

COMMONLY ASKED QUESTIONS ABOUT ANNEXATION

Commonly Asked Questions

Will I pay more taxes?

Property taxes that are paid on a parcel of land are not affected by the jurisdiction the parcel is located in, with the exception of any bonded indebtedness incurred for a specific purpose. Presently, the City of Chico does not have any bonded indebtedness, which means there is no difference between the property taxes on parcels in the County and the City. The City does assess a 5% utility user's tax (UUT).

What about fees for services?

There are County assessments that are attached to certain parcels, depending on your location, to pay for a variety of services such as street lighting, road maintenance, animal control, flood control, and others. Generally speaking, existing County assessments for street lighting, animal control, and street maintenance will be removed following annexation as these services are provided by the City at no direct cost to parcel owners.

Will I be forced to connect to the City of Chico sewer system?

No. The County and the City do not force residents to connect to the sewer system, however, the State Water Quality Control Board has issued an order requiring abandonment of septic systems throughout the Chico Urban Area. Circumstances may arise where a homeowner is required to connect for reasons of environmental or public health when the existing septic system fails.

Will I be able to continue existing uses on my property, such as, animal keeping, home occupations, trash and/or yard debris burning or the presence of signs?

The position of the City is that a legally established, pre-existing use may continue, but not be expanded. If a non-conforming use is discontinued, it may not always be allowed to resume. Burning is prohibited in the City limits. Existing signs are unaffected. New signs must conform to City regulations. If you have any concerns or questions, please contact the City Planning Division at 879-6800.

Will public services improve or decline?

In general, the City can provide identical or improved fire and police protection. City police service will provide 24-hour patrol, crime prevention and home security inspections, and traffic enforcement. City fire service includes aerial ladder truck service, Class 3 fire insurance rating, and uniform Fire Code protection. The City and Butte County Fire have an Automatic Aid Agreement whereby the closest resource responds to a call for service regardless of jurisdiction.

Will my once rural neighborhood be required to install curbs, gutters and sidewalks?

There is no plan to require curbs, gutters, and sidewalks at this time. Only new or expanded development on parcels will be required to install improvements consistent with the Chapman Mulberry Neighborhood Plan and in compliance with ADA accessibility requirements at this time.

Are there different standards for building in the City and the County?

No. Both jurisdictions follow the California Building Code for construction. Both require building permits be issued prior to construction.

A common concern expressed is that residents do not wish to be governed by a City Council they did not vote for.

As a City resident, you will be able to vote in all municipal elections and have the opportunity to serve on all City board and commissions.

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Annexation Services, Land Use & Taxes

Land Use and Zoning

All parcels have been pre-zoned by the City to be consistent with the current City General Plan land use designation, which, in most cases, is the same as the County's land use designation. The City Planning Division can be contacted at 879-6800 to identify the zoning that applies to your property upon annexation.

Existing Legal Uses

Legally established, existing land uses, including keeping of animals, may continue after annexation.

Curb, Gutter & Sidewalk

- In most cases, the City will not undertake the construction of these improvements following annexation. The Chapman Mulberry Neighborhood Plan calls for the neighborhood to maintain a rural feel with no curbs or gutters, and limited sidewalks. *There is a need to provide compliance for accessibility in the neighborhood under ADA regulations.*
- Owners of existing developed properties are not required to install street improvements after annexation. New or expanded development will be required to construct complete street improvements.

Burning

Burning is prohibited in the City limits.

Taxes & Fees

Property Taxes

Property taxes that are paid on a parcel of land are not affected by the jurisdiction the parcel is located in, with the exception of any bonded indebtedness incurred for a specific purpose, such as facilities. With the 1997 retirement of the city bonded indebtedness incurred for fire department upgrades and past sewer plant expansion, there is no difference in property taxes between properties in the County and City.

Utility User Taxes (UUT)

The City has a 5% utility users tax.

City of Chico Services

Local Government

City residents participate in local elections and are eligible for election to City Council or appointments to an advisory Board or Commission.

Fire Service

- Aerial ladder truck service
- Class 3 fire insurance rating
- Increased full-time fire fighter response
- Uniform Fire Code protection
- Four fully-staffed fire stations
- Automatic Aid Agreement with Butte County Fire - closest resource responds to calls

Police Protection

- Improved response time
- 24-hour patrol service
- Traffic enforcement
- Local animal control

Street Lighting & Street Trees

- Maintenance for street trees
- City maintains existing public street lights

Sewers

- The City does not require developed properties to connect to the sanitary sewer or storm drain system, however, the State Water Quality Control Board has issued an order requiring abandonment of septic systems throughout the Chico Urban Area. Only those properties connected to sanitary sewer pay for sewer service.