		<b>2016</b>		<b>Avg. Annual Change 2010-2016</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
Under 18	19,239	19.6%	21,348	20.2%	1.7%
18-24	21,935	22.3%	22,430	21.3%	0.4%
25-34	14,480	14.7%	14,865	14.1%	0.4%
35-44	10,425	10.6%	13,306	12.6%	4.2%
45-54	10,908	11.1%	10,227	9.7%	-1.1%
55-64	10,216	10.4%	10,297	9.8%	0.1%
65 or older	10,973	11.2%	12,956	12.3%	2.8%
<b>Total</b>	<b>98,176</b>	<b>100%</b>	<b>105,429</b>	<b>100%</b>	<b>1.2%</b>

**Median Age**    **29.7**    **30.2**

<b>Butte County</b>	<b>2010</b>		<b>2016</b>		<b>Avg. Annual Change 2010-2016</b>
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	
Under 18	46,168	21.0%	45,678	20.1%	-0.2%
18-24	32,250	14.7%	33,430	14.7%	0.6%
25-34	26,681	12.1%	27,079	11.9%	0.2%
35-44	23,329	10.6%	23,961	10.6%	0.4%
45-54	28,877	13.1%	26,551	11.7%	-1.4%
55-64	28,878	13.1%	29,109	12.8%	0.1%
65 or older	33,817	15.4%	41,056	18.1%	3.3%
<b>Total</b>	<b>220,000</b>	<b>100%</b>	<b>226,864</b>	<b>100%</b>	<b>0.5%</b>

**Median Age**    **37.2**    **38.1**

Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Tables: P12, P13, 2017; U.S. Census Bureau, 2016 American Community Survey 1-Year Sample, Tables: B01001, B01002; BAE, 2018.

Tenure

The Chico area, including both the City of Chico and the Urbanized Area, features a significantly higher share of renter households relative to Butte County as a whole. This generally reflects the above average prevalence of younger, lower income residents, compared to Butte County. Again, this reflects the City’s large student population. As seen in Table 4, below, approximately 57 percent of all households in the City of Chico rent their



accommodations, with a slightly lower proportion (54 percent) of renter households in the Chico Urbanized Area. By comparison, roughly 41 percent of Butte County households rent their homes, reflecting a higher rate of home ownership in the unincorporated County.

**Table 4: Households by Tenure, 2010 and 2016**

	2010		2016		Avg. Annual Change 2010-2016
	Number	Percent	Number	Percent	
<b>Chico, City</b>					
Owner-Occupied	14,878	42.7%	15,089	43.1%	0.2%
Renter-Occupied	19,927	57.3%	19,896	56.9%	0.0%
<b>Total</b>	<b>34,805</b>	<b>100%</b>	<b>34,985</b>	<b>100%</b>	<b>0.1%</b>
	2010		2016		Avg. Annual Change 2010-2016
	Number	Percent	Number	Percent	
<b>Chico, Urbanized Area</b>					
Owner-Occupied	18,156	45.9%	18,309	46.1%	0.1%
Renter-Occupied	21,403	54.1%	21,437	53.9%	0.0%
<b>Total</b>	<b>39,559</b>	<b>100%</b>	<b>39,746</b>	<b>100%</b>	<b>0.1%</b>
	2010		2016		Avg. Annual Change 2010-2016
	Number	Percent	Number	Percent	
<b>Butte County</b>					
Owner-Occupied	50,991	58.2%	50,565	59.1%	-0.1%
Renter-Occupied	36,627	41.8%	34,966	40.9%	-0.8%
<b>Total</b>	<b>87,618</b>	<b>100%</b>	<b>85,531</b>	<b>100%</b>	<b>-0.4%</b>

Sources: U.S. Census Bureau, 2010 Census, Summary File 1, Table H14, 2017; U.S. Census Bureau, 2016 American Community Survey 1-Year Sample, Table B25003, 2017; BAE, 2018.

Household Income Characteristics

Households in the City of Chico and Chico Urbanized Area generally have lower incomes relative to the Butte County as a whole; though households in all three geographies are generally lower income relative to their statewide counterparts. As seen in Table 5, the median household income in the City of Chico is roughly \$39,500 per year, with the Chico Urbanized Area presenting a modestly higher median household income of \$42,500 per year. By comparison, the Butte County median income is roughly \$45,200 per year, while the statewide median household income is approximately \$67,750 per year.

**Table 5: Household Income, 2016**

Income Category	Chico, City		Chico, Urbanized Area		Butte County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	7,971	22.8%	8,780	22.1%	13,885	16.2%
\$15,000-\$24,999	4,001	11.4%	4,473	11.3%	11,114	13.0%
\$25,000-\$34,999	4,102	11.7%	4,319	10.9%	10,100	11.8%
\$35,000-\$49,999	3,693	10.6%	4,043	10.2%	10,366	12.1%
\$50,000-\$74,999	5,411	15.5%	6,225	15.7%	13,581	15.9%
\$75,000-\$99,999	3,787	10.8%	4,261	10.7%	10,083	11.8%
\$100,000-\$149,999	2,966	8.5%	3,542	8.9%	8,729	10.2%
\$150,000-\$199,999	1,878	5.4%	2,255	5.7%	4,438	5.2%
\$200,000 or more	1,176	3.4%	1,848	4.6%	3,235	3.8%
<b>Total</b>	<b>34,985</b>	<b>100%</b>	<b>39,746</b>	<b>100%</b>	<b>85,531</b>	<b>100%</b>
<b>Median HH Income</b>	<b>\$39,488</b>		<b>\$42,537</b>		<b>\$45,177</b>	

Sources: U.S. Census Bureau, 2016 American Community Survey 1-Year Sample, Tables: B19001, B19013; BAE, 2018.

### Employment by Industry

Table 6 reports countywide employment growth between 2010 and 2016 published by the EDD. While the EDD does not publish employment or jobs estimates at the sub-county level, anecdotal evidence indicates that the City of Chico generally functions as the primary economic and business hub for Butte County. Therefore, countywide employment trends should theoretically be driven by job gains and losses within the City of Chico and its environs, with some notable exceptions, such as in the agriculture and mining industries. According to the available data, the total number of jobs in Butte County increased by roughly 2.2 percent per year between 2010 and 2016, with an annual average of 80,800 total jobs in 2016. Butte County has large concentrations of employment in Health Care and Social Assistance (22.2 percent), Public Administration (18.7 percent),<sup>4</sup> Retail Trade (13.1 percent), and Accommodation and Food Services (9.5 percent). Since 2010, the industries that experienced above average jobs growth include Construction (7.3 percent per year, 1,187 additional jobs), Manufacturing (3.0 percent per year, 689 jobs), Administrative Support, Waste Management, and Remediation Services (5.6 percent per year, 835 jobs), Health Services and Social Assistance (5.6 percent per year, 4,982 jobs), and Accommodation and Food Services (3.7 percent per year, 1,504 jobs). The largest job losses occurred in Finance and Insurance (5.6 percent per year, 1,011 jobs lost).

<sup>4</sup> The Public Administration sector includes all government employees, including those employed by CSUC.

**Table 6: Employment by Industry, 2010 and 2016**

<b>Butte County</b>	<b>2010</b>		<b>2016</b>		<b>Average Annual Change</b>
	<b>Employees</b>	<b>Percent</b>	<b>Employees</b>	<b>Percent</b>	
Agriculture, Forestry, Fishing and Hunting	2,846	4.0%	3,190	3.9%	1.9%
Mining	27	0.0%	31	0.0%	2.3%
Utilities	495	0.7%	563	0.7%	2.2%
Construction	2,244	3.2%	3,431	4.2%	7.3%
Manufacturing	3,529	5.0%	4,218	5.2%	3.0%
Wholesale Trade	1,721	2.4%	1,925	2.4%	1.9%
Retail Trade	9,389	13.2%	10,566	13.1%	2.0%
Transportation and Warehousing	1,044	1.5%	958	1.2%	-1.4%
Information	987	1.4%	966	1.2%	-0.4%
Finance and Insurance	3,194	4.5%	2,183	2.7%	-6.1%
Real Estate Rental and Leasing	1,401	2.0%	1,364	1.7%	-0.4%
Professional, Scientific, and Technical Services	2,328	3.3%	2,307	2.9%	-0.2%
Management of Companies and Enterprises	343	0.5%	355	0.4%	0.6%
Admin Support, Waste Mgmt. and Remediation Services	2,149	3.0%	2,984	3.7%	5.6%
Educational Services	391	0.5%	306	0.4%	-4.0%
Health Care and Social Assistance	12,989	18.3%	17,971	22.2%	5.6%
Arts, Entertainment, and Recreation	973	1.4%	879	1.1%	-1.7%
Accommodation and Food Services	6,134	8.6%	7,638	9.5%	3.7%
Other Services (except Public Administration)	4,911	6.9%	3,522	4.4%	-5.4%
Unclassified Establishments	117	0.2%	297	0.4%	16.8%
Public Administration	13,911	19.6%	15,147	18.7%	1.4%
<b>Total, All Industries</b>	<b>71,120</b>	<b>100%</b>	<b>80,802</b>	<b>100%</b>	<b>2.2%</b>

Sources: California Employment Development Department, Labor Market Information, Quarterly Census of Employment and Wages; BAE, 2018.

## Real Estate Market Conditions

This section profiles local market conditions for residential and non-residential real estate sectors that create demand for vacant land.

### *Residential Development Trends*

#### Units in Structure

The Chico area features a fairly diverse housing stock, with similar proportions of single-family and multifamily units. As seen in Table 7 below, roughly 51.6 percent of the housing units in the Chico Urbanized Area are single-family detached units, with another 6.6 percent being single-family attached units. The Butte County housing stock, by comparison, includes 61.3 percent single-family detached and 4.2 percent single-family attached housing units.

Approximately 27 percent of the housing units in the Chico Urbanized Area are in multifamily buildings with fewer than 20 units, while roughly ten percent are in complexes with 20 or more units. Mobile homes and other types of housing account for under five percent of the total housing stock in the Urbanized Area and 13.1 percent countywide. This reflects a higher prevalence of mobile homes in the unincorporated County, compared to the Chico area.

**Table 7: Units in Structure, 2016**

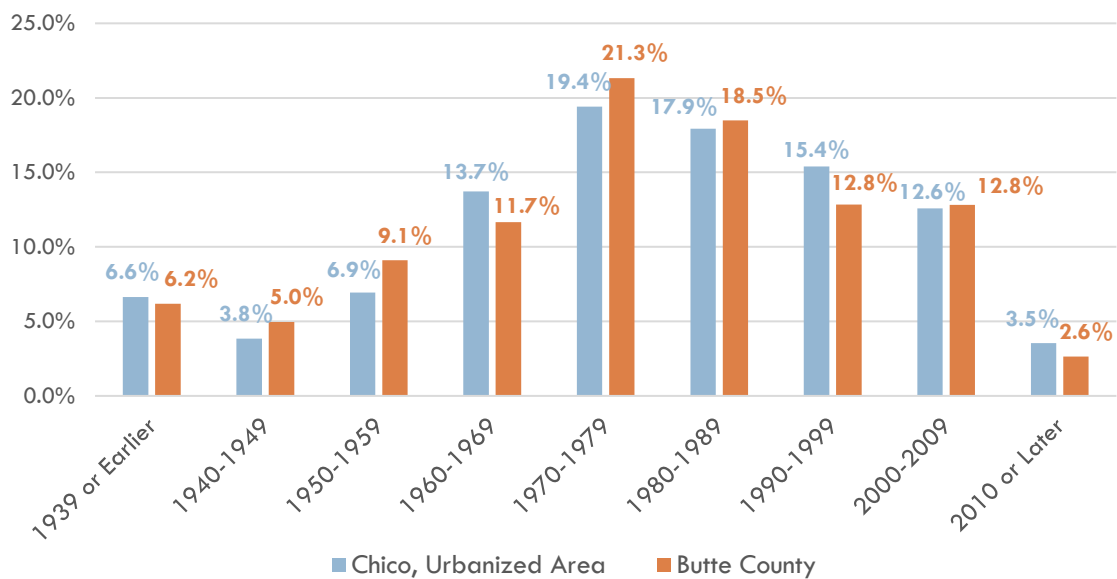
Units in Structure	City of Chico		Chico, Urbanized Area		Butte County	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	19,017	48.4%	23,062	51.6%	60,387	61.3%
Single Family Attached	2,514	6.4%	2,943	6.6%	4,152	4.2%
Multi-Family 2-4 Units	5,884	15.0%	6,278	14.0%	8,008	8.1%
Multi-Family 5-9 Units	3,895	9.9%	3,895	8.7%	4,682	4.8%
Multi-Family 10-19 Units	1,908	4.9%	1,908	4.3%	2,330	2.4%
Multi-Family 20-49 Units	1,592	4.0%	1,648	3.7%	2,314	2.4%
Multi-Family 50+ Units	2,774	7.1%	2,774	6.2%	3,683	3.7%
Mobile Homes & Other	1,733	4.4%	2,211	4.9%	12,883	13.1%
<b>Total</b>	<b>39,317</b>	<b>100%</b>	<b>44,719</b>	<b>100%</b>	<b>98,439</b>	<b>100%</b>

Sources: U.S. Census Bureau, American Community Survey 2016 1-Year Sample, Table B25024; BAE, 2018.

Year Built

The median year built for housing in the Chico area is 1980, which is similar to the countywide median of 1978. As seen in Figure 2, most of the housing in both the Chico area and Butte County more broadly was built between 1960 and 1989. Units built in the 1990s and 2000s account for a smaller but still significant portion of the existing housing stock. Development of new housing occurred more slowly since 2010, compared to historic trends, reflecting the impact of the foreclosure crisis of late 2000s and the relatively slow subsequent recovery. Housing units built since 2010 account for roughly 3.5 percent of the Chico Urbanized Area housing stock and 2.6 percent of the countywide inventory.

**Figure 2: Units by Year Built**



Sources: U.S. Census Bureau, American Community Survey 2016 1-Year Sample, Table B25034; BAE, 2018.

New Construction

According to residential building permit data provided by the City of Chico, approximately 47 percent of the new residential units developed between 2011 and 2017 were in multifamily complexes, while the remaining 53 percent were in detached single-family developments. Over this period, the City added approximately 1,384 new single-family homes, as well as 1,235 new multifamily housing units. This represents an average of approximately 198 new single-family homes and 176 multifamily housing units per year. While the data indicate a ramp-up of single-family development between 2011 and 2013, the pace of development was relatively stable between 2013 and 2017. The pace of multifamily development varied somewhat between 2011 and 2017, with steady production in the annual number of new units produced between 2014 and 2017.

**Table 8: New Housing Construction by Unit Type, 2011 to 2017**

<b>Chico, City</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>	<b>Average</b>
Single Family Detached	82	123	211	230	199	269	270	1,384	198
Single Family Attached	0	0	0	0	0	0	0	0	0
Multi-Family 2-4 Units	72	2	0	36	13	18	41	182	26
Multi-Family >=5 Units	190	44	163	65	166	159	266	1,053	150
<b>Total</b>	<b>344</b>	<b>169</b>	<b>374</b>	<b>331</b>	<b>378</b>	<b>446</b>	<b>577</b>	<b>2,619</b>	<b>374</b>

Sources: California Department of Finance, City/County Population and Housing Estimates, Form E-5, 2018; BAE, 2018.

***For-Sale Residential Overview***

Sale Price

Between June 2017 and January 2018, roughly 850 housing units were sold in the Chico Urbanized Area including new construction and re-sale of existing units. Roughly 90 percent of those units were single-family homes, with condominium sales accounting for the largest share of the remaining sales. Table 9 indicates that the median sale price for all single-family residential units was approximately \$321,000. The median unit size was roughly 1,570 square feet, with a median sale price of \$212 per square foot. In addition to single-family homes, 56 condominium units were sold in the Chico Urbanized Area during the same period. These units were much smaller than the single-family homes, with a median living area of 960 square feet. These units were also significantly more affordable, with a median sale price of \$168,500, and a median sale price of approximately \$154 per square foot. The remaining home sales reported in Table 9 include various duplex, triplex, and quadruplex buildings.

**Table 9: Housing Sale Characteristics by Type, Chico Urbanized Area, June 2017 to January 2018**

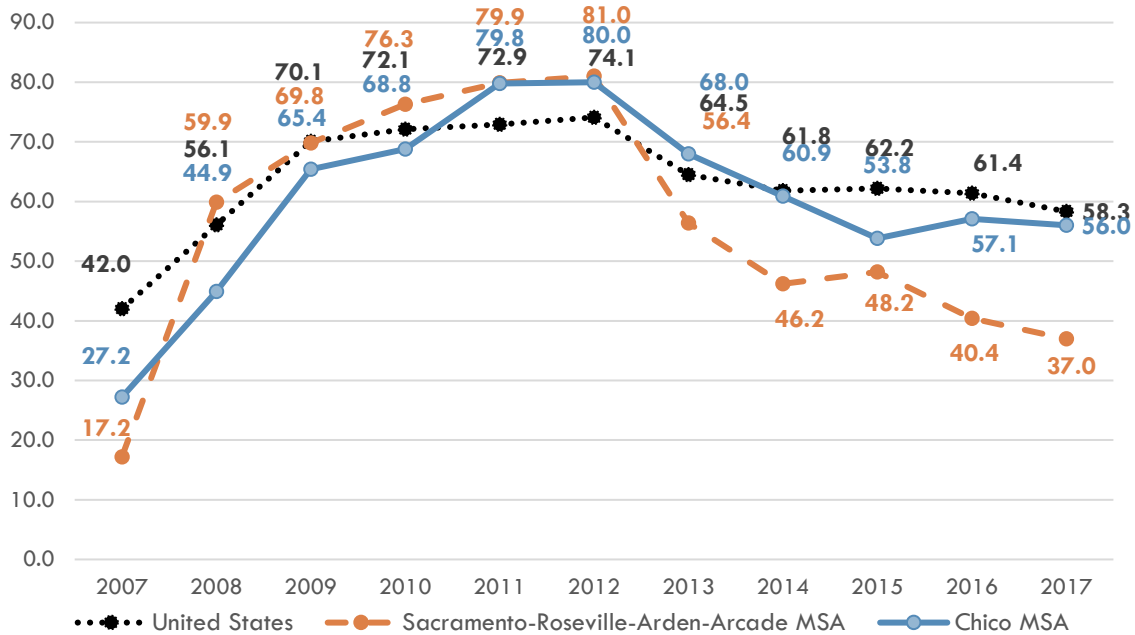
	Property Type				
	Single Family	Duplex Units	Triplex Building	Quadruplex Building	Condominium
<b>Number of Sales</b>	763	15	3	12	56
<b>Lot Area</b>					
Median Lot Area (Sq. Ft.)	7,841	9,148	8,276	9,148	871
Average Lot Area (Sq. Ft.)	12,133	11,674	7,841	10,019	1,260
<b>Living Area</b>					
Median Living Area (Sq. Ft.)	1,572	1,830	2,091	3,524	960
Average Living Area (Sq. Ft.)	1,688	1,809	2,363	3,528	1,067
<b>Sale Price</b>					
Maximum	\$1,650,000	\$420,000	\$605,000	\$675,000	\$290,000
Minimum	\$56,500	\$48,000	\$325,000	\$275,000	\$57,100
Median	\$321,000	\$280,000	\$442,000	\$434,000	\$168,500
Average	\$353,708	\$269,467	\$457,333	\$459,583	\$166,620
<b>Sale Price Per Sq. Ft.</b>					
Median Price/Sq. Ft. Living Area	\$212	\$153	\$186	\$115	\$154
Average Price/Sq. Ft. Living Area	\$216	\$162	\$204	\$115	\$157
<b>Bedrooms</b>					
Median Bedrooms	3.0	3.0	4.0	2.0	2.0
Average Bedrooms	3.1	3.4	4.0	2.9	2.2

Sources: ListSource, 2017; BAE, 2018.

### Housing Opportunity Index

Figure 3 illustrates changes in housing affordability in the Chico MSA (Butte County) over the past decade, based on the Housing Opportunity Index (HOI) published by the National Association of Home Builders. In brief, an HOI score of 10 indicates that only 10 percent of all homes sold in that year were affordable to households with incomes equal to the Area Median Income (AMI). According to this measure, housing in the Chico MSA is relatively affordable by California standards and roughly on-par with the remainder of the nation. For example, in 2017, the most recent year for which data are available, the HOI score for the Sacramento-Roseville-Arden Arcade MSA was 37, which was significantly lower than score for the Chico MSA of 56 and for the nation of 58. The figure illustrates that as recently as 2010 and 2011, all three areas had similar HOI scores. At that time, roughly 80 percent of the homes sold were affordable to a household with income at the AMI level. Since that time, the relative affordability of many other California communities, such as the nearby Sacramento-Roseville-Arden Arcade MSA, decreased dramatically, while the relative level of affordability in the for-sale housing market in Chico generally tracked the broader nationwide trend, with more than 50 percent of home sales remaining affordable to households with income equal to the local AMI.

**Figure 3: Housing Opportunity Index, 2007 to 2017**



Sources: National Association of Home Builders, Housing Opportunity Index, 2017; BAE, 2018.

**Multifamily Residential Overview**

The City of Chico accounts for a large share of the overall Butte County multifamily residential unit inventory; thus, the two geographies share similar market characteristics. As seen in Table 10, the City of Chico contains approximately 11,960 multifamily units, which account for roughly 82 percent of the total Butte County inventory. Most of these units (76 percent) are contained within one- and two-bedroom apartments, while three-bedroom units make up another 13 percent of the multifamily housing stock. Within the City of Chico, roughly 625 units were vacant in 2017, yielding a vacancy rate of 5.2 percent, which was identical to the Butte County rate. This represents a relatively healthy aggregate level of vacancy (i.e., there are a sizable number of units available for occupancy, but not so much that it puts downward pressure on rents). Data from CoStar indicate that the average asking rent is \$990 per unit, which represents an increase of roughly 3.0 percent over the previous year. At this level, the increases in residential rental rates are roughly tracking with inflation. Countywide rental rates are roughly \$50 less on average, but increased at a comparable rate.

One recent trend impacting the multifamily housing market in college towns throughout the nation is the leasing of apartment units on a per-bed basis. Known as a “bed-lease,” each occupant has their own individual lease agreement, rather than having one master lease for an apartment unit with multiple occupants signing the lease for the shared unit. This provides greater flexibility and financial security to tenants who are not at risk of being held responsible for rent for the entire unit if one roommate moves out or otherwise fails to comply with the

lease terms. In addition, bed-leased apartment projects are often highly amenitized, offering a wide variety of benefits to residents, ranging from business centers, to pools, and structured social programs. Many bed-leased properties also offer fully-furnished accommodations. As a result of these amenities, bed-leased properties often charge a premium compared to more traditional apartment properties that lease by the unit.

According to local real estate brokers and developers, the introduction of student-oriented bed-leased apartments has somewhat shifted the development landscape within the multifamily market. The significant rent premiums have made large scale redevelopment projects financially feasible, including those utilizing expensive construction methods, such as concrete podium parking. For example, The AMCAL Student Housing project on Nord Avenue includes 173 units with 625 beds on 4.62 acres. The project has two wood-framed residential buildings and a four-story concrete parking structure. The project includes a fitness center and recreation area, furnished study rooms, a student café, and “resort style” pool and landscaping. The project is expected to be complete in the summer of 2018. Another similar project includes Campus Walk by Fountain Residential Partners.

According to members of the development community interviewed for this study, the value of multifamily land in Chico has increased over the past two or three years. The most significant value increases occurred in proximity to the Chico State campus, in response to the new student oriented multifamily developments currently underway in that area. As noted earlier, the bed-lease leasing structure and premium nature of the properties allows these projects to support higher residual values when compared to more traditional multifamily housing. Nonetheless, developers working on more traditional “unit leased” properties located throughout Chico, including farther away from Chico State, also report increasing values for multifamily land, though the increase is reportedly less pronounced. This is primarily due to a number of new non-student oriented multifamily projects that are currently underway throughout Chico.

**Table 10: Multifamily Market Overview, 2016 to 2017**

<b>Multifamily Residential</b>	<b>City of Chico</b>	<b>Butte County</b>
<b>Inventory, 2017 (units)</b>	11,961	14,534
Occupied Units	11,337	13,784
Vacant Units	624	750
Vacancy Rate	5.2%	5.2%
<i>% of Butte County Inventory</i>	82.3%	
<b>Average Asking Rents, 2016-2017</b>		
Average Asking Rent, 2016	\$961	\$917
Average Asking Rent, 2017	\$990	\$944
% Change 2016 - 2017	3.0%	2.9%

Sources: CoStar; BAE, 2018



Multifamily Housing Affordability

Housing is generally considered affordable when housing costs (i.e., rent plus utilities) take up less than 30 percent of a household’s gross income. The data from the 2016 ACS indicate that approximately 68 percent of renter households within both the City of Chico and the Chico Urbanized Area pay more than 30 percent of their income for housing. The rate is only slightly lower for the county as a whole, at 66 percent. The data indicate that renter households in Butte County are somewhat more heavily burdened by overpayment, compared to the statewide average overpayment rate of 55 percent. The prevalence of overpayment among renter households decreases notably as income rises. For example, in the Chico Urbanized Area, roughly 93 percent of all renter households with incomes of less than \$35,000 per year pay more than 30 percent of their income for housing. Meanwhile, 42 percent of renter households earning between \$35,000 but less than \$75,000 per year pay more than 30 percent of income for housing, and only 1.3 percent of renter households earning \$75,000 per year or more overpay for housing.

**Table 11: Housing Cost Burden by Tenure, 2016**

<u>City of Chico</u>	<u>Owner-Households</u>		<u>Renter-Households</u>		<u>All Households</u>	
	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>
Less than 30% of Income	11,003	73.8%	6,142	31.8%	17,145	50.1%
30% or More of Income	3,915	26.2%	13,150	68.2%	17,065	49.9%
<b>Total (a)</b>	<b>14,918</b>	<b>100%</b>	<b>19,292</b>	<b>100%</b>	<b>34,210</b>	<b>100%</b>

<u>Chico, Urbanized Area</u>	<u>Owner-Households</u>		<u>Renter-Households</u>		<u>All Households</u>	
	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>
Less than 30% of Income	13,272	73.2%	6,521	31.5%	19,793	50.9%
30% or More of Income	4,866	26.8%	14,197	68.5%	19,063	49.1%
<b>Total (a)</b>	<b>18,138</b>	<b>100%</b>	<b>20,718</b>	<b>100%</b>	<b>38,856</b>	<b>100%</b>

<u>Butte County</u>	<u>Owner-Households</u>		<u>Renter-Households</u>		<u>All Households</u>	
	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>
Less than 30% of Income	37,206	74.1%	11,439	34.5%	48,645	58.3%
30% or More of Income	12,986	25.9%	21,746	65.5%	34,732	41.7%
<b>Total (a)</b>	<b>50,192</b>	<b>100%</b>	<b>33,185</b>	<b>100%</b>	<b>83,377</b>	<b>100%</b>

Note:

(a) Does not include households with zero/negative income or households with no cash rent.

Sources: U.S. Census Bureau, American Community Survey 2016 1-Year Sample, Table B25106; BAE, 2018.

***Commercial and Industrial Overview***

According to records maintained by the City of Chico, the City added approximately 567,310 square feet of new commercial and industrial space since 2011. This represents an annual average of roughly 81,000 square feet, which is equivalent to one moderately sized commercial or industrial building per year. However, from 2011 through 2013, the City averaged around 35,000 square feet of new development per year. From 2014 through 2017, the pace of development increased substantially to around 136,000 square feet per year; though the 2017 total fell back to around 54,000 square feet.

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**Table 12: Recent Commercial Construction, 2011 to 2017**

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<u>Year</u>	<u>Commercial/ Industrial Sq. Ft.</u>	<u>Construction Valuation</u>
2011	30,765	\$4,200,000
2012	40,763	\$8,000,000
2013	34,344	\$4,000,000
2014	169,512	\$13,000,000
2015	124,225	\$13,300,000
2016	113,331	\$8,900,000
2017	54,370	\$4,900,000
<b>Total</b>	<b>567,310</b>	<b>\$56,300,000</b>
<b>Average</b>	<b>81,044</b>	<b>\$8,042,857</b>

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Sources: City of Chico, 2018; BAE, 2018.

### Office

The City of Chico dominates the Butte County office market. As reported in Table 13, the current market rental rate for office space in Chico is \$1.12 per square foot, triple net. This is similar to the countywide average. It represents a \$0.10 increase from the 2016 average, which indicates year-over-year rental rate appreciation of almost 10 percent. Office vacancy in both Chico and Butte County averaged around 2.5 percent in 2017, which indicates a relatively tight market and corresponds with the rapid increase in rental rates. In 2016, the Chico market experienced approximately 191,300 square feet of net new absorption, which accounted for more than 80 percent of the countywide absorption during that period. However, net absorption in 2017 decreased to only around 31,500 square feet. This could be the result of several factors. For example, the comparatively high quantity in 2016 could reflect demand from a small number of key users who underwent a one-time expansion. Conversely, the reduced absorption in 2017 could signal that office users in the Chico market are relatively price sensitive.

Conversations with real estate professionals in Chico seem to indicate that the latter scenario is the most likely cause. Real estate brokers indicate that office users in Chico typically include small to medium sized businesses, including sole proprietors and early- to mid-stage start-up companies. Brokers indicate that businesses often complain of a lack of available space for expansion, citing a tendency to need to break up their operations between multiple sites to find enough suitable space to accommodate their operations. Most of these users are interested in occupying larger and newer office facilities, which simply are not available within the current Chico market. Brokers indicate that the current market rents for office space in Chico are not sufficient to offset the cost of construction of new office space. Most smaller businesses in Chico reportedly cannot afford the higher rents, while those that have grown sufficiently are often unwilling to wait long enough to allow for build-to-suit construction. These businesses are reportedly growing rapidly and often cannot anticipate their space needs well enough in advance to coordinate construction. Growth among these companies is inconsistent and commercial builders cannot adequately anticipate when they will mature to

the point where they will need more space. Thus, builders are currently unwilling to pursue speculative new office development. For additional discussion on this topic, please refer to the industrial market overview in the sub-section below.

**Table 13: Office Market Overview, 2016 to 2017**

Office	City of Chico	Butte County
<b>Inventory, 2017 (sf)</b>	4,254,797	5,129,692
Occupied Stock (sf)	4,150,499	4,998,891
Vacant Stock (sf)	104,298	130,801
Vacancy Rate	2.5%	2.5%
<i>% of Butte County Inventory</i>	82.9%	
<b>Asking NNN Rents, 2016-2017</b>		
Average Asking Rent (psf), 2016	\$1.02	\$1.01
Average Asking Rent (psf), 2017	\$1.12	\$1.10
% Change 2016 - 2017	9.8%	8.9%
<b>Net Absorption, 2016-2017</b>		
Net Absorption 2016	191,273	230,207
Net Absorption, 2017	31,515	33,724

Sources: CoStar; BAE, 2018

### Industrial

Like the office market, Chico accounts for almost 85 percent of the countywide industrial inventory. As reported in Table 14, the City of Chico contains almost 7.6 million square feet of industrial space, with only 213,000 square feet of vacancy. This represents a vacancy rate of 2.8 percent. In 2016, the City absorbed 311,000 square feet of industrial space, followed by another 100,000 square feet in 2017. This accounts for most of the new industrial absorption in Butte County during this period. Market rate rents for industrial space are similar in Chico and Butte County as a whole and have remained stable for the past two years. The current market rent for industrial space in Chico is \$0.30, triple net.

Like the office market, brokers and developers both indicate that industrial rents are too low to justify speculative investment in new development. Most of the new development in recent years was reportedly driven by owner-occupants. This is not uncommon in more isolated markets where speculative development is not feasible for investor-developers. Under current market conditions, rents are too low to justify new development and businesses looking to expand beyond the available inventory are going elsewhere. Some believe, however, that if adequate space were made available at the right time, that there would be users who could both use and afford the higher rents associated with new construction. Examples of this are being seen at Meriam Park. Because historical absorption is low, developers are less willing to take on the risk of speculative development. As noted earlier, this is at least in part due to

difficulties in ascertaining when businesses will reach the point that their need for expansion space is critical.

**Table 14: Industrial Market Overview, 2016-2017**

<b>Industrial</b>	<b>City of Chico</b>	<b>Butte County</b>
<b>Inventory, 2017 (sf)</b>	7,583,812	8,938,614
Occupied Stock (sf)	7,370,925	8,645,783
Vacant Stock (sf)	212,887	292,831
Vacancy Rate	2.8%	3.3%
<i>% of Butte County Inventory</i>	<b>84.8%</b>	
 <b>Asking NNN Rents, 2016-2017</b>		
Average Asking Rent (psf), 2016	\$0.29	\$0.29
Average Asking Rent (psf), 2017	\$0.30	\$0.31
% Change 2016 - 2017	3.4%	6.9%
 <b>Net Absorption, 2016-2017</b>		
Net Absorption 2016	311,956	333,531
Net Absorption, 2017	98,091	126,995

Sources: CoStar; BAE, 2018

### Retail

Although Chico is clearly a hub for retail trade in Butte County, data from CoStar indicate that Chico hosts a smaller share of the countywide retail inventory when compared to the office or industrial stock. As reported in Table 15, Chico has approximately 7.7 million square feet of retail space, which equals roughly 70.2 percent of the countywide inventory. Retail vacancy is quite low at only 2.1 percent in the City of Chico and 3.0 percent countywide. Chico currently has only 165,700 square feet of vacant retail space. It is not clear whether this total includes the 85,000 square foot space at the Chico Mall vacated by Sears in September 2017. Despite the low vacancy, asking rents for retail space in Chico remain relatively stable, with an increase of only 2.1 percent year-over-year. Retail rents in Chico are also relatively low, though they are around \$0.20 higher than the countywide average. Total countywide absorption of new retail space was also modest at around 180,000 square feet in 2016 and 103,000 square feet in 2017. Absorption in Chico accounted for 50 percent or more of that total, with roughly 89,000 square feet of absorption in 2016 and 60,000 square feet in 2017. This generally translates to the equivalent of one new moderately sized retail strip center per year.

The main concern among real estate brokers and developers at this time is the anticipated impacts of online retailing. With the rapid spread of same-day delivery of online purchases, many in the industry are beginning to question whether communities like Chico will be able to support their existing retail inventory, let alone to support development of new retail product. Most suggest that the community should focus on supporting and reinvigorating its existing retail stock, rather than planning for new retail expansions. A primary example is the Chico

Mall site, like most enclosed malls throughout the country. The recent closure of Sears eliminated one of the Mall's main anchor tenants and left a large space that can be difficult to re-tenant. Nonetheless, representatives for the mall are working to reposition the western end as more of a lifestyle destination targeting the Millennial generation. While the property manager has not disclosed the names of prospective new tenants, they indicate that they are pursuing a mix of family entertainment and dining options, as well as additional retail users that can complement their existing tenant mix.

Taking a conservative approach to future retail development, brokers also recommend rezoning some of the sites currently zoned for neighborhood commercial type uses on corner lots that are not part of larger retail nodes, as the City has seen very little of that type of development in recent years. They indicate that the corner store business model simply is not of interest to most shoppers in Chico and that those sites might be better used for residential uses. Nonetheless, brokers did indicate that there could be some opportunity to redevelop existing retail corridors and to focus new retail demand into the Downtown. In both cases, the goal would be to leverage Chico's unique character to create more of an experience, versus simply offering commodity goods for purchase. These types of retail uses are much more resistant to the trend of consumers switching to online retailers, as they are less about convenience (i.e., it's difficult to beat same day, or even same hour, delivery) and cost and more about providing a high-quality experience that uniquely encapsulates the Chico lifestyle.

**Table 15: Retail Market Overview, 2016 to 2017**

<b>Retail</b>	<b>City of Chico</b>	<b>Butte County</b>
<b>Inventory, 2017 (sf)</b>	7,726,765	11,002,387
Occupied Stock (sf)	7,561,083	10,677,059
Vacant Stock (sf)	165,682	325,328
Vacancy Rate	2.1%	3.0%
<i>% of Butte County Inventory</i>	<i>70.2%</i>	
<b>Asking NNN Rents, 2016-2017</b>		
Average Asking Rent (psf), 2016	\$1.40	\$1.19
Average Asking Rent (psf), 2017	\$1.43	\$1.21
% Change 2016 - 2017	2.1%	1.7%
<b>Net Absorption, 2016-2017</b>		
Net Absorption 2016	89,249	179,901
Net Absorption, 2017	59,914	102,930

Sources: CoStar; BAE, 2018

To better understand what retail expansion opportunities may exist in Chico, BAE compiled data on retail sales and consumer expenditures from Esri, a private data vendor. According to the data reported in Table 16, Chico residents spent a total of \$1.1 billion on retail purchases in 2017. This corresponded with roughly \$1.8 billion in retail sales within the City, producing a

net retail sales injection of roughly \$720 million dollars in 2017. This significant injection of retail sales confirms the community's role as an important hub for retail trade within Butte County (i.e., Chico is a destination for retail shopping for people who live outside the city). There are a number of retail sales categories where the retail sales outpaced local resident spending. These include General Merchandise Stores (\$173 million injection), Food and Beverage Stores (\$162 million injection), and Food Service and Drinking Places (\$108 million injection), among others. The City of Chico experienced leakage in only two retail categories, including Gasoline Stations (\$11.2 million leakage) and Non-Store Retailers (\$10.5 million leakage).<sup>5</sup> Based on these estimates, there is limited potential to expand Chico's retail base through the capture of existing retail leakage.<sup>6</sup>

Overall, the data indicate that Butte County has a well-balanced retail sector. Overall, the County captured an estimated \$11 million in retail sales injection in 2017. Nonetheless, there were six retail categories that showed some level of retail sales leakage. These include Motor Vehicle and Part Dealers (\$217 million leakage), Non-Store Retailers (\$41.7 million leakage), Clothing and Clothing Accessories Stores (\$35.6 million leakage), Furniture and Home Furnishing Stores (\$31.2 million leakage), Gasoline Stations (\$25.0 million leakage), and Electronics and Appliance Stores (\$24.1 million leakage). In total, the estimated leakage in the non-automotive retail categories noted here could support up to 382,000 square feet of new retail development countywide, with the majority falling into the Clothing or Home Furnishing stores. However, given that the County is well served in the General Merchandise Stores category, it is hard to distinguish whether the leakage reported above is real, or if it reflects a shifting of sales from more specialized retail establishments to the larger general merchandise retailers, which sell a wide variety of goods. Therefore, BAE recommends the use of caution when interpreting this information and relying on countywide retail category sales leakages as the basis for new retail development in Chico. If the retail category leakages identified above are in fact indicative of unmet local demand, additional analysis would be necessary to identify whether Chico would be an appropriate location for new retail development to meet that demand.

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<sup>5</sup> Includes businesses that sell retail merchandise outside of a physical store environment, including online retailing, paper catalogs, door-to-door solicitation, in-home demonstration, portable kiosks, etc.

<sup>6</sup> Keep in mind that retail leakage is defined as sales by local area residents that occur outside the local area. Leakage does not capture the potential associated with retail spending by persons who live outside the area.

**Table 16: Retail Leakage Analysis, 2017 (Page 1 of 2)**

**City of Chico**

<u>Retail Category</u>	<u>Consumer Expenditures</u>	<u>Retail Supply</u>	<u>(Leakage)/ Injection</u>	<u>Estimated Sales/SF (a)</u>	<u>Supportable Square Feet (b)</u>
Furniture and Home Furnishings Stores	\$36,798,882	\$50,516,084	\$13,717,202	\$209	0
Electronics and Appliance Stores	\$36,524,061	\$37,012,929	\$488,868	\$302	0
Building Material, Garden Equip Stores	\$56,152,722	\$131,468,129	\$75,315,407	\$389	0
Food and Beverage Stores	\$163,734,468	\$324,719,691	\$160,985,223	\$412	0
Health and Personal Care Stores	\$68,677,624	\$137,085,259	\$68,407,635	\$177	0
Clothing and Clothing Accessories Stores	\$71,209,343	\$117,267,590	\$46,058,247	\$233	0
Sporting Goods, Hobby, Book, Music Stores	\$31,609,780	\$69,711,653	\$38,101,873	\$220	0
General Merchandise Stores	\$168,338,906	\$341,226,977	\$172,888,071	\$150	0
Miscellaneous Store Retailers	\$37,461,072	\$73,151,499	\$35,690,427	\$248	0
Non-Store Retailers	\$29,011,219	\$18,484,163	(\$10,527,056)	n.a.	n.a.
Food Service and Drinking Places	\$109,780,213	\$217,554,844	\$107,774,631	\$314	0
<b>Subtotal, Non-Automotive</b>	<b>\$809,298,290</b>	<b>\$1,518,198,818</b>	<b>\$708,900,528</b>		<b>0</b>

<u>Retail Category</u>	<u>Consumer Expenditures</u>	<u>Retail Supply</u>	<u>(Leakage)/ Injection</u>	<u>Estimated Sales/Acre (c)</u>	<u>Supportable Acreage (c)</u>
Motor Vehicle and Parts Dealers	\$210,878,829	\$233,490,338	\$22,611,509	\$12,634,000	n.a.
Gasoline Stations	\$90,614,264	\$79,419,921	(\$11,194,343)	\$5,806,423	1.9
<b>Subtotal, Automotive</b>	<b>\$301,493,093</b>	<b>\$312,910,259</b>	<b>\$11,417,166</b>		<b>1.9</b>
<b>Net Balance of Trade</b>	<b>\$1,110,791,383</b>	<b>\$1,831,109,077</b>	<b>\$720,317,694</b>		
<i>Categories with Leakage</i>	<i>\$119,625,483</i>	<i>\$97,904,084</i>	<i>(\$21,721,399)</i>		

- Continued on next page -

Sources: Esri, 2017; Urban Land Institute, 2008; Board of Equalization, 2017; BAE, 2017.

**Table 16: Retail Leakage Analysis, 2017 (Page 2 of 2)**

**Butte County**

<u>Retail Category</u>	<u>Consumer Expenditures</u>	<u>Retail Supply</u>	<u>(Leakage)/ Injection</u>	<u>Estimated Sales/SF (a)</u>	<u>Supportable Square Feet (b)</u>
Furniture and Home Furnishings Stores	\$92,024,684	\$60,842,585	(\$31,182,099)	\$209	148,997
Electronics and Appliance Stores	\$91,710,283	\$67,564,594	(\$24,145,689)	\$302	79,900
Building Material, Garden Equip Stores	\$157,434,244	\$207,031,537	\$49,597,293	\$389	0
Food and Beverage Stores	\$414,782,553	\$565,017,893	\$150,235,340	\$412	0
Health and Personal Care Stores	\$182,858,606	\$274,067,936	\$91,209,330	\$177	0
Clothing and Clothing Accessories Stores	\$173,052,785	\$137,486,268	(\$35,566,517)	\$233	152,856
Sporting Goods, Hobby, Book, Music Stores	\$78,215,581	\$91,782,841	\$13,567,260	\$220	0
General Merchandise Stores	\$423,596,644	\$449,212,091	\$25,615,447	\$150	0
Miscellaneous Store Retailers	\$98,839,323	\$122,492,515	\$23,653,192	\$248	0
Non-Store Retailers	\$74,190,459	\$32,521,415	(\$41,669,044)	n.a.	n.a.
Food Service and Drinking Places	\$268,127,030	\$299,819,455	\$31,692,425	\$314	0
<b>Subtotal, Non-Automotive</b>	<b>\$2,054,832,192</b>	<b>\$2,307,839,130</b>	<b>\$253,006,938</b>		<b>381,753</b>

<u>Retail Category</u>	<u>Consumer Expenditures</u>	<u>Retail Supply</u>	<u>(Leakage)/ Injection</u>	<u>Estimated Sales/Acre (c)</u>	<u>Supportable Acreage (c)</u>
Motor Vehicle and Parts Dealers	\$549,318,924	\$332,743,395	(\$216,575,529)	\$12,634,000	17.1
Gasoline Stations	\$232,801,401	\$207,775,702	(\$25,025,699)	\$5,806,423	4.3
<b>Subtotal, Automotive</b>	<b>\$782,120,325</b>	<b>\$540,519,097</b>	<b>(\$241,601,228)</b>		<b>21.5</b>
<b>Net Balance of Trade</b>	<b>\$2,836,952,517</b>	<b>\$2,848,358,227</b>	<b>\$11,405,710</b>		
<i>Categories with Leakage</i>	<i>\$1,213,098,536</i>	<i>\$838,933,959</i>	<i>(\$374,164,577)</i>		

Notes:

- (a) Sales per square foot are based on data reported in the Dollars and Cents of Shopping Centers, published by the ULI.
- (b) Supportable square footage estimates include a 14 percent non-retail adjustment and a 10 percent vacancy allowance.
- (c) Sales per acre estimates are based on taxable sales per establishment figures derived from data published by the SBOE. The figures assume that an average motor vehicle dealership will range in size between 5.3 and 6.4 acres, while a typical gasoline station would occupy approximately one acre.

Sources: Esri, 2017; Urban Land Institute, 2008; Board of Equalization, 2017; BAE, 2017.



# LAND DEMAND/SUPPLY ANALYSIS

This report chapter summarizes the land supply and demand analysis. It summarizes the population, household, and employment projections currently available for the City of Chico and Butte County and discusses the impacts that the various growth assumptions might have on land use demand. The section then presents two alternative land use demand scenarios that BAE believes bracket the likely future land use demand in Chico. The section continues with a review of the current pipeline of planned and proposed projects in Chico and discusses the portion of projected demand that may be absorbed by these projects. The section then reviews the vacant sites inventory prepared by BAE in coordination with City staff. This includes a discussion of the likely buildout potential of the available vacant sites, as well as a review of the anticipated buildout potential of the City's Special Planning Areas and Opportunity Sites. The section then concludes with a qualitative comparison between the land use demand estimates and the aggregate land supply, identifying the types of land that are likely to be either over or under supplied through 2035, where applicable.

## Land Use Demand Projections

There are a variety of sources that publish regional growth projections for the City of Chico and Butte County. For the purposes of this analysis, BAE evaluated data from the Butte County Association of Governments (BCAG), as well as the DOF, the California Department of Transportation (Caltrans), and the EDD. Each agency develops their own set of projections that are tailored to their intended uses and based on their unique outlook regarding local and regional growth. Each set of projections was also developed at a different point in time and targets a different timeframe (e.g., near-term vs. long term). As a result, these projections differ significantly from one another. The following subsection reviews the available projections and presents a new set of projections developed by BAE for this study.

### *Growth Projection Comparison*

The starting point for this research was to review the available BCAG projections published most recently in 2014. BCAG staff indicate that a new set of projections will be available toward the end of 2018. The 2014 BCAG projections include three different scenarios intended to bracket the likely growth trend, recognizing the uncertainty in the assumptions. Based on these figures, BCAG anticipates that the City of Chico could add between around 26,400 and 47,00 new residents through 2035, while Butte County could add between 70,100 and 99,100 new residents. This would equal a compound annual growth rate ranging from 1.2 to 1.6 percent per year in both areas.

The next step was to review the population growth projections for Butte County published by the DOF, which are generally considered the industry standard for population growth forecasting in California. Based on the most recently published estimates from February 2017, the DOF currently projects that Butte County will add approximately 31,700 new

residents between 2015 and 2035, or 25,300 new residents between 2020 and 2035. This would equal an average annual growth rate of around 0.7 percent per year. Further investigation indicates that the DOF population growth projections published around the time that BCAG was developing their 2014 projections identified an annual growth rate for Butte County that was within the range published by BCAG. Therefore, it appears that the DOF have revised their growth projections for Butte County downwards. As such, BAE determined that the BCAG projections would need to be updated using more up-to-date information.

Since the DOF develops projections for population only, BAE also evaluated projections data published in 2017 by Caltrans. Caltrans provides growth projections at the countywide level, but does not include city-level projections. This dataset projects that Butte County will add around 16,800 new residents between 2017 and 2035. This equals an average annual growth rate of 0.4 percent. Caltrans also publishes projections for households and jobs by industry. According to this information, Caltrans anticipates that the County will add around 10,700 new households during this period, at a rate of 0.6 percent per year, and around 8,000 jobs, at a rate of 0.5 percent per year. Most of the employment growth is expected in Education and Healthcare, as well as Leisure and Hospitality, Professional Services, and Government.

While BAE also reviewed employment projections published by the EDD, the long-term projections for Butte County span the period from 2014 to 2024. Not only are these projections quite dated, they do not extend far enough into the future to cover the City of Chico's anticipated planning period. Thus, these projections were not used for this analysis.

### ***BAE Growth Projections***

The only available projections that break out data below the county level are those published by BCAG. Since those projections do not likely reflect the anticipated growth trajectory of either Butte County or the City of Chico under current market conditions, BAE developed an alternative set of predictions that better reflect the current growth outlook. The projections include two scenarios. The low growth scenario, reported in Table 17, is based on the countywide growth projections published by the DOF and Caltrans, assuming that the City of Chico maintains its 2017 share of countywide population and employment. The high growth scenario, reported in Table 18, recognizes that the City of Chico has historically added new residents and jobs more rapidly than the county as a whole. For more detail regarding how these projections were calculated, please refer to the footnotes included in each table. Based on this approach, BAE projects that the City of Chico could add roughly 12,220 and 22,600 new residents through 2035, as well as 7,000 to 11,500 new households, and 5,400 to nearly 11,000 new jobs.

**Table 17: Population, Housing, and Jobs Forecast, Low Growth, 2017-2035**

<b>Population (a)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico	91,398	93,136	96,300	99,850	103,363	11,965	0.7%
Butte County	226,403	230,709	238,546	247,339	256,042	29,639	0.7%

<b>Housing Units (b)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico	39,341	41,779	43,198	44,790	46,366	7,025	0.9%
Butte County	98,871	103,255	106,762	110,698	114,593	15,722	0.8%

<b>Jobs (c)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico (c)	45,260	46,119	47,587	49,103	50,666	5,406	0.6%
Butte County (d)	84,167	85,765	88,496	91,314	94,221	10,054	0.6%

Notes:

(a) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes that the City of Chico will maintain its share of the countywide resident population as reported in 2017.

(b) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes the following average ratio of persons per housing unit, inclusive of group quarters populations and vacant units.

City of Chico	2.23
Butte County	2.23

(c) Countywide jobs growth is projected based on the 2016 Quarterly Census of Employment and Wages (QCEW) and the 2017 Butte County Economic Forecast Published by Caltrans. Estimates of the total number of jobs within the City of Chico are projected assuming a constant share of countywide employment, as reported by ESRI. The distribution of jobs growth by industry is based on the share of jobs growth by industry reported between 2010 and 2015 as part of the Longitudinal Employer-Household Dynamics (LEHD) published by the U.S. Census Bureau.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; Longitudinal Employer-Household Dynamics, U.S. Census Bureau, 2018; BAE, 2018.

**Table 18: Population, Housing, and Jobs Forecast, High Growth, 2017-2035**

<b>Population (a)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico	91,398	94,762	100,645	106,894	113,531	22,133	1.2%
Butte County	226,403	232,334	242,891	254,384	266,210	39,807	0.9%

<b>Housing Units (b)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico	39,341	42,508	45,147	47,950	50,927	11,586	1.4%
Butte County	98,871	103,982	108,707	113,850	119,143	20,272	1.0%

<b>Jobs (c)</b>							
	<b>2017</b>	<b>Projections</b>				<b>Total Change</b>	<b>Annual Percent</b>
		<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>		
City of Chico (c)	45,260	46,925	49,839	52,933	56,220	10,960	1.2%
Butte County (d)	84,167	86,572	90,773	95,243	99,999	15,831	1.0%

**Notes:**

(a) Assumes that the population in the City of Chico will grow at the same rate as it did during the historical period from 2007 to 2017, as reported by the California Department of Finance. Countywide population growth is set equal to the countywide growth projected in the baseline (i.e., low growth) scenario, plus the additional growth projected in the City of Chico.

(b) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes the following average ratio of persons per housing unit, inclusive of group quarters populations and vacant units.

City of Chico	2.23
Butte County	2.23

(c) Assumes that the jobs growth in the City of Chico will grow at the same rate as it did during the historical period from 2007 to 2016, as reported by the California Employment Development Department. Countywide jobs growth is set equal to the countywide growth projected in the baseline (i.e., low growth) scenario, plus the additional growth projected in the City of Chico.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; Longitudinal Employer-Household Dynamics, U.S. Census Bureau, 2018; BAE, 2018.

**Land Use Demand Projections**

The next step in the process was to convert the BAE population, household and employment projections into estimates of demand for new residential and non-residential development. To do this, BAE applied the distribution of housing units by type (i.e., single-family vs. multifamily) reported from 2011 to 2017 by the DOF.<sup>7</sup> BAE then applied normalized vacancy rates of 2.0 percent for single-family housing and 5.0 percent for multifamily and other types of housing.

<sup>7</sup> The ratio remained relatively stable during this period.

This is intended to provide an estimate of the total number of units demanded under healthy market conditions. For non-residential uses, BAE summed the number of jobs in major retail, office, and industrial sectors using industry categories, then applied estimates of the average square footage per employee, as well as a 10 percent vacancy adjustment.

Using this approach, BAE estimates that demand for new residential uses in Chico could range from around 7,300 to 12,000 new housing units. This would include between 3,800 and 6,300 new single-family units and 3,300 to 5,400 new multifamily units, as well as 190 to 300 units of other types, such as mobile homes, manufactured housing, recreational vehicles, etc. Likewise, BAE estimates that new non-residential demand could range from 2.8 to 5.7 million square feet. This would include 380,000 to 770,000 square feet of retail space, 126,100 to 255,600 square feet of office space, and 1.1 to 2.3 million square feet of industrial space. It may also include a significant amount of new education and medial oriented office space.

**Table 19: Land Use Demand Forecast, Low Growth, 2017-2035**

<b>Land Use</b>	<b>New Demand</b>	<b>Sq. Ft Per Employee</b>	<b>Vacany Adjust.</b>	<b>New Construct.</b>
<b>Residential (Units)</b>	<b>7,025 Units</b>			<b>7,265 Units</b>
Single-Family	3,715 Units	n.a.	2%	3,790 Units
Multifamily	3,128 Units	n.a.	5%	3,284 Units
Other Types	182 Units	n.a.	5%	192 Units
<b>Non-Residential (Jobs)</b>	<b>5,406 Jobs</b>			<b>2,809,192 Sq. Ft.</b>
Retail	690 Jobs	500	10%	379,764 Sq. Ft.
Office	417 Jobs	275	10%	126,102 Sq. Ft.
Education	552 Jobs	400	10%	242,671 Sq. Ft.
Health Care	2,316 Jobs	300	10%	764,413 Sq. Ft.
Industrial	1,010 Jobs	1000	10%	1,110,929 Sq. Ft.
All Other	421 Jobs	400	10%	185,312 Sq. Ft.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.

**Table 20: Land Use Demand Forecast, High Growth, 2017-2035**

<b>Land Use</b>	<b>New Demand</b>	<b>Sq. Ft Per Employee</b>	<b>Vacany Adjust.</b>	<b>New Construct.</b>
<b>Residential (Units)</b>	<b>11,586 Units</b>			<b>11,982 Units</b>
Single-Family	6,127 Units	n.a.	2%	6,250 Units
Multifamily	5,158 Units	n.a.	5%	5,416 Units
Other Types	301 Units	n.a.	5%	316 Units
<b>Non-Residential (Jobs)</b>	<b>10,960 Jobs</b>			<b>5,695,012 Sq. Ft.</b>
Retail	1,400 Jobs	500	10%	769,888 Sq. Ft.
Office	845 Jobs	275	10%	255,644 Sq. Ft.
Education	1,118 Jobs	400	10%	491,961 Sq. Ft.
Health Care	4,696 Jobs	300	10%	1,549,678 Sq. Ft.
Industrial	2,047 Jobs	1000	10%	2,252,161 Sq. Ft.
All Other	854 Jobs	400	10%	375,680 Sq. Ft.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.

## Land Supply Assessment

The following subsection summarizes the existing land supply within the Chico Sphere of Influence. The land supply is divided into four categories, including current 1) proposed and approved projects, 2) vacant sites, 3) Special Planning Areas (SPAs), and 4) Opportunity Sites. The proposed and approved projects list includes projects that have been previously approved or that are being processed by the City. These are discussed first, since they provide the best indication of the development that could reasonably occur within the near-term. The vacant sites inventory, by comparison, identifies the estimated total acreage that is vacant and developable over the long-term. The SPAs are treated separately, since these areas would develop under specific plans, or some form of “master” planning, yet to be completed. The SPA analysis relies on the conceptual land use plans developed for the 2030 General Plan, except in the case of Doe Mill/Honey Run, where more recent buildout estimates are available. The vacant land located within City’s designated Opportunity Sites are included in the sites inventory. However, this analysis also includes an assessment of redevelopment potential within the Opportunity Sites based on estimated improvement to land value ratios.

### *Proposed and Approved Development*

The following summarizes the City’s current pipeline of planned and proposed development projects by major land use category.

### Residential Development

Based on data provided by the City, there are a total of 45 single-family projects currently proposed or approved within the City of Chico. If developed these would include up to 3,249 new single-family housing units. These include projects that have submitted applications to receive necessary entitlements, as well as approved projects, and those that are currently pulling building permits and constructing units. Most of the proposed and approved residential units are contained within large and medium-sized projects, such as Oak Valley (1,324 units), Meriam Park (1,200 units), Creekside Landing (157 units), Amber Lynn Estates (109 units), Mountain Vista (81) units), and Montecito Place (105). It is worth noting, however, that many single-family home builders construct units on a rolling basis, as buyers enter into purchase contracts on a build-to-suite basis. As such, these projects represent a near- to medium-term pipeline of new development. While many of these units may currently be available for sale on the market, they are generally not immediately available for occupancy.

**Table 21: Planned and Proposed Single-Family Development**

Name	Address or Location	Developer	Lots	Acres	Remaining
					Lots
<b>Proposed</b>					
Drake Estates	2211 Floral Ave	Avila	17	2.9	17
Farris	1876 Hooker Oak	Nikki Farris	2	0.5	2
Morseman Estates	007-200-115	George Boeger, Jr.	16	2.8	16
Jensen	1576 Oleander	Hobie Jensen	2	0.4	2
Marigold Heights	Marigold Avenue (end of)	MK West Investments	24	5.0	24
Magnolia Gardens	1367 East Ave	Don Marshall	14	3.1	14
Plottel	443, 521, 525 W 11th Ave	Zach Plottel	21	3.1	21
Ruthie	1564 East Avenue	Chuck Tatreau	5	1.5	5
Stonegate	Bruce Rd/20th St/Skyway	Epick Homes	469	100.0	469
<b>Subtotal, Proposed</b>			<b>570</b>	<b>119.2</b>	<b>570</b>
<b>Approved</b>					
AA Land and Cattle	392 E 8th Ave	Avila	3	0.4	2
Amber Lynn	Eaton Rd./Burnap	Avila	118	19.3	118
Avila Estates	216 Centennial Ave	Avila	20	7.2	20
Belvedere Heights 2	E 20th St / Dawncrest Dr	Ridgecrest Group LLC	92	21.8	92
Bentz	979 Myrtle Avenue	Avila	3	0.7	2
Burnap Subdivision	3000 Burnap Ave Ave	M & T Construction	24	3.5	23
Carlene Place	2890 Carlene Place	Domicile Capital	17	2.9	17
Crossroads	2821 Cactus Ave	SCA Development	13	3.7	13
Domicile Subdivision	2434 Floral Ave	Ridge Capital Investors	8	1.4	8
Engelbert	1699 East Avenue	Phil Engelbert	4	0.9	4
Faithful Estates	Cactus Ave	Kite Group	10	2.2	10
Hideaway Park	334 W 12th Ave	Surminsky	4	0.6	4
Hopeful Heights	2265 Floral Ave	LDI Land & Home Inc	21	2.9	21
Innsbrook Subdivision 2	Innsbrook Way	B Webb Construction	38	5.2	38
Las Palomas	E Lassen Ave, E of Mayfair Dr	Air-Vol Trust	14	1.8	14
Lassen Village	2960 Burnap Ave	Lassen Village LLC	29	3.0	25
Lipton Manor	1051 4 Acres Ct	Serrao	3	1.4	2
Mariposa Manor	Mariposa Ave / Lucy Way	Bidwell Property Investors	34	4.6	34
Mission Vista Ranch 2	Humboldt Rd/Morning Rose Wy	Ronco LLC	17	2.4	17
Montecito Place	DeGarmo Dr	Forecast Land LLC	105	14.5	105
Sierra Garden Townhouses	Sierra Sunrise Terr / Idyllwild Cir	Sierra Gardens LLC	79	5.7	72
Tannelli Subdivision	2211 Floral Ave	Kidd Revocable Trust	12	2.9	12
Tw in Creeks	Canyon Oaks Pcl 8	Riley Ventures LLC	16	67.4	16
Westside Place 2	Nord Ave	Westside Stories LLC	60	7.5	60
Canyon Oaks	Remaining Undeveloped Parcels	n.a.	n.a.	n.a.	61
Oak Valley	Humboldt Rd	Rosellini Trust Etal	1,324	296.8	1,100
Meriam Park	E 20th St / Bruce Rd	Flatfoot LLC	n.a.	n.a.	400
<b>Subtotal, Approved</b>			<b>2,068</b>	<b>480.7</b>	<b>2,290</b>
<b>Under Construction</b>					
Wildwood Estates	Eaton Rd / Cactus Ave	Guillon Inc	112	8.2	12
Westside Place 1	Nord Ave / Purcell Ln	Westside Stories LLC	109	11.5	40
Schill Subdivision	SW corner Esplanade/Nord Hwy	Webb Homes	154	25.3	47
Foothill Park East 7	St Lawrence Ave	Drake Homes	68	23.8	39
Siena @ Canyon Oaks	Canyon Oaks Pcls 4 & 5	Galli Designs Inc	64	43.9	16
Mountain Vista	Floral Ave / Eaton Rd	Greenline Preservation	406	10.1	81
Creekside Landing	W Eaton Rd / Rogue River Dr	Discovery Builders	423	8.2	130
Harmony Park Circle	3166 Cactus Ave	Davenport Etal	19	4.0	18
Lassen Subdivision	216 W Lassen Ave	Chico & the Man LLC	14	2.7	6
<b>Subtotal, Recorded</b>			<b>1,369</b>	<b>137.7</b>	<b>389</b>
<b>Total, All Projects</b>			<b>4,007</b>	<b>737.6</b>	<b>3,249</b>

Sources: City of Chico; BAE, 2018.



**Table 22: Planned and Proposed Multifamily Development**

<b>Name</b>	<b>Address or Location</b>	<b>Units</b>
<b>Proposed</b>		
Morseman Estates	007-200-115	4
Stonegate Apartments	Bruce Rd/20th St/Skyway	233
Humboldt Van Overbeek Apts	1991 Humboldt Road	24
Orwitz Walnut St. Apts	808-842 Walnut St.	20
McGuire Apartments	632 Cedar Street	20
Jennings Building	330 Main Street	12
Odiase Duplexes	1157 East Avenue	4
Chico Veterans Village	1993 Bruce Road	52
Eschoo Creekside Townhomes	Hwy 32 & Bruce Road	204
<b>Subtotal, Proposed</b>		<b>573</b>
<b>Approved</b>		
Neely Apartments	1289 East Avenue	8
Moore Duplexes	1429 Sheridan Ave	4
Aguilar Duplex Apts	917 W Sacramento Ave	8
Heritage Landing Apartments	006-170-034	112
Native Oak Apartments	2796 Native Oak Dr	98
Meriam Park	E 20th St / Bruce Rd	800
<b>Subtotal, Approved</b>		<b>1,030</b>
<b>Under Construction</b>		
The Crossings	3505 Esplanade	39
JR Homes Offices & Apts	269/271 E. 3rd Street	2
9 Star-Cedar Street Apartments	1005 W. 6th Street	6
The Arcadian	249 West 8th Avenue	15
Humboldt Apts	2160 Humboldt Road	40
Fountain Nord Avenue Apts	322, 328, 332 Nord Avenue	46
The Post	1118 Nord Ave	173
Urban Apartments	1033 W 5th St	36
Esplanade Apartments	1731 Esplanade	9
Joshua Tree Domiciles II	2910 Joshua Tree Road	44
<b>Subtotal, Under Construction</b>		<b>410</b>
<b>Total, All Projects</b>		<b>2,013</b>

Sources: City of Chico; BAE, 2018.

As reported in Table 22, above, the City also has 2,013 multifamily units in the pipeline, 410 units of which are under construction as of mid-2018. Based on the project descriptions, many of the proposed developments tend to either be serving the CSU Chico student population or the growing senior population. Local developers indicate that one reason for this is that student housing projects that lease units by the bed can charge more than comparable projects that are leased by the unit. This is a trend in the multifamily market that is ongoing in many markets with large student populations. As a result, student housing developers are bidding up the price of multifamily residential land in proximity to the university, while renewed activity in the multifamily sector throughout the Chico area is pushing up multifamily land prices more broadly, though to a lesser degree compared to central Chico.

As reported in Table 23, the City has approximately 1.9 million square feet of commercial space currently planned or proposed for development. The largest project included in the pipeline is Meriam Park, which could include an estimated 540,000 square feet of mixed office and commercial space. The remaining projects include a variety of different types of space, including three hotel projects totaling 220,000 square feet, 173,000 square feet of medical space, and more than 480,000 square feet of new commercial space. It also includes just over 75,000 square feet of dedicated office space, 34,000 square feet of education space, and 25,000 square feet of industrial space.

**Table 23: Planned and Proposed Commercial Development (Page 1 of 2)**

<b>Name</b>	<b>Address or Location</b>	<b>Building Sq. Ft.</b>	<b>Use</b>
<b>Proposed</b>			
Stonegate Commercial Lots	Bruce Rd/20th St/Skyway	245,000	Com
Enloe Medical West East Avenue	250 West East Ave.	120,000	Medical
Walmart Outparcels	Forest Ave at Wittmeier Dr	52,000	Com
Eagle Plaza	Esplanade/Lenora Court	77,000	Com
Eshoo Parcel Map	Hwy 32 & Bruce Road	10,000	Com
Penney Building	Lot B9 Meriam Park	6,800	Office
Pad C at Skypark Plaza	2485 Notre Dame Blvd #800	4,500	Com
Hampton Inn	Springfield Ave	88,000	Visitor
<b>Subtotal, Planned</b>		<b>603,300</b>	
<b>Approved</b>			
Oxford Suites Phase III	2035 Business Lane	82,000	Visitor
Galaxy Restaurant	825 East Ave	18,300	Com
Thrive Attorney's Office	Thrive Attorney's Office	7,000	Office
Sierra Central Credit Union	1380 East Avenue	4,000	Office
Chase Bank Chico East	850 East Avenue	3,500	Office
Grove Office	1270 E. 9th Street	3,000	Office
Walmart Expansion	2044 Forest Avenue	64,000	Com
CORE Butte Charter School	2801 Notre Dame Blvd.	34,000	Edu
Fifth Sun Manuf. Warehouse	495 Ryan Avenue	25,000	Manuf.
Salvation Army	567 E. 16th Street	19,000	Civic
Mechoopda Tribal Admin Bldg	Alcott Avenue	14,000	Office
Trott Schroeder & Wise Shell Building	2570 Sierra Sunrise Terrace	11,000	Office
Maker Building II	Lot A14 Market Place	6,000	Com
Dr. Park Office	2505 Valhalla Place	2,000	Office
Meriam Park	E 20th St / Bruce Rd	540,000	Com/Office
<b>Subtotal, Approved</b>		<b>832,800</b>	

- Continued on next page -

Sources: City of Chico; BAE, 2018.

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**Table 23: Planned and Proposed Commercial Development (Page 2 of 2)**

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<u>Name</u>	<u>Address or Location</u>	<u>Building Sq. Ft.</u>	<u>Use</u>
<b>Under Construction</b>			
Chico VA Clinic	Bruce Road/Picholine Way	53,000	Medical
Foundation Building	1811 Concord Ave	16,000	Office
Maker Building	Lot A15 Market Place	6,000	Com
Chico Dermatology	774 & 778 East Avenue	6,000	Office
JR Homes Offices & Apts	269/271 E. 3rd Street	2,000	Office
Holiday Inn Express	2074 E 20th St	50,500	Visitor
<b>Subtotal, Under Construction</b>		<b>133,500</b>	
<b>Total, All Projects</b>		<b>1,569,600</b>	

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Sources: City of Chico; BAE, 2018.

#### Comparison with Projected Demand

The existing planned and proposed development pipeline is sufficient to absorb between 44 and 72 percent of the new residential demand projected through 2035. This includes between 52 and 86 percent of the projected single-family housing demand and 37 to 61 percent of the multifamily housing demand. Comparison between the planned and proposed projects and the non-residential demand projections indicates that the current pipeline is insufficient to absorb projected demand through 2035 under either growth scenario.

The sector best served by the proposed pipeline is retail, with the currently planned and proposed projects being sufficient to absorb between 63 and 127 percent of the projected new retail demand. This is worth highlighting, as online retailing trends are likely to reduce the amount of developed floor area that is demanded by this sector in the future. Other non-residential sectors that are reasonably well served by the existing pipeline include office and medical. Excluding Meriam Park, there is enough planned supply to absorb between 29 and 60 percent of the projected office demand through 2035 and between 11 and 23 percent of the medical office demand.

The sectors least well served by the current projects pipeline include education and industrial. Education is of less concern, assuming that CSUC will build facilities as necessary to accommodate their own demand for space. The lack of new industrial space is more concerning for the City, considering the City's ongoing economic development efforts.

#### Current Vacant Sites Inventory

This section reviews the inventory of vacant land that is potentially available to accommodate projected community growth.

### Vacant Sites Inventory Method

To inventory the vacant sites located throughout the Chico area that might harbor some development potential, BAE began by identifying all vacant parcels located within the existing City limits, as well as the proposed Sphere of Influence (see Figure 4). Figure 5 on page 43 illustrates the location of the City's five Special Planning Areas and 14 identified Opportunity Sites, which are discussed separately from the Vacant Sites Inventory. Note that the figures provided in Table 24 exclude vacant land located within the Special Planning Areas (SPAs), as the buildout capacities of those areas are discussed separately. The inventory also excludes vacant land located within planned and approved project areas discussed previously, since developers already specified the total number of residential units and non-residential square feet that they propose to build.

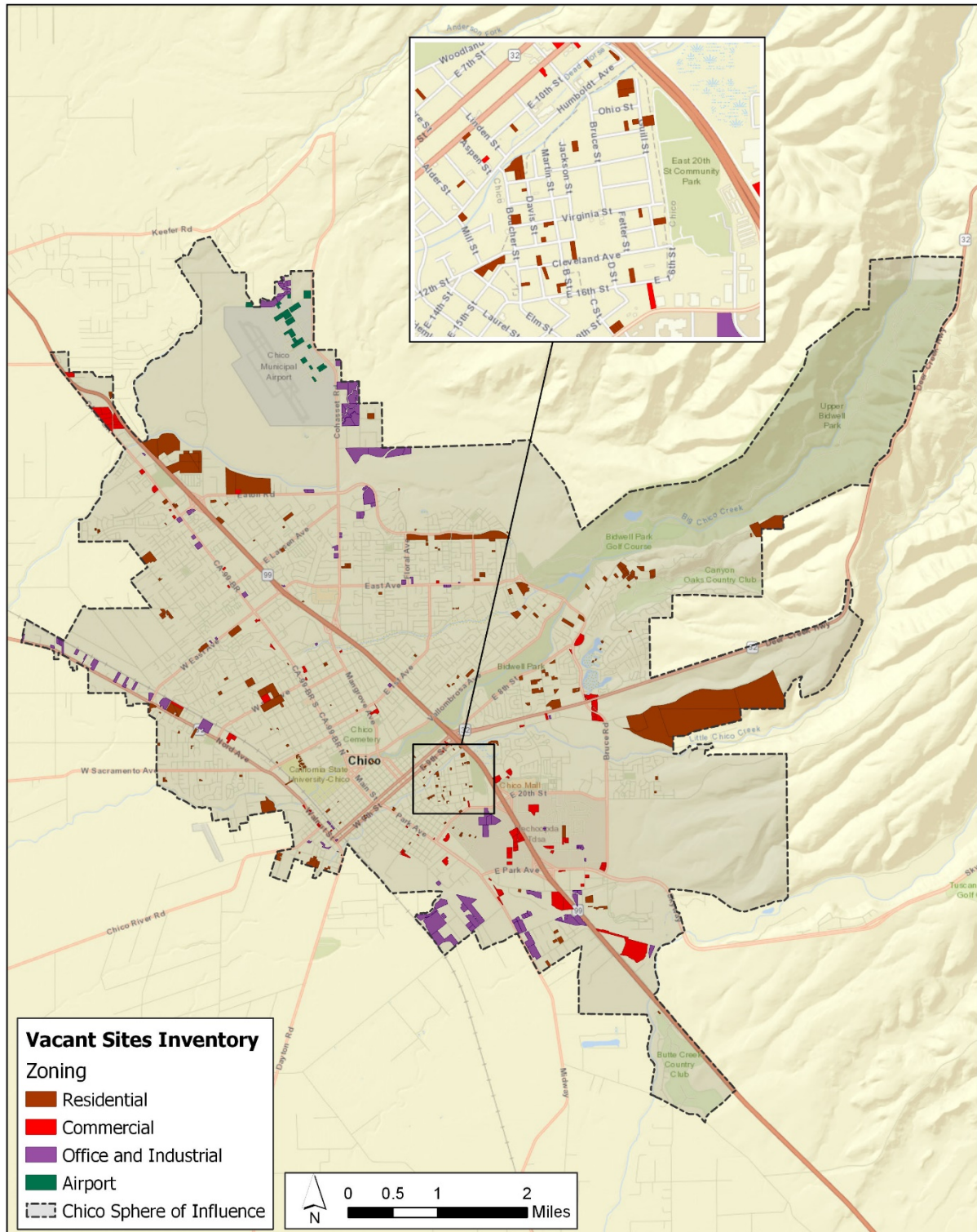
To then narrow the selection of sites to only those identified as vacant and available for development, BAE began by selecting all sites with a current Assessor's land use designation of "vacant" or "agricultural." These designations report the current use that dominates the site and represent the most comprehensive starting point for this analysis. Nonetheless, there may be additional sites that have some additional development potential that are not designated as "vacant" or "agricultural."<sup>8</sup> BAE then conducted a visual inspection of each site using aerial photography and removed any sites that feature significant vertical improvements.

Next, BAE used information provided by City staff to evaluate sites subject to development constraints. This analysis included evaluating the presence of Butte County Meadowfoam (BCM), as well as vacant property located within Airport Overlay Zones (AOZs). BAE worked with City staff to identify anticipated reduced development potential associated with these and other constraints. Please refer to Appendices A and B for additional details regarding the areas impacted by these, and other, constraints. BAE also worked with staff to identify other potential constraints to development, such as access to utilities and infrastructure. These are summarized in detail in Appendix C.

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<sup>8</sup> For example, a ten-acre site that is three-fourths developed with residential uses might still have the potential of accommodating another 2.5 acres worth of development. Such sites are excluded from this analysis, though some effort is made to discuss site utilization and redevelopment potential within the Opportunity Sites based on the ratio of improvement to land value. Please refer to the appropriate section below for additional detail on that analysis.

**Figure 4: Vacant Sites Inventory by Zoning Category**



Sources: U.S. Census Bureau, Tiger Files; City of Chico; Esri; BAE, 2018.

### Vacant Sites Inventory Summary

Using the approach described above, BAE identified a total of 478 unique parcels, covering 1,391 acres that are vacant and could support future development within the 2035 timeframe. Some areas were removed from the vacant land inventory in recognition of their highly limited development potential (i.e., vacant residential land near Butte Creek Country Club, Drake Family land adjacent to Bruce Road, industrially zoned areas near the airport with environmental constraints and no access, etc.).<sup>9</sup> Due to the presence of parcels that are covered by multiple zoning districts, the remainder of this analysis refers to “sites” rather than parcels. As summarized in Table 24, the largest number of vacant sites are located in residential zoning districts. These sites account for a total of almost 800 acres. The vacant residential sites are mostly contained within the Suburban Residential and Low Density Residential zoning districts, with less than 100 acres located in each of the Medium Density Residential and the Medium-High Density Residential Districts. The former generally allow only detached single-family development, while the latter allow a mix of single-family and smaller multifamily residential uses. There is only one vacant site in the High Density Residential district that is four acres, and six sites in the Residential Mixed-Use district covering 14 acres.

Although the City appears to have a limited supply of vacant higher density residential land, there are some additional sites within commercial and office/industrial zoning districts that also allow mixed-use and/or multifamily development. For example, the Neighborhood Commercial (22 vacant acres) and Community Commercial (66 vacant acres) districts allow residential uses at up to 22 units per acre, while the Regional Commercial (81 vacant acres) designation allows up to 50 units per acre. Likewise, the Office Residential (33 vacant acres) and Office Commercial (eight vacant acres) allow up to 20 dwelling units per acre, while the Industrial Office Mixed Use (58 vacant acres) allows seven to 14 dwelling units per acre. As noted in the prior section, the current strength of the multifamily residential market is driving significant new development, especially in the student housing market segment. Thus, by allowing higher density residential in commercial zoning districts, the City may be able to ensure adequate land availability, though demand for multifamily development may subsequently consume land that might otherwise support job-generating uses that are the primary need served by commercial zoning districts.

Among non-residential districts, the largest concentrations of vacant land are in the industrial districts. For example, the Light Manufacturing/Industrial district features 68 vacant sites covering 245 acres. This is in addition to nine sites and 58 acres of vacant land in the Industrial Office Mixed Use district. Note however, that there is only one site currently vacant in the General Manufacturing/Industrial district that covers 18 acres.

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<sup>9</sup> Nothing in this report precludes these constrained areas from developing in the future. They were not included in this analysis so as to avoid overestimating development potential

**Table 24: Vacant and Undeveloped Sites Inventory (Page 1 of 2) (a)**

Zoning District	All Sites		Opportunity Sites (b)		All Other Sites			
	Sites (c)	Acres	Sites (c)	Acres	Within City		Outside City	
					Sites (c)	Acres	Sites (c)	Acres
<b>Residential, All</b>	<b>266</b>	<b>794</b>	<b>14</b>	<b>46</b>	<b>177</b>	<b>654</b>	<b>75</b>	<b>94</b>
Suburban Residential	53	197	0	0	23	157	30	39
Low Density Residential	170	421	0	0	127	370	43	51
Medium Density Residential	21	79	6	17	13	59	2	3
Medium-High Density Residential	18	91	4	22	14	68	0	0
High Density Residential	0	0	0	0	0	0	0	0
Residential Mixed Use	4	7	4	7	0	0	0	0
<b>Commercial, All</b>	<b>103</b>	<b>192</b>	<b>36</b>	<b>36</b>	<b>52</b>	<b>121</b>	<b>15</b>	<b>35</b>
Neighborhood Commercial	13	22	3	9	10	13	0	0
Downtown North	0	0	0	0	0	0	0	0
Downtown South	0	0	0	0	0	0	0	0
Community Commercial	59	66	25	11	24	26	10	28
Commercial Services	15	23	2	4	8	12	5	7
Regional Commercial	16	81	6	11	10	70	0	0
<b>Office and Industrial, All</b>	<b>117</b>	<b>362</b>	<b>11</b>	<b>24</b>	<b>69</b>	<b>210</b>	<b>37</b>	<b>128</b>
Office Residential	25	33	4	5	21	28	0	0
Office Commercial	14	8	2	3	12	5	0	0
Industrial Office Mixed Use	9	58	5	17	4	42	0	0
Light Manufacturing/Industrial	68	245	0	0	31	118	37	128
General Manufacturing/Industrial	1	18	0	0	1	18	0	0
<b>Airport, All</b>	<b>20</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>42</b>	<b>0</b>	<b>0</b>
Aviation	1	1	0	0	1	1	0	0
Airport Commercial	4	7	0	0	4	7	0	0
Airport Manufacturing/Industrial	14	33	0	0	14	33	0	0
Airport Public Facilities	1	2	0	0	1	2	0	0
<b>Total, All Sites (c)</b>	<b>506</b>	<b>1,391</b>	<b>61</b>	<b>107</b>	<b>318</b>	<b>1,028</b>	<b>127</b>	<b>256</b>
<i>Unique Parcels (e)</i>	<i>478</i>		<i>56</i>		<i>298</i>		<i>124</i>	

- Continued on next page -

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.

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**Table 24: Vacant and Undeveloped Sites Inventory (Page 2 of 2) (a)**

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## Notes:

(a) Includes parcels with a current land use category of "Vacant" or "Agriculture." Sites with the latter designation are included only if they feature little to no vertical improvements as determined through a review of the available aerial and streetscape photography. Excludes sites located within Special Planning Areas and planned project areas.

(b) Includes parcels located with designated redevelopment opportunity sites, as defined in Appendix B of the Chico 2030 General Plan.

(c) Due to split zoning, there may be double counting of parcels within different zoning categories. For example, if a site is evenly split between *Suburban Residential* (RS) and *Neighborhood Commercial* (CN) zoning, 50 percent of the total parcel acreage would be recorded in each of the respective zoning districts and each portion of the parcel would be recorded as a vacant site. Therefore, the number of sites reported in this table does not reflect the number of unique parcels.

(d) This zoning/land use designation only applies to Meriam Park.

(e) Reports the total number of unique parcels identified with a current land use code of "Vacant" or "Agricultural" with little to no vertical improvements.

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.



### Estimated Buildout Capacity

To estimate the anticipated buildout capacity of the existing vacant sites inventory, BAE began by reviewing Appendix D of the 2030 Chico General Plan, which outlines a series of site development assumptions by land use category and zoning district. BAE then worked with City staff to revise these assumptions to align with the current version of the City's zoning code, and past development trends. As reported in Table 25, BAE made assumptions regarding the distribution of development between residential and non-residential land uses, as well as site utilization (i.e., the share of the site dedicated to roadways, drainage, greenspace, etc.) and buildout intensity (i.e., dwelling units per acre and non-residential floor-area-ratio, or FAR). Based on these assumptions, BAE estimates the total buildout capacity of the vacant sites located within the City of Chico proposed Sphere of Influence, excluding the Special Planning Areas and any already approved and proposed development projects, includes roughly 4,100 residential units and 14.7 million square feet of non-residential development.

### Comparison with Projected Demand

The vacant sites inventory, in and of itself, is insufficient to absorb the projected residential demand through 2035. However, as indicated earlier, the existing pipeline of proposed and approved development is sufficient to absorb a good portion of the projected residential demand, such that the combined inventory (i.e., planned projects, plus vacant land) is more than adequate, even without accounting for the capacity available within the SPAs and through redevelopment. While the proposed and approved pipeline is insufficient to absorb much of the projected non-residential demand, the vacant sites inventory identified a significant surplus of non-residential land; some of this land may be subject to development pressure from residential uses.

**Table 25: Estimated Buildout Capacity of Vacant and Undeveloped Sites (Page 1 of 2) (a)**

Zoning District	Vacant Sites Inventory (a)		Use Distribution (b)		Site Utilization Factor (b)	Buildout Assumption (c)		Anticipated Buildout	
	Sites	Acres	Housing	Non-Res.		Dwelling Units/Acre	Floor Area Ratio	Housing	Non-Res.
			Units	Sq. Ft.				Units	Sq. Ft.
<b>Residential, All</b>								<b>3,838</b>	<b>16,845</b>
Suburban Residential	53	197	100%	0%	80%	1	n.a.	157	0
Low Density Residential	170	421	100%	0%	75%	5	n.a.	1,578	0
Medium Density Residential	21	79	100%	0%	80%	10	n.a.	630	0
Medium-High Density Residential	18	91	100%	0%	85%	18	n.a.	1,385	0
High Density Residential	0	0	100%	0%	90%	45	n.a.	0	0
Residential Mixed Use	4	7	95%	5%	85%	15	1.25	88	16,845
<b>Commercial, All</b>								<b>186</b>	<b>5,848,852</b>
Neighborhood Commercial	13	22	0%	100%	90%	14	0.85	0	733,141
Downtown North	0	0	10%	90%	95%	14	0.63	0	0
Downtown South	0	0	10%	90%	95%	0	0.00	0	0
Community Commercial	59	66	10%	90%	90%	14	0.63	83	1,445,885
Commercial Services	15	23	0%	100%	95%	n.a.	0.35	0	335,811
Regional Commercial	16	81	5%	95%	90%	28	1.10	103	3,334,015
<b>Office and Industrial, All</b>								<b>49</b>	<b>8,184,452</b>
Office Residential	25	33	10%	90%	90%	13	1.15	39	1,339,744
Office Commercial	14	8	5%	95%	90%	13	1.15	5	344,972
Industrial Office Mixed Use	9	58	1%	99%	85%	11	0.88	5	1,875,433
Light Manufacturing/Industrial	68	245	0%	100%	85%	11	0.48	0	4,313,399
General Manufacturing/Industrial	1	18	0%	100%	85%	n.a.	0.48	0	310,904
<b>Airport, All</b>								<b>0</b>	<b>699,582</b>
Aviation	1	1	0%	100%		n.a.	0.50	0	0
Airport Commercial	4	7	0%	100%	85%	n.a.	0.35	0	84,891
Airport Manufacturing/Industrial	14	33	0%	100%	85%	n.a.	0.48	0	572,495
Airport Public Facilities	1	2	0%	100%	80%	n.a.	0.50	0	42,196
<b>Total, All Sites (b)</b>								<b>4,073</b>	<b>14,749,731</b>

- Continued on next page -

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.

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**Table 25: Estimated Buildout Capacity of Vacant and Undeveloped Sites (Page 2 of 2) (a)**

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Notes:

- (a) Includes all vacant and undeveloped sites as reported in Table 24.
- (b) Based on the land use development assumptions provided in Appendix D of the Chico 2030 General Plan.
- (c) Buildout assumptions are based on the midpoint of the range of density and floor area ratios currently allowed under the City of Chico Zoning Code.
- (d) This zoning/land use designation only applies to Meriam Park.

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.

### ***Special Planning Areas***

As part of the 2030 General Plan, the City of Chico identified five Special Planning Areas, or SPAs, which are largely undeveloped areas with significant new growth potential that require “master” planning prior to development (i.e., a specific plan, planned development, or other comprehensive plan). The intent is that each of these areas, shown in Figure 5 on the following page, would develop as an integrated, complete neighborhood that incorporates a mix of housing types and job-generating uses. Although the entitlement process necessary to develop these areas will require more time and expense to their developers, these areas represent the largest concentrations of developable land within the City’s proposed Sphere of Influence. Table 26 summarizes the buildout potential identified in the conceptual land use plans for each area. Due to the special planning requirements associated with these areas, the final buildout of these areas may or may not differ significantly from these estimates. For a more detailed description of the location and characteristics of each SPA, please refer to Appendix E.

**Table 26: Special Planning Area Development Capacity (a)**

<b>Name</b>	<b>Owners</b>	<b>Acreage</b>		<b>Buildout Potential</b>	
		<b>Gross</b>	<b>Net (b)</b>	<b>Dw elling Units</b>	<b>Non-Residential Square Footage</b>
Bell Muir	-50	398	251	644	n.a.
Barber Yard	1	137	112	1,096	403,882
Doe Mill/Honey Run (c)	1	1,448	1,287	2,095	374,247
North Chico	2	340	377	1,899	1,070,225
South Entler	3	232	238	949	1,348,754
<b>Total, All</b>		<b>2,555</b>	<b>2,265</b>	<b>6,683</b>	<b>3,197,108</b>

**Notes:**

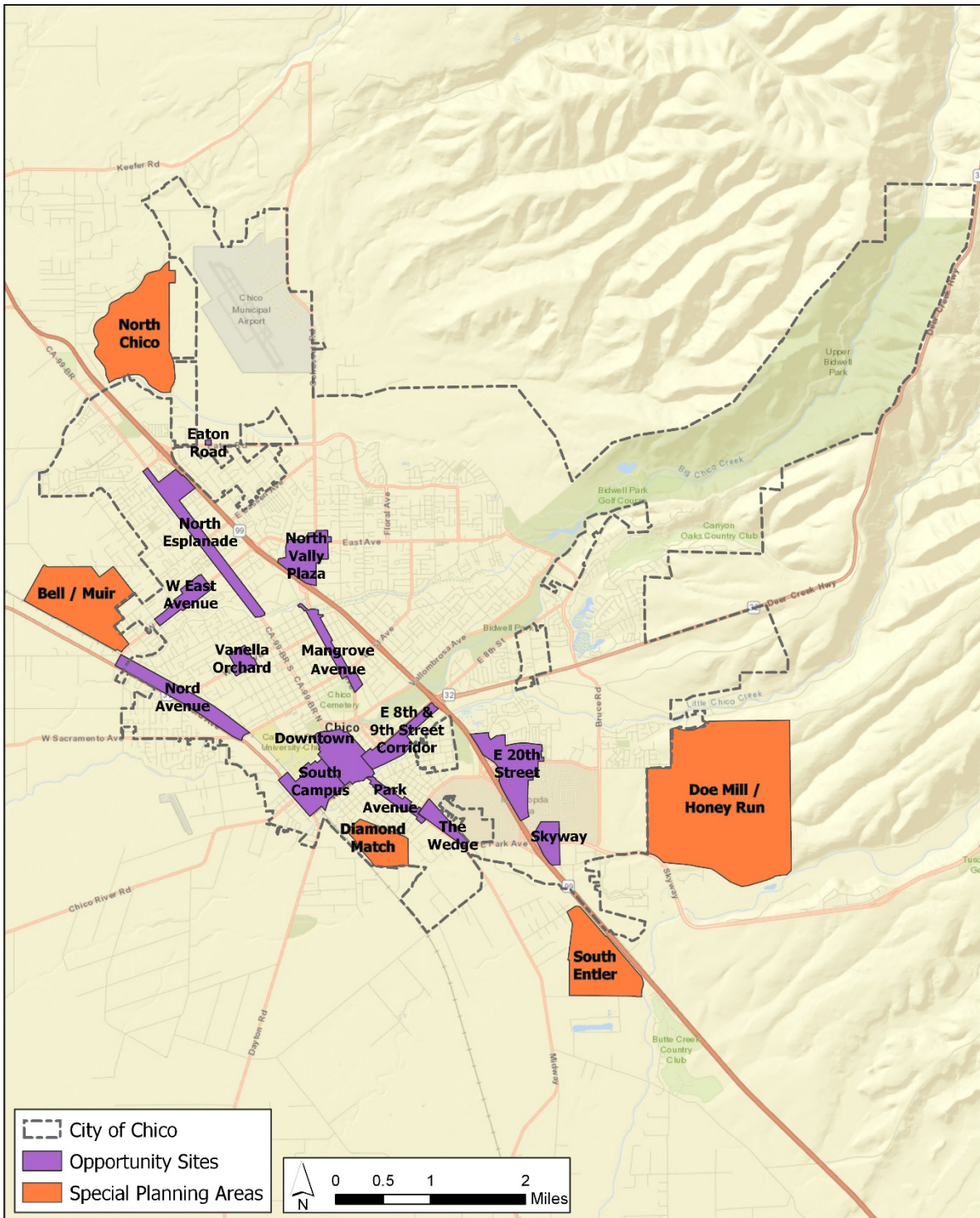
- (a) Buildout capacity of the Special Planning Areas is as reported in Appendix C of the Chico 2030 General Plan. Final buildout of these areas may differ from these estimates as development within a Special Planning Area requires a specific plan or master plan.
- (b) Excludes the estimated acreage necessary to accommodate required rights-of-way.
- (c) The Doe Mill/Honey Run area is currently proposed for development. The estimated buildout potential above is reported in the Chico 2030 General Plan.

Sources: City of Chico, 2018; BAE, 2018.

The SPAs generally represent long term development opportunities. According to City staff, two of the five SPAs are likely to experience development activity over the next five to ten years. The largest of these is the Doe Mill/Honey Run SPA.

Staff indicate that they expect to receive a formal development proposal for Doe Mill/Honey Run in 2018, with preliminary indications that the project could include around 2,350 new residential units (mostly single-family) and nearly 360,000 square feet of non-residential development. The area is subject to development constraints, including lava cap and BCM;

**Figure 5: Special Planning Areas and Opportunity Sites**



Sources: U.S. Census Bureau, Tiger Files; City of Chico; Esri; BAE, 2018.

however, the BCM surveyed on the site is contained within a small area, which will facilitate mitigation. Development will require a major sewer extension and consideration of traffic impacts at key intersections in the vicinity of the project site, among other matters. Potential barriers to development include some general citizen opposition to development in the foothills and neighborhood concerns about traffic congestion along existing roadways.

The other SPA with anticipated near-term development activity is the Bell Muir area, which features scattered existing rural residential development. The conceptual land use plan for Bell Muir estimates full buildout of 644 residential units at a density of 2.6 units per acre. However, as the area continues to build out under County jurisdiction, the average density of new development is much lower. Challenges facing the area include limited storm water and roadway infrastructure, determining who would lead the master planning effort for the area, and the need to engage more than 100 landowners in a master planning process. Possible solutions include relaxing the SPA requirements for master planning, such that Bell Muir could be annexed and built out in the City with smaller subdivisions in an ad hoc approach. This approach, however, would not resolve, and may likely complicate, the area's infrastructure challenges.

The Barber Yard SPA represents an important infill opportunity and is the only SPA currently located within the existing City limits; however, the property owner has not expressed significant interest in proceeding with development.

The North Chico and South Entler SPAs are located outside the City limits, and would require significant infrastructure investments to make these areas marketable for development. As a result, these areas represent longer-term opportunities that will likely build out after other existing infill opportunities have been largely exhausted.

#### Comparison with Projected Demand

The SPAs represent an important part of the City's long-term land reserve. Based on BAE's land use demand projections, the City does not strictly need the SPAs to develop in order to have sufficient land available to accommodate anticipated residential and non-residential demand through 2035. Nonetheless, these areas do represent important reserves of land that can be developed in the event that growth exceeds what is currently anticipated, or if other approved and proposed development, and vacant land, does not develop as anticipated. Also, the City currently has opportunities to promote development of some of the SPAs in the near term. Doe Mill/Honey Run, for example, may reasonably begin to develop over the next ten years or so, and represents an important opportunity to further meet the City's residential and commercial demand. Bell Muir also represents a possible near-term development opportunity, if the master planning requirements are removed and the area is allowed to develop at densities that are compatible the City's R1 (Low Density Residential) zoning. Development could also continue under County jurisdiction, albeit at lower densities, and still help meet the City's residential demand.

### ***Opportunity Sites***

In addition to the SPAs, the 2030 General Plan also designated 15 Opportunity Sites throughout the City that are expected to be the focus of redevelopment and revitalization over the General Plan planning period. Although labelled “opportunity sites,” these areas typically include multiple parcels. Within many of these areas, the City applied parcel-level land use designations, such that most accommodate higher density infill residential and mixed-use development. The Opportunity Sites are divided into four distinct categories, including Central City sites, Corridor sites, Regional Centers, and Other sites. Figure 5 illustrates the location of each area, while Appendix F provides a more thorough description of each Opportunity Site.

To better understand the redevelopment potential of the Opportunity Sites, BAE conducted a limited analysis using improvement to land value (I/L) ratios. I/L ratios essentially compare the assessed value of any built improvements to the assessed value of the land on a given parcel. Generally, if the improvement value exceeds the land value, the site is considered fairly intensively utilized, though the exact threshold that denotes full utilization varies widely. For example, in communities where very low densities and FARs are common, a relatively low I/L ratio may denote that a site is being fully utilized. In other more intensively developed places (e.g., Downtown San Jose), a site with significant improvements that equal two or three times the value of the land beneath them, may still represent a desirable redevelopment opportunity. Also note that due to the nature of California property tax law, the current assessed value of a property may not fully reflect its current value.

Table 27 reports the weighted average I/L ratio of all non-vacant sites within each Opportunity Site by zoning category. The first conclusion is that none of the Opportunity Sites have an average I/L ratio that is less than 1.0 across all zoning categories. This reflects that most sites feature significant vertical improvements. There are two areas that have low average I/L ratios within specific zoning districts. These include Nord Avenue, which has an average I/L ratio of 0.61 in the Medium-High Density Residential district, and Downtown, which has an average I/L ratio of 0.53 in the Community Commercial zoning district.

The W. East Avenue Opportunity Site has the highest average I/L ratio across all zoning categories at 4.13. This generally indicates that while some redevelopment opportunities may exist, much of the existing development is likely of sufficient value to discourage redevelopment. Other areas with relatively high average I/L ratios include Nord Avenue, E. 8<sup>th</sup>/9<sup>th</sup> Street, Downtown, South Campus, and Park Avenue. The I/L ratios in these areas range from 2.05 to 2.55. Again, while some redevelopment opportunities may exist in these areas, much of the existing development is likely of sufficient value to discourage redevelopment. Areas with I/L ratios between 1.0 and 2.0 include North Valley Plaza, Mangrove Avenue, The Wedge, E. 20<sup>th</sup> Street, and Skyway. Based solely on the I/L ratios reported here, these areas appear to feature higher concentrations of sites with relatively low improvement values, which may represent viable redevelopment opportunities.

**Table 27: Weighted Average Improvement to Land Value by Opportunity Site**

Zoning Category	Code	Opportunity Area											
		North Esplanade	North Valley Plaza	W. East Avenue	Mangrove Avenue	Nord Avenue	E. 8th/9th Street	Downtown	South Campus	Park Avenue	The Wedge	E. 20th Street	Skyway
<b>Residential, All</b>		<b>2.23</b>	<b>4.35</b>	<b>3.41</b>		<b>2.04</b>	<b>1.86</b>	<b>2.03</b>	<b>2.41</b>	<b>3.45</b>			
Low Density Residential	R1	1.88					2.47						
Medium Density Residential	R2	4.90		2.89		0.61	1.70	1.21	3.70				
Medium-High Density Residential	R3	2.73	4.35			3.66	2.13		1.96				
High Density Residential	R4									12.90			
Residential Mixed Use	RMU	1.05		4.51				2.09	3.08	1.27			
<b>Commercial, All</b>		<b>2.45</b>	<b>1.81</b>		<b>1.86</b>	<b>2.68</b>	<b>3.07</b>	<b>1.98</b>	<b>2.30</b>	<b>2.07</b>	<b>2.60</b>	<b>1.68</b>	<b>1.43</b>
Neighborhood Commercial	CN		1.33			1.16	2.30		2.76	1.28			
Downtown North	DN							2.50					
Downtown South	DS							1.50					
Community Commercial	CC	2.45			1.86	2.76	3.19	0.53	2.26	2.33	2.37	1.60	
Commercial Services	CS					2.89					4.67		
Regional Commercial	CR		1.83									1.70	1.43
<b>Office and Industrial, All</b>		<b>2.11</b>		<b>4.79</b>	<b>1.74</b>	<b>1.76</b>		<b>2.87</b>	<b>2.24</b>		<b>1.46</b>		
Office Residential	OR	2.12		4.79	1.74								
Office Commercial	OC	2.08						2.87					
Industrial Office Mixed Use	IOMU					1.64			2.24		1.46		
Light Manufacturing/Industrial	ML					2.73							
<b>Special Purpose, All</b>								<b>2.31</b>	<b>8.48</b>				
Public/Quasi-Public Facilities	PQ							2.31	8.48				
<b>Total, All Parcels</b>		<b>2.33</b>	<b>1.93</b>	<b>4.13</b>	<b>1.86</b>	<b>2.10</b>	<b>2.05</b>	<b>2.13</b>	<b>2.51</b>	<b>2.55</b>	<b>1.71</b>	<b>1.68</b>	<b>1.43</b>

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.



Table 28 summarizes the number of sites and total acres that have I/L ratios at or below different thresholds. The purpose of this information is to illustrate the magnitude of the redevelopment potential within the City's Opportunity Sites under different redevelopment assumptions. For example, assuming that any site with an I/L ratio that is less than or equal to 1.0 (i.e., improvement value is less than or equal to the land value) represents a redevelopment or infill opportunity, BAE would estimate that there are approximately 258 acres of land that may offer significant redevelopment potential. However, depending on the strength of the market, and the ability of property owners to derive value from largely depreciated and obsolescent property, the threshold at which a property becomes a reasonable redevelopment opportunity may vary. At all identified I/L thresholds, most of the land that might offer redevelopment potential is located within commercial zones, nearly all of which allow both commercial and residential uses. The next largest concentration is among residential only districts, primarily the Medium Density Residential zone and the Residential Mixed-Use zone.

While it is difficult to ascertain the exact magnitude of the redevelopment potential presented by property located within the City's Opportunity Sites, due to myriad complex factors at play, there are several important examples of recent redevelopment activity that can help to shed light on the situations where redevelopment is possible in Chico under current market conditions. Five recent redevelopment projects highlighted by City staff include residential uses and involve the demolition of existing single-family structures or small multifamily apartment complexes. Only one project involved demolition of a small commercial building. The largest projects are student-oriented developments, which highlights the strength of that market segment and the ability of these projects to not only absorb the current market land costs, but also the cost of demolition and site remediation. These five redevelopment projects alone resulted in a total of 173 net new units (i.e., 96 units demolished and 269 units built).

*The Urban – 1033 W. 5<sup>th</sup> Street*

This development includes demolition of a single-family home on a site zoned Community Commercial (CC). The project includes 36 residential units marketed as a high-end “boutique student housing community.” The project offers units leased on a per bed basis.

*AMCAL Student Housing – 1118-1218 Nord*

This project involves demolition of an 86-unit apartment complex on a 4.6-acre site zoned for Medium-High Density Residential (R3). The project includes construction of 173 residential units, including four four-story residential buildings and a four-story concrete parking structure. Known as The Post on Nord, the project will lease units on a per bed basis.

**Table 28: Improvement to Land Value of Opportunity Sites by Zoning Category**

Zoning Category	Code	Improvement-to-Land Value Ratios									
		0.5 or Less		> 0.5, <= 1.0		> 1.0, <= 1.5		> 1.5, <= 2.0		Total <= 2.0	
		# of Sites	Acres	# of Sites	Acres	# of Sites	Acres	# of Sites	Acres	# of Sites	Acres
<b>Residential, All</b>		<b>75</b>	<b>18.5</b>	<b>153</b>	<b>25.1</b>	<b>187</b>	<b>47.9</b>	<b>128</b>	<b>20.1</b>	<b>543</b>	<b>111.7</b>
Low Density Residential	R1	0	0.0	3	0.6	14	2.3	15	2.4	32	5.3
Medium Density Residential	R2	57	14.0	77	12.8	79	11.8	53	7.4	266	45.9
Medium-High Density Residential	R3	6	0.8	49	6.8	59	7.9	35	5.1	149	20.5
High Density Residential	R4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Residential Mixed Use	RMU	12	3.7	24	5.0	35	26.0	25	5.3	96	39.9
<b>Commercial, All</b>		<b>154</b>	<b>103.6</b>	<b>112</b>	<b>59.1</b>	<b>108</b>	<b>73.8</b>	<b>103</b>	<b>125.6</b>	<b>477</b>	<b>362.0</b>
Neighborhood Commercial	CN	30	2.5	5	1.4	11	2.2	9	1.6	55	7.6
Downtown North	DN	18	2.9	14	2.6	16	2.5	18	3.2	66	11.2
Downtown South	DS	14	4.6	11	2.8	9	4.0	10	4.0	44	15.4
Community Commercial	CC	57	38.0	66	22.0	57	38.4	48	34.1	228	132.5
Commercial Services	CS	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Regional Commercial	CR	35	55.7	16	30.3	15	26.7	18	82.6	84	195.3
<b>Office and Industrial, All</b>		<b>44</b>	<b>36.3</b>	<b>26</b>	<b>14.8</b>	<b>17</b>	<b>5.5</b>	<b>25</b>	<b>7.6</b>	<b>112</b>	<b>64.2</b>
Office Residential	OR	7	6.1	1	0.4	3	2.7	6	3.6	17	12.8
Office Commercial	OC	8	3.4	9	1.9	8	1.3	13	2.9	38	9.5
Industrial Office Mixed Use	IOMU	29	26.9	15	11.6	6	1.4	6	1.2	56	41.0
Light Manufacturing/Industrial	ML	0	0.0	1	1.0	0	0.0	0	0.0	1	1.0
<b>Special Purpose, All</b>		<b>0</b>	<b>0.0</b>	<b>1</b>	<b>0.6</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>1</b>	<b>0.6</b>
Public/Quasi-Public Facilities	PQ	0	0.0	1	0.6	0	0.0	0	0.0	1	0.6
<b>Total</b>		<b>273</b>	<b>158.5</b>	<b>292</b>	<b>99.5</b>	<b>312</b>	<b>127.1</b>	<b>256</b>	<b>153.3</b>	<b>1,133</b>	<b>538.5</b>

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.

Fountain Nord – 322, 328, 332 Nord

Located on three parcels in a Medium-High Density Residential (R3) zone, this project involved demolition of a single-family home, a six-unit multifamily building, and a small commercial structure. The new project includes 46 multifamily residential units. Like the two projects listed above, the Fountain Nord project will offer leases on a per bed basis in a luxury student housing community.

Nine Star Cedar – 1005 W. 6<sup>th</sup> Street

This project includes demolition of a single-family residence on a site zoned Community Commercial (CC) and includes development of a six-unit residential project.

Aguilar Duplexes – 917 W. Sacramento Avenue

The Aguilar Duplexes involves demolition of a single-family structure on a site zoned Medium-High Density Residential (R3). The project includes development of eight duplex units.

## **Demand/Supply Assessment**

Table 29 provides a purely quantitative comparison between the land use demand projections and the City's estimated buildout capacity. As reported in the table, the proposed and approved projects, the existing vacant sites inventory, and the SPAs provide enough land to accommodate roughly 13,923 new residential units and 19.1 million square feet of non-residential development. BAE's land use demand projections, by comparison, estimate future demand for up to 12,000 new housing units and 5.7 million square feet of non-residential development. This leaves a remaining capacity to accommodate between 1,900 and 6,600 housing units and 13.5 to 16.3 million square feet of non-residential development.

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**Table 29: Comparison Between Development Capacity and Land Use Demand**

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**Estimated Development Capacity**

<u>Capacity Type</u>	<u>Housing Units</u>	<u>Non-Res. Sq. Ft.</u>
Vacant Sites Inventory (a)	4,073	14,749,731
Special Planning Areas (b)	4,588	2,822,861
Planned Projects Pipeline	5,262	1,569,600
<i>Single Family Residential</i>	3,249	<i>n.a.</i>
<i>Multifamily Residential</i>	2,013	<i>n.a.</i>
<i>Commercial/Industrial</i>	<i>n.a.</i>	1,569,600
Total Buildout Capacity	13,923	19,142,192

**Projected Land Use Demand**

<u>Projection Scenario</u>	<u>Housing Units</u>	<u>Non-Res. Sq. Ft.</u>
Low Growth Scenario (c)	7,300	2,809,200
High Growth Scenario (d)	12,000	5,695,000

**Projected 2035 Surplus/(Deficit)**

<u>Projection Scenario</u>	<u>Housing Units</u>	<u>Non-Res. Sq. Ft.</u>
Low Growth Scenario (c)	6,623	16,332,992
High Growth Scenario (d)	1,923	13,447,192

## Notes:

(a) Includes parcels with a current land use category of "Vacant" or "Agriculture." Sites with the latter designation are included only if they feature little to no vertical improvements as determined through a review of the available aerial and streetscape photography. Excludes sites located within Special Planning Areas and planned project areas. Buildout capacity is estimated based on the midpoint between the minimum and maximum density or floor area ratio allowed under the current zoning code.

(b) Buildout capacity of the Special Planning Areas is as reported in Appendix C of the Chico 2030 General Plan. Final buildout of these areas may differ from these estimates as development within a Special Planning Area requires a specific plan or master plan.

(c) The Low Growth Scenario is based on the California Department of Finance projected population growth and Caltrans projected employment growth.

(d) The High Growth Scenario is based on historic population and employment growth.

Sources: City of Chico, 2018; County of Butte, 2018; BAE, 2018.

There are, however, several important caveats to consider regarding this analysis. The vacant sites inventory is, in and of itself, insufficient to absorb the projected residential demand through 2035. However, as indicated above, the existing pipeline proposed and approved development is sufficient to absorb most of the projected demand, such that the combined inventory (i.e., planned projects, plus vacant land) is more than adequate. While the planned and proposed pipeline is insufficient to absorb much of the projected non-residential demand (particularly in the industrial sector), the vacant sites inventory identified a significant surplus of non-residential land (i.e., the vacant sites inventory alone is seven times greater than the low-end demand estimate and three times greater than the high-end demand estimate).

It is also important to note that not all of the vacant sites identified in the inventory may have access to necessary infrastructure, though most are infill sites that would be efficiently served by existing infrastructure. Also, approximately 66 percent of the vacant acreage (including the SPAs) is located outside of the existing City limits and would therefore require annexation. These sites may also develop under County jurisdiction, in which case they are likely to develop at lower densities. While the inventory accounts for the known occurrences of BCM, some sites may also face additional currently unknown environmental constraints.

The SPAs represent an important part of the City's long-term land reserve. Based on BAE's land use demand projections, the City does not need the SPAs to develop in order to have sufficient land available to accommodate anticipated residential and non-residential land through 2035. Nonetheless, these areas do represent important reserves of land that can be developed in the event that growth exceeds what is currently anticipated, or in cases where development of approved and proposed projects, as well as vacant land, does not proceed for a variety of reasons. Also, the City currently has opportunities to promote development of some of the SPAs in the near term. Doe Mill/Honey Run, for example, may reasonably develop over the next ten plus years. Bell Muir also represents a possible near-term development opportunity, if the master planning requirements are removed and the area is allowed to develop at low density residential densities.

## RECOMMENDED POLICY UPDATES

Demand for new development in Chico is driven by complex demographic and economic trends. A City's role in accommodating growth is generally to identify an adequate supply of appropriately zoned land, provide infrastructure and services, and create an environment where development can proceed expeditiously. It is then left to the private sector, where development is driven by market conditions and willing landowners. Based on the analysis summarized above, BAE proposes that the City consider the following recommendations, which are intended to help the City balance market forces with the need to ensure an adequate supply of land for a variety of land uses throughout the City through 2035. These recommendations are not intended to benefit any one type of stakeholder over another, but rather to encourage a healthy land use market that meets the needs of all the community.

1) Monitor the land use mix and, if necessary, reserve land for desired uses

While it is important to maintain significant flexibility in the zoning code to facilitate the highest and best use of land, the market power of one land use type can sometimes impact the feasibility of otherwise desirable uses. For example, the current strength of the multifamily housing market is driving redevelopment of existing residential and non-residential uses along key corridors in central Chico. While this is desirable in many respects, the City may want to monitor this activity to ensure that this type of (re)development does not crowd out other desirable uses in key locations. For example, this may include the crowding out of commercial development along key corridors, or of lower cost workforce housing projects in major employment centers. If effects of this nature are observed, consider revising the zoning code to require additional approval/review for uses that are outside the core use allowed within the zoning district. These additional approvals need not be onerous, and should function as an optional layer of discretion that should allow the City to better manage the available land supply in instances where market imbalances of community wide importance are observed.

2) Prioritize capital infrastructure improvements that facilitate infill and prioritized development areas

Due to impediments to developing several of the City's designated SPAs, the City may want to consider prioritizing infrastructure improvements that facilitate infill development, rather than development within unincorporated SPAs. Prioritizing capital improvement projects, big and small, that support development and redevelopment in the Opportunity Sites, including intersection improvements, corridor enhancements, and repaving promote investment within the existing built environment. This will theoretically allow the City to make a larger number of smaller investments that strengthen existing neighborhoods and leverage existing service capacity. This is opposed to making a small number of large investments that benefit areas that also face other significant constraints to development.

For example, even if utilities are extended to South Entler, large investments will still be necessary to ensure adequate transportation/circulation access. There are, however, notable exceptions to this, such as Doe Mill/Honey Run and Barber Yard, which are better positioned than the other SPAs for development in the near- and medium-term.

3) Engage community support for development at Barber Yard

The Barber Yard SPA could potentially accommodate many new residential units, along with commercial development, near the Downtown and CSU Chico. The site already has access to utilities and is largely free of environmental constraints. However, to attract a development proposal and entice the property owner to engage in the process, stakeholders will need to take steps to address community concerns regarding potential traffic/circulation and other impacts on the adjacent Barber neighborhood to provide greater certainty regarding the desired development at the site.

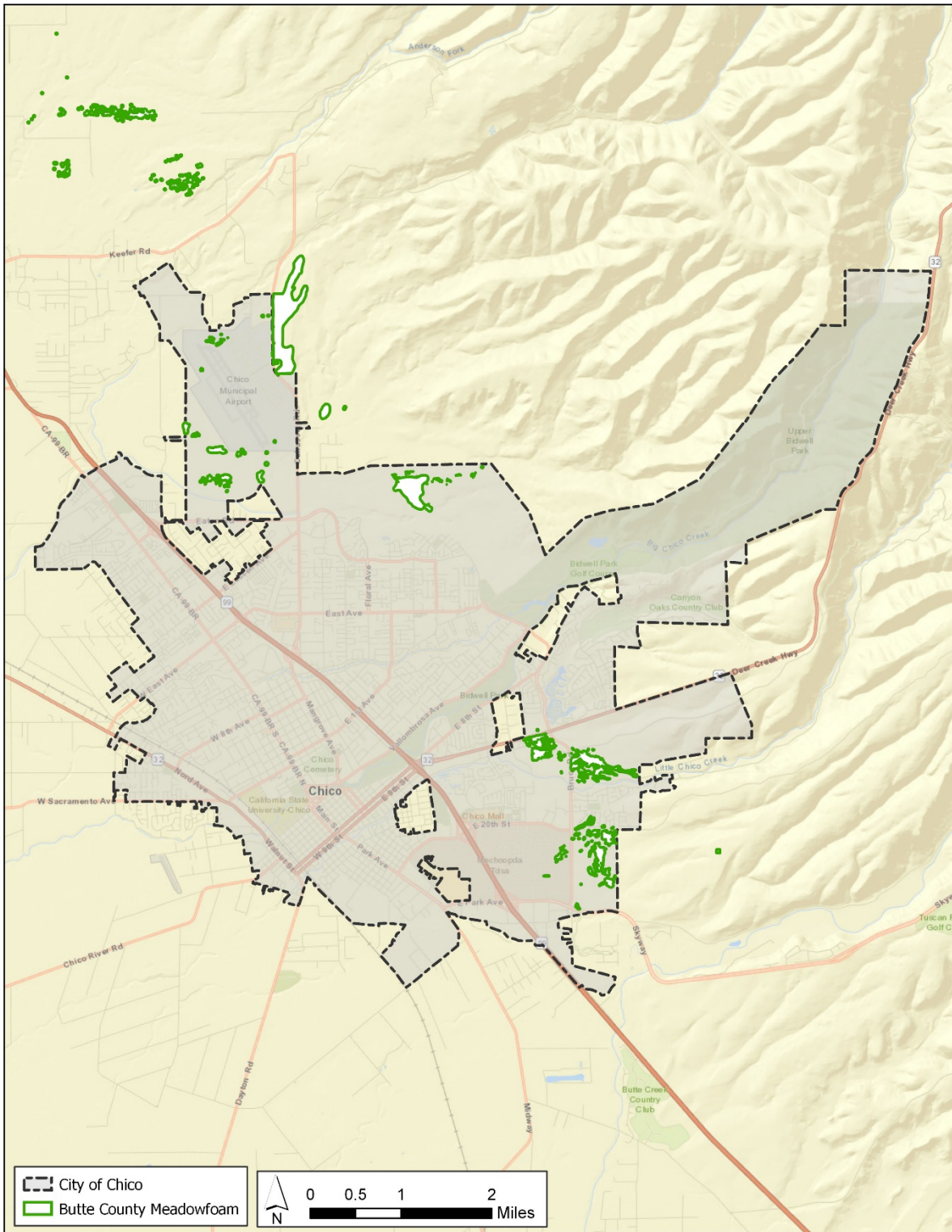
4) Amend the fee structure to account for disparate impacts

Interviews with members of the development community indicate that the current fee program is structured in such a way that larger housing units can more economically absorb the costs (i.e., calculated on a per unit basis, versus a per square foot basis). To encourage construction of smaller units (including both single-family and multifamily products, particularly in infill situations), consider revising the fee structure and planning procedures in recognition of the different impacts that various types of development have on City services and infrastructure costs. For example, switch from calculating fees on a per unit basis to another metric, such as number of bedrooms, fixtures, or square footage.

5) Reduce the planning requirements for some SPAs

Due to the nature of existing development in the SPAs, some areas are no longer conducive to master planned development. The Bell Muir area, for example, features existing low-density development and a large number of property owners. Consider removing the specific plan requirements in some cases, keeping in mind, however, the need to address storm water and roadway infrastructure planning to serve new development. The current policy functions as a barrier to implementation of rational City directed land use policies and allows these areas to develop under County jurisdiction. As a result, ongoing development is of a form and density that does not align with the City's existing vision.

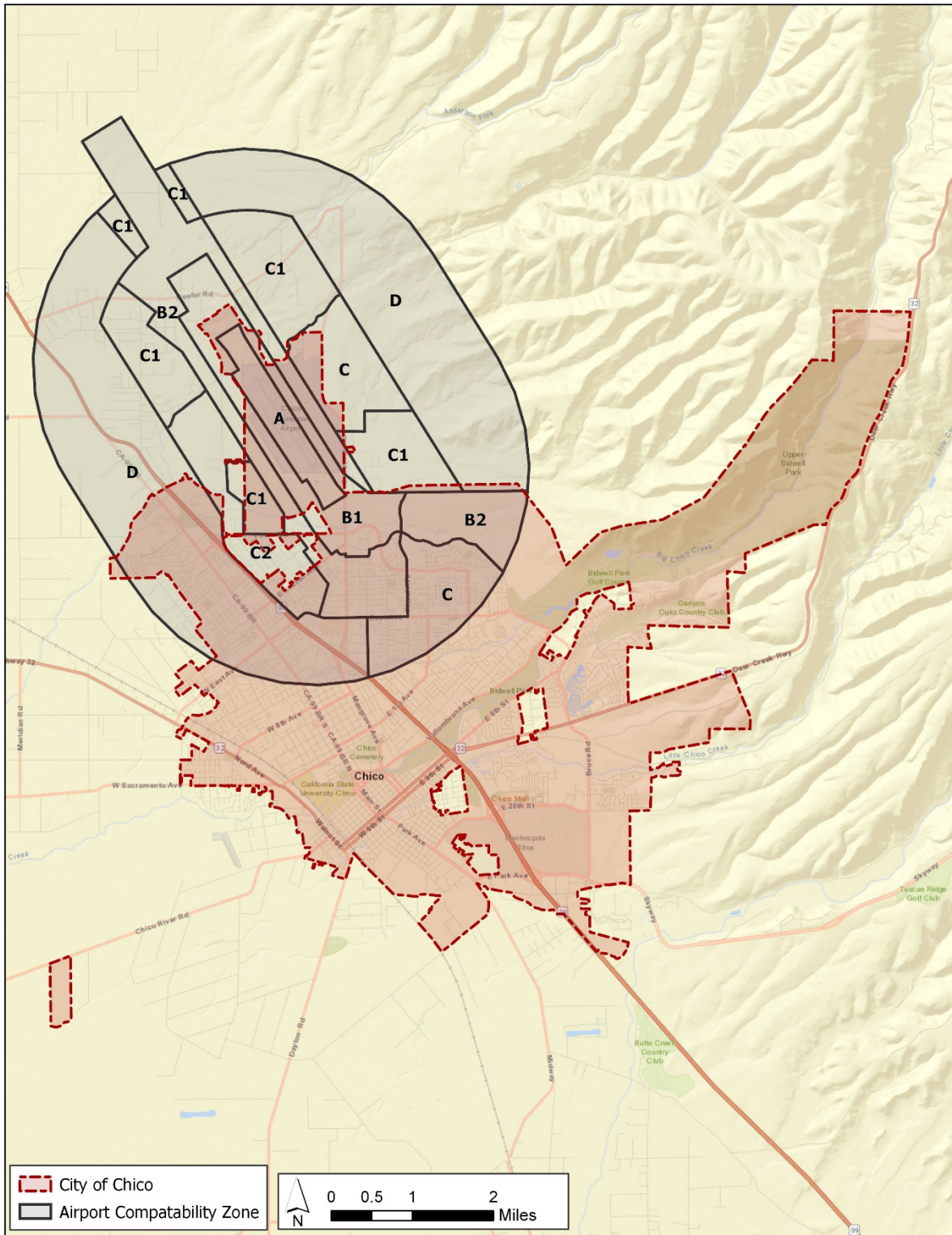
# APPENDIX A: BUTTE COUNTY MEADOW FOAM



Sources: U.S. Census Bureau, Tiger Files; City of Chico; Esri; BAE, 2018.



# APPENDIX B: AIRPORT OVERLAY DISTRICT



Sources: U.S. Census Bureau, Tiger Files; City of Chico; Esri; BAE, 2018.

# APPENDIX C: DEVELOPMENT CONSTRAINTS SUMMARY

Appendix C: Development Constraints Summary (Page 1 of 4)

Area	Area Type	Development Type	General Location	Within City Limits?	Within Green Line?	Likelihood to Develop?	Types of constraints - Please Describe							Effects of Constraints - Please Describe			
							Infrastructure availability and capacity?	Specific Plan or Master Plan requirements?	Impact and planning fees?	Environmental constraints?	Neighborhood opposition?	Accessibility/ parking/ traffic capacity?	Other	Size of Development	Density/ Intensity of Development	Economic/ Financial Feasibility	
Bell Muir SPA	SPA	TBD	Hwy 32 and Bell Road	No	Yes	Development in the City at R1 densities is highly unlikely. Development is currently occurring under County jurisdiction as 1-acre minimum subdivisions.	There are limitations on comprehensive storm drain and road infrastructure.	Per City General Plan, yes. However, because of the hundreds of individual landowners, the City would need to front the master planning	If the City paid for the master planning and environmental review (EIR), future development would need to pay an additional fee to reimburse the City.	Ag land. Mostly orchards.	Mixed			See GP assumptions	City would need to pay for all master planning and environmental review.		
Barber Yard/Diamond Match SPA	SPA	TBD	W 16th Street and Chestnut Street	Yes	Yes	Unlikely - dependent on the property owner who hasn't shown interest in proceeding.	Localized traffic impacts in the Barber Neighborhood due to poor street infrastructure.	Yes				DSTC clean-up complete. Minor stigma remains.	Significant	Localized traffic impacts. Poor infrastructure.	Willing landowner	See GP assumptions	
Doe Mill/Honey Run SPA	SPA	TBD	Doe Mill Road and Honey Run Road	No	Yes	High, but over a 15+ year timeframe.	Major sewer extension required (and planned). Traffic considerations at all Skyway and E. 20th Street intersections.	Yes				Single BCM occurrence. Ephemeral streams w/ oak woodlands.	Likely some general opposition re foothill development and traffic congestion.	Bruce/20th and Bruce/Skyway		See GP assumptions	Extremely expensive to build on lava cap (refer to interview with Bill Brouhard)
North Chico SPA	SPA	TBD	Hicks Lane at Caballo Way	No	Yes	Low, even though there are only a few property owners, they've shown no interest to initiate development.	The sewer is being extended closer to the site in the coming years. Traffic LOS at Hicks/Eaton/SR 99 would need to be addressed.	Yes				The confluence of Mud and Sycamore creeks and their respective floodplains is a planning issue	limited	Improvements to Hicks	Airport Overflight requires more that residential development occur at densities greater than 4 units/acre	See GP assumptions	Extension of infrastructure and utilities is a major consideration.
South Entler SPA	SPA	TBD	Entler Avenue and Southgate Avenue	No	Yes	Medium. Majority of property owned by one person.	Sewer extension costly; Southgate/SR 99 roadway improvements must be phased and are costly	Yes	Mitigation for tree removal could be costly			Butte Creek floodplan issues; riparian forest; raptors	limited	Southgate interchange	high water table creates surface water issues on site.	See GP assumptions	Remnant Municipal Code SD-1 overlay requires clustering of industrial development and tree avoidance (old Code language related to previous vision for site)
North Esplanade (Op. Area)	Opportunity Area	TBD	N Esplanade, Eaton Road to W Lindo Avenue	Yes	Yes	High -happening. Lots of vacant, dilapidated, and underdeveloped parcels.	Yes	No	No				limited	Esplanade needs resurfacing			
North Valley Plaza (Op. Area)	Opportunity Area	TBD	Cohasset road and East Avenue	Yes	Yes	High. Development and redevelopment has been occurring (see story in 5-Year GP Review). There remains significant vacant, dilapidated, and underdeveloped parcels.		No					Limited		In some cases, there are multiple parcel owners on large potential redevelopment areas		
W East Avenue (Op. Area)	Opportunity Area	TBD	W East Avenue, Alamo Avenue to Town & Country	Yes	Yes	High. Large vacant parcels with good infrastructure and access	Yes	No					Some				
Mangrove Avenue (Op. Area)	Opportunity Area	TBD	Mangrove Avenue, E 9th Avenue to Palmetto Avenue	Yes	Yes	Low. There are not a lot of vacant parcels.	Yes	No							Redevelopment potential on north end near Lindo Channel		
Vanella Orchard (Op. Area)	Opportunity Area	TBD	W 8th Avenue, Citrus Avenue to N Cherry Street	Yes	Yes	Low. There is an unwilling landowner.	Yes	No					Likely		Single landowner helps development potential.	see GP	
Nord Avenue (Op. Area)	Opportunity Area	TBD	Nord Avenue from Lindo Avenue to Sacramento Avenue	Yes	Yes	Medium. Large student housing projects built or underway on previously underutilized or underdeveloped parcels.	Sewer doesn't extend all the way down Nord Avenue.	No					Related to traffic	There is a future failing LOS threshold at the Sacto Ave./Nord intesection	There is a good opportunity to rezon properties zoned ML along this corridor to promote for more multi-family residential, but that would increase concerns related to traffic congestion at W. Sac Ave. and Nord		

Appendix C: Development Constraints Summary (Page 2 of 4)

Area	Area Type	Development Type	General Location	Within City Limits?	Within Green Line?	Likelihood to Develop?	Types of constraints - Please Describe						Effects of Constraints - Please Describe				
							Infrastructure availability and capacity?	Specific Plan or Master Plan requirements?	Impact and planning fees?	Environmental constraints?	Neighborhood opposition?	Accessibility/ parking/ traffic capacity?	Other	Size of Development	Density/ Intensity of Development	Economic/ Financial Feasibility	
E. 8th/9th Street (Op. Area)	Opportunity Area	TBD	E. 8th and 9th Street from Flume Street to Hwy 99	Yes	Yes	Low. But development and redevelopment is all supportable.	Three has been recent upgrades to roadways and sidewalks							Ingress/egress to Caltrans facility (8th and 9th are also SR 32).			
Downtown (Op. Area)	Opportunity Area	TBD	USCC to Little Chico Creek, Normal to Flume	Yes	Yes	High. Mostly redevelopment at higher intensity/density. Lots of speculation on mixed use projects.	Deficiencies in utilities' infrastructure has been previously identified.	No		Minor - Projects along Big Chico or Little Chico creeks	Stakeholders - DCBA, etc.		Differing opinions re need for parking, congestion, etc.	A lot of buildings are considered historical.			
South Campus (Op. Area)	Opportunity Area	TBD	1st Stree to 9th Street, Normal and Oak	Yes	Yes	High. Ongoing proposals for both vacant and underdeveloped sites. Many proposals include removing an old single-family residence and building multi-family.		No			Minor		Growing concerns related to W. Sac/Nord intersection				
Park Avenue (Op. Area)	Opportunity Area	TBD	Park Avenue from 11th to 21st	Yes	Yes	Low/Medium. Mostly reuse of existing buildings or redevelopment of underutilized sites.	Yes				Limited			High potential for redevelopment. Perhaps moving Jesus Center will spur opportunities.			
The Wedge (Op. Area)	Opportunity Area	TBD	20th Street to E Park Avenue, Fair Street and Park Avenue	Yes	Yes	Medium. Good potential for redevelopment on highly underutilized sites. Lots of speculation.	Good infrastructure available.			Brownfield considerations associated with past uses.	Limited			Recent screen print business is an excellent example of what can happen in this Opportunity Site.			
E 20th Street (Op. Area)	Opportunity Area	TBD	Hwy 99 to Huntington Drive, Springfield Drive to Flying V Street	Yes	Yes	High. Underutilization of Mall parking area (opportunity for more pads) and also some good vacant parcels.	Yes. Traffic congestion at 20th St./Business Lane/Mall Entrance. This is an ongoing concern.	No			Limited			Reuse of Sears at Mall			
Skyway (Op. Area)	Opportunity Area	TBD	Hwy 99 to Notre Dame Boulevard, Forest Avenue to Morrow Lane	Yes	Yes	Low. Redevelopment in this area has mostly happened.	Yes				No						
Lee Estates	Planned Project	Singlefamily Residential	Chico Canyon Rd	Yes	Yes												
Sierra Garden Townhouses	Planned Project	Singlefamily Residential	Sierra Sunrise Terrace and Idyllwild Circle	Yes	Yes												
Mariposa Manor	Planned Project	Singlefamily Residential	Mariposa Ave and Lucy Way	Yes	Yes												
Belvedere Heights 2	Planned Project	Singlefamily Residential	E 20th Street and Dawncrest Drive	Yes	Yes												
Tuscan Village	Planned Project	Singlefamily Residential	Eaton Road and Burnap Avenue	Yes	Yes	A new map has been submitted that has less density.											
Mission Vista Ranch 2	Planned Project	Singlefamily Residential	Humboldt Road and Morning Rose Way	Yes	Yes	Developer cannot find BCM credits to purchase to allow him to build his last 20 units											
Burnap Subdivision	Planned Project	Singlefamily Residential	3000 Burnap Avenue	Yes	Yes												
Lassen Village	Planned Project	Singlefamily Residential	2960 Burnap Avenue	Yes	Yes												
Lassen Subdivision	Planned Project	Singlefamily Residential	216 W Lassen Avenue	Yes	Yes												
Montecito Place	Planned Project	Singlefamily Residential	DeGarmo Drive	Yes	Yes												
Creekside Landing	Planned Project	Singlefamily Residential	W Eaton Road and Rogue River Drive	Yes	Yes												
Meriam Park	Planned Project	Mixed-Use	E 20th Street and Bruce Road	Yes	Yes	High - Development currently under way											
Schill Subdivision	Planned Project	Singlefamily Residential	SW corner Esplanade and Nord Highway	Yes	Yes												
Twin Creeks	Planned Project	Singlefamily Residential	Canyon Oaks Parcel 8	Yes	Yes												
Harmony Park Circle	Planned Project	Singlefamily Residential	3166 Cactus Avenue	Yes	Yes												
Tannelli Subdivision	Planned Project	Singlefamily Residential	2211 Floral Avenue	Yes	Yes	The old map expired, but a new map has been submitted.											
Wildwood Estates	Planned Project	Singlefamily Residential	Eaton Road and Cactus Avenue	Yes	Yes												
Zamora Subdivision	Planned Project	Singlefamily Residential	1367 East Avenue	Yes	Yes	The old map expired. We have been told that a new application is forthcoming.											
Innsbrook Subdivision 2	Planned Project	Singlefamily Residential	Innsbrook Way	Yes	Yes												
Faithful Estates	Planned Project	Singlefamily Residential	Cactus Avenue	Yes	Yes												

Appendix C: Development Constraints Summary (Page 3 of 4)

Area	Area Type	Development Type	General Location	Within City Limits?	Within Green Line?	Likelihood to Develop?	Types of constraints - Please Describe						Effects of Constraints - Please Describe							
							Infrastructure availability and capacity?	Specific Plan or Master Plan requirements?	Impact and planning fees?	Environmental constraints?	Neighborhood opposition?	Accessibility/parking/ traffic capacity?	Other	Size of Development	Density/ Intensity of Development	Economic/ Financial Feasibility				
Oak Valley Sycamore Glen	Planned Project	Singlefamily Residential	Humboldt Road	Yes	Yes	The Phase I, 43-acre subdivision is being developed. Subsequent subdivisions covered under a programmatic EIR will need to go to the Planning Commission and tier off of the EIR and other approvals.											This is a legacy project with lots of unique conditions of approval and mitigation measures that may slightly slow development.			
Westside Place 1	Planned Project	Singlefamily Residential	Eaton Road and Mariposa Avenue	Yes																
Foothill Park East 7	Planned Project	Singlefamily Residential	Nord Avenue and Purcell Lane	Yes	Yes	Even with streets in place and infrastructure available, and with this high demand market, homes are not being built by this homebuilder.														
Siena @ Canyon Oaks	Planned Project	Singlefamily Residential	St Lawrence Avenue	Yes	Yes															
Las Palomas	Planned Project	Singlefamily Residential	Canyon Oaks Parcels 4 ad 5	Yes	Yes															
Mountain Vista	Planned Project	Singlefamily Residential	E Lassen Avenue, east of Mayfair Drive	Yes	Yes															
Domicile Subdivision	Planned Project	Singlefamily Residential	Floral Avenue and Eaton Road	Yes	Yes															
Crossroads	Planned Project	Singlefamily Residential	2434 Floral Avenue	Yes	Yes															
Avila Estates	Planned Project	Singlefamily Residential	2821 Cactus Avenue	Yes	Yes															
Lipton Manor	Planned Project	Singlefamily Residential	216 Centennial Avenue	Yes	Yes															
Stonegate	Planned Project	Singlefamily Residential	1051 4 Acres Coart	Yes																
Hopeful Heights	Planned Project	Singlefamily Residential	Bruce Road and Skyway	Yes	Yes	Highly dependent on resource agencies' treatment of BCM found on site (EIR due for release this Spring).	Infrastructure available, capacity improvements needed.				Significant vernal pools and BCM.	General neighborhood opposition, but focused environmental group opposition re loss of BCM habitat.	Traffic capacity enhancements identified in EIR.	Floodplain consideration on-site (both 100-yr. and 200-yr.)			BAE has project description.			
Hideaway Park	Planned Project	Singlefamily Residential	2265 Floral Avenue	Yes	Yes															
Native Oak Apartments	Planned Project	Singlefamily Residential	334 W 12th Avenue	Yes	Yes															
Esplanade Apartments	Planned Project	Multifamily Residential	2796 Native Oak Drive	Yes	Yes															
LaSalles Restaurant (infill)	Planned Project	Multifamily Residential	1731 Esplanade	Yes	Yes															
Holiday Inn Hotel	Planned Project	Commercial	229 Broadway St	Yes	Yes															
Hampton Inn	Planned Project	Commercial	2074 E 20th St	Yes	Yes	Not fully entitled														
Galaxy Restaurant	Planned Project	Commercial	Springfield Ave	Yes	Yes	Not happening														
Mendocino National Forest	Vacant/Underutilized	TBD	825 East Ave	No	Yes	Not developable. Owned by the US Government.														
Hagen Lane Industrial Park	Vacant/Underutilized	Industrial/Office	Skyway at Morrow Lane	Yes	Yes	Many vacant parcels ready for development. Infrastructure available. The Sierra Nevada Brewery piece near the railroad may not be available for development.								Hegan Lane/Midway has LOS considerations at peak periods.						
South of Oak Valley	Vacant/Underutilized	Residential	Hagen Lane at Otterson Drive	Yes	Yes	Low development potential due to vernal pools and BCM. Reduced development potential accounted for in General Plan assumptions. Have not received any development inquiries for this site.														
South of E Eaton Road	Vacant/Underutilized	Residential	S of Humboldt Road at Stilson Canyon, N of Little Chico Creek	Yes	Yes	High likelihood of near-term development. Infrastructure available.														

Appendix C: Development Constraints Summary (Page 4 of 4)

Area	Area Type	Development Type	General Location	Within City Limits?	Within Green Line?	Likelihood to Develop?	Types of constraints - Please Describe						Effects of Constraints - Please Describe				
							Infrastructure availability and capacity?	Specific Plan or Master Plan requirements?	Impact and planning fees?	Environmental constraints?	Neighborhood opposition?	Accessibility/ parking/ traffic capacity?	Other	Size of Development	Density/ Intensity of Development	Economic/ Financial Feasibility	
Sycamore Drive Area	Vacant/Underutilized	Residential	Area W of Sycamore Drive and Hicks Lane	Yes	Yes	West of Hicks Lane and south of Sycamore Channel are vacant areas that are included in the Northwest Chico Specific Plan. Development potential is high.	Sewer is being extended under SR 99 to serve this area in the near future.		Development in the NW Chico Specific Plan area requires payment of an additional fee to reimburse City for fronting cost of specific plan and EIR.								
SW of Chico Airport	Vacant/Underutilized	Manufacturing	W of Hicks Road, N of			East of Hicks Lane and north of Sycamore Channel there is very low to no development potential. East of Hicks Lane and south of Sycamore Channel the development potential is high.											

Sources: City of Chico, 2018.

# APPENDIX D: GENERAL PLAN ZONING BY DEVELOPMENT INTENSITY

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**Appendix D: General Plan Zoning with Density Ranges and Floor Area Ratios (FAR) (Page 1 of 2)**


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Zoning District	Allowed Density (Units Per Acre)			Suggested Floor Area Ratio (FAR)		
	Minimum	Maximum	Midpoint	Minimum	Maximum	Midpoint
<b>Residential</b>						
Suburban Residential	0.2	2	1	n.a.	n.a.	n.a.
Low Density Residential	2.1	7	5	n.a.	n.a.	n.a.
Medium Density Residential	6.0	14	10	n.a.	n.a.	n.a.
Medium-High Density Residential	14.1	22	18	n.a.	n.a.	n.a.
High Density Residential	20	70	45	n.a.	n.a.	n.a.
Residential Mixed Use	10 (a)	20 (a)	15	0.00	2.50 (a)	1.25
<b>Commercial</b>						
Neighborhood Commercial	6 (b)	22	14	0.20	1.50	0.85
Downtown North	6 (b)	22 (c)	14	0.25 (c)	1.00 (c)	0.63
Downtown South						
Community Commercial	6 (b)	22 (c)	14	0.25 (c)	1.00 (c)	0.63
Commercial Services	n.a.	n.a.	n.a.	0.20	0.50	0.35
Regional Commercial	6 (b)	50	28	0.20	2.00	1.10
<b>Office and Industrial</b>						
Office Residential	6 (b)(c)	20 (c)	13	0.30	2.00 (c)	1.15
Office Commercial	6 (b)(c)	20 (c)	13	0.30	2.00 (c)	1.15
Industrial Office Mixed Use	7 (b)	14	11	0.25	1.50	0.88
Light Manufacturing/Industrial	7 (b)	14	11	0.20	0.75	0.48
General Manufacturing/Industrial	n.a.	n.a.	n.a.	0.20	0.75	0.48
<b>Airport</b>						
Aviation	n.a.	n.a.	n.a.	0.00	1.00	0.50
Airport Commercial	n.a.	n.a.	n.a.	0.20	0.50	0.35
Airport Manufacturing/Industrial	n.a.	n.a.	n.a.	0.20	0.75	0.48
Airport Public Facilities	n.a.	n.a.	n.a.	0.00	1.00	0.50

- Continued on next page -

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Sources: City of Chico, 2018; BAE, 2018.



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**Appendix D: General Plan Zoning with Density Ranges and Floor Area Ratios (FAR) (Page 2 of 2)**

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<b>Zoning District</b>	<b>Allowed Density (Units Per Acre)</b>			<b>Suggested Floor Area Ratio (FAR)</b>		
	<b>Minimum</b>	<b>Maximum</b>	<b>Midpoint</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Midpoint</b>
<b>Special Purpose</b>						
Public/Quasi-Public Facilities	n.a.	n.a.	n.a.	0.00	1.00	0.50
Traditional Neighborhood Development (d)	7	35	21	n.a.	n.a.	n.a.
Primary Open Space	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Secondary Open Space	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Special Planning Area	n.a. (e)	n.a. (e)	n.a.	n.a.	n.a. (e)	n.a.

**Notes:**

- (a) When located Downtown or within a Corridor Opportunity Site, Residential Mixed Use has a minimum density of 15 dwelling units/acre, a maximum of 70 dwelling units per acre, and a maximum floor area ratio of 5.0.
- (b) If residential uses are incorporated horizontally, the minimum density shall be met, but if integrated vertically, there is no minimum density requirement
- (c) When in Downtown or a Corridor Opportunity Site, Commercial Mixed Use and Office Mixed Use has a maximum of 60 dwelling units per acre, and a maximum floor area ratio of 5.0.
- (d) This zoning/land use designation only applies to Meriam Park.
- (e) Allowable density and floor area ratio in the SPAs shall be consistent with the standards of the final designations identified for each site through subsequent master planning.

Sources: City of Chico, 2018; BAE, 2018.

## APPENDIX E: SPECIAL PLANNING AREA DESCRIPTIONS

As part of the 2030 General Plan, the City of Chico identified five Special Planning Areas, or SPAs, which are largely underdeveloped areas with significant new growth potential that require extensive land use planning prior to development (i.e., a specific plan, planned development, or other comprehensive plan). The intent is that these areas would develop as integrated, complete neighborhoods that incorporate a mix of housing types and job generating uses. Although the entitlement process necessary to develop these areas will require significant time and expense to the developer, these areas represent the largest concentrations of developable land within the Planned Sphere of Influence.

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### Appendix E: Special Planning Area Development Capacity (a)

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Name	Owners	Acreage		Buildout Potential	
		Gross	Net (b)	Dw elling Units	Non-Residential Square Footage
Bell Muir	~50	398	251	644	n.a.
Barber Yard	1	137	112	1,096	403,882
Doe Mill/Honey Run (c)	1	1,448	1,287	2,095	374,247
North Chico	2	340	377	1,899	1,070,225
South Entler	3	232	238	949	1,348,754
<b>Total, All</b>		<b>2,555</b>	<b>2,265</b>	<b>6,683</b>	<b>3,197,108</b>

Notes:

(a) Buildout capacity of the Special Planning Areas is as reported in Appendix C of the Chico 2030 General Plan.

Final buildout of these areas may differ from these estimates as development within a Special Planning Area requires a specific plan or master plan.

(b) Excludes the estimated acreage necessary to accommodate required rights-of-way.

(c) The Doe Mill/Honey Run area is currently proposed for development. The estimated buildout potential above is reported in the Chico 2030 General Plan. However, for the purposes of comparing the projected land use demand with potential supply, BAE used the developer's current buildout estimate reported in Table 22.

Sources: City of Chico, 2018; BAE, 2018.

#### Bell Muir

The Bell Muir Special Planning Area spans nearly 400 gross acres just outside city limits. It includes the area to the south of Bell Road, southeast of Muir Avenue, northeast of the railroad tracks, and generally northwest of West East Avenue. Nearby uses include single-family residential neighborhoods, highway-adjacent light industrial, and agricultural land. Unlike other SPAs, the Bell Muir area features sporadic single-family residential development, though much of the area is undeveloped agricultural land. Some portions of the SPA are currently developing with very low density residential uses, such as along Guynn Avenue. The City estimates there are 150 to 200 developable acres in the area, with the undeveloped parcel sizes ranging in size from 10 to 40 acres. The area has several attributes that

strengthen its development potential, including its flat topography, lack of known sensitive habitats or endangered species, and strong connections to the rest of the city via West East Avenue and Nord Avenue (State Route 32).

Because the area is already sporadically developed, it may be challenging to pursue higher density development or to complete master planned community for the entire Bell Muir area. Therefore, the City's conceptual land use plan for the Bell Muir SPA focuses on dispersed single-family residential development that would moderately intensify the current prevailing land use. The City has identified a need to study and plan for strategic infrastructure development, as the area is currently unserved by municipal water and sewer facilities. Drainage is provided with open culverts. Other important considerations include interactions with remaining agricultural operations and the interface between rural and residential uses, and the integration of recreational, educational, and economic development opportunities.

City staff identified some challenges to realizing the conceptual land use plan. The land use plan calls for 644 new dwelling units within 251 acres, requiring a density of 2.6 units per acre. However, staff note that development at even R1 zone densities (a minimum of 2.1 units per acre) is unlikely, as single-family development has been occurring under county jurisdiction at a much lower density of one unit per acre. Thus, achieving such a density on average across the entire site would require focused higher density development in some areas. Other challenges include limited storm water and roadway infrastructure and the difficulty of engaging the more than 100 landowners in a master planning process. Possible solutions may include relaxing the specific plan requirements within the SPAs, such that Bell Muir could be annexed and built out with smaller subdivisions. This approach, however, would not resolve, and may likely complicate, the areas infrastructure constraints.

#### Barber Yard

The Barber Yard Special Planning Area is a historically significant 150-acre site bordered by Chestnut Street, Normal Avenue, Estes Road, and the railroad tracks. The only SPA located within the existing City limits, it was formerly the Barber Yard facility of the Diamond Match Company, which is an important employer in Chico's history. Nearby uses include historic single-family residential Barber neighborhoods to the north, as well as light industrial uses to the east and the Hagen Land Business Park to the south. The City's Green Line extends along the SPA's western border. There are three buildings in the mostly vacant SPA, two of which are historic. Although the area's soil was previously contaminated, environmental remediation efforts were completed in 1999, which prepared the site for future brownfield development.

The City's conceptual land use plan for the Barber Yard SPA features full, connected neighborhoods of residential development at varying densities, with an average of 6 to 15 units per acre. Roughly 1,100 residential units are planned along with some residential mixed-use, office mixed-use, industrial/office mixed-use, and public open space. Historic buildings will be maintained and reprogrammed through adaptive reuse. Non-residential uses

are expected to occupy 403,882 square feet. Future planning efforts will determine design guidelines and identify mitigations to traffic impacts on existing neighborhoods.

City staff consider development in the Barber Yard SPA unlikely in the near term. The property owner has not expressed interest in proceeding with planning efforts and prior efforts to initiate a planning process were met with initial opposition from residents of the adjacent Barber neighborhood.

#### Doe Mill/Honey Run

At 1,441 gross acres, the Doe Mill/Honey Run Special Planning Area is, by far, the largest SPA by land area in the City. It is located outside city limits at the eastern end of East 20<sup>th</sup> Street, east of Potter Road and north of Honey Run Road. The area is completely undeveloped grassland extending into the foothills. Adjacent land uses include single-family residential, rural residential, open grazing lands, and environmentally-constrained lands.

The City's conceptual land use plan for the Doe Mill/Honey Run SPA seeks to preserve elements of the area's natural environment while allowing for mixed-use development with multiple housing types and density levels. Under the conceptual land use plan, City anticipates that 2,095 housing units will be constructed in the area, ranging in density from very low to medium-high. Commercial mixed-use and neighborhood-serving commercial uses will be concentrated in a village core along Skyway. There will also be a significant amount of preserved open space, a public park, and, potentially, a public elementary school. Overall, non-residential development will comprise 374,247 square feet. The City has identified design, landscaping, lighting, and habitat protection as subjects of further study.

City staff indicate that a proposal is being prepared for development of the Doe Mill/Honey Run SPA. Though no proposal has yet been submitted, the preliminary indications are that the project will include approximately 2,346 single family housing units and approximately 358,325 square feet of non-residential uses.

City staff indicate that the Doe Mill/Honey Run SPA has a high likelihood of development. Development will require the completion of a planned major sewer extension and consideration of traffic for all intersections with Skyway and East 20<sup>th</sup> Street, among other matters. Potential barriers to development include some general citizen opposition to development in the foothills and neighborhood concerns about traffic congestion along existing roadways. Also, due to the added cost of building on the lava cap, the project may be more sensitive to economic shocks compared to other planned projects. While a survey did identify BCM within the SPA, the concentration is quite small and City staff anticipate that this and other environmental constraints could be mitigated.

### North Chico

The North Chico Special Planning Area is a 484-acre area bounded by Mud Creek, Sycamore Creek and Hicks Lane. It is north of city limits and west of the Chico Municipal Airport. Proposed for urban development by the City and Butte County since 1995, the North Chico SPA is also the mixed-use Village Core area of the County's North Chico Specific Plan. The area is largely undeveloped, except for a small single-family neighborhood in the southeast corner of the area. Nearby land uses include single-family residential, residential-zoned undeveloped land, and industrial-zoned undeveloped land. Most of the undeveloped land is either under agricultural cultivation or consists of natural wetlands. The SPA is close to State Route 99 (SR 99) and is accessible via Hicks Lane and Garner Lane.

The City's conceptual land use plan for the North Chico SPA seeks to create a complete and integrated community with single-family and multi-family housing, commercial mixed-use, office/industrial mixed-use, open space, and parks. Housing densities will range from low- to medium-high. At buildout, the area is expected to include 1,899 housing units and more than one million square feet of office and industrial uses. Commercial uses will be concentrated along Hicks Lane, with office/industrial mixed-use located nearest to the airport. To accommodate traffic generated by new development, the City proposes a new arterial road through the SPA, connecting Hicks Lane to SR 99, which would require significant substantial investment, particularly if the preferred route requires construction of a bridge over either of the creeks. Future planning efforts will consider environmental impacts, especially as they relate to flooding, and safety and noise concerns related to the airport.

According to City staff, the North Chico SPA has a low likelihood of development and is a long-term development opportunity. The area has only a few property owners, none of whom have expressed interest in proceeding with development, and some of whom are actively investing in their agricultural operations. However, if conditions change, the limited number of owners is a benefit for site assembly purposes. The area is not connected to utilities or the sewer system, though utilities are expected to extend under SR 99 and closer to the SPA in the near future. The Mud Creek and Sycamore Creek floodplains present a challenge to new development, as portions of the site are vulnerable to a 100-year flood event. Additionally, airport overflight zones may influence allowable density levels. Also, due to the presence of wetlands, as well as the impacts of airport overlay zones, City staff anticipate that the area to the east of the North Chico SPA (between the SPA and the airport) will likely remain undeveloped.

### South Entler

The South Entler Special Planning Area is a 330-acre area located outside the existing City limits and bounded by SR 99, Enter Avenue, Maybill Ranch Road, and the Chico Greenline/City Sphere of Influence boundary. Accessible from SR 99 from Southgate Avenue, the area is mostly undeveloped, except for some industrial product on the north end and a Little League

field at the end of Southgate Avenue. Part of the area was previously used for mining operations. Nearby uses include agriculture, light industrial and commercial, and industrial.

The City's conceptual land use plan for the South Entler SPA envisions neighborhood-serving and regionally-oriented commercial uses, office, and light industrial near single-family and multi-family housing. Commercial uses, particularly regional retail, hospitality, entertainment and warehouse/manufacturing will front SR 99, providing a buffer with residential areas. Housing will range in density from low- to high-density, and the area is expected to include nearly 1,000 housing units at buildout. The area will also have 1,348,754 square feet of non-residential development (i.e., the most of any of the SPAs). Due to the relatively disconnected nature of the South Entler area, the City is planning for significant bicycle and pedestrian improvements and ample open space. Future planning efforts will require improving the intersection of SR 99 via Southgate Avenue, including the possible addition of an overpass, as well as development of other additional access points.

The area has a moderate likelihood of seeing new development in the mid-term, according to City staff. Most of the property is owned by a single landowner, which would simplify future site assembly. However, City staff have identified several development constraints. The area is not currently served by the sewer system and extension of City services would require considerable time and investment, though plans are underway to do so. It is expected that tree removal and environmental mitigation may present challenges. Portions of the area are within the Butte Creek floodplain, and a high-water table contributes to surface water issues. Additionally, improvements at the Southgate and SR 99 interchange are expected to be expensive and will likely take many years to complete, assuming that funding is available.

## APPENDIX F: OPPORTUNITY SITE DESCRIPTIONS

In addition to the SPAs, the 2030 General Plan also designated several Opportunity Sites that are expected to be the focus of redevelopment and revitalization over the General Plan planning period. The City has applied parcel-level land use designations to many of the Opportunity Sites, such that most may now accommodate higher density infill residential and mixed-use development. The Opportunity Sites are divided into four distinct categories, including Central City sites, Corridor sites, Regional Centers, and Other sites.

### Central City Opportunity Sites

The following Opportunity sites are located within the City's core area: Downtown, South Campus, and the East 8<sup>th</sup> and 9<sup>th</sup> Street Corridor.

#### **Downtown**

The Downtown Opportunity Site encompasses the civic and cultural center of the City. It generally extends from Little Chico Creek to Big Chico Creek and from Normal Avenue to Orient Street. It is divided into northern and southern sections at West 6<sup>th</sup> Street. As detailed in the Downtown Element of the 2030 General Plan, the City seeks to strengthen the area's residential and commercial intensity, pedestrian experience, transit accessibility, and community and cultural identity. The Land Use Element notes that many parcels in the area are underutilized and specifically highlights City-owned surface parking lots as potential sites for new multi-story, mixed-use development. Much of the area is designated as commercial mixed-use, with some pockets of office mixed use, and residential mixed use. According to City staff, the Downtown Opportunity site has a high likelihood of seeing redevelopment at higher densities and intensities than currently exist. However, some barriers include deficient utilities infrastructure and concerns among some stakeholders about parking and congestion.

#### **South Campus**

The South Campus Opportunity Site is generally bounded by Normal Avenue, Walnut Street, West 2<sup>nd</sup> Street and West 9<sup>th</sup> Street. Immediately south of the CSU campus, the area has potential for higher density development, especially mixed-use residential. The area already features a Mixed-Use Neighborhood Core and a corridor of mixed-use residential buildings along 5<sup>th</sup> Street, connecting the Core Area to Downtown. Several area streets near the railroad depot feature industrial buildings that could be redeveloped as live-work units or other non-traditional commercial concepts. Additionally, Walnut Street, a wide thoroughfare with good access to the CSU campus, is a suitable location for mixed-use multifamily development with ground-floor retail. City staff indicate that the South Campus Opportunity Site is likely to continue to develop, as evidenced by current proposals to replace single-family residences

with multifamily developments. However, staff noted that new development will have to be thoughtful about its relationship to existing historic properties in the area.

### **East 8<sup>th</sup> and 9<sup>th</sup> Street Corridor**

The East 8<sup>th</sup> and 9<sup>th</sup> Street Corridor Opportunity Site encompasses the area immediately surrounding those two thoroughfares between State Route 99 and Flume Street in Downtown. The area is served by the B-Line and is mostly within walking distance of Downtown. The area is predominantly residential, and the General Plan designates much of the area as medium-density residential. The section of the corridor nearest State Route 99 is slated for commercial mixed use, and the section nearest to Downtown has potential for mixed-use with modest commercial elements. Per City staff, this Corridor is unlikely to see extensive new development. However, development is considered supportable, and the area has recently benefitted from roadway and sidewalk improvements.

### Corridor Opportunity Sites

The following Opportunity Sites are located on transit corridors outside the core area: North Esplanade, Mangrove Avenue, Park Avenue, Nord Avenue, and East Avenue.

### **North Esplanade**

The North Esplanade Opportunity Site extends along the Esplanade from the Lindo Channel to East Eaton Road. Unlike the southern section of the Esplanade, which features attractive tree-planted medians separating through traffic from local rights-of-way, the North Esplanade is inhospitable to pedestrians and cyclists and is dominated by low-density commercial uses. The City seeks to improve the pedestrian environment by adding streetscape improvements and encouraging the development of commercial mixed-use buildings closer to the street. Office mixed-use and residential mixed-use designations are concentrated on the northern end of the area. City staff suggest this area is likely to see development due to its large inventory of vacant, dilapidated, and underdeveloped sites. Furthermore, the area has the necessary infrastructure capacity and limited potential for neighborhood opposition to development.

### **Mangrove Avenue**

The Mangrove Avenue Opportunity Site is a high-traffic, transit-served corridor with many retail and service establishments. It extends roughly from Palmetto Avenue to East Lindo Avenue. The area features many small, aging buildings and surface parking lots that could be redeveloped into commercial mixed-use projects. The City hopes that adding residents to the area will bolster business activity, increase transit ridership, and catalyze improvements for pedestrians and cyclists. City staff indicate that there is a low likelihood of development in the Mangrove Avenue Opportunity Site because of its limited stock of vacant parcels. However, City staff see some redevelopment potential in the northern section of the area near Lindo Channel.



### **Park Avenue**

The Park Avenue Opportunity Site is a low-density commercial thoroughfare located between the residential Chapman-Mulberry and Barber neighborhoods. It extends from 11<sup>th</sup> to 21<sup>st</sup> Streets, connecting the southwest neighborhoods to Downtown. Served by transit, Park Avenue could feature higher density development with a focus on residential and neighborhood-serving commercial uses. The southern end of the Corridor is slated for flexible commercial mixed-use development. The central section of the Corridor near 16<sup>th</sup> Street is designated a Mixed-Use Neighborhood Core that will feature neighborhood-serving commercial uses, offices, and residences. The northern section, closest to Downtown, is planned for residential mixed-use, including some high-density residential. According to City staff, Park Avenue has a low-to-medium likelihood of seeing new development. Any development that does take place will likely be reuse of existing buildings or redevelopment of underutilized sites. City staff note that the proposed relocation of the Jesus Center, a major tenant on the Corridor, could propel redevelopment opportunities.

### **Nord Avenue**

The Nord Avenue Opportunity Site encompasses the area between Nord Avenue (State Highway 32) and the railroad tracks, extending from Lindo Channel south to West Sacramento Avenue. The area is currently occupied by very low-density commercial services, light manufacturing, and multi-family residential uses. The area also features a high volume of vacant or underutilized properties. The City envisions mixed-use industrial and office development with mixed-use commercial projects at some intersections. The City's plan also includes medium density residential uses at the Corridor's northern edge and medium-high density residential uses as the Corridor approaches the city's core area. Per City staff, the Nord Avenue Opportunity Site has a moderate likelihood to develop and is already seeing large student housing projects built or underway. However, City staff have identified several barriers to development. First, the sewer does not extend the full length of Nord Avenue. Secondly, there are neighborhood concerns about traffic congestion, including a potential failure to meet the level of service threshold at the Nord Avenue/West Sacramento Avenue intersection. Efforts to develop multifamily development in this area will likely exacerbate traffic concerns.

### **East Avenue**

The East Avenue Opportunity Site extends from Alamo Avenue to the Town and County Center just west of the Esplanade. The area is predominantly low-density residential with some low-intensity commercial uses. However, it is near a high volume of shopping, services, and transit, making it suitable for densification. The primary focus of the Opportunity Site is an 18-acre vacant parcel just west of the Town and County Center that has strong potential for redevelopment as residential, office, and potentially retail. There are several other large vacant parcels along the Corridor, as well. According to City staff, the area has sufficient infrastructure capacity to support new development. Additionally, the City expects only minor opposition to new development along the Corridor. For those reasons, City staff consider the East Avenue Opportunity Site highly likely to develop.

### Regional Center Opportunity Sites

The following Opportunity Sites are regional commercial centers: North Valley Plaza, East 20<sup>th</sup> Street, and Skyway.

#### **North Valley Plaza**

The North Valley Plaza is a collection of shopping centers that includes a movie theater, restaurants, and retail stores. Located near East Avenue and Cohasset Road and accessible from State Highway 99, it attracts shoppers from throughout Chico and the larger region. Much of the area is covered by vast surface parking lots, and the City estimates that at least three shopping centers have nearly twice the necessary parking. Underutilized parking lots and other parcels provide the foundation for significant redevelopment, including denser commercial development and some medium-high density residential development. As noted in the City's General Plan Five-Year Review, the North Valley Plaza Opportunity Site has recently seen promising new infill retail development and absorption of previously vacant retail product. There remain several underutilized sites for further redevelopment. However, land assembly may be a challenge, as several large sites consist of multiple parcels with different owners.

#### **East 20<sup>th</sup> Street**

The East 20<sup>th</sup> Street Opportunity Site is roughly bounded by State Highway 99, Huntington Drive, Springfield Drive, and Flying V Street. It includes the Chico Mall and several other shopping centers with major "big box" retail tenants, including Walmart and Target. Like North Valley Plaza, much of the East 20<sup>th</sup> Street Opportunity Site is covered by surface parking. Some of this parking area could be divided into pads for new development. Additionally, the City has identified two vacant properties with strong redevelopment potential: an 8-acre property on Forest Avenue and a lot on Springfield Drive between Kohl's and the Chico Mall. The Sears at the Chico Mall also has reuse potential. Barriers to new development include traffic congestion at the Chico Mall entrance at 20<sup>th</sup> Street and Business Lane.

#### **Skyway**

The Skyway Opportunity Site is bounded by State Highway 99, Notre Dame Boulevard, Forest Avenue and Morrow Lane. It includes several shopping centers with "big box" retailers, including Home Depot, Lowe's, and TJ Maxx. In the General Plan, the City notes that the area has more surface parking than necessary and several underutilized parcels. However, City staff indicate that the area has minimal future redevelopment potential, as much of the redevelopment has already taken place.

# APPENDIX G: DETAILED GROWTH PROJECTIONS

## Appendix G-1: Population, Housing, and Employment Forecast Detail, Low Growth Scenario, 2017-2035 (Page 1 of 2)

	Projections				Total Growth 2017-2035
	2017-2020	2021-2025	2026-2030	2031-2035	
<b>Population (a)</b>					
City of Chico	1,738	3,164	3,550	3,513	11,965
Butte County	4,306	7,837	8,793	8,703	29,639
<b>Housing Units (b)(c)</b>					
<b>City of Chico</b>	<b>2,438</b>	<b>1,419</b>	<b>1,592</b>	<b>1,576</b>	<b>7,025</b>
Single-Family	1,289	751	842	833	3,715
Multifamily	1,085	632	709	702	3,128
Other Types	63	37	41	41	182
<b>Butte County</b>	<b>4,384</b>	<b>3,507</b>	<b>3,935</b>	<b>3,895</b>	<b>15,722</b>
Single-Family	2,511	2,009	2,254	2,231	9,005
Multifamily	1,674	1,339	1,503	1,487	6,003
Other Types	199	159	179	177	713
<b>Employment (d)</b>					
<b>City of Chico</b>	<b>859</b>	<b>1,468</b>	<b>1,515</b>	<b>1,563</b>	<b>5,406</b>
Retail	110	188	194	200	690
Office	66	113	117	121	417
Education	88	150	155	159	552
Health Care	368	629	649	670	2,316
Industrial	161	274	283	292	1,010
All Other	67	114	118	122	421
<b>Butte County</b>	<b>1,598</b>	<b>2,731</b>	<b>2,818</b>	<b>2,908</b>	<b>10,054</b>
Retail	117	174	153	189	633
Office	683	1,010	997	1,066	3,755
Education	181	267	343	393	1,185
Health Care	412	607	779	894	2,692
Industrial	(84)	84	146	(126)	21
All Other	289	588	401	492	1,769

- Continued on next page -

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.

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## Appendix G-1: Population, Housing, and Employment Forecast Detail, Low Growth Scenario, 2017-2035 (Page 2 of 2)

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Notes:

(a) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes that the City of Chico will maintain its share of the countywide resident population as reported in 2017.

(b) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes the following average ratio of persons per housing unit, inclusive of groups quarters populations and vacant units.

City of Chico	2.28
Butte County	2.23

(c) Based on the distribution of new housing units from 2011-2017, as reported by the California Department of Finance:

	Single- Family	Multi- Family	Other
City of Chico	53%	45%	3%
Butte County	57%	38%	5%

(d) Countywide jobs growth is estimated based on the 2016 countywide jobs estimate provided in the Quarterly Census of Employment and Wages (QCEW) and the 2017 Butte County Economic Forecast Published by Caltrans. The City of Chico jobs estimates are based on the City's share of countywide employment, as reported by ESRI. The distribution of jobs by industry is based on the distribution of jobs growth between 2010 and 2015 as reported in the Longitudinal Employer-Household Dynamics dataset published by the U.S. Census Bureau.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.

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**Appendix G-2: Population, Housing, and Employment Forecast Detail, High Growth Scenario, 2017-2035 (Page 1 of 2)**

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	Projections				Total Growth
	2017-2020	2021-2025	2026-2030	2031-2035	2017-2035
<b>Population (a)</b>					
City of Chico	3,364	5,884	6,249	6,637	22,133
Butte County	5,931	10,557	11,492	11,827	39,807
<b>Housing Units (b)(c)</b>					
<b>City of Chico</b>	<b>3,167</b>	<b>2,639</b>	<b>2,803</b>	<b>2,977</b>	<b>11,586</b>
Single-Family	1,675	1,396	1,482	1,574	6,127
Multifamily	1,410	1,175	1,248	1,325	5,158
Other Types	82	69	73	77	301
<b>Butte County</b>	<b>5,111</b>	<b>4,725</b>	<b>5,143</b>	<b>5,293</b>	<b>20,272</b>
Single-Family	2,928	2,706	2,946	3,032	11,612
Multifamily	1,952	1,804	1,964	2,021	7,741
Other Types	232	214	233	240	920
<b>Employment (d)</b>					
<b>City of Chico</b>	<b>1,666</b>	<b>2,914</b>	<b>3,094</b>	<b>3,287</b>	<b>10,960</b>
Retail	213	372	395	420	1,400
Office	128	225	239	253	845
Education	170	297	316	335	1,118
Health Care	714	1,248	1,326	1,408	4,696
Industrial	311	544	578	614	2,047
All Other	130	227	241	256	854
<b>Butte County</b>	<b>2,404</b>	<b>4,202</b>	<b>4,469</b>	<b>4,756</b>	<b>15,831</b>
Retail	176	268	242	309	996
Office	1,028	1,553	1,581	1,743	5,905
Education	273	411	544	643	1,871
Health Care	620	934	1,236	1,462	4,252
Industrial	(126)	130	231	(205)	29
All Other	434	904	636	804	2,779

- Continued on next page -

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Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.

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## Appendix G-2: Population, Housing, and Employment Forecast Detail, High Growth Scenario, 2017-2035 (Page 2 of 2)

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Notes:

(a) Assumes that the population in the City of Chico will grow at the same rate as it did during the historical period from 2007 to 2017, as reported by the California Department of Finance. Countywide population growth is set equal to the countywide growth projected in the baseline (i.e., low growth) scenario, plus the additional growth projected in the City of Chico.

(b) Based on 2017 population and housing estimates and population growth projections published by the California Department of Finance. Assumes the following average ratio of persons per housing unit, inclusive of group quarters populations and vacant units.

City of Chico	2.28
Butte County	2.23

(c) Based on the distribution of new housing units from 2011-2017, as reported by the California Department of Finance:

	<u>Single- Family</u>	<u>Multi- Family</u>	<u>Other</u>
City of Chico	53%	45%	3%
Butte County	57%	38%	5%

(d) Countywide jobs growth is estimated based on the 2016 countywide jobs estimate provided in the Quarterly Census of Employment and Wages (QCEW) and the 2017 Butte County Economic Forecast Published by Caltrans. The City of Chico jobs estimates assume that jobs growth will occur at the same rate as during the historical period from 2007 to 2016, as reported by the California Employment Development Department. The distribution of jobs by industry is based on the distribution of jobs growth between 2010 and 2015 as reported in the Longitudinal Employer-Household Dynamics dataset published by the U.S. Census Bureau. The difference in citywide employment between the baseline (i.e., low growth) and high-growth scenarios is also added to the countywide employment base.

Sources: California Department of Finance, E-5: Population and Housing Estimates for Cities, Counties, and the State, January 2011-2017, 2018; California Department of Finance, P-1: State Population Projections 2010-2060, 2018; California Employment Development Department, Industry Employment & Labor Force, Chico MSA, 2018; Caltrans, 2017 Butte County Economic Forecast, 2018; ESRI, 2017 Business Summary by NAICS, 2018; BAE, 2018.



# CITY OF CHICO

# SUSTAINABILITY INDICATORS REPORT



**AUGUST 2018**

CITY OF CHICO  
INC 1872



# ACKNOWLEDGEMENTS

This report was prepared by the City of Chico Community Development Department

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Richard Roth, Chapman Farmers' Market

Chico Certified Farmers' Market

CSUC, Institute for Sustainable Development

Downtown Chico Business Association

GRUB

Butte County Air Quality Management District

Butte County Association of Governments

California Water Service Company

Public Works Department

Administrative Services Department

Fire Department

Police Department

*August 2018*

*Sustainability in Chico means maintaining a culture of stewardship to enhance our natural environment, economic interests, and quality of life for present and future generations.*





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# EXECUTIVE SUMMARY

On April 12, 2011, Chico’s City Council adopted an innovative and comprehensive General Plan. The new General Plan reflects the community’s commitment to building a sustainable future. Sustainability entails aligning the built environment and socioeconomic activities with nature’s constraints and opportunities. Central to this concept is meeting both the community’s present and future needs through a balance of three considerations: maintenance of a healthy and equitable society, protection of the environment, and ongoing prosperity of the local economy. These components are interdependent and equally important.

The General Plan calls for the development of indicators to gauge progress in advancing its policies and goals for sustainability.<sup>1</sup> An indicator serves as a proxy, or representation, to gauge the status of a larger issue. The indicators included in this report have been selected because they are understandable, quantifiable, and valuable for generating community dialogue.

A starting place, or base year, has been established for each indicator to reflect the state of the indicator at a particular point in time. A base year is a point of reference to demonstrate movement toward or away from a goal over time.

To highlight recent trends and progress, one of the following ratings is applied to each indicator:

- Clear Progress**
- Moderate Performance**
- Improvement Area**

This report is divided into elements addressing three subjects: **Natural Systems and Agriculture, Built Environment, and Socioeconomics**. Each element is further refined into sections. For 2017, four indicators show clear progress, seven show moderate performance, and two show need for improvement.

Clear Progress	Moderate Performance	Improvement Area
Ag & Local Food Production Circulation Economic Development Public Facilities & Services	Air Quality Bio Resources/Urban Forest Climate Change Community Participation Open Space Waste Reduction & Recycling Arts & Culture	Housing Public Safety

This report will be reviewed annually in conjunction with the Chico 2030 General Plan Annual Report or Five Year Review, which consider and measure additional topics that are closely linked with community sustainability. The Indicators Report may help direct program development, and assist with developing departmental work programs.

<sup>1</sup> The General Plan directs using groundwater levels as an indicator. Butte County has an ongoing effort to comprehensively monitor groundwater levels, including data from Cal Water for the Chico area. The 5-6 page excerpted section from Butte County’s Groundwater Status Report regarding the state of Chico’s groundwater level monitoring are provided to Council annually under a separate cover.

# NATURAL SYSTEMS & AGRICULTURE

## Goals

Protect and conserve sensitive species and habitats; Provide a healthy and robust urban forest

## Background

Chico's distinct natural setting is home to a wide variety of plants and animals, a number of unique natural communities, and highly sensitive biological and wetland resources. Protecting and restoring native habitat is the most effective method for preserving natural diversity. The City recognizes known locations of sensitive, threatened, or endangered species and requires that they be protected consistent with state and federal guidelines. The General Plan limits urban expansion in areas with sensitive biological resources and calls for City participation in regional planning efforts to protect and preserve sensitive habitat.

In addition, Chico has a healthy urban forest that provides important aesthetic benefits, energy savings from its shade canopy, areas of refuge from summer temperatures, and foraging and nesting locations for fauna. Chico's urban forest

creates a significant sense of pride and community identity. Since 1984, the City has been designated as a 'Tree City USA' by the National Arbor Day Foundation. Public Works maintains approximately 31,000 street trees and 4,000 planting sites.

## Indicator

Number of street trees planted versus the number of trees removed in the City's right-of-way.

## Trend

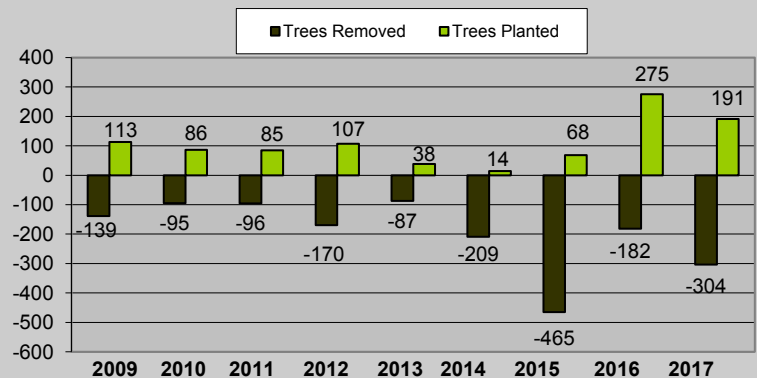
Chico's urban forest is aging, and there is a need to properly maintain and replenish it with new trees to retain the canopy's many benefits. Over the past 9 years there were more street trees removed from the right-of-way than planted, but it is important to note that there are approximately 31,000 street trees remaining in the City's right-of-way alone.

**Rating**  
**Moderate**  
**Performance**

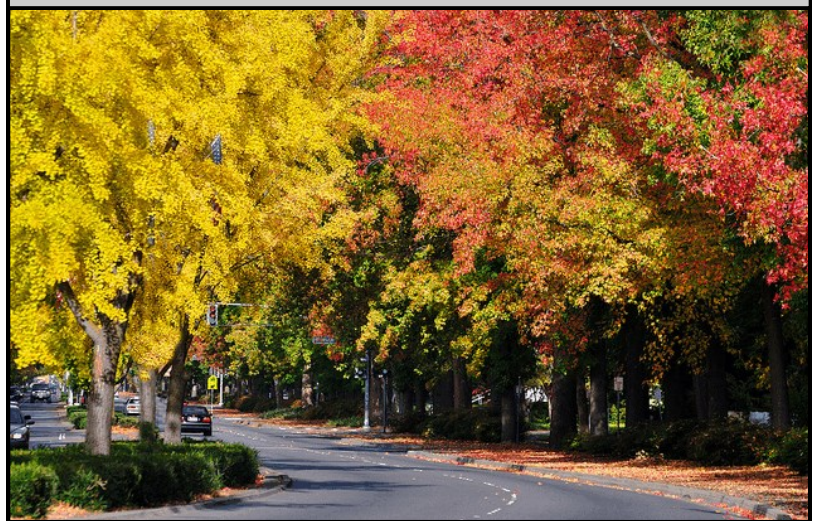
## Recent City & Community Actions

- The City welcomed a new Urban Forest Manager in 2017 resulting in a greater focus on facilitating the growth and maintenance of a healthy urban canopy.
- The City expanded its tree crew, including a Senior Tree Trimmer and 2 seasonal aides. Another Maintenance Worker is being recruited, which will further enable the City to proactively manage the urban forest to promote its health and longevity.
- In 2018, Chico received a \$425k CalFire grant to plant 700 trees in the City right-of-way and Bidwell Park, conduct a new tree inventory, and complete an Urban Forest Master Plan to direct management and maintenance programs to protect and expand Chico's urban forest.
- The City, BEC, Chico Tree Advocates, and community volunteers planted over 60 acorns in Lower Bidwell Park as part of the One Mile Oak Regeneration project.
- BEC was awarded a California ReLeaf grant and will work with the City to target planting 100 trees in disadvantaged areas for shading, cooling, and beautification.
- The City is pursuing the Arbor Day Foundation Growth Award, which acknowledges commitment to the urban forest beyond the basic requirements of a Tree City USA recipient.

## Number of Street Trees Planted vs. Removed



Source: GSD, City of Chico.



## Web Links & Other Resources

- City of Chico Street Tree Program - [www.ci.chico.ca.us/general\\_services\\_department/park\\_division/street\\_trees.asp](http://www.ci.chico.ca.us/general_services_department/park_division/street_trees.asp)
- California Department of Fish & Wildlife - [www.dfg.ca.gov/](http://www.dfg.ca.gov/)
- U.S. Fish and Wildlife Service (Sacramento) - [www.fws.gov/sacramento/](http://www.fws.gov/sacramento/)

**Goals**

Improve year-round air quality; Meet state and federal air quality standards

**Background**

Chico is located in the Northern Sacramento Valley Air Basin and air quality is locally regulated by the Butte County Air Quality Management District (District). Due to physiographical, meteorological, and human activities, the air quality in Chico occasionally does not meet all state and federal air quality standards. Wood burning has been identified as a major source of PM2.5 pollution in the area during the winter. During summer months, the City has experienced non-attainment levels of ozone pollution, though most of this pollution travels to the area from urban areas to the south and southwest. Poor air quality contributes to health problems such as asthma, lung disease, and heart disease. Air quality monitoring is performed by the District.

**Indicator**

The City measures its progress in this area by tracking the number of days annually that the Chico air quality monitoring station exceeds federal ambient standards for ozone or PM2.5.

**Trend**

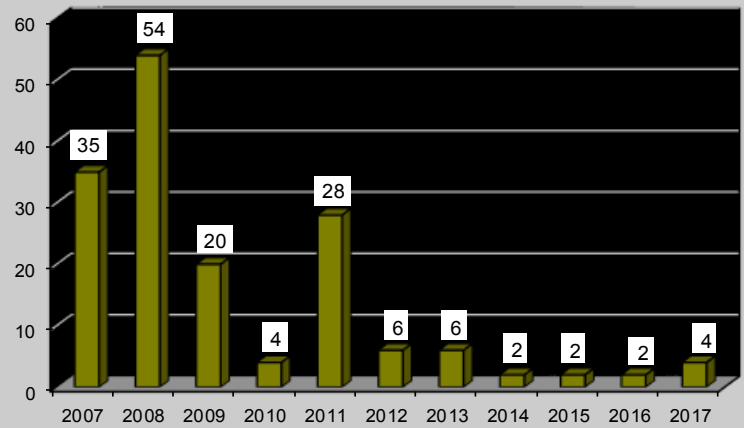
It can be difficult to identify trends for air quality measurements because of the many factors that affect them, including meteorological conditions and catastrophic events. As an example, the 2008 wildfires resulted in an unusual number of summer days where the PM2.5 and ozone thresholds were exceeded. The trend is improving and stabilizing, especially with ozone. However, wildfires in California during the dry summer months continue to be a contributing factor to local air pollution. The City and District continue to aggressively address air quality issues.

**Rating**  
Moderate Performance

**Recent City & Community Actions**

- In Chico, there were 2 days that exceeded the Federal 24-hour average PM2.5 Standard in 2016 and four in 2017 (one attributed to wildfires). There were no exceedances of the 8-hour ozone standard in Chico for 2016 or 2017.
- The District continued its outreach and education efforts for the *Check Before You Light* program which encourages voluntary curtailment of wood burning during periods of forecasted poor air quality. This effort supports the City's wood burning curtailment ordinance.
- The District continues to implement the Carl Moyer Program, a grant program that funds cleaner-than-required engine replacement projects. Additional funding was available in 2017 for the replacement of old school buses. Chico Unified received a grant totaling \$678k for the replacement of 8 older school buses, which meet current emission standards.
- The Chico monitor has continued to attain the 2006 federal 24-hr. PM2.5 ambient air quality standard. Most of the County was designated nonattainment in 2009, however, EPA determined in 2013 that the area met the federal standard based on monitoring data. The District submitted a Redesignation Request and Maintenance Plan to CARB in October 2017 requesting that EPA change the area's status to attainment and create a plan to maintain the PM2.5 standard for the next 10 years. CARB adopted the request in November 2017 and has forwarded it to the EPA.

**Number of Days over Ozone or PM2.5 Federal Standard**



Source: Air Resources Board AQMIS website. 2008 data reflects extreme wildfire events.



**Web Links & Other Resources**

- Butte County Air Quality Management District- [www.bcaqmd.org/](http://www.bcaqmd.org/)

## Goals

Reduce greenhouse gas (GHG) emissions Citywide; Reduce vehicle-generated pollutants; Adapt to climate change

## Background

The City has long valued environmental stewardship. Consistent with that tradition, the City Council has made climate change and GHG emission reduction community priorities. Chico has not waited for State directives to address GHG emissions and climate change. In 2006, Chico's Mayor signed the U.S. Conference of Mayors' Climate Protection Agreement, adding Chico to a group of 600 cities pledging to reduce GHG emissions. In 2008, Chico prepared an emissions inventory, which estimated the amount of heat-trapping gases that the community released to the atmosphere in the baseline year of 2005. In 2008, the Council approved a GHG emissions reduction target of 25% below 2005 levels by the year 2020. The City maintains a Climate Action Plan (CAP) that identifies actions to meet the City's GHG reduction goal.

## Indicators

The indicators are annual electricity (kWh) and natural gas (therms) use; fuel (gallons) sales; and waste (tons) generation from the 2005 base year. These macro indicators are key for determining GHG emission trends.

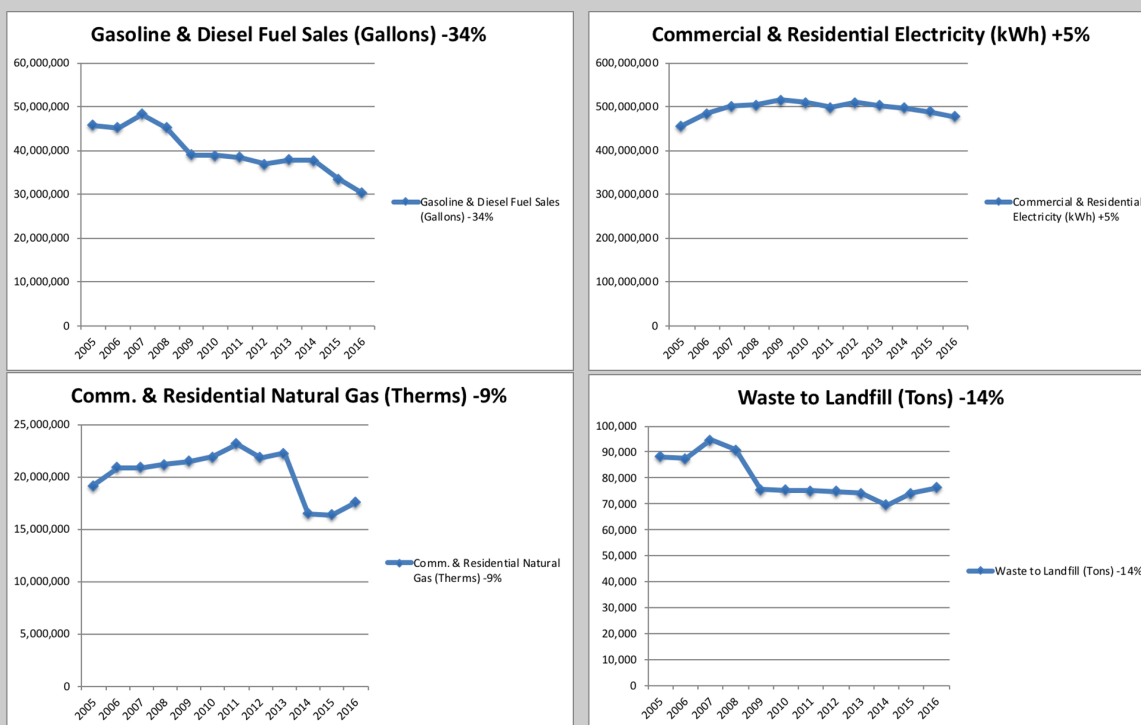
## Trend

State and local efforts have helped reduce GHG emissions. While the indicators show that electricity consumption has increased, the largest GHG emission producer identified in the CAP - Transportation - is showing a promising trend. The CAP includes trend monitoring and implementation of additional actions. Implementation of state mandates directing a more sustainable grid mix and higher efficiency fuel requirements, as well as progress on the State's Cap-and-Trade program, will have a significant effect on reducing GHG emissions. Continued work by the City, the Sustainability Task Force, and community to address climate change must remain

**Rating**  
Moderate  
Performance

## GHG Emission Indicators

Source: PG&E, Chico DPW, Butte County, CA State Board of Equalization



## Recent City & Community Actions

- BCAG completed the Butte Plug-In Electric Vehicle (PEV) Readiness Plan, which identifies future PEV infrastructure for the community, makes the region eligible for grant funding, and helps meet GHG emission reduction targets.
- The City and Chico State University are collaborating on a plan to improve bike/pedestrian movement and safety along the highly utilized South Campus travel routes.
- The Sustainability Task Force created the "Million Watt Challenge" outreach campaign to encourage local businesses and residents of the community to save money and energy by installing LED lights and other energy-efficient technology. The campaign successfully helped replace the equivalent of one million watts of energy by highlighting LED light bulbs.
- The City and PG&E upgraded nearly 5,000 streetlights, replacing 540,000 watts of old lights with new LEDs.
- The City Building Division processed 668 residential and 13 commercial solar permits in 2017.
- The City created a Sustainability Facebook presence, completed a "mobile friendly" transition of the City's Sustainability website, and increased the website's use as an information hub for how to reduce one's environmental footprint.

## Goals

Preserve agricultural resources; Support a healthy local food system

## Background

A sustainable food system is one which supports and promotes the health of individuals, communities, and the natural environment. It requires infrastructure and networks that support the life cycle of food, from production to waste recovery. It makes nutritious food available and increases food security.

Butte County is a leader in agriculture. Local producers have undertaken significant efforts to certify organic production and Chico's farmers markets are an outlet for those products and are a vital part of the local economy. The local food system in Chico currently includes four farmers markets (two are year round), twelve community gardens, one food co-op, and many local restaurants and grocers serving or selling local food.

## Indicator

The City measures its progress in this area by tracking Electronic Balance Transfer (EBT) card (or food stamp card) sales at local farmers markets. The majority of Chico's farmers markets allow food vendors to sell eligible food products to individuals with EBT cards by setting up a central point of sale terminal that debits the amount requested by the customer in exchange for tokens that can be used to shop at the market. EBT sales at Chico's farmers markets serves as an indicator of the community's growing understanding of the benefits of buying fresh, nutritious, local products.

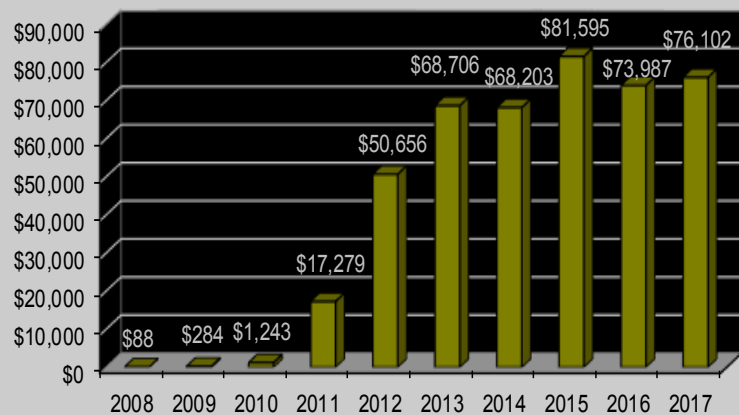
**Trend:** Since the Saturday Farmers Market began accepting EBT in 2010, EBT at farmers markets increased quickly and has remained strong. A grant-funded EBT incentive program at markets is providing greater access to healthy food. EBT sales reached a peak in 2015, with 2017 being the second highest grossing year.

**Rating**  
Clear  
Progress

## Recent City & Community Actions

- The non-profit organization *Center for Healthy Communities* launched "Market Match", a new program which not only allows food stamps to be used at farmers' markets, but provides a match of up to \$20 to be spent on local food and produce. The program is funded by a \$50k grant from the Ecology Center.
- A half-million dollar grant from CalRecycle funded the creation of a new program to combat food waste within the community. The program allows the reuse of edible food discarded by local grocery stores, restaurants, and schools to be donated to the Jesus Center and North State Food Bank and redistributed to lower-income families battling food insecurity.
- Chico State received a grant from the Chancellor's Office in the amount of \$155k to fight student hunger and food insecurity. The University's Center for Healthy Communities received \$75k for an Innovation Award, while \$80k will be used to continue the Hungry Wildcat Food Pantry program.
- The latest Butte County Crop Report estimated the gross value of agricultural production in Butte County for 2016 to be roughly \$705 million dollars. This is a \$67.5M decrease from the 2015 gross value total of nearly \$773M. However, in comparison to the 10-year average (\$680M), the estimated gross value of agriculture in Butte County was 4-percent greater in 2016.

## EBT Sales at Chico's Farmers Markets



Source: CSUC Research Foundation.



## Web Links & Other Resources

- Butte County Agricultural Department - [www.buttecounty.net/AgriculturalCommissioner.aspx](http://www.buttecounty.net/AgriculturalCommissioner.aspx)
- Certified Farmers' Market - [www.chicocertifiedfarmersmarket.com/](http://www.chicocertifiedfarmersmarket.com/)
- Thursday Night Market (DCBA) - [www.downtownchico.net/](http://www.downtownchico.net/)
- GRUB - [www.grubchico.org/](http://www.grubchico.org/)
- Chico Grange Hall - [www.chicogrango.org/](http://www.chicogrango.org/)

**Goal:** Preserve and effectively manage open space

**Background:** Chico residents enjoy a wealth of accessible public open space unparalleled in the North Valley. Open space provides habitat and movement corridors for wildlife, as well as recreational, educational, aesthetic and other benefits to the community. Open areas within and around the community are a defining characteristic of Chico. The City owns significant open space resources, which are managed for resource preservation, as well as lower impact recreational uses such as hiking, horseback riding, and mountain biking. Examples of City open space include Bidwell Park, Bidwell Ranch, Teichert Ponds, Lindo Channel, and the Comanche Creek Greenway. There are additional open space holdings in the area managed by resource agencies and non-profit organizations. In some cases, funding resources are inadequate for proper maintenance

and management of these lands.

**Indicator**

City-owned open space with a funded management plan.

**Trend**

The City owns significant open space areas, including large contiguous holdings protecting vernal pool areas and creekside greenways. While these areas are protected, much of the land has no management program, and no ongoing maintenance and management funding. General Plan Action OS-2.1.1 calls for the development of an Open Space Master Plan to catalogue the City's open space holdings, ensure that management and maintenance programs are in place, and identify long-term funding sources.

**Rating**  
Moderate Performance

**City-owned Open Space with a Funded Management Plan**

Open Space Areas	Acres	Status	Mngmt Plan?	Funded Activities?	Acreage w/ Funded Plan?
Bidwell Park	3621	Activities in Bidwell Park are consistent with the Bidwell Park Master Mgmt. Plan, and the City funds maintenance activities annually. Staff seeks grants and other funding opportunities to implement the programs and policies established in the Management Plan.	Yes	Yes	3621
Foothill Park Preserve	292	The site is managed and maintained by a third party consistent with the Foothill Park Preserve Management Plan (1999). Management and monitoring was funded as mitigation for development on adjacent properties.	Yes	Yes	292
Verbena Fields Restoration Site	16	This site is located along Lindo Channel and through a grant was transformed into a passive park with an accompanying restoration plan. The site is maintained by Parks. While the plan lays out basic site design and steps for establishing native vegetation, it will be updated in the future with a focus on long-term maintenance.	Yes	Yes	16
Bidwell Ranch	760	A draft management plan has been developed as part of the effort to develop the site as a wetland mitigation bank. The City is awaiting progress on the Butte Regional Conservation Plan to better determine the future disposition and funding of long-term management of the property.	Yes (Draft)	No	0
Comanche Creek Greenway	20	The Comanche Creek Management Plan was approved by the BPPC in 2012. In 2015, the City secured grant funding for capital improvements. Neighbors have pledged annual funding for maintenance/patrol. The Greenway opened as a park in 2016. Management is provided as needed.	Yes	Yes	20
Teichert Ponds	39	This site is currently maintained for its use as a stormwater facility. A site restoration plan has been developed to address stormwater detention, recreation and education, and habitat enhancement. Funding is being sought. In 2012, the City completed a bridge across Little Chico Creek, increasing public access to the site. In 2015, the City erected a kiosk predominately funded by community groups and a interpretive panel and volunteer opportunities will be added. As funding becomes available, the City anticipates improvements to trails on the site and removal of invasive plants.	Yes	Yes	39
Hillview Preserve	10	This property has a maintenance district used to fund maintenance, but there is no management plan.	No	Yes	0
Lindo Channel (Sandy Gulch)	129	Lindo Channel is maintained by DWR to ensure flood conveyance. Weed control, trash cleanup, and other activities are completed on an as needed basis. Management concepts are being developed for a future management plan.	No	No	0
Little Chico Creek Greenway	53	The channel is maintained by DWR to ensure flood conveyance. The City addresses homeless encampment removal, trash cleanup, and invasive plant removal occurs as needed. There is no management plan.	No	No	0
Wildwood Vernal Pool Reserve	3.5	This site is located between Wildwood Park and the Sycamore Diversion Channel, and maintenance activities are conducted on as needed basis. No long-term plan is in place.	Yes	Partial	3.5
Eaton Road Preserve	3.7	This property is a set aside for the future Eaton Rd. connection to Manzanita Ave. Maintenance is completed on an as needed basis. No long-term management plan is in place.	No	No	0
South Chico Preserve	14.9	Minimal maintenance completed on an as needed basis. No management plan in place.	No	No	0
South Deadhorse Slough	50	Minimal maintenance completed on an as needed basis. No management plan in place.	No	No	0
<b>Total Acreage</b>	5012.1				3991.5

**Recent City & Community Actions**

- Friends of Bidwell Park provided funding to support Spanish Broom spraying and removal in Upper Park, and for weekly litter removal in Lost Park and One-Mile Recreation Area.
- Volunteers logged 24,000 hours in City parks, greenways and open spaces, removing invasive plants and trash, planting, working on trails, repairing and painting infrastructure, and conducting Park Watch.
- The City added two natural surface viewing "platforms" and improved the trail and access road to the "peninsula" area between Teichert Ponds 1 and 2 in spring 2017.
- Friends of the Comanche Creek Greenway continued to make improvements to the Comanche Creek Greenway and pursue grant opportunities to improve the open space.

**Web Links & Other Resources**

- Chico Parks Division - [www.chico.ca.us/general\\_services\\_department/park\\_division/home\\_page.asp](http://www.chico.ca.us/general_services_department/park_division/home_page.asp)
- Northern California Regional Land Trust - [www.landconservation.org/](http://www.landconservation.org/)
- Chico Creek Nature Center - [www.bidwellpark.org/](http://www.bidwellpark.org/)



# BUILT ENVIRONMENT

**Goals**

Provide cost-effective and efficient public facilities & services; Ensure a sustainable water supply; Eliminate failing septic systems

**Background**

A fundamental responsibility of a City is to provide public facilities and services to the community. Cost-effective and efficient public services and infrastructure are vital to the overall health and well-being of a community. New development and redevelopment generates a need for expanded public facilities. In addition, existing development must be periodically retrofitted with modern services. Chico’s vision for a sustainable future includes addressing service needs while recognizing resource limitations

**Indicator A:** The City and County are working to eliminate septic systems that are the cause of nitrate hot spots that have the potential to pollute groundwater. Tracking the total annual acreage of new sewer connections in the Nitrate Action Areas will help measure the City’s success in providing sewer service.

**Trend:** Sewer mains will be extended throughout the nitrate hot spot areas by 2018. The difficulty remains encouraging residents to hook-up to the system. Tracking this trend will help determine if additional hook-up incentives are needed.

**Indicator B:** The Tuscan aquifer is a groundwater reservoir providing municipal and agricultural water to the area. Its protection is critical. Cal Water is responsible for providing a safe and sustainable water supply. In response to new state regulations, Cal Water directed customers to use 32 percent less water than they did in 2013.

**Trend:** Annual water usage in Chico has decreased from approximately 301 GPCD in 2004 to approximately 121 GPCD in 2017!

**Rating**  
**Clear**  
**Progress**

**Recent City & Community Actions**

- In the Chapman and Mulberry neighborhoods, the City and Butte LAFCo entered into an agreement to help facilitate the connection of County parcels to city sewer as part of the Nitrate Compliance Program. Additional Nitrate Compliance Program work includes new sewer lines along West 11th, West 12th, West Lindo and Zuni Avenues, totaling 4,000 linear feet of 8-inch main.

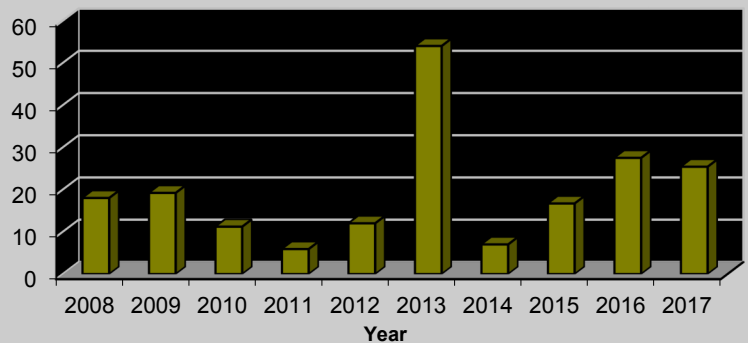


- As a response to new statewide water conservation rules, Chico water customers were asked to use 32 percent less water than they did in 2013. As

of the end of 2017, water usage had been reduced by 46 percent from 2013 levels!

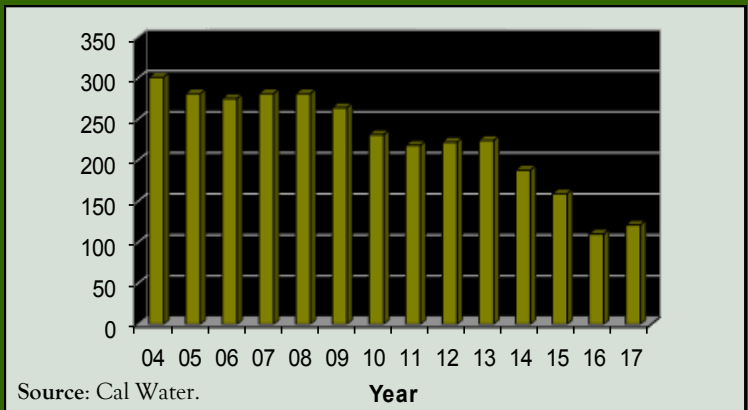
- The City and Butte LAFCo are preparing a Municipal Services Review, which addresses the adequacy of various municipal services, including airport, fire protection, law enforcement, solid waste, streets, storm water, and wastewater service.
- The City is currently developing a Storm Water Resources Plan, which will identify priority projects that protect storm water quality by reducing pollutants and trash.

**Indicator A—Acreage of New Sewer Hook-ups**



Source: GIS, City of Chico.

**Indicator B—Gallons of Water Used Per Capita Per Day**



Source: Cal Water.

**Web Links & Other Resources**

- Chico Sewer and Storm Drain Webpage - [www.ci.chico.ca.us/building\\_development\\_services/sewer/sewer\\_storm\\_drain.asp](http://www.ci.chico.ca.us/building_development_services/sewer/sewer_storm_drain.asp)
- City of Chico General Services Department - [www.ci.chico.ca.us/general\\_services\\_department/home\\_page.asp](http://www.ci.chico.ca.us/general_services_department/home_page.asp)
- Chico Urban Area Nitrate Compliance Program - [www.nitratecompliance.org/](http://www.nitratecompliance.org/)
- Cal Water Service Company - [www.calwater.com/index.php](http://www.calwater.com/index.php)
- Butte County Dept. of Water & Resource Conservation - [www.buttecounty.net/Water and Resource Conservation.aspx](http://www.buttecounty.net/Water_and_Resource_Conservation.aspx)

## Goals

Increase housing opportunities for all people; Increase home-ownership; Retain capacity to achieve housing goals

## Background

Chico offers an exceptionally attractive residential environment in the North Valley. To address demand, the City strives to provide an adequate supply of housing in a range of costs to meet the needs of all income groups. The City also collaborates with local groups to address the special housing needs of the elderly and disabled, as well as provide opportunities for first-time homebuyers. These objectives are pursued within the constraints of today's housing market and financial resources.

Chico has established goals to ensure that new housing is compatible with the existing community character and is sensitive to the area's environmental conditions. The City works to increase the number of affordable housing units and implement sustainable development patterns.

## Indicator

Percentage of Chico households paying more than 50 percent of income toward rent.

## Trend

The number and proportion of rent-burdened households has hovered between 31 and 35 percent over the last 10 years. The City pursues opportunities to fund affordable housing in partnership with affordable housing developers. Unemployment and increasing rents present affordability challenges, particularly for low-income renters. The decline in federal and state housing support, and the elimination of the City's Redevelopment Agency (RDA), increase the importance of locally-controlled actions identified in the City's Housing Element. These measures include expanding the North Valley Housing Trust, promoting employer-assisted housing, and promoting micro-housing and live/work lofts.

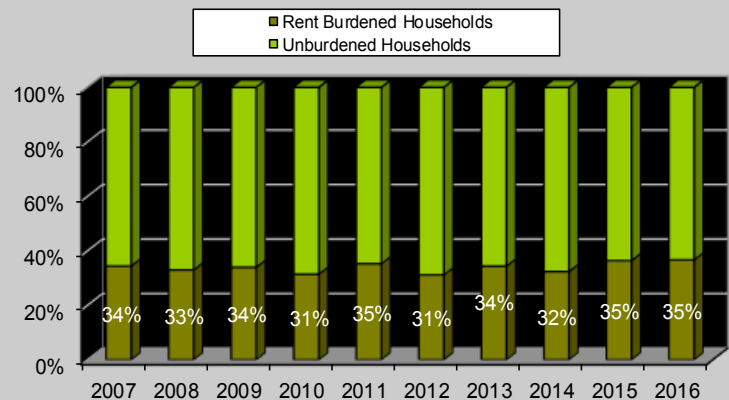
**Rating**  
Improvement Area



## Recent City & Community Actions

- The City's partnership with GRID Alternatives has facilitated installation of solar systems on 24 homes owned and occupied by low-income homeowners in Chico.
- The Chico Housing Action Team continued to grow its Housing Now program, which now provides affordable housing to 59 people at-risk of homelessness.
- The Butte Countywide Homeless Continuum of Care completed a 10-Year Strategy to end homelessness which included collaboration with the City, the Greater Chico Homeless Task Force, and community stakeholders.
- The City's 2015-2019 Housing and Urban Development (HUD) Consolidated Plan outlines goals for housing and services for low-income residents. These goals include: (1) creating affordable housing opportunities; (2) implementing solutions to chronic homelessness; and (3) improving low-income neighborhoods.
- The City provided funding to local social service providers to assist 1,063 people with emergency or transitional housing.

## Percent of Households Paying >50% of Income Toward Rent



Source: U.S. Census American Community Survey.



## Web Links & Other Resources

- City of Chico Housing Office - [www.ci.chico.ca.us/housing\\_neighborhood\\_services/housing/housing.asp](http://www.ci.chico.ca.us/housing_neighborhood_services/housing/housing.asp)
- Housing Authority of Butte County - [www.butte-housing.com/](http://www.butte-housing.com/)
- Community Housing Improvement Program - [www.chiphousing.org/](http://www.chiphousing.org/)
- Habitat for Humanity (Butte County) - [www.buttehabitat.org/](http://www.buttehabitat.org/)
- Community Action Agency of Butte County - [www.buttecaa.com/](http://www.buttecaa.com/)

**Goals**

Reduce the use of single-occupant motor vehicles; Ensure safe and efficient movement of people and goods; Increase bicycle and pedestrian access; Support effective and affordable public transportation

**Background**

Using transportation other than driving can be good for our health, budgets, and the environment. Local transportation options include taking the bus, carpooling, bicycling and walking. The City plays an important role in creating corridors that are safe and accessible for pedestrians and bicyclists, and promoting alternative transportation.

The City’s 2008 greenhouse gas emissions inventory found that most of the community’s greenhouse gas emissions are transportation related. The City seeks to establish and enhance its integrated, multimodal transportation network to increase travel mode choice, improve goods movement, reduce vehicle miles traveled, and limit capital infrastructure costs.

**Indicator A:** Miles of new bikeways City-wide.

**Trend:** The SR99 Bikeway Project provided a boon for the City’s bikeway system. Chico has been successful in procuring grant monies, but grants do not provide a reliable funding source as can be seen from the data for 2012, 2014 and 2015. Finalizing the Bike Master Plan, identifying new funding sources, and incorporating multi-modal infrastructure into capital projects will expand and improve the bikeway system.

**Indicator B:** Total number of B-Line riders annually.

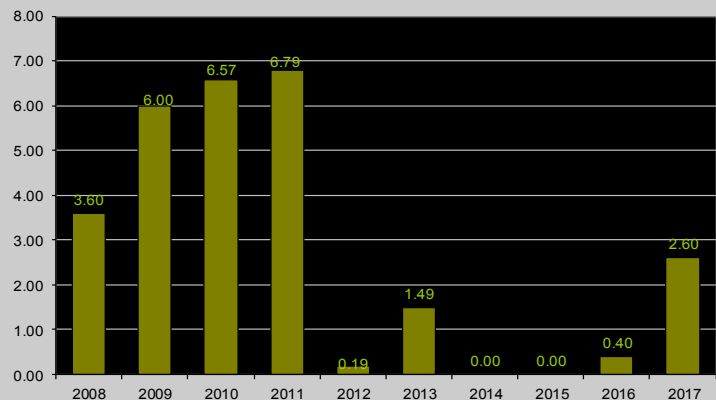
**Trend:** B-Line ridership has shown a decline over the past several years. BCAG is investing resources into promoting its use and enhancing service (e.g., smart phone apps, improved and new routes, increased headways), which will be critical to desired ridership increases.

**Rating**  
Clear  
Progress

**Recent City & Community Actions**

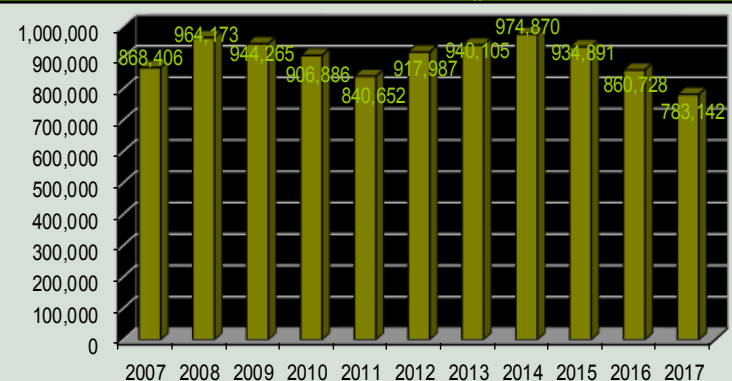
- BCAG completed a Plug-in Electric Vehicle (PEV) Readiness Plan for Butte County. Being PEV-ready will help the region be eligible for grant funding, and align with state goals and mandates for increased PEV use.
- Chico currently has twelve EV charging stations, including three fast-charging stations.
- Tesla announced plans to install fourteen supercharging stalls in south Chico in early 2019.
- BCAG established a new bus line connecting the Chico Municipal Airport to Downtown Chico.
- In May 2017, Chico was recognized by the *League of American Bicyclists* as a gold level “Bike-Friendly Community.” Sierra Nevada Brewing Co. and the City were also both named “Bike Friendly Businesses,” with silver and bronze rankings respectively.
- In 2017, a traffic light at Ivy/SR32, new sidewalk connections, and a buffered bike lane on Ivy Street between SR32 and 2nd Street helped improve bicycle/pedestrian safety and circulation in the South Campus area.
- Planning for Bikeway 99 continues, including a bike/ped bridge over 20th Street and a connection between 20th Street and Skyway.
- In 2018, as part of the Cohasset Rd. Reconstruction, 6 ft. bike lanes were included for a one-mile stretch (East Ave. to Eaton Rd.) to enhance multi-modal circulation.
- BCAG is coordinating regionally regarding the Chico to Sacramento Commuter Inter-City Bus Service Project.

**Indicator A—Miles of New Bikeways**



Source: Engineering Dept., City of Chico.

**Indicator B—Annual B-Line Ridership**



Source: BCAG.

**Web Links & Other Resources**

- Chico Traffic Engineering Division - [www.ci.chico.ca.us/building\\_development\\_services/traffic/traffic\\_engineering.asp](http://www.ci.chico.ca.us/building_development_services/traffic/traffic_engineering.asp)
- BCAG’s B-Line - [www.blinetransit.com/](http://www.blinetransit.com/)
- Butte Bike Coalition - [www.buttebicyclecoalition.org/](http://www.buttebicyclecoalition.org/)
- Chico Velo Cycling Club - [www.chicovelo.org/main/](http://www.chicovelo.org/main/)

## Goals

Provide solid waste collection services that meet or exceed state requirements for source reduction, diversion, and recycling

## Background

Living produces waste materials. The earth's resources are finite, so reducing waste by limiting consumption of natural resources and by recycling are priorities for the City. Through contracts with two waste-hauling companies, the City provides solid waste collection and disposal, as well as recycling services to the community. In addition, the City runs a popular street side leaf pick-up program from mid-October through mid-January of each year. Green yard waste is disposed of at the City's Compost Facility near the Chico Municipal Airport. Finally, local residents are able to recycle and properly dispose of household hazardous waste at the Butte Regional Household Hazardous Waste Collection Facility located near the Chico Municipal Airport. These services combined help the City meet or exceed state requirements for source reduction, diversion, and recycling.

**Indicator A:** Annual amount of waste disposed at the Neal Road Waste and Recycling Facility.

**Indicator B:** Annual amount of waste disposed per capita per day.

**Trend:** Progress continues to be made in the areas of source reduction, diversion, and recycling. There are opportunities to further enhance waste reduction and recycling in Chico, which will be pursued under the solid waste franchise agreement.

**Trend:** Progress in this area has been good, but there are ample opportunities through education and enhanced services to further reduce per capita waste disposal.

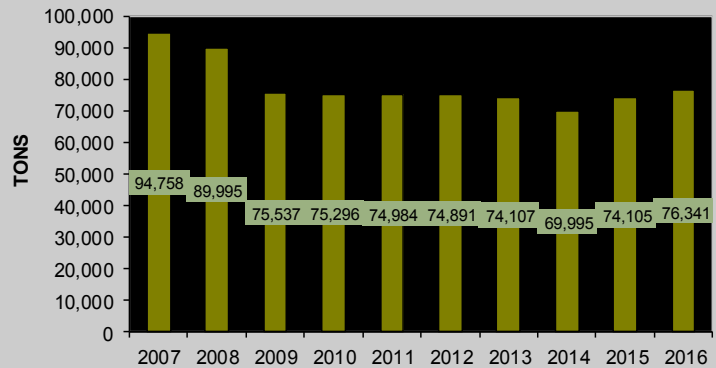
**Rating**  
Moderate  
Performance

## Recent City & Community Actions

- A half-million dollar grant from CalRecycle funded the creation of a new program to combat food waste within the community. The program allows the reuse of edible food discarded by local grocery stores, restaurants and schools to be donated to the Jesus Center and North State Food Bank and redistributed to lower-income families battling food insecurity.
- The City entered into a solid waste franchise agreement with local haulers that will increase diversion rates through 2024, require outreach regarding recycling to multi-family and commercial clients, and provide quantitative data regarding meeting state-mandated recycling goals.
- Chico State became the first CSU campus to eliminate the use of plastic straws on campus. The "Strawless Challenge" was initiated in early 2018 in an effort to bring awareness to the plastic straw waste problem and to reduce the amount of plastic used on campus.

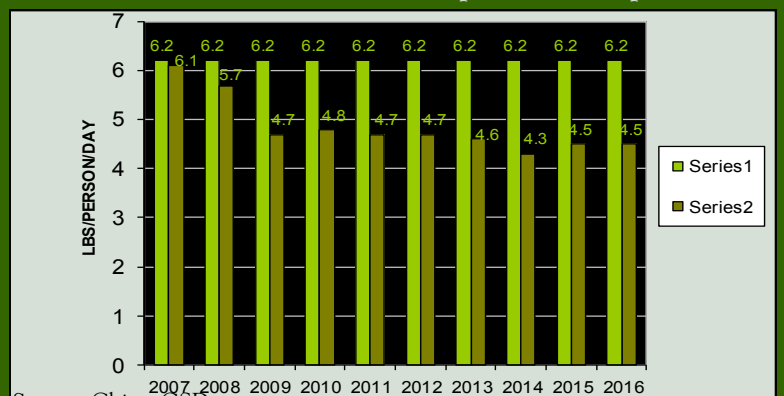


## Indicator A—Amount of Waste Disposed Annually



Source: City of Chico, GSD.

## Indicator B—Amount of Waste Disposed Per Capita



Source: Chico, GSD.

## Web Links & Other Resources

- Chico GSD/Solid Waste and Recycling - [www.chico.ca.us/general\\_services\\_department/solid\\_waste\\_and\\_recycling/solid\\_waste\\_and\\_recycling.asp](http://www.chico.ca.us/general_services_department/solid_waste_and_recycling/solid_waste_and_recycling.asp)
- Waste Management (Chico) - [www.northvalley.wm.com/chico.asp](http://www.northvalley.wm.com/chico.asp)
- Recology (Butte Colusa Counties) - [www.recolgybuttecolusa.com/](http://www.recolgybuttecolusa.com/)
- Neal Road Landfill - [www.buttecounty.net/Public Works/Divisions/Solid Waste/Neal Road Recycling and Waste Facility.aspx](http://www.buttecounty.net/Public Works/Divisions/Solid Waste/Neal Road Recycling and Waste Facility.aspx)

# SOCIOECONOMICS

**Goals**

Support a vibrant and diverse economy; Enhance regional tourism opportunities

**Background**

Economic development efforts are meant to improve and maintain economic vitality. The City’s role is to foster a positive climate for economic development, ensure the readiness of physical conditions to support development, target public investments to support local prosperity, create partnerships within the region to help attract investment, and ensure a quality of life that supports the local economy. Chico offers a range of business opportunities in industry, retail, and tourism. Export businesses compete successfully in global markets with many of these ventures having grown out of a connection with CSU, Chico and relying on the skilled workforce from the University and Butte College. Chico is also a major retail center in the North State with national retailers serving the region, and a thriving Downtown creating a vibrant commercial center. The community also serves as a tourism destination focused around outdoor education and recreation, agriculture, wildlife and natural resources, and arts and culture.

**Indicator A:** Annual sales tax revenue City-wide.

**Trend:** City-wide sales tax revenue hit an all-time high in 2017, totaling over \$21 million dollars! Data reflects a trend of steady growth in sales tax revenue. Last year, sales tax revenue was up nearly \$7M from the \$14.2M low generated in the 2009/2010 fiscal year. This is good news for the community and the City’s fiscal health.

**Indicator B:** Annual sales tax revenue for Downtown.

**Trend:** While Downtown pulled in slightly less sales tax revenue than last year, overall the past eight-year trend indicates continued economic growth for our local businesses. With the addition of new restaurants and shops, Downtown should continue to thrive in 2018 and beyond.

**Rating**  
**Clear**  
**Progress**

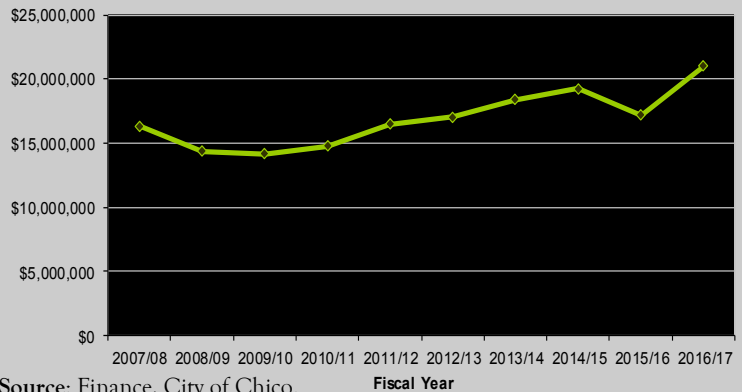
**Recent City & Community Actions**

- According to Bureau of Labor statistics, the unemployment rate for Chico was 5.2% in January 2018 compared to 7.2% in January 2017. The peak unemployment rate was in January 2011 (15.2%).
- The City dedicated office space on the first floor of the Chico Municipal Building to ChicoStart. This collaborative provides a unique and supportive environment for entrepreneurs to thrive and grow their businesses.
- Council approved an amendment to the Zoning Code to allow for a “brewery taproom” use in the industrial office mixed use zoning district to promote growth of the craft brewing industry.
- A Property Based Improvement District was officially formed for Downtown Chico in November 2017. With a \$500K annual budget resulting in 220 hours of service per week, the Downtown will be a cleaner, safer environment for shoppers and employees.

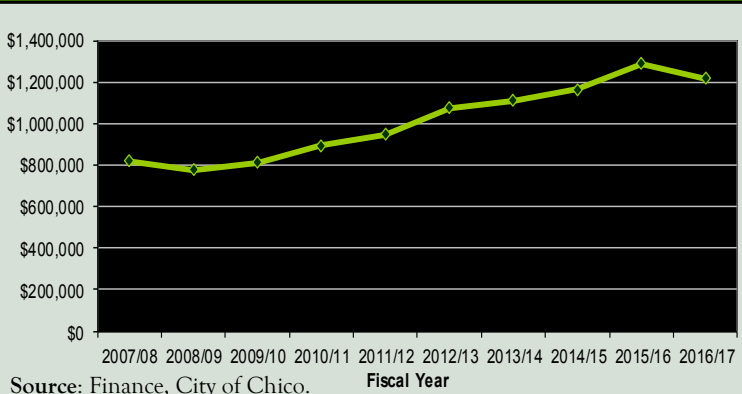


- Development of the Meriam Park project continued in 2017. The mixed use project includes a variety of housing, industrial and office space, commercial and retail stores, a courthouse, Veterans’ hospital, as well as recreational and open spaces. Project build-out is having a positive impact on the local economy.

**Indicator A—Annual Sales Tax Revenue**



**Indicator B—Annual Sales Tax Revenue for Downtown**



**Web Links & Other Resources**

- City ED webpage - [www.chicoeconomicdevelopment.com/](http://www.chicoeconomicdevelopment.com/)
- Chico Chamber of Commerce - [www.chicochamber.com/](http://www.chicochamber.com/)
- Downtown Chico Business Association - [www.downtownchico.net/](http://www.downtownchico.net/)
- Center for Economic Development - [www.cedcal.com/welcome/](http://www.cedcal.com/welcome/)
- 3 Core - [www.3coreedc.org/](http://www.3coreedc.org/)

**Goals**

Ensure safe neighborhoods; Reduce crime; Provide effective and efficient fire protection

**Background**

Generally, Chico is a safe and healthy city. Maintaining a safe and secure environment is one of the highest priorities for the community. To ensure that Chico neighborhoods remain safe places to live, the City strives to reduce crime and provide efficient and timely fire fighting capacity. A critical issue for the future is balancing the community’s desire for a high level of public safety service and the City’s limited fiscal resources to provide a full range of municipal services.

**Indicator A:** Number of Part 1 crimes per 1,000 population versus number of sworn officers per 1,000 population.

**Trend:** The data reflects a challenging trend for law enforcement in Chico. The City’s population grows as does the number of Part 1 crimes (e.g., homicide, sexual assault, robbery, etc.), and while the number of sworn officers per 1,000 population has shown recent improvement, it remains below the average ratio for other similar sized western cities.

**Indicator B:** Chico Fire Department engine call to at-scene response time at the 90th percentile.

**Trend:** Over the past 2 years, there has been a significant reduction in fire protection services with the closures of Stations 3 and 6, as well as Cal Fire Station 42. As a result, the average call to at-scene response has increased. The Department strives for a five minute thirty second response time at the 90th percentile. The Department utilizes computer modeling to analyze station locations, staffing, and company placement to maintain and enhance response times and reliability.

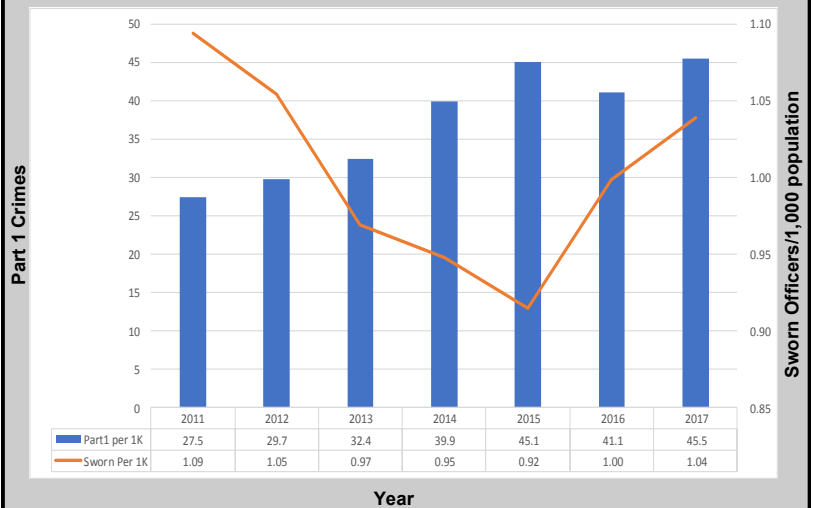
Rating Improvement Area

**Recent City & Community Actions**

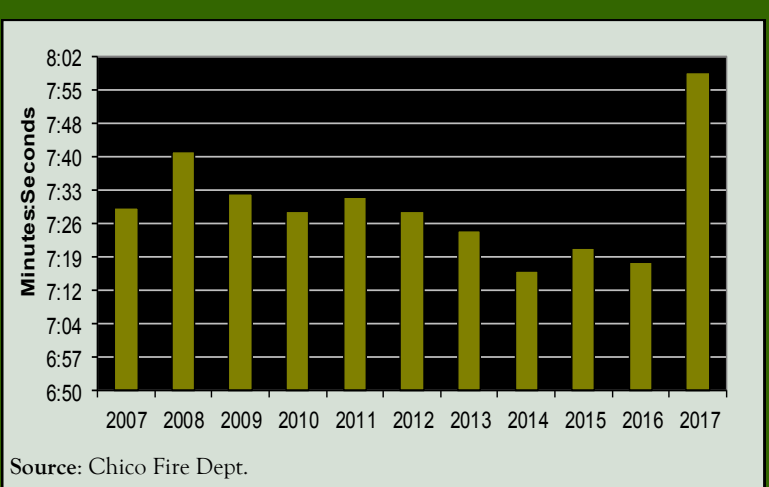
- Chico State appointed a new Campus Police Chief, John Reid, in 2017.
- In 2017, Chico property crimes were down 2% compared to 2015.
- In 2018, the Chico PD formed a Street Crimes Unit, a temporary specialized unit with a focus on "quality of life" crime in and around Downtown, with a focus on auto robbery, drug-dealing, and bicycle theft. The team consists of 1 sergeant, 6 officers, and a community service officer.
- Chico Fire Department’s new fire chief, Steven Standridge, was appointed by the City Council in January 2018.
- The Chico Fire Department held its first ever Citizen’s Fire Academy in 2018. Twelve members from the community participated in an 8-hour class during which they learned to pull and operate fire hoses, open fire hydrants, and search a smoke-filled house for a trapped victim.



**Indicator A—Part 1 Crimes vs. Sworn Officers**



**Indicator B—Response Times at the 90th Percentile**



Source: Chico Fire Dept.

**Web Links & Other Resources**

- Chico Fire Department - [www.ci.chico.ca.us/fire/home\\_page.asp](http://www.ci.chico.ca.us/fire/home_page.asp)
- Chico Police Department - [www.ci.chico.ca.us/police/home\\_page.asp](http://www.ci.chico.ca.us/police/home_page.asp)



**Goals**

Support public art and expand its role in providing quality of life and economic vitality; Promote and expand participation in cultural activities and special events

**Background**

Chico is a culturally rich community whose arts industry is a growing contributor to the local economy and quality of life. The City seeks to increase public access to art and culture, heighten awareness of existing cultural resources in the community, and broaden opportunities for local artists and performers. Landmarks and public art (street murals, sculptures, etc.) provide focus and structure within the City and give greater meaning to the urban experience. One of the goals of the General Plan is to expand the City’s role in enhancing cultural opportunities. Visitors are drawn to the area to enjoy the rural scenery, arts and cultural activities, recreation, and special events. There is an opportunity to build upon existing tourist attractions.

**Indicator**

The City measures its progress in this area by tracking annual transient occupancy tax, or TOT, which is a reflection of the community’s draw as an arts and culture destination (e.g., art shows, special events, sports, recreation, etc.).

**Trend**

TOT is a reflection of many factors, and the recession likely had a greater impact on the past downturn than anything else. Over the last 7 years, TOT has been steadily increasing. Growing popularity of Chico’s numerous events, and the addition of new ones, bodes well for the Chico’s growing identity as an arts and culture destination. The revival of the City’s Arts Commission, as well as a general uptick in the economy, have positively contributed to the growth of arts and culture in our community.

**Rating**  
Moderate  
Performance

**Recent City & Community Actions**

- Friends of the Arts-Butte County and the City of Chico Arts Commission facilitated the “2017 State of the Arts Symposium”, an event which gathered 35 local arts & cultural organizations to discuss the state of the arts in Butte County and collaborate on policy ideas and community outreach tactics to foster the growth thereof.



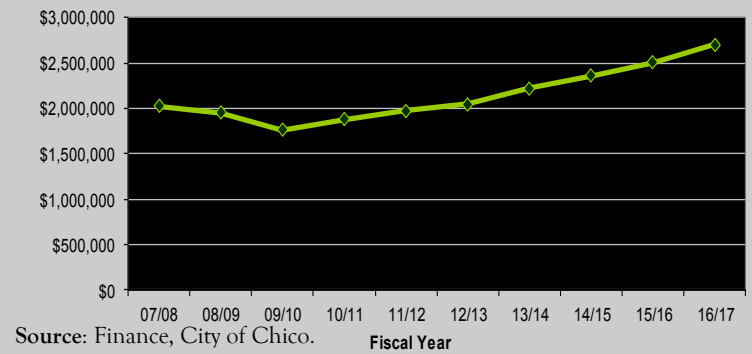
- The iconic “Our Hands” sculpture in Downtown Chico was restored and refinished.



- A memorial honoring former City Manager Fred Davis was approved by the City Council in February 2016. The privately funded project includes an archway supported by two pillars outside City Hall and was completed in February 2018. Davis served as city manager for 33 years, from 1959 to 1992.



**Annual Transient Occupancy Tax**



**Web Links & Other Resources**

- City Arts Program - [www.ci.chico.ca.us/arts\\_commission/home\\_page.asp](http://www.ci.chico.ca.us/arts_commission/home_page.asp)
- Artoberfest - [www.artoberfest.org/](http://www.artoberfest.org/)
- Chico Art Center - [www.chicoartcenter.com/](http://www.chicoartcenter.com/)
- Mechoopda Indian Tribe - [www.mechoopda-nsn.gov/](http://www.mechoopda-nsn.gov/)
- Downtown Chico Business Association - [www.downtownchico.net/](http://www.downtownchico.net/)
- Chico Museum - [www.chicomuseum.org/](http://www.chicomuseum.org/)

**Goals**

Increase community participation in addressing local issues and needs

**Background**

Active community participation is critical to community success. It engages the community’s special talents and interests and empowers its citizens. In addition, active citizens tend to be informed citizens, and local government performs best with an informed community. The City supports community participation by welcoming it, creating valuable roles for residents to play, actively reaching out to build partnerships, and creating and supporting meaningful volunteer opportunities. In addition, the community has countless service organizations, business groups, and non-profits that volunteer tens of thousands of hours to help others, address local needs, and improve the community.

**Indicator**

The City measures its progress in this area by tracking volunteer hours worked in the City’s Parks and Greenways.

**Trend**

Quantifying volunteer hours and community participation in local decision-making for the betterment of the City is an impossibility. However, the result of this interest and passion can be seen everyday throughout the community. Harnessing that energy is critical, and the City’s commitment to its Volunteer Coordinator staff position has helped connect residents, organizations, and businesses to opportunities to make a difference. As shown in the figure below, “tracked” volunteer hours have hovered around 24,000 the past three years, highlighting the community’s commitment to be actively involved in improving and beautifying Chico.

**Rating**  
**Moderate Performance**

**Recent City & Community Actions**

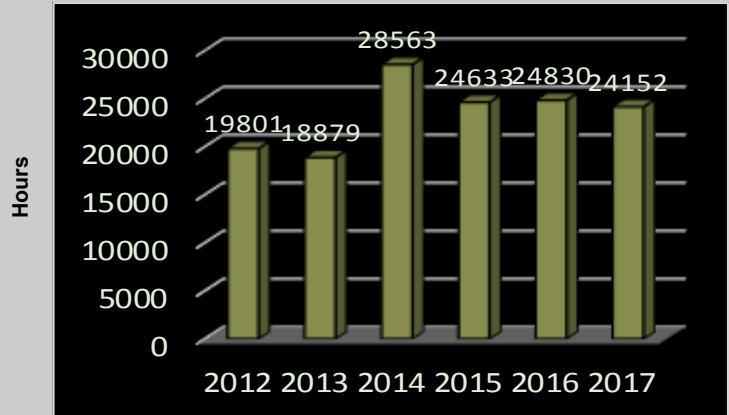
- The Downtown Chico Business Association continues the Downtown Ambassador Program and the Jesus Center Clean-Up Brigade enhances cleanliness and safety in the Downtown corridor.



- The Caper Acres Renovation Project received over \$50k in cash and in-kind services from Chico Rotary, CSUC Construction Management and the Discovery Shoppe League.
- The Alliance for Workforce Development contributed over \$100k of in-kind service to Bidwell Park.
- The City- and BEC-sponsored Bidwell Park and Creeks cleanup was attended by 475 volunteers who contributed a total of 1,662 hours of work.



**Volunteer hours worked in Chico’s Parks and Greenways**



Source: DPW, City of Chico.



**Web Links & Other Resources**

- City of Chico Volunteer Program - [www.ci.chico.ca.us/general\\_services\\_department/park\\_division/volunteering.asp](http://www.ci.chico.ca.us/general_services_department/park_division/volunteering.asp)
- Community Action Volunteers in Education (CAVE) - [www.aschico.com/cave](http://www.aschico.com/cave)
- Friends of Bidwell Park - [www.friendsofbidwellpark.org/](http://www.friendsofbidwellpark.org/)

1 **RESOLUTION NO. 18-18**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
3 **RECOMMENDING CITY COUNCIL APPROVAL OF VARIOUS AMENDMENTS TO**  
4 **TITLE 19 OF THE CHICO MUNICIPAL CODE**  
5 **(CITY OF CHICO)**

6 WHEREAS, the City has conducted a review of Title 19 of the Chico Municipal Code  
7 (Code) to identify amendments that would implement Housing Element Actions, create  
8 consistency with policy direction in the General Plan, resolve minor inconsistencies in the Code,  
9 formalize interpretations made by the Community Development Director, clarify terms and  
10 definitions, and address direction provided by Council to identify refinements that will gain  
11 efficiencies in implementation of the Code; and

12 WHEREAS, the Planning Commission considered the various proposed amendments, staff  
13 report, and comments at a duly noticed public hearing held in the manner required by law; and

14 WHEREAS, in accordance with California Environmental Quality Act (CEQA) Guidelines  
15 Section 15162, the proposed amendments are within the scope of the Final Environmental  
16 Impact Report (EIR) prepared and certified for the Chico 2030 General Plan (State  
17 Clearinghouse #2008122038).

18 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of  
19 Chico as follows:

- 20 1. The Planning Commission determines:
- 21 A. The proposed amendments are consistent with the General Plan’s policy framework  
22 to simplify and streamline the permitting process and identify opportunities for  
23 greater regulatory efficiency; and
  - 24 B. The proposed amendments are consistent with the other provisions of the City’s  
25 Land Use and Development Regulations, Subdivision Regulations, and Design  
26 Criteria and Improvement Standards, and are compatible with the uses authorized in,  
27 and the regulations prescribed for, the applicable zoning districts for which the  
28 revisions are proposed.

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2. The Planning Commission recommends that the City Council approve the amendments to the Chico Municipal Code as set forth in Exhibit I.

THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its meeting held on September 6, 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:
- DISQUALIFIED:

ATTEST:  
\_\_\_\_\_

APPROVED AS TO FORM:  
\_\_\_\_\_

Bruce Ambo, Planning Commission Secretary

Vincent C. Ewing, City Attorney

\*Pursuant to The Charter of the City of Chico, Section 906(E)

## Chapter 19.04 DEFINITIONS

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**Section:**

- 19.04.010** Purpose, applicability.  
**19.04.020** Definitions of specialized terms and phrases.

**19.04.020** Definitions of specialized terms and phrases.

**A. Definitions, "A."**

**Administrative Use Permit.** A discretionary land use entitlement that may authorize the establishment of activities or uses allowed by Division III (Land Use and Development Permit Procedures) and Division V (Site Planning and General Development Standards) subject to administrative use permit approval. See Chapter 19.25 (Administrative Use Permits).

**B. Definitions, "B."**

**Banks, Financial Institutions and Credit Unions (land use).** Financial institutions including banks and trust companies; lending and thrift institutions, and credit agencies; See also "Automated Teller Machine," above.

**Breezeway.** A roofed structure not enclosed on more than two sides ~~attached to and~~ connecting portions of a main building, or a portion of a main building and accessory building.

**D. Definitions, "D."**

**Department.** The City of Chico Community Development Department.

~~**Dwelling Group.** A group of two or more detached or semi-detached single family, two-family, or multi-family dwellings occupying a parcel of land in one ownership and having any yard or court in common.~~

**Drug stores / Pharmacies.** A retail store where a licensed pharmacist prepares prescription medicines for sale, which may also sell over-the-counter medicines, personal care products, and other miscellaneous products.

**G. Definitions, "G."**

**Grocery Stores.** A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

**Government Facilities.** Property owned or substantially controlled by the Government and the services of any civilian and military personnel of the Government.

**I. Definitions, "I."**

**Indoor Amusement/Entertainment Centers (land use).** Primarily indoor establishments providing amusement/entertainment services for a fee or admission charge, including arcades emphasizing coin-operated amusements and/or electronic games; bowling alleys, laser tag and other similar amusements; dance halls, clubs and ballrooms, and pool and

billiard rooms that are principal uses rather than being subordinate to a bar or restaurant; ice skating and roller skating. Does not include "Adult Entertainment Businesses." See "Alcoholic Beverage Establishment", "Nightclub", and "Restaurant" for related definitions.

**Interpretative Centers.** An institution for the dissemination of knowledge of natural or cultural heritage.

**L. Definitions, "L."**

**Libraries and Museums (land use).** A building or place where collections of art, scientific specimens, objects of permanent value, manuscripts, and publications are kept for reading, borrowing, viewing, listening, study or reference.

**M. Definitions, "M."**

**Machinery Manufacturing (land use).** The manufacturing of machinery and equipment for purposes and products including the following:

- Bulldozers
- Carburetors
- Construction
- Conveyors
- Cranes
- Die casting
- Dies
- Dredging
- Engines and turbines
- Farm and garden
- Food products manufacturing
- Gear cutting
- Heating, ventilation, air conditioning
- Industrial trucks and tractors
- Industrial furnaces and ovens
- Industrial molds
- Laundry and dry cleaning
- Materials handling
- Mining
- Motor vehicles
- Oil field equipment
- Paper manufacturing
- Passenger and freight elevators
- Pistons
- Printing
- Pumps
- Refrigeration equipment
- Textile manufacturing
- Transportation equipment

**N. Definitions, "N."**

**Nature Preserves.** A piece of land protected and managed to preserve its sensitive flora and fauna; also called a nature reserve.

**R. Definitions, "R."**

**Recreational Vehicle (RV) Parks.** Land used or rented for occupancy by vacationing transient campers traveling by street legal automobile or otherwise, or for occupancy by tents, or other movable or temporary sleeping quarters of any kind for a period of less than 30 days, together with automobile parking spaces and incidental utility structures and facilities required and provided in connection with the use. This definition shall not include trailer sales lots where unoccupied trailers are parked for inspection and sale.

**Recycling Facilities (land use).**

1. – 4. [NO CHANGES]

5. Recycling Facility. A center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor is certified by the California Department of Conservation as meeting the requirements of State law (California Beverage Container Recycling and Litter Reduction Act of 1986). A recycling facility may include composting, but does not include the collection of storage containers located on a residential, commercial, or industrially designated parcel used solely for the recycling of material generated on the parcel.

6. – 7. [NO CHANGES]

**Retail Stores, General Merchandise (land use).** Retail trade establishments selling many lines of merchandise. These stores and lines of merchandise include but are not limited to:

- Art supplies
- Auto parts (not repair or machine shops)
- Bakeries (retail only)
- Bicycles and mopeds
- Books
- Cameras and photographic supplies
- Clothing and accessories
- Department stores
- ~~Drug and d~~Discount stores
- Dry goods
- Fabrics and sewing supplies
- Florists and houseplant stores (indoor sales only; outdoor sales are "Plant Nurseries")
- General stores
- Gifts, novelties and souvenirs
- Handcrafted items (stores may include crafting operations subordinate to sales)
- Hardware
- Hobby materials
- Jewelry
- Luggage and leather goods
- Musical instruments, parts, and accessories
- Newsstands
- Orthopedic supplies
- Religious goods

Secondhand stores  
Small wares  
Specialty shops  
Sporting goods and equipment  
Stationery  
Toys and games  
Variety stores

**S. Definitions, "S."**

~~**Second Dwelling Unit (land use).** A second permanent dwelling that is accessory to a primary dwelling on the same site. A secondary unit provides permanent facilities for living, sleeping, eating, cooking, and sanitation.~~

~~**Second Hand Stores.** Indoor retail establishments that buy and sell used products, including books, clothing, furniture, and household goods. The sale of cars and other used vehicles is included under "Auto, Mobile Home, and Vehicle Sales."~~

## **DIVISION II. ADMINISTRATION OF LAND USE AND DEVELOPMENT REGULATIONS**

### **Chapter 19.08**

## **NONCONFORMING STRUCTURES, USES, AND PARCELS**

**Section:**

**19.08.010 Purpose**  
**19.08.020 Definitions**  
**19.08.025 Nonconforming uses**  
**19.08.030 ~~Restrictions on nonconforming~~ Nonconforming structures and usesite improvements**  
**19.08.040 Loss of nonconforming status**  
**19.08.050 Nonconforming parcels**  
**19.08.060 Conformity of uses requiring use permits**  
**19.08.070 Previous use permits in effect**  
**19.08.080 Unlawful structures and uses**  
**19.08.090 Nuisance abatement**

**19.08.010 Purpose.**

This chapter establishes ~~uniform~~ provisions for the regulation of legal nonconforming structures, land uses, and parcels. Within the zoning districts established by these Regulations, there exist structures, land uses, and parcels that were lawful prior to the adoption or amendment of these Regulations, but which would be prohibited, regulated, or restricted differently under the terms of these Regulations or future amendments. It is the intent of these Regulations, as amended, to regulate the expansion of nonconforming uses, establish the circumstances under



~~which they may be continued, promote the adaptive reuse and retention of older and at times historic building stock to reduce waste of resources, and provide for their removal or change to a conforming use as soon as practical. discourage the long term continuance of these nonconformities, providing for their eventual elimination, but to permit them to exist under the limited conditions outlined in this chapter. Generally, this chapter is intended to be administered in a manner which encourages the eventual abatement of these nonconformities.~~

(Ord. 2185)

#### **19.08.020 Definitions.**

Nonconformities are defined as follows:

A. Nonconforming Use. A use of a structure or land that was legally established and maintained prior to the adoption of these Regulations and which does not conform to the current provisions governing allowable land uses for the zoning district in which the use is located.

~~Nonconforming Parcels. A parcel of record that was legally created prior to the adoption of these Regulations and which does not comply with the access, area, or width requirements of these Regulations for the zoning district in which it is located.~~

B. Nonconforming Structure. A structure that was legally constructed prior to the adoption of these Regulations and which does not conform to current Code provisions/standards.

C. Nonconforming Site Improvements. Parking and maneuvering areas, pedestrian walkways, landscaping areas, and similar site improvements which were legally constructed or installed prior to the adoption of these regulations and which do not conform to current Code provisions/standards. ~~Nonconforming Use. A use of a structure or land that was legally established and maintained prior to the adoption of these Regulations and which does not conform to the current provisions governing allowable land uses for the zoning district in which the use is located.~~

D. Nonconforming Parcels. A parcel of record that was legally created prior to the adoption of these Regulations and which does not comply with the access, area, or width requirements of these Regulations for the zoning district in which it is located. ~~Noneonformity Upon Annexation. Nonconformities shall include a structure, use, or parcel legally existing and located in the unincorporated territory and which, upon annexation to the City, does not comply with the provisions of these Regulations.~~

E. Nonconformity Upon Annexation. Nonconformities shall include a structure, use, or parcel legally existing and located in the unincorporated territory and which, upon annexation to the City, does not comply with the provisions of these Regulations. ~~Nonconforming Site Improvements. Parking and maneuvering areas, pedestrian walkways, landscaping areas, and similar site improvements which were legally constructed or installed prior to the adoption of these regulations and which do not conform to current Code provisions/standards.~~

FE. Nonconforming Parking or Loading. The number of off-street parking spaces and/or loading facilities provided for an existing land use or structure that do not meet the current Code provisions. An existing land use or structure shall not be determined to be nonconforming solely because of a lack of off-street parking and/or loading facilities required by Chapter 19.70 (Parking and Loading Standards). Facilities used for off-street parking and/or loading shall not be reduced in number to less than what these Regulations require unless approved for a parking reduction or other alternative, in compliance with Chapter 19.70 (Parking and Loading Standards).

**19.08.025 Nonconforming uses.**

A. Continuance of Nonconforming Uses. A nonconforming use of land may be continued, transferred, or sold, provided that the conditions specified under Section 19.08.040 (Loss of nonconforming status) have been met.

B. Change to a Nonconforming Use. Notwithstanding any other provision of this chapter, Staff may grant an administrative use permit, in compliance with Chapter 19.25 (Administrative Use Permits), to authorize a nonconforming use to change in the following manner:

1. Substitution of Use. A nonconforming use may be changed to a use of the same or a less-intensive/more-restricted nature; and

2. Relocation of Use. A nonconforming use within a structure may be relocated elsewhere within the structure.

Approval of a substitution or relocation of a nonconforming use, shall be subject to the additional finding that the proposed non-conforming use is of the same or lesser intensity than the previous nonconforming use (e.g., fewer employees, reduced storage capacity or floor area, reduced hours of operation, etc.).

C. Intensification to a Nonconforming Use. Notwithstanding any other provision of this chapter, the Zoning Administrator or Commission may grant a use permit, in compliance with Chapter 19.24 (Use Permits), to authorize an intensification or expansion of a nonconforming use. A conforming addition to a non-conforming single-family residential use shall not be considered an intensification.

**19.08.030 Restrictions on a Nonconforming structures and usesite improvements.**

~~Nonconformities may be continued subject to the following provisions:~~

~~A. Nonconforming Uses of Land. A nonconforming use of land may be continued, transferred, or sold, provided that the use shall not be enlarged or increased, nor be extended to occupy a greater area than it lawfully occupied before becoming a nonconforming use (exception: see Subsection C 1 (Substitution of Use), below).~~

~~AB. Continuance of Nonconforming Structures or Site Improvements. A nonconforming structure or site improvements may continue to be modified used as follows::~~

~~1. Conforming Expansion. New additions, reconstruction, alterations or expansions fully conforming with these Regulations shall be allowed for existing nonconforming structures or site improvements.~~

~~2. Nonconforming Changes to Structure or Site Improvements. The addition, enlargement, extension, reconstruction, relocation, or structural alteration of a nonconforming structure or site improvements which do not conform to these Regulations may be allowed with an administrative use permit approval, in compliance with Chapter 19.254 (Administrative Use Permits) and subject to the additional finding that the project is an adaptive reuse of existing structure and promotes sustainable economic development within the City. ,if the additions or improvements conform to all applicable provisions of these Regulations and the exterior limits of new construction do not exceed the height of the existing structure limit or encroach any further into the setbacks than the comparable portions of the existing structure or site improvements. The Zoning Administrator may approve a use permit only if the following findings can be made, in addition to those in Section 19.24.040 (Decision and Findings).~~

~~The addition, enlargement, extension, reconstruction, relocation, or structural alteration~~

~~of the nonconforming structure or site improvements would not result in the structure or improvements becoming:~~

- ~~a. Incompatible with other structures or improvements in the neighborhood;~~
- ~~b. Inconsistent with the General Plan or any applicable specific plan;~~
- ~~c. Detrimental to the health, safety, and general welfare of persons residing in the neighborhood; and~~
- ~~d. Detrimental and/or injurious to property and improvements in the neighborhood.~~

3. Maintenance and Repair. A nonconforming structure or site improvements may undergo normal/necessary maintenance, ~~and repairs, and structural alterations that do not increase the degree of nonconformities. provided no structural alterations are made~~ (exception: see Subsection B 4, Seismic Retrofitting or Other Work for Safety/Health/Building Code Compliance, below) and the work does not exceed 25 percent of the value of the structure, as shown in the County Assessor's records, unless the Zoning Administrator allows more extensive work through use permit approval.

4. Seismic Retrofitting or Other Work for Safety/Health/Building Code Compliance. All repairs or alterations otherwise required by law shall be allowed. Reconstruction required to reinforce unreinforced masonry structures in compliance with building code requirements shall be permitted without cost limitations, provided the retrofitting/code compliance is limited exclusively to compliance with earthquake safety standards and all other applicable building code requirements, including Title 24, California Code of Regulations. Reconstruction or alteration of site improvements to improve accessibility as required under applicable state and federal law shall be permitted without cost limitations.

~~C. Nonconforming Use of a Conforming Structure. The nonconforming use of a structure that otherwise conforms with all applicable provisions of these Regulations may be continued, transferred, and sold, provided that no structural alterations result in expansion of the nonconforming use, unless a use permit has been authorized for the expansion subject to the provisions of Subsection D below. The following provisions shall apply to nonconforming uses:~~

- ~~1. Substitution of Use. The nonconforming use of a conforming structure may be changed to a use of the same or a less intensive/more restricted nature, with use permit approval, in compliance with Chapter 19.24 (Use Permits); and~~
- ~~2. Relocation of Use. A nonconforming use in a conforming structure may be relocated elsewhere within the structure with use permit approval.~~

~~D. Change to a Nonconforming Use. Notwithstanding any other provision of this chapter, the Zoning Administrator or Commission may grant a use permit to authorize an addition, enlargement, or relocation of a nonconforming use upon a determination that the benefit to the public health, safety, or welfare exceeds any detriment inherent in such a change.~~(Ord. 2185)(Ord. 2435 §12)

#### **19.08.040 Loss of nonconforming status.**

A. [NO CHANGES]

B. Termination by Destruction. If a ~~nonconforming structure, or a conforming structure~~ used for a nonconforming use, is damaged, destroyed, or demolished, the right to continue occupancy of the nonconforming structure or to continue the nonconforming use shall cease; provided, however, that the restoration is started within one year of the date of damage or

~~destruction and is diligently pursued to completion. structure may be repaired or rebuilt and reoccupied only as follows:~~

- ~~1. If the cost of repairing or replacing the damaged portion of the structure does not exceed 50 percent of the total replacement value of the structure, the structure may be restored and the use continued if the restoration is started within one year of the date of damage or destruction and is diligently pursued to completion; and~~
- ~~2. If the cost of repairing or replacing the damaged portion of the structure exceeds 50 percent of the total replacement value of the structure prior to damage or destruction, a use permit (Chapter 19.24) shall be required to authorize the restoration of the structure and continuation of the use. The use permit shall include a finding, in addition to those contained in Section 19.24.040 (Decision and findings), that the benefit to the public health, safety, or welfare exceeds any detriment inherent in the restoration.(Ord. 2185)~~

**19.08.060 Conformity of uses requiring use permits.**

Any use existing at the time of adoption or amendment of these Regulations, in any zoning district that allows the use subject to the granting of a use permit, shall be deemed a conforming use if there is no use permit, but only to the extent that the use previously existed, including maintaining the same site area boundaries and hours of operation. Any expansion or change in the intensity of the use requires a use permit shall follow procedures set forth in the previous sections.  
(Ord. 2185)(Ord. 2435 §13)

**Chapter 19.12  
APPEALS**

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**Section:**

- 19.12.010 Purpose**
- 19.12.020 Appeal subjects and jurisdiction**
- 19.12.025 Appeal of determinations of the Airport and Bidwell Park and Playground commissions**
- 19.12.030 Filing of appeals**
- 19.12.040 Administrative review.**

**19.12.020 Appeal subjects and jurisdiction.**

Determinations and actions that may be appealed, and the authority to act upon an appeal shall be as set forth in Table 2-1 and in this Chapter.

**TABLE 2-1  
REVIEW AUTHORITY**

Type of Permit or Decision	Architectural Review and Historic Preservation Board	Director	Zoning Administrator	Planning Commission	City Council
<u>Administrative Use Permit</u>		<u>Decision (2)</u>		<u>Appeal</u>	<u>Appeal</u>

Title 19 Amendments – Exhibit I

Type of Permit or Decision	Architectural Review and Historic Preservation Board	Director	Zoning Administrator	Planning Commission	City Council
Architectural/Design Review	Decision (1)			Decision (1)	Appeal
Certificates of Appropriateness	Decision (1)				Appeal
Certificate of Demolition	Decision (1)				Appeal
Designation of Historic Landmarks on the Historic Resources Inventory	Recommend				Decision
Determination That an Application is Complete Pursuant to Chapter 19.16		Decision (2)			
Development Agreements				Recommend	Decision
Foothill Development Permit		Decision (2)			
Fraternity and Sorority House Permit		Decision (2)			
General Plan, Specific Plan, Neighborhood Plan, Area Plan Amendments				Recommend	Decision
Home Occupation Permits		Decision (2)			
Interpretations		Decision		Appeal	
Land Use and Development Regulations Amendments				Recommend	Decision
Minor Design Review	Appeal (3)	Decision			
Mobile Food Vendor Permits		Decision (2)			
Planned Development Permits	Recommend	Recommend		Decision	Appeal

Type of Permit or Decision	Architectural Review and Historic Preservation Board	Director	Zoning Administrator	Planning Commission	City Council
Regulating plans and circulating plans pursuant to Division VI				Decision	Appeal
Sign Permits		Decision (2)			
Specific Plans				Recommend	Decision
Use Permits			Decision	Decision	Appeal (4)
Variances			Decision	Decision	Appeal (4)
Zoning Map Amendments	Recommend (5)			Recommend	Decision
Zoning Clearances		Decision (2)			

**Notes:**

(1) Architectural/design review decisions and decisions regarding applications for certificates of appropriateness or certificates of demolition rendered by the Architectural Review and Historic Preservation Board for projects requiring only the issuance of a building permit are appealed to the City Council.

Architectural/design review decisions rendered by the Architectural Review and Historic Preservation Board on projects requiring a discretionary permit from the Planning Commission and rendered after referral to the Architectural Review and Historic Preservation Board by the Planning Commission are appealed to the Planning Commission.

Architectural/design review decisions rendered by the Planning Commission are appealed to the City Council.

(2) This decision may be appealed pursuant to the administrative review process set forth in section 19.12.040.

(3) Director decisions are appealed to the Architectural and Historic Preservation Review Board. The Architectural Review and Historic Preservation Board decision on an appeal is final.

(4) Decisions on use permits and variances, whether made by the zoning administrator or planning commission, are appealable directly to the City Council.

(5) The Architectural Review and Historic Preservation Board shall make recommendations to the City Council regarding the creation or modification of landmark overlay zoning districts pursuant to Chapter 19.37.

(Ord. 2185, Ord. 2374 §3, Ord. 2410 §10, Ord. 2439 §175, Ord. 2440 §8, Ord. 2494, §2)

## Chapter 19.14 PERMIT REVOCATION

**Section:**

- 19.14.010 Purpose**
- 19.14.020 Revocation - Notice and hearing**
- 19.14.030 Review authority action**

**19.14.010 Purpose.**

The provisions of this chapter are intended to ensure compliance with the requirements of these Regulations and any conditions of a permit, by providing for the revocation, or modification in lieu of revocation, of a permit. As used in this chapter and Chapter 19.30, “permit” means an administrative use permit, use permit, planned development permit, home occupation permit, site design and architectural review approval, variance or other discretionary entitlement approved or issued under the authority of this title, or subject to administration under this title, or required to be implemented or exercised in compliance with any provision of this title.

(Ord. 2185; Ord. 2223, Ord. 2312 §32)

## **DIVISION III. LAND USE AND DEVELOPMENT PERMIT PROCEDURES**

### **Chapter 19.16**

#### **APPLICATION FILING AND PROCESSING FEES**

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**Section:**

<b>19.16.010</b>	<b>Purpose, applicability</b>
<b>19.16.020</b>	<b>Pre-application neighborhood meetings.</b>
<b>19.16.030</b>	<b>Application filing</b>
<b>19.16.040</b>	<b>Application fees</b>
<b>19.16.050</b>	<b>Initial application review</b>
<b>19.16.060</b>	<b>Environmental assessment</b>
<b>19.16.070</b>	<b>Zoning clearance</b>

**19.16.030 Application filing.**

A. – C. [NO CHANGES]

D. Filing Date. The filing date of an application for a home occupation permit, accessory dwelling unit permit, administrative permit for a temporary use, design review, administrative use permit, use permit, planned development permit, or variance shall be the date on which the Department receives the last submission, map, plan, or other material required as a part of that application by Subsection A (Application Contents) above, in compliance with Section 19.16.050 (Initial application review), and the application is deemed complete by the Director.

### **Chapter 19.18**

#### **SITE DESIGN AND ARCHITECTURAL REVIEW**

**Section:**

<b>19.18.010</b>	<b>Purpose.</b>
<b>19.18.020</b>	<b>Applicability.</b>
<b>19.18.024</b>	<b>Review authority.</b>
<b>19.18.030</b>	<b>Review of minor projects.</b>
<b>19.18.040</b>	<b>Exemptions.</b>
<b>19.18.050</b>	<b>Application requirements and procedures.</b>

- 19.18.060 Findings.**
- 19.18.070 Conformance to plans.**
- 19.18.080 Expiration and extensions.**

**19.18.040 Exemptions.**

Site plan and architectural design review are not required for:

A. Detached single-family dwellings, including manufactured housing, and accessory structures for single-family dwellings. Except that ~~dwelling groups or dwelling units~~ which are the second unit on a parcel of property, are on an infill residential flag lot as defined in section [19.76.180](#), or are subject to a planned development permit shall be subject to site plan and architectural design review.

## **Chapter 19.20 HOME OCCUPATION PERMITS**

**Section:**

- 19.20.010 Purpose**
- 19.20.020 Applicability**
- 19.20.030 Allowable home occupations**
- 19.20.040 Application filing, initial processing**
- 19.20.050 Action by the Director**
- 19.20.060 Operating standards**
- 19.20.070 Home occupations not meeting operating standards**
- 19.20.080 Changes to a home occupation permit**

**19.20.060 Operating standards.**

Home occupations shall comply with all of the following operating standards:

A. – K. [NO CHANGES]

L. The home occupation activity shall not generate more than 10 additional pedestrian or vehicular trips in excess of that customarily associated with the zoning district in which it is to be located, and no more than 2 deliveries each day. Any traffic generated by the home occupation shall be consistent with the existing traffic levels and patterns of the surrounding residential neighborhood; ~~and~~

M. [NO CHANGES]

N. One service or company vehicle associated with the home occupation can be stored on the premises.

**19.20.070 Home occupations not meeting operating standards.**

An applicant for a proposed home occupation which the Director believes does not meet the operating standards of this chapter may apply for an administrative use permit in compliance with Chapter 19.254 of these Regulations.

(Ord. 2185)



## **Chapter 19.22 TEMPORARY USES**

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**Section:**

<b>19.22.010</b>	<b>Applicability</b>
<b>19.22.020</b>	<b>Temporary uses, allowed by right</b>
<b>19.22.030</b>	<b>Temporary uses, subject to use permit</b>
<b>19.22.040</b>	<b>Condition of site</b>

**19.22.030 Temporary uses, subject to administrative use permit.**

The following temporary uses may be allowed, subject to the issuance of an administrative use permit. Uses that do not fall within the categories defined below shall comply with the use and development regulations and entitlement review provisions that otherwise apply to the property.

A. Carnivals, circuses, concerts, fairs, festivals, flea markets, food events, outdoor entertainment/sporting events rodeos, rummage sales, second-hand sales, and swap meets for up to 10 days; other events, including arts and crafts exhibits, and agricultural sales and events (such as pumpkin sales and corn mazes) for over 10 days; and farmers' market that don't meet the standards in Section 19.22.020(M). Offsite vehicle sales are allowed for no more than five days per event and no more than two annual events on the same property per auto dealer. (Ord. 2185; Ord. 2223, Ord. 2364 §389)(Ord. 2435 §21, Ord. 2440 §12, Ord. 2494, §8)

## **Chapter 19.25 ADMINISTRATIVE USE PERMITS**

**Section:**

<b><u>19.25.010</u></b>	<b><u>Purpose, applicability</u></b>
<b><u>19.25.020</u></b>	<b><u>Application filing, initial processing</u></b>
<b><u>19.25.030</u></b>	<b><u>Public notice</u></b>
<b><u>19.25.040</u></b>	<b><u>Comment period</u></b>
<b><u>19.25.050</u></b>	<b><u>Decision and findings</u></b>
<b><u>19.25.060</u></b>	<b><u>Conditions of approval</u></b>
<b><u>19.25.070</u></b>	<b><u>Expiration</u></b>
<b><u>19.25.080</u></b>	<b><u>Effect of denial</u></b>
<b><u>19.25.090</u></b>	<b><u>Issuance of building permit</u></b>
<b><u>19.25.100</u></b>	<b><u>Administrative use permit to run with the land</u></b>
<b><u>19.25.110</u></b>	<b><u>Changes to an administrative use permit</u></b>

**19.25.010 Purpose, applicability.**

Where required by Divisions III or V, administrative use permits are intended to provide a process for Director review and determination of requests for activities and uses whose effect on the surrounding environment need to be evaluated in terms of specific development proposals for specific sites. It is anticipated that uses or activities qualifying for an administrative use permit are minor in nature, are suitable for their location, only have a minimal impact on immediately adjacent properties, and can be modified and/or conditioned to ensure compatibility.

**19.25.020 Application filing, initial processing.**

An application for an administrative use permit, or modification of an existing administrative use permit, shall be prepared, filed, and processed in compliance with Chapter 19.16 (Application Filing and Processing, Fees) and shall include all information specified in the Department handout for administrative use permits.

**19.25.030 Public notice.**

Prior to taking action on an administrative approval, public notice shall be provided through a mailing to all tenants and owners of real property as shown on the County's latest equalized assessment roll, directly abutting or adjacent to the subject parcel.

**19.25.040 Comment period.**

The department shall provide a comment period of no less than ten calendar days prior to taking action on an administrative approval, beginning on the date the public notices are mailed. The purpose of the comment period is to enable the public to bring comments or questions to the attention of the department. If the department receives substantive comments or information which establishes that the application should not be approved administratively, the department shall either deny the application or, if requested by the applicant and upon submittal of the applicable fee, schedule a public hearing before the Planning Commission to consider the application.

**19.25.050 Decision and findings.**

The Director may approve an administrative use permit application, with or without conditions, only if all of the following findings can be made:

A. The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.25 (Administrative Use Permits);

B. The proposed use or activity is minor in nature (de minimus) and not reasonable expected to negatively affect the surrounding properties;

C. The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use;

D. The proposed use would not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City;

E. The proposed entitlement is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plan;

F. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The Director shall provide written notice of the decision on the administrative use permit application to the applicant and interested parties within 10 days following the final date of the comment period.

**19.25.060 Conditions of approval.**

In granting an administrative use permit in compliance with this chapter, the Director shall designate conditions that will ensure compatibility with the existing and designated land uses in the vicinity, as well as consistency with the General Plan and any applicable specific plan. Granting of an administrative use permit does not exempt applicant from complying with the requirements of the building code or other ordinances and codes.

**19.25.070 Expiration.**

An administrative use permit shall be exercised within three years from the date of approval or the permit shall be deemed void, unless a written request for an extension is filed prior to the expiration date and approved prior to expiration, in compliance with Chapter 19.30 (Permit Implementation, Time Limits, Extensions).

**19.25.080 Effect of denial.**

In case an application for an administrative use permit is denied, the application shall not be eligible for reconsideration for one year subsequent to such denial. A new application affecting or including part or all of the same property shall be substantially different from the application denied, in the opinion of the Director, to be eligible for consideration within one year of the denial of the original application. An application denied without prejudice by the Director, Planning Commission or City Council shall be eligible for reconsideration within one year of the denial.

**19.25.090 Issuance of building permit.**

A building permit, granted in compliance with the provisions of this chapter and the specific terms and conditions of the administrative use permit, shall only be issued after the required administrative use permit has been approved and the decision has become final and effective.

**19.25.100 Administrative use permit to run with the land.**

An administrative use permit granted in compliance with the provisions of this chapter shall continue to be valid upon a change of ownership of the business, service, site, structure, or use that was the subject of the permit application.

**19.25.110 Changes to an administrative use permit.**

Changes to an administrative use permit may be approved in compliance with Section 19.30.060 (Changes to an approved project) or imposed pursuant to Chapter 19.14 (Permit Revocation).

**Chapter 19.42  
RESIDENTIAL ZONES**

**Section:**

- 19.42.010 Purpose, applicability
- 19.42.020 Residential zone land uses and permit requirements
- 19.42.030 Residential zone general development standards
- 19.42.040 Minimum lot area and density

**19.42.020 Residential zone land uses and permit requirements.**

**TABLE 4-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT FOR ZONE						Subject to Standards in Section/ Chapter:
	RS	R1	R2	R3	R4	RMU	
<b>RESIDENTIAL USES</b>							
Dwelling group			P(3)	P(3)	P(3)	P(3)	

<b>KEY TO PERMIT REQUIREMENTS</b>		
Symbol	Permit Requirement	Procedure is in Section/Chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24
PD	Conditional use, planned development permit required.	19.28
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

**Notes:**

- (1) See Chapter 19.04 for definitions of the listed land uses.
- (2) Use allowed only on a site of 1 acre or larger.
- (3) Allowed only within density requirements of General Plan Designation.
- (4) Use permit required for all accessory dwelling units in the SD-4 overlay zoning district, and special standards apply, per overlay district. Accessory dwelling units outside of the SD-4 overlay zone are allowed with an accessory dwelling unit permit if all development standards in 19.76.130 are met.
- (5) Consistent with the overall maximum density allowed and on corner parcels either as part of the subdivision approval process or by use permit.
- (6) Businesses which operate between the hours of 10PM and 6AM or allow amplified music within 300 feet of a residential district require use permit approval.  
(Ord. 2440 §23, Ord. 2461 §2, Ord. 2494, §20)

## Chapter 19.44 COMMERCIAL AND OFFICE ZONES

**Section:**

- 19.44.010** Purpose, applicability
- 19.44.020** Commercial/office zone land uses and permit requirements
- 19.44.030** Commercial and office zone general development standards
- 19.44.040** DN district special standards.

**19.44.020 Commercial/office zone land uses and permit requirements.**

Table 4-6 identifies the uses of land allowed by these Regulations in each office and commercial zoning district, and the land use entitlement required to establish each use.

Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

**TABLE 4-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/ Chapter:
	OR	OC	CN	CC	DN	DS	CS	CR	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>									
Bowling alleys				P		P	P	P	
<b>RESIDENTIAL USES</b>									
Residential care homes, 6 or fewer clients	P	UP	P	UP				UP	
Single-room occupancy (SRO) housing			P(4)	P(4)	P(4)	P(4)	P	P(4)	19.76.140
Transitional and supportive housing	UP	UP	P(4)	P(4)	P(4)	P(4)		P(4)	
<b>RETAIL TRADE USES</b>									
Art, antiques, collectibles, gifts				P	P	P	P	P	
Secondhand stores, 2,500 sq. ft. or less			UP	P	P	P	P	P	
Secondhand stores, 2,500 sq. ft. or larger				P		UP	P	P	

TRANSPORTATION & COMMUNICATION USES									
Truck stops							UP		

**Notes:**

- (1) See Chapter [19.04](#) for definitions of the listed uses.
- (2) With accessory retail use on site.
- (3) Permitted only as accessory use and subject to architectural screening in compliance with Section [19.60.060](#).
- (4) Use allowed only on second floor or above, or in basements. A use permit is required for ground-level occupancy, except for accessible units required by the Building Code, which are allowed by right.
- (5) Businesses within 300 feet of a residential district which operate between the hours of 10 p.m. to 6 a.m. or allow amplified music require use permit approval.
- (6) Use allowed only on second floor or above.
- (7) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through sales shall be permitted in the CN Zone.
- (8) Use requires a use permit if the business hours are extended beyond Monday through Friday, 8 a.m. to 6 p.m.
- (9) Drive-in and drive-through services incidental to the operation of banks and financial services may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through services shall be permitted in the CN Zone.
- (10) See Chapter [19.78](#) for districts in which telecommunications facilities are permitted.
- (11) Use only allowed on sites immediately adjacent to State Route 32 that take vehicle access no closer than 100 feet from State Route 32 travel way, and site design must provide for multi-modal access.

**19.44.030 Commercial and office zone general development standards.**

The requirements in Table 4-7 shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V.

**TABLE 4-7  
COMMERCIAL AND OFFICE ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	OR	OC
Minimum Lot Size Minimum area	6,000 sq.ft., interior lots 7,000 sq.ft., corner lots	10,000 sq.ft.
Minimum width at front setback line	N.A.	
Residential Density (3)	6-20 units per gross acre.	6-20 units per gross acre.
Setbacks Required (1) Front	15 ft.	None required, except where the side of the parcel abuts an R zoning district, the same front setback shall be required as in the R district.
Sides	5 ft.; plus 5 ft. for each story	10 ft. where the side of the parcel

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	over the first where setback abuts an RS or R1 district.	abuts an R district; none elsewhere
Street side	10 ft.	
Rear	10 ft. abutting an alley; 15 ft. elsewhere, plus 5 ft. for each story over the first where setback abuts an RS or R1 district.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Site Coverage, Maximum	70%	85% (2)
Height Limits	35 ft. for main buildings; 25 ft. for accessory structures.	45 ft.; 25 ft., within 25 ft. of an abutting R zoning district boundary.
<b>Development Feature</b>	<b>Requirement by Zoning District</b>	
	<b>CN</b>	<b>CC</b>
Minimum Lot Size Minimum area	6,000 sq.ft., interior lots 7,000 sq.ft., corner lots	
Minimum width at front setback line	N.A.	
Residential Density (3)	Up to 22 units per gross acre.	6 to 22 units per gross acre.
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required (1) Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides	20 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; lesser setbacks may be approved through the Design Review process when abutting an alley. No setback required elsewhere.
Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	
Rear	20 ft. where the <del>side-rear</del> of the parcel abuts an R district; none elsewhere.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	90%	95% (2)
Height Limits	35 ft. for main buildings; 15 ft. for accessory structures;	57 ft. Lesser height may be required through the Design

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	25 ft. for accessory structures, with use permit approval.	Review process where the parcel abuts an R district.
<b>Development Feature</b>	<b>Requirement by Zoning District</b>	
	<b>DN</b>	<b>DS</b>
Minimum Lot Area	10,000 sq.ft.	
Residential Density (3)	6 to 22 units per gross acre.	6 to 22 units per gross acre.
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides (each) (1) Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	
Rear (1)	10 ft. where the rear of the parcel abuts an R district; none elsewhere.	
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	100% (2) See Section 19.68.040 (Landscape installation requirements).	
Height Limits	85 ft. Minimum height of two stories for new construction	85 ft.
<b>Development Feature</b>	<b>Requirement by Zoning District</b>	
	<b>CS</b>	<b>CR</b>
Minimum Lot Area	10,000 sq.ft.	
Residential Density (3)	None allowed.	6 to 50 units per gross acre
Landscaping	See Section 19.68.040 (Landscape installation requirements).	
Setbacks Required Front	None required, except where the block is partly within an R zoning district, the same front setback shall be required as in the R district.	
Sides	10 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; none elsewhere.
Street side	10 ft. where the side of the parcel abuts an R district; none elsewhere.	10 ft. where the side of the parcel abuts an R district; none elsewhere.
Rear	10 ft. where the <del>side-rear</del> of the parcel abuts an R district; none elsewhere.	10 ft. where the <del>side-rear</del> of the parcel abuts an R district; none elsewhere.
Accessory structures	See Section 19.76.020 (Accessory uses and structures).	
Site Coverage, Maximum	95%(2) See Section 19.68.040 (Landscape installation requirements).	95%(2) See Section 19.68.040 (Landscape installation requirements).
Height Limits	57 ft. Lesser height may be	57 ft. Lesser height may be



	required through the Design Review process where the parcel abuts an R district.	required through the Design Review process where the parcel abuts an R district.
--	--	--

**Notes:**

(1) A minimum 6-foot landscape buffer shall be included along the rear or side property line abutting the residential use.

(2) The Architectural Review and Historic Preservation Board may require less coverage and more landscaped open area to provide visual relief or contrast, or to screen incompatible or obtrusive features.

(3) Exclusively residential projects shall comply with the residential setback requirements in Table 4-3C and the landscape standards in Chapter 19.68 based upon the project density and corresponding residential zoning district.

(Ord. 2427 §19, Ord. 2435 §23, Ord. 2440 §27, Ord. 2494 §24)

## Chapter 19.50 SPECIAL PURPOSE ZONES

**Section:**

- 19.50.010 Purpose, applicability**
- 19.50.020 Special purpose zone land uses and permit requirements**
- 19.50.030 Special purpose zone general development standards**
- 19.50.040 Development within the SPA zoning district**

**19.50.020 Special purpose zone land uses and permit requirements.**

Table 4-12 identifies the uses of land allowed by these Regulations in each PQ and OS 1 and OS2 zoning district, and the land use entitlement required to establish the use, in compliance with Section 19.40.020-B (Zoning district regulations).

Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

**TABLE 4-12 ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS**

Land Use	Permit Requirement by Zoning District			Subject to Standards in Section/Chapter:
	PQ	OS1	OS2	
<b>SERVICES</b>				
Public safety and utility services	UP	<u>UP</u>	UP	

**19.50.030 Special purpose zone general development standards.**

New land uses and structures and alterations to existing uses or structures shall be designed and constructed in compliance with the requirements in Table 4-13. (Ord. 2185)

**TABLE 4-13  
SPECIAL PURPOSE ZONE GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	PQ	OS1	OS2
Minimum Lot Area	Determined by specific plan or planned development permit in SPA and by <u>entitlement use permit approval</u> in PQ	1 acre; smaller if approved by Commission based on the finding that a smaller site is suitable because of its unique character or purpose.	
Setbacks Required Front		20 ft.	20 ft.
Sides (each), Street side			
Rear			
Impervious Surface Site Coverage		5%; more if approved by Commission.	25%; more if approved by Commission.
Height Limits	25 ft.; more if approved by Commission.		

## Chapter 19.52 OVERLAY ZONES

**Section:**

- 19.52.010 Purpose, applicability**
- 19.52.020 Airport environs (-AE) overlay zone**
- 19.52.030 Airport overflight (-AO) overlay zones**
- 19.52.040 Landmark (-L) overlay zone**
- 19.52.050 Planned development (-PD) overlay zone**
- 19.52.060 Resource Constraint (-RC) overlay zone**
- 19.52.070 Special design considerations (-SD) overlay zone**
- 19.52.080 Corridor Opportunity Site (-COS) overlay zone**
- 19.52.090 Fraternity and sorority (-FS) overlay zone**
- 19.52.100 Foothill Development (-FD) overlay zone**

**19.52.030 Airport overflight (-AO) overlay zones.**

- A. – C. [NO CHANGES]
- D. Allowed Land Uses. Any land use normally allowed in the primary zoning district by

this division may be allowed within the -AO overlay zone, except as set forth in [Table 4-14](#) below.

**TABLE 4-14  
ALLOWED AND PROHIBITED LAND USES IN -AO OVERLAY ZONES**

Zone	<del>Maximum Permitted Residential density</del>	Other uses - maximum people/acre	Prohibited uses
-AOA	0 - residential use not allowed	400	All structures except aeronautical facilities Assemblages of people Objects exceeding FAR Part 77 height limits Aboveground bulk storage of hazardous materials Hazards to flight <u>Other uses identified by the Airport Land Use Compatibility Plan</u>
-AOB1	0.1 <u>average site wide (units/acre)</u> 4.0 <u>max single-acre (units/acre)</u>	4025 avg. 8050 max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Highly noise sensitive uses (e.g. outdoor theaters) Aboveground bulk storage of hazardous materials Hazards to flight <u>Other uses identified by the Airport Land Use Compatibility Plan</u>
-AOB2	0.2 <u>site wide max (units/acre)</u> 4.0 <u>single-acre max (units/acre)</u>	10050 avg. 300400 max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Highly noise sensitive uses (e.g. outdoor theaters) Hazards to flight <u>Other uses identified by the Airport Land Use Compatibility Plan</u>
-AOC	Less than or equal to 0.2 units/acre or greater than or equal to 4.0 units/acre	200400 avg. 600300-max. on a single acre	Children's schools, day care centers, libraries Hospitals, nursing homes Hazards to flight <u>Other uses identified by the Airport Land Use Compatibility Plan</u>
-AOD	Limit set by primary zoning district	No limit	Hazards to flight <u>Other uses identified by the Airport Land Use Compatibility Plan</u>

Notwithstanding the above, designated infill properties in the -AOB2 overlay zone may develop at densities no greater than surrounding residential development, as set forth in the ALUCP and the accompanying map and list of parcels.

In addition, no use shall be allowed under or within any -AO overlay zone that may:

1. Create electrical interference with aircraft communications;
2. Make it difficult for pilots to distinguish between airport lights and other lights;
3. Result in glare in the eyes of the pilots using the airport;
4. Impair visibility in the vicinity of the airport; or
5. Otherwise endanger the landing, takeoff, or maneuvering of aircraft.

E. – F. [NO CHANGES]

## **DIVISION V. SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS**

### **Chapter 19.60 GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS**

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**Section:**

<b>19.60.010</b>	<b>Purpose, applicability</b>
<b>19.60.020</b>	<b>Access</b>
<b>19.60.030</b>	<b>Creekside development</b>
<b>19.60.040</b>	<b>Repealed by Ord. 2440 §38</b>
<b>19.60.050</b>	<b>Exterior lighting</b>
<b>19.60.060</b>	<b>Fencing and screening</b>
<b>19.60.070</b>	<b>Height measurement and height limit exceptions</b>
<b>19.60.080</b>	<b>Noise</b>
<b>19.60.090</b>	<b>Setback regulations and exceptions</b>
<b>19.60.100</b>	<b>Solar energy development standards</b>
<b>19.60.110</b>	<b>Soundproofing and screening of utility facilities</b>
<b>19.60.120</b>	<b>Undergrounding of utilities</b>
<b>19.60.130</b>	<b>Accommodations for persons with disabilities</b>

#### **19.60.060 Fencing and screening.**

The following standards shall apply to the installation of all fences and walls. Fences and walls require approval from the Architectural Review and Historic Preservation Board (ARHPB), if ARHPB review is also required for the underlying development project. Perimeter fences and walls adjacent to the public right-of-way within a proposed subdivision require approval from the Commission, as part of the tentative map review process.

- A. Height Limitations. Fences and walls are subject to the following height limitations:
  1. General Height Limit.
    - a. Standard Parcels. On all parcels except corner lots, fences, walls, or similar

obstructions shall not exceed the following height limitations:

(1) Front Yards. 3 feet. May be increased to 4 feet with approval of an administrative use permit in compliance with Chapter 19.25 (Administrative Use Permits), or up to 6 feet with approval of a use permit in compliance with Chapter 19.24 (Use Permits).

(2) Rear Yards. 6 feet for all fences; 7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design. May be increased to 8 feet with approval of an administrative use permit in compliance with Chapter 19.25 (Administrative Use Permits).

(3) Side Yards. 6 feet for all fences outside the front yard setback area (see Figure 5-1); 7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design. Interior side yard fencing may be increased to 8 feet with approval of a use permit in compliance with Chapter 19.24 (Use Permits).

~~These height limits may be increased by use permit approval, in compliance with Chapter 19.24 (Use Permits); however, n~~No fence authorized by a use permit shall exceed 6 feet in height in any required front or street side yard nor 8 feet in height in any rear or interior side yard.

b. Corner Parcels.

(1) No fence, wall, or other visual obstruction over 3 feet in height above the top of the existing or planned curb elevation shall be located within a sight distance area.

This provision shall not apply to: public utility poles; trees trimmed, to the trunk, to a line at least 13 feet 6 inches over a curb area and 10 feet over a sidewalk; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed crossview; supporting members of appurtenances to permanent structures existing on the effective date of these Regulations; and official governmental warning signs or signals.

(2) Street side yard fences, up to a maximum height of 6 feet, may be located on corner parcels, 7 feet if one foot of lattice or other 50% view permeable material is incorporated into the top one foot of the fence design; and if there are no sight distance area problems as determined by the Director.

c. Swimming Pools, Spas and Similar Residential Amenities. Swimming pools, spas and other similar residential amenities shall be fenced in compliance with ~~Section 16R.02.080 (Swimming pool enclosures) of the Municipal Code~~the California Building Code.

d. Parcels with Grade Differential. Where there is a difference of less than 2 feet in the ground level between two adjacent parcels, the height of any fence or wall constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel. When there is a difference of 2 feet or more in the ground level between two adjacent parcels, the height of any fence or wall on the property line shall be determined by the Director. The granting of an administrative use permit, in compliance with Chapter 19.254, may allow a fence or wall in excess of 6 feet in height between two adjacent parcels up to maximum height of either 10 feet, measured from the finished grade of the lower parcel at the property line, or 6 feet above the approved minimum finished floor elevation of either adjacent parcel.

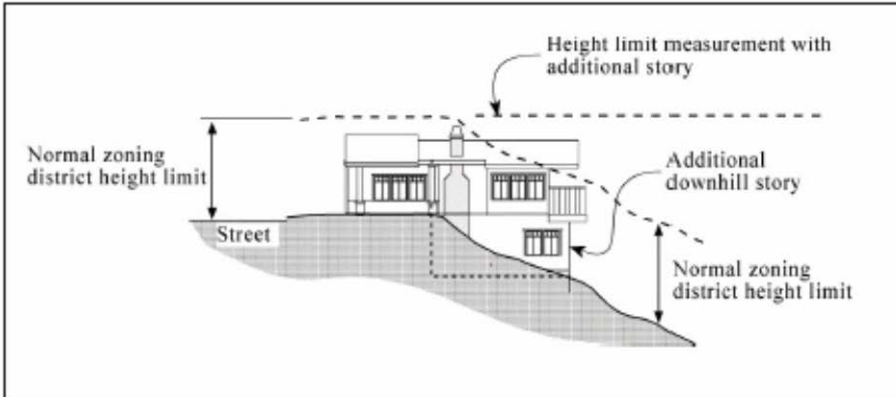
B. – J. [NO CHANGES]

**19.60.070 Height measurement and height limit exceptions.**

All structures shall meet the following standards relating to height.

A. **Maximum Building Height.** The height of structures shall not exceed the standard established by the applicable zoning district in Division IV. Maximum height shall be measured as the vertical distance from finished grade to an imaginary plane located the allowed number of feet above and parallel to the finished grade on sites outside of the Foothill Development overlay zone. For sites within the Foothill Development overlay zone, refer to Section 19.52.100 (Foothill Development overlay zone). (Ord. 2435 §33, Ord. 2440 §39)

B. - D. [NO CHANGES]



**Figure 5-3  
ADDITIONAL BUILDING HEIGHT ON DOWNHILL LOT**

E. **Exceptions to Height Limits.** The height limits of these Regulations shall not apply to the following:

1. – 5. [NO CHANGES]

6. **Spires, Towers, Water Tanks and Renewable Energy Devices.** Belfries; chimneys; cupolas; domes; flag poles; gables; monuments; spires; towers, including hose, utility, and water; water tanks; similar structures; and renewable energy devices and necessary mechanical appurtenances may exceed the height limit established for the applicable zoning district, subject to the approval of an administrative use permit, in compliance with Chapter 19.254, or subject to architectural review, in compliance with Chapter 19.18.

7. [NO CHANGES]

**19.60.090 Setback regulations and exceptions.**

A. - E. [NO CHANGES]

F. **Setback Requirements for Specific Structures:**

~~1. Dwelling Groups. An inner court providing access to a dwelling group shall provide a minimum width of 10 feet between the buildings for single-story structures with an additional 5 feet of width for each additional floor above the first floor.~~

~~21. Fences. See Section 19.60.060 (Fencing and screening).~~

~~32. Garages. To ensure an adequate space for off-street parking in residential zoning districts, the face of a garage entrance, situated approximately parallel to the front or street side lot line, shall be set back a minimum of 20 feet from the property line providing driveway access.~~

~~43. Hot Tubs, Swimming Pools, or Spas, and Other Site Design Elements. Detached~~

decks, earthworks, freestanding solar devices, hot tubs, steps, swimming pools or spas, terraces, and other site design elements that are placed directly upon the finished grade, and which exceed a height of 18 inches above the surrounding finished grade at any point, shall conform to the setback requirements of Section [19.76.020](#) (Accessory uses and structures) for detached accessory structures. Site design elements less than 18 inches above finished grade are exempt. Swimming pools or other recreational pools or landscape ponds greater than 12 inches in depth may be located in a required front or side yard, subject to the approval of a use permit in compliance with Chapter [19.254](#) (Administrative Use Permits).

54. Retaining Walls. Retaining walls greater than 4 feet but no more than 6 feet in height may be located within a required setback provided the exposed side of the wall faces into the property. Retaining walls greater than 4 feet in height, where the exposed side of the wall faces out from the property, and all retaining walls greater than 6 feet in height shall be subject to the same requirements as the main structure in the applicable zoning district. See [Figure 5-8](#).

~~6. Renewable Energy Devices. Renewable Energy Devices may be located in a required front, rear, or side yard, subject to the approval of a use permit, in compliance with Chapter 19.24 (Use Permits).~~

G. - K. [NO CHANGES]

## **Chapter 19.62**

### **AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES**

**Section:**

- 19.62.010 Purpose**
- 19.62.020 Applicability**
- 19.62.030 Application and approval**
- ~~**19.62.040 Planning Commission recommendation**~~
- 19.62.05040 Determination of housing density bonus or incentives**

#### **19.62.030 Application and approval.**

Any person requesting a housing density bonus, incentives, or concessions shall provide evidence of an agreement pursuant to Government Code Section 65915. If no such agreement exists, evidence of long-term (30 years) ~~continued~~ affordability shall be documented by recordation of an Affordability Covenant on the real property. ~~apply for a development agreement.~~ A housing density bonus, incentives, or concessions shall be granted by approval of the necessary entitlement development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

(Ord. 2185, Ord. 2435 §38 )

#### ~~**19.62.040 Planning Commission recommendation.**~~

~~—Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission shall consider the development agreement and make a~~

~~recommendation to the Council.  
(Ord. 2185.)~~

**19.62.0450 Determination of housing density bonus or incentives.**

The project developer may specify the housing density bonus or incentives requested; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.  
(Ord. 2185.)

## **Chapter 19.70 PARKING AND LOADING STANDARDS**

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<b>19.70.010</b>	<b>Purpose</b>
<b>19.70.020</b>	<b>Applicability</b>
<b>19.70.030</b>	<b>General parking regulations</b>
<b>19.70.040</b>	<b>Number of parking spaces required</b>
<b>19.70.050</b>	<b>Reduction of off-street parking</b>
<b>19.70.060</b>	<b>Design and development standards for off-street parking</b>
<b>19.70.070</b>	<b>Driveways and site access</b>
<b>19.70.080</b>	<b>Bicycle parking and support facilities</b>
<b>19.70.090</b>	<b>Off-street loading space requirements</b>

**19.70.050 Reduction of off-street parking.**

A. The minimum number of off-street parking spaces may be reduced as part of an entitlement approval or through subsequent approval of an administrative use permit. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). A reduction of off-street parking pursuant to this section may allowed only if both of the following findings can be made:

1. The project site meets one of the following:
  - a. The site is zoned RMU or has a -COS overlay zone;
  - b. The site is located within an area of mixed-use development;
  - c. The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or
  - d. The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.
2. The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

B. [NO CHANGES]

**19.70.060 Design and development standards for off-street parking.**

Off-street parking areas shall generally be provided outside of any public right-of-way in the following manner:



A. - F. [NO CHANGES]

G. On-Site Location Required. All parking spaces shall be located on the same parcel as the main use or structure unless granted an administrative use permit in compliance with Chapter 19.24-25 (Administrative Use Permits) and Subsection H (Off-Site Location Requirements), below.

H.- N. [NO CHANGES]

### **19.70.070 Driveways and site access.**

Driveways providing access to off-street parking spaces shall be from an improved street, alley or other right-of-way, and shall be designed, constructed, and maintained as follows:

A.- B. [NO CHANGES]

C. Location of Access.

1. Distance From Street Intersections. No portion of a driveway access shall be allowed within curb returns. The edge of the access shall be more than 10 feet from the end of curb return for single-family residential developments. For all other developments, this distance shall be more than 100 feet. Where the parcel size does not permit the access to be located 100 feet from the end of curb return, the access shall be located the maximum distance possible from the end of the curb return, subject to the approval of the ~~building and development services~~public works director. This distance does not include the 3-foot transition or wing sections on each side of the driveway. Access in proximity to a controlled intersection shall be subject to the approval of the public works director.

2. – 3. [NO CHANGES]

D. – H. [NO CHANGES]

## **Chapter 19.76 STANDARDS FOR SPECIFIC LAND USES**

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**Section:**

<b>19.76.010</b>	<b>Purpose</b>
<b>19.76.020</b>	<b>Accessory uses and structures</b>
<b>19.76.030</b>	<b>Adult entertainment businesses</b>
<b>19.76.040</b>	<b>Animal keeping</b>
<b>19.76.050</b>	<b>Bed and breakfast inns</b>
<b>19.76.060</b>	<b>Large family day care homes</b>
<b>19.76.070</b>	<b>Drive-in and drive-through facilities</b>
<b>19.76.080</b>	<b>Reserved.</b>
<b>19.76.090</b>	<b>Gas stations</b>
<b>19.76.100</b>	<b>Guest houses</b>
<b>19.76.110</b>	<b>Mobile homes/manufactured housing</b>
<b>19.76.120</b>	<b>Outdoor retail sales and activities</b>
<b>19.76.130</b>	<b>Accessory dwelling units</b>
<b>19.76.140</b>	<b>Single room occupancy (SRO) facilities</b>
<b>19.76.150</b>	<b>Small-lot subdivisions</b>
<b>19.76.170</b>	<b>Temporary dwellings</b>
<b>19.76.180</b>	<b>Infill Residential Flag Lots</b>

- 19.76.190 Community gardens
- 19.76.200 Businesses which sell alcohol

**19.76.020 Accessory uses and structures.**

A.- C. [NO CHANGES]

D. Residential Accessory Uses and Structures. When allowed, specific residential accessory uses and structures are subject to the provisions of this section. Residential accessory structures include any structure that is customarily related to a residence, including garages, greenhouses, storage sheds, studios, swimming pools, spas, workshops, and similar structures.

1. General Requirements. All accessory uses and structures are subject to the following standards, except where more restrictive requirements are established by other provisions of this section for specific uses.

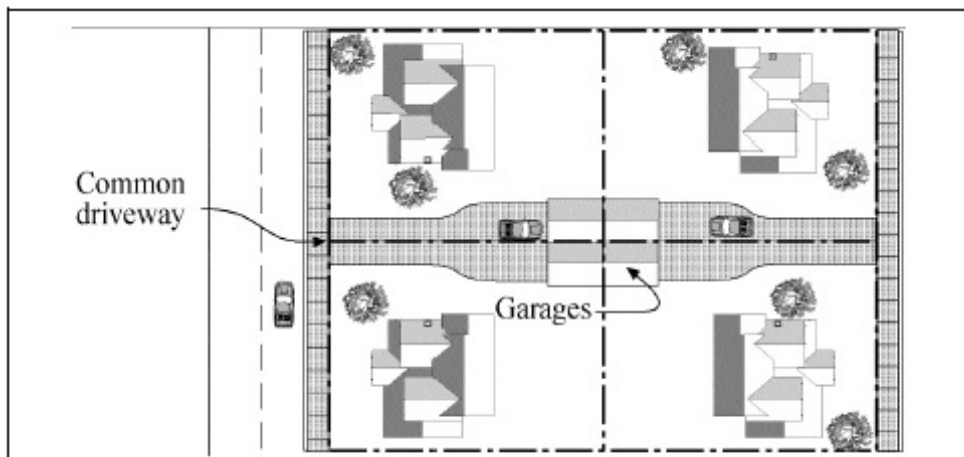
a. Relationship of Accessory Use to Main Use. Accessory uses and structures shall be incidental to and not alter the character of the site from that created by the main use.

b. Attached Structures. Where an accessory structure is attached to the main structure in a substantial manner, as by shared roofline or wall, such accessory structure shall be considered part of the principal structure.

c. Detached Structures. Where an accessory structure is detached, it shall comply with all the requirements of this chapter:

(1) Design. Detached accessory structures shall be compatible with the materials and architecture of the main dwelling(s) on the property.

(2) Setback Requirements. Setback requirements shall be as provided by Table 5-9 (Required Setbacks - Accessory Uses and Structures).



**Figure 5-15-**  
**~~CLUSTERED GARAGES WITH SHARED ACCESS~~**

(3) Breezeway Requirements. A breezeway may be allowed to provide shelter between a detached accessory structure and the main dwelling when designed and constructed as a covered passageway which does not exceed 10 feet in width and has at least one side open, except for necessary supporting columns. For the purposes of this chapter, a breezeway shall not constitute attachment of an accessory structure to the main dwelling as a sole means of connection.

(4) Coverage. Detached accessory structures shall be calculated in the overall site coverage.

(5) Deed Restriction. In order to insure code compliance and prohibit the illegal conversion of residential accessory structures to Accessory Dwelling Units, all applicants must provide to the satisfaction of the director, a recorded document stating the intended use of the accessory structure is not to be a dwelling unit and that any future conversion to a dwelling unit shall be done so in compliance with Chapter 19.76.130 (Accessory Dwelling Units).

2. Antennas. Antennas are subject to the provisions of Chapter 19.78 (Wireless Telecommunications Facilities).

3. Garages. A detached garage shall have direct vehicular access on an improved all-weather surface from the public right of way and shall not occupy more than 700 square feet for each dwelling unit, including any workshop or storage space within the garage. unless a When found to be compatible with the main dwelling or the surrounding neighborhood, a larger floor area may be is authorized by the Director through architectural review, in compliance with Chapter 19.18. The floor area of a garage that is attached to a main structure is not limited, except by overall site coverage limits, and building or fire code.

4. – 8. [NO CHANGES]

9. Workshops, Studios, Greenhouses, or Recreation Rooms.

a. Limitation on Use. An accessory structure may be constructed or used as a workshop, studio, greenhouse, or recreation room in any residential zoning district solely for hobbies or amusements; for maintenance of the main structure or yards; for horticulture; for artistic endeavors, including painting, photography, or sculpture; for maintenance or mechanical work on vehicles owned or operated by the occupants; or for other similar purposes; and

b. Floor Area. A workshop, studio, greenhouse, or recreation room shall not occupy an area larger than 25 percent of the floor area of the main structure and shall comply with site coverage requirements. Additional floor area may be approved with an administrative use permit, in compliance with Chapter 19.245 (Administrative Use Permits).

(Ord. 2185; Ord. 2243, Ord. 2364 §399, Ord. 2435 §41, Ord. 2494 §48)

**TABLE 5-9**

**ACCESSORY STRUCTURE GENERAL DEVELOPMENT STANDARDS REQUIRED-  
SETBACKS FOR DETACHED ACCESSORY USES AND STRUCTURES**

Single-Family Detached Homes				
Accessory Use/Structure	Type of Setback (1)	Required Setback (2)	Height Limits	Size Limits
Gazebo, trellis, greenhouse, patio cover, storage shed, workshop, recreation room	Side	3 ft.	15 ft.	<u>25% of the size of the main structure. (4)</u>
	Street side	10 ft. or as required for main structure.	<u>25 ft. with use permit approval</u>	
	Rear	5 ft.; 0 ft. for structures adjacent to an alley.		

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Garage or carport (3)	Front Side Street side  Rear	20 ft. (3) 4 ft. 10 ft. or as required for main structure. 5 ft.(5); <del>garage may be located on rear property line abutting an alley where the Director determines that adequate turning radius and backup area will be provided.</del>	15 ft.;  <u>25 ft. with use permit approval;</u>  <u>25 ft. for garages with a second-floor dwelling unit;</u>	<u>700 sq ft unless a larger area is authorized through architectural review.</u>
Swimming pool, spa, pool and spa equipment, outdoor play equipment, stationary barbecue, fire pit, air conditioning equipment, ground-based antennas, ground-mounted solar arrays	Side Street side  Rear	3 ft. As required for main structure. 3 ft. (See also 19.60.090 F.4)		
<b>Multi-Family, Attached/Detached [NO CHANGES]</b>				

**Notes:**

- (1) Where a parcel is situated so that the front, side, or rear property lines are not readily determinable, required setbacks shall be established by the Director.
- (2) In no case shall a structure, projection, or equipment be placed or occur beyond the property lines of the subject parcel. No accessory structures shall be located in a front yard setback or closer than 10 feet from any property line adjoining a public street.
- (3) To ensure an adequate space for off-street parking in residential zoning districts, the face of a garage entrance, situated approximately parallel to the lot line, shall be set back a minimum of 20 feet from the property line providing driveway access. ~~Garages and carport entrances must be setback 20 feet from property lines adjoining public streets.~~
- (4) Additional floor area may be approved with an administrative use permit.
- (5) Garage may be located on rear or side property line abutting an alley where the Director determines that adequate turning radius and backup area will be provided.  
(Ord. 2397 §13, Ord. 2435 §42, Ord. 2439 §188)

**19.76.060 Large family day care homes.**

This section establishes standards for large family day care homes in compliance with State law, including the limitations on the City's authority to regulate these facilities. These standards apply in addition to all other applicable provisions of these Regulations and any requirements imposed by the California Department of Social Services through its facility licensing. Licensing by the Department of Social Services is required for all large family day care homes.

A. Permit Procedures. Permit processing for large family day care homes shall be subject to the following:

1. Permit Requirement. A large family day care home shall require the approval of a non-discretionary large family day care home permit by the Director.

2. Criteria for Approval. A large family day care home permit shall be issued if the Director determines that the proposed large family day care home will comply with the standards in this section; and

3. Administrative Use Permit. ~~The Zoning Administrator~~ Planning Staff may approve an administrative use permit, in compliance with Chapter 19.2425, authorizing operation of a large family day care home which does not comply with and/or cannot be operated in compliance with the standards in this section.

B. [NO CHANGES]

(Ord. 2185; Ord. 2243; Ord. 2358 §18; Ord. 2397 §14, Ord. 2440 §50)

**Chapter 19.78**

**WIRELESS TELECOMMUNICATIONS FACILITIES**

Section:

- 19.78.010 Purpose
- 19.78.020 Definitions
- 19.78.030 Application
- 19.78.040 Exempt Facilities
- 19.78.050 Location Preferences - New telecommunications towers
- 19.78.060 Permit Requirements
- 19.78.070 Application Requirements
- 19.78.080 Review by airport manager
- 19.78.090 Noticing
- 19.78.100 Action on use permit applications
- 19.78.110 Actions on wireless telecommunications facilities permits
- 19.78.120 Development standards
- 19.78.130 Term of permits
- 19.78.140 Relocation of towers from residential zones
- 19.78.150 Abandonment
- 19.78.160 Severability
- 19.78.170 Appeals

**19.78.010 Purpose.**

~~California cities are preempted from regulating various aspects of wireless communications facility siting by both state and federal law. In particular, cities cannot prohibit or effectively prohibit wireless facilities, unreasonably discriminate against wireless service providers or~~

~~regulate such facilities on the basis of radio frequency emissions to the extent those emissions comply with federal standards.~~

The purpose of this chapter is to provide a uniform and comprehensive set of standards for the development of wireless telecommunications facilities. The regulations contained herein are intended to protect and promote public health, safety, community welfare and the aesthetic quality of the city while at the same time providing reasonable opportunities for providers of wireless telecommunications services to provide such services in a safe, effective and efficient manner. \_\_

California cities are preempted from regulating various aspects of wireless communications facility siting by both state and federal law. In particular, cities cannot prohibit or effectively prohibit wireless facilities, unreasonably discriminate against wireless service providers or regulate such facilities on the basis of radio frequency emissions to the extent those emissions comply with federal standards. These regulations are further intended to:

- A. Require the location of new monopoles, towers and antennas in non-residential zoning districts unless technically necessary for provision of the service.
  - B. Require telecommunications facilities to be designed in a way to minimize adverse visual impacts.
  - C. Encourage co-location of facilities.
  - D. Protect the public's interest in the safe operation of public safety, emergency and medical services.
  - E. Protect the public from exposure to electromagnetic frequency or radio frequency radiation in excess of federal standards.
- (Ord. 2205)

#### **19.78.020 Definitions.**

A. – L. [NO CHANGES]

M. Substantially Change – means a modification to an existing facility that meets any of the following criteria:

1. An increase in the height of the existing tower by more than ten percent (10%), or by the height of twenty (20) feet, whichever is greater; or
2. An appurtenance that protrudes from the edge of the tower more than twenty (20) feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; or
3. The installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four (4) cabinets;
4. Any excavation or construction outside the structural footprint of the wireless telecommunications tower or base station;
5. Defeats one or more of the existing concealment elements of the wireless telecommunications tower or base station; or
6. Does not comply with conditions associated with the prior approval of construction or modification of the wireless telecommunications tower or base station, unless the non-compliance is due to a change that would otherwise not be defined as "substantial modification" as identified herein.

~~M~~ N. \_\_\_ Telecommunications Tower or Tower - A monopole or lattice tower.

~~N~~ O. \_\_\_ Wireless Telecommunications Facility or Facility - Any structure, antenna, pole, equipment and related improvements the primary purpose of which is to support the transmission and/or reception of electromagnetic signals, including, but not limited to, telecommunications towers.

(Ord. 2205)

#### **19.78.040 Exempt facilities.**

The following wireless telecommunications facilities are exempt from the requirements of this chapter, provided that they are constructed on sites previously developed and that they meet the requirements set forth below.

A. – F. [NO CHANGES]

G. Repair or replacement of a lawfully-established existing facility so long as the repair or replacement does not ~~involve modifications to the facility which add height, substantially change the height or appearance, or significantly increase the effective radiated power.~~ For the purposes of this section, a significant increase in effective radiated power shall be defined as an increase of more than one percent (1%) of the applicable federal standard.

H. Receive-only radio or television antennas incidental to non-residential use, if the antenna meets the development standards set forth in Section 19.78.110, does not require issuance of a building permit for its installation, and is solely for the use of the occupants of the site on which it is located.

~~The exemptions set forth in this section shall apply only to facilities demonstrating radio-frequency emission compliance with FCC regulations pursuant to FCC Office of Engineering Technology (OET) Bulletin No. 65 entitled “Evaluating Compliance With FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields” (August 1977 or later revisions or successors thereto) and shall not apply to any facility not categorically exempt from FCC regulation pursuant to FCC OET 65, or to any facilities operated, leased to, or used by common carriers or wireless telecommunications service providers or to television and/or radio broadcast facilities.~~

(Ord. 2205, Ord. 2364 §401; Ord. 2381 §10)

#### **19.78.070 Application requirements.**

The following items shall be required for each permit for a wireless telecommunications facility.

A. Use Permits.

1 – 4 [NO CHANGES]

B. Wireless Telecommunications Facilities Permits.

1 – 9 [NO CHANGES]

~~10. For new telecommunications towers, a biological resource survey demonstrating that the facility and construction of the facility will avoid all sensitive habitats and rare, threatened and endangered species. The director may waive this requirement based on a finding that existing information verifies the lack of such biological resources on the site.~~

C. When an application is submitted for a use permit and the proposed facility would be located in a zoning district in which such a facility is generally not permitted, or within 500 feet

of any elementary or secondary school or within 500 feet of any residential zoning district, the city shall hire an independent consultant, at the applicant's sole expense, to review the application and to provide an analysis of whether the facility is necessary in that zoning district in order to provide the service.

~~D. When an application is filed and the report required pursuant to 19.78.070.B.9 states that the maximum EMF/RF radiation to be emitted by the proposed facility will exceed 80% of the maximum permissible EMF/RF emissions, as set by Federal regulation, the City shall hire an independent consultant, at the applicant's sole expense, to review the application and to provide an analysis of the EMF/RF emissions.~~

(Ord. 2205; Ord. 2223, Ord. 2364 §402; Ord. 2381 §11)

### **19.78.100 Action on use permit applications.**

All use permit applications for wireless telecommunications facilities shall be acted upon by the planning commission.

A. – C. [NO CHANGES]

~~D. Use permits for facilities which will generate 80% or more of the maximum permissible EMF/RF emissions as set by Federal regulation shall be conditioned upon the submission to the City of an annual certification from a licensed engineer expert in the field of EMF/RF emissions verifying that the facility is operating and has been operated within the then-current federal standards for such emissions. The report shall consider nearby buildings and structures and the cumulative effects of co-located facilities and other nearby facilities and be written in plain English.~~

ED. Use permits for wireless telecommunications facilities shall be approved or denied by resolution. A resolution granting a use permit shall contain all of the findings required by this section and all conditions applicable to the use permit. A resolution denying a use permit application for a wireless telecommunications facility shall state the reasons for denial, which reasons must be based on evidence before the commission at the time the decision to deny was reached.

(Ord. 2205)

### **19.78.110 Actions on wireless telecommunications facilities permits.**

A. [NO CHANGES]

~~B. Wireless telecommunications facilities permits for facilities which will generate 80% or more of the maximum permissible EMF/RF emissions as set by Federal regulation shall be conditioned upon the submission to the City of an annual certification from a licensed engineer, expert in the field of EMF/RF, verifying that the facility is and has been operated within the then-current federal standards for such emissions. The report shall consider nearby buildings and structures and the cumulative effects of co-located and other nearby facilities and be written in plain English.~~

EB. The director shall act on all applications for wireless telecommunications facilities permits within 90 days of the submission of a completed application.

EC. Wireless telecommunications facilities permits shall be approved or denied in writing. All denials shall state the reasons for the denial. Reasons for denial shall be limited to a finding by the director that one of the requirements for issuance, as set forth in A., above, has



not been met.  
(Ord. 2205, Ord. 2364 §404)

**19.78.120 Development standards.**

A. – D. [NO CHANGES]

E. State or Federal Requirements. All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Further, the owner shall provide written notification to the Planning Division Department of compliance with such revised standards and regulations. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the immediate removal of the tower or antenna at the owner's expense.

**DIVISION VI. TND REGULATIONS**

**Chapter 19.80**

**PURPOSE OF TND ZONING DISTRICT AND ESTABLISHMENT OF TND DESIGNATIONS AND ALLOWED USES**

**Sections:**

- 19.80.010 Purpose**
- 19.80.020 Applicability of this division**
- 19.80.030 Applicability of other divisions of Title 19**
- 19.80.040 TND zone siting requirements**
- 19.80.050 Purpose of TND designations**
- 19.80.060 Establishment and list of TND designations**
- 19.80.070 Allowable land uses**

**19.80.030 Applicability of other division of title 19.**

- A. [NO CHANGES]
- B. All provisions of Division III of this Title shall apply to property zoned TND, ~~except:~~ Chapter 19.21 (Fraternity and Sorority House Permits) and Chapter 19.28 (Planned Development).
- C - D. [NO CHANGES]

(Ord. 2358 §22)