



1625 SHATTUCK AVENUE  
SUITE 300  
BERKELEY, CA 94709  
TEL: 510 848 3815  
FAX: 510 848 4315

## MEMORANDUM

DATE April 24, 2008  
TO Citizens Advisory Committee Members  
FROM DC&E and County Staff  
RE **City Coordination with Chico**

This memorandum outlines the main points that have been raised by the City of Chico regarding preferred land uses in the areas adjacent to the city limits. This input was obtained through City/County meetings and letters submitted by City staff.

The City of Chico is currently underway in its own General Plan Update. Chico's land use alternatives will be formed in late spring/summer 2008, and the Chico General Plan Update is scheduled to conclude in August 2009.

### June 19, 2007 Chico/Butte County/BCAG/LAFCOM Meeting

- ◆ The City is beginning to develop urban infill standards, and considers the Bell Muir neighborhood (Study Area 3) as an urban infill area. However, others feel that this area should remain at rural residential densities. The County's land use alternatives for this area should include both urban infill and rural residential options; it is important for the City to support the County's land use designation for this area, in order to promote a consistent General Plan vision.
- ◆ The City has not pursued development in Study Area 2, the North Chico Specific Plan (NCSP) area, due to sewer issues, circulation issues, and meadowfoam habitat. There are also concerns about whether the amount of residential development in this area is adequate to support the amount of commercial development included in the North Chico Specific Plan. City staff indicated that the City is looking for additional industrial land areas, which might be appropriate adjacent to the airport.
- ◆ It will be important for the County's General Plan to be consistent with the City's General Plan for the NCSP area; this will require cooperative planning between the two.
- ◆ The meadowfoam issues in the NCSP are significant, and may be a deciding factor.

November 29, 2007 City of Chico/Butte County One-On-One Meeting

- ◆ According to City staff presentation of the City's General Plan Update process, City of Chico policies promote:
  - Compact form
  - Infill
  - East-side habitat preservation
  - Regional Retail Center and Neighborhood Centers
- ◆ Chico is planning for 46,000 additional residents by 2030. Growth in Chico will necessitate expansion into other parts of the Planning Area and the City believes collaboration with the County is essential.
- ◆ Vice Mayor Schwab indicated that the village core area of the North Chico Specific Plan area (Study Area 2), which is also a Study Area, would be viable.
- ◆ Steve Peterson indicated that City policy for urban infill areas is 7 dwelling units per acre and wondered what the support would be from property owners in the Bell Muir area for this type of density.
- ◆ Both the County and City discussed that Study Area 9 (Doe Mill/Honey Run) may be appropriate for future city growth, but acknowledged that there would be concerns from residents along Honey Run Road regarding potential viewshed and habitat impacts. Most of the site could be retained as open space, while development could be clustered.
- ◆ Chico would like to see the creation of a job center in Study Area 14 (Nance Canyon/Highway 99) prior to housing, and agrees that attention needs to be paid to the Neal Road Landfill to ensure incompatible land uses are not developed in this area.
- ◆ Chico agrees that if Study Area 15 (Hamlin Canyon/Highway 99) were to develop as planned that it would constitute a new city concept and would need to have self-supporting infrastructure.
- ◆ The subject of revenue sharing and tax exchange agreements will be the focus of additional meetings between the Chico City Manager's Office and the County Administrative Offices.

January 31, 2008 City of Chico/Butte County/BCAG Meeting

- ◆ Chico staff has indicated that the North Chico Specific Plan (NCSP) Area (Study Area 2) should be looked at from the standpoint of feasibility, taking into account the construction and cost of appropriate infrastructure. A feasibility study prepared by the County has concluded that flooding is an issue in certain parts of the NCSP, but not within the Village Core.

- ◆ Any development in Study Areas 14 (Nance Canyon/Highway 99) and 15 (Hamlin Canyon/Highway 99) would need to be buffered from the Neal Road landfill.
- ◆ Study Area 16 (Oroville Chico Highway/Highway 99) can become very wet during rainfall events.
- ◆ The possible realignment of Neal Road north along SR-99 would affect Study Areas 14 and 16.

April 3, 2008 City of Chico/Butte County One-on-One Meeting

- ◆ A presentation and discussion took place of Butte County's Alternatives Evaluation Report and the County's study areas around Chico.
  - Study Area 3 (Bell Muir) – Participants discussed alternatives, the history of the area, and the treatment of the Greenline in this area.
  - Study Area 6 (Upper Stilson Canyon) – Participants discussed the need for fire safety, as well as the need for primary and secondary access points.
  - Study Area 9 (Doe Mill/Honey Run) – Participants discussed the need to address issues associated with the viewshed from the City, as well as coordination with the Chico Area Parks and Recreation District.
  - Study Area 14 (Nance Canyon/Highway 99) – Participants discussed market viability, biological resources, and the Habitat Conservation Plan.
  - Study Area 15 (Hamlin Canyon/Highway 99) – Participants discussed aspects of this proposal that reflect a New Town concept.
- ◆ The Memorandum of Agreement between the County and City concerning cooperative planning was noted as being important to consider for Study Areas within the Chico Planning Area.
- ◆ Coordination between the County and City was discussed as being important as the County's preferred plan is developed and approved, and as a preferred plan for the City begins.
- ◆ Participants discussed the City of Chico's Growth Areas.
- ◆ The Supervisors commented that the City's Growth Areas on the agricultural side of the Greenline are unacceptable to the County.
- ◆ It was noted that the Memorandum of Agreement process concerning revenue sharing between the City and County needs to begin.