



CITY OF CHICO MEMORANDUM

DATE: April 24, 2008 **FILE:** P-GP-22.D

TO: Tim Snellings, Butte County Development Services Director

FROM: Steve Peterson, Planning Services Director

SUBJECT: City of Chico Initial Comments on County Alternatives Evaluation Report

City staff provides the following initial comments on the Butte County General Plan Alternatives Evaluation Report (the "Report") dated March 13, 2008. The Report evaluates three land use alternatives (Alternative 1: Existing General Plan; Alternative 2: Concentrated Growth; Alternative 3: Rural Extension) for 34 county study areas in terms of their ability to accommodate future growth in Butte County by 2030. Six of the study areas (2, 3, 6, 9, 14 and 16) lie within the City of Chico's planning area, either adjacent to the city limits or sphere of influence boundary. We offer the following comments as part of an ongoing partnership with the county to address regional planning issues as part of the City and County General Plan update process. Please distribute these comments to the Butte County General Plan Citizen Advisory Committee for consideration at its April 24th meeting on growth alternatives.

General Comments:

1. Pursuant to the County's General Plan Guiding Principles and the Memorandum of Agreement (MOA) approved by the Butte County Board of Supervisors and the Chico City Council (see attached), and to encourage cooperative planning between our jurisdictions, the City respectfully requests that a final decision on the selection of growth alternatives within the City of Chico's Planning Area be considered within the context of the Chico General Plan Update. It is anticipated that the City Council will select growth alternatives as part of the City's General Plan Update by September 2008. At least one growth alternative should be consistent with both plans to address CEQA compliance and other issues.
2. The link between the study areas surrounding Chico, and each of the respective alternatives, and meeting projected City and unincorporated County population growth through the year 2030 is unclear. Based on BCAG projections for the year 2030, the City of Chico is planning for additional growth of 49,000, and the County for unincorporated population growth of 24,000 countywide. While only a portion of the County's projected growth needs to be accommodated in the Chico area, all of Chico's growth needs to be met within our existing sphere of influence or in adjacent unincorporated areas. According to the Report, the existing City limits can support development of an additional 10,000 units (pg. 95), which would house a population of approximately 24,000 new residents. That leaves a population of 25,000 residents that the City alone needs to accommodate outside of the existing

following comments do not represent a specific recommendation but preliminary comments on each of the study areas that lie within the Chico Planning Area. Once the city completes its' assessment of future growth and alternatives analysis additional comments will be provided.

North Chico Specific Plan Area (Study Area 2)

This study area has both environmental and airport compatibility considerations that would likely affect potential build-out. Further, given the significant amount of single family development that has already occurred in the area, the densities that would need to be achieved in the Village Core in order to meet the proposed residence count proposed under Alternative 2 seems highly unrealistic. While the City is supportive of concentrated and mixed-use development, the more likely development scenario in this study area is Alternative 1 (Existing General Plan Designations).

Bell Muir (Study Area 3)

Alternative 2 with its mix of residential uses and a neighborhood commercial core adjacent to the City is the best option for this study area. This area currently has a wide range of lot sizes with little viable agricultural use and few environmental constraints. However, due to fractured parcelization and the many individual landowners in the area, extending infrastructure could prove difficult, and due to the infill nature of the area development may likely be characterized as piecemeal and controversial. Consistent with City Council direction to staff 4 years ago, the City is including the adjacent Mud Creek Area (Growth Area 1) as a potential growth area for consideration as part of the City's General Plan Update (see attached figure). Development of Growth Area 1 has a clear link to developing the Bell-Muir study area. It would serve as the economic engine to bring infrastructure (i.e., sewer) to the Bell-Muir study area, and it would result in the construction of an important circulation link for the area --- the SR 32/Eaton Road bypass. Further, including Growth Area 1 for consideration now has the potential to reduce growth inducement in the future as Mud Creek has the potential to serve as a clear, long-term natural urban/rural boundary. Regardless, under any alternative, agricultural mitigation will be a key factor.

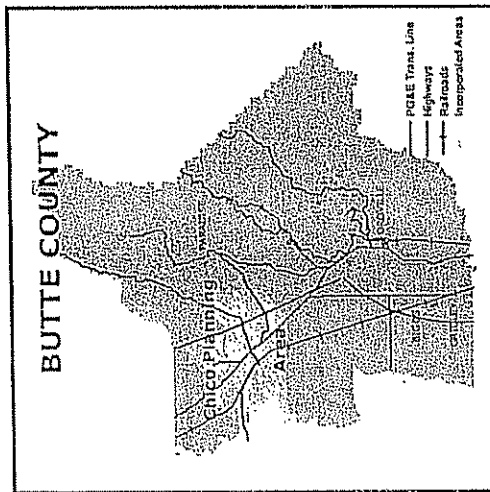
Upper Stilson Canyon (Study Area 6)

This study area is not adjacent to either the existing or proposed built environment of the City, and therefore is not consistent with the notion of compact urban form or orderly phased development adjacent to urban centers. This is especially of concern as it relates to Alternative 3, which in addition to 600 new homes call for 30 acres of retail use. The most realistic development scenario for this study area is Alternative 1 (Existing General Plan) as it retains hillsides and viewshed in rural open space.

2030

CITY OF CHICO
City Boundary, Sphere of Influence
& Planning Area

- City of Chico
- Sphere of Influence Boundary
- City of Chico
- Urban Development Boundary
- City\County Greenline
- City of Chico Incorporated Area
- Chico Planning Area &
- Butte County Unincorporated Area

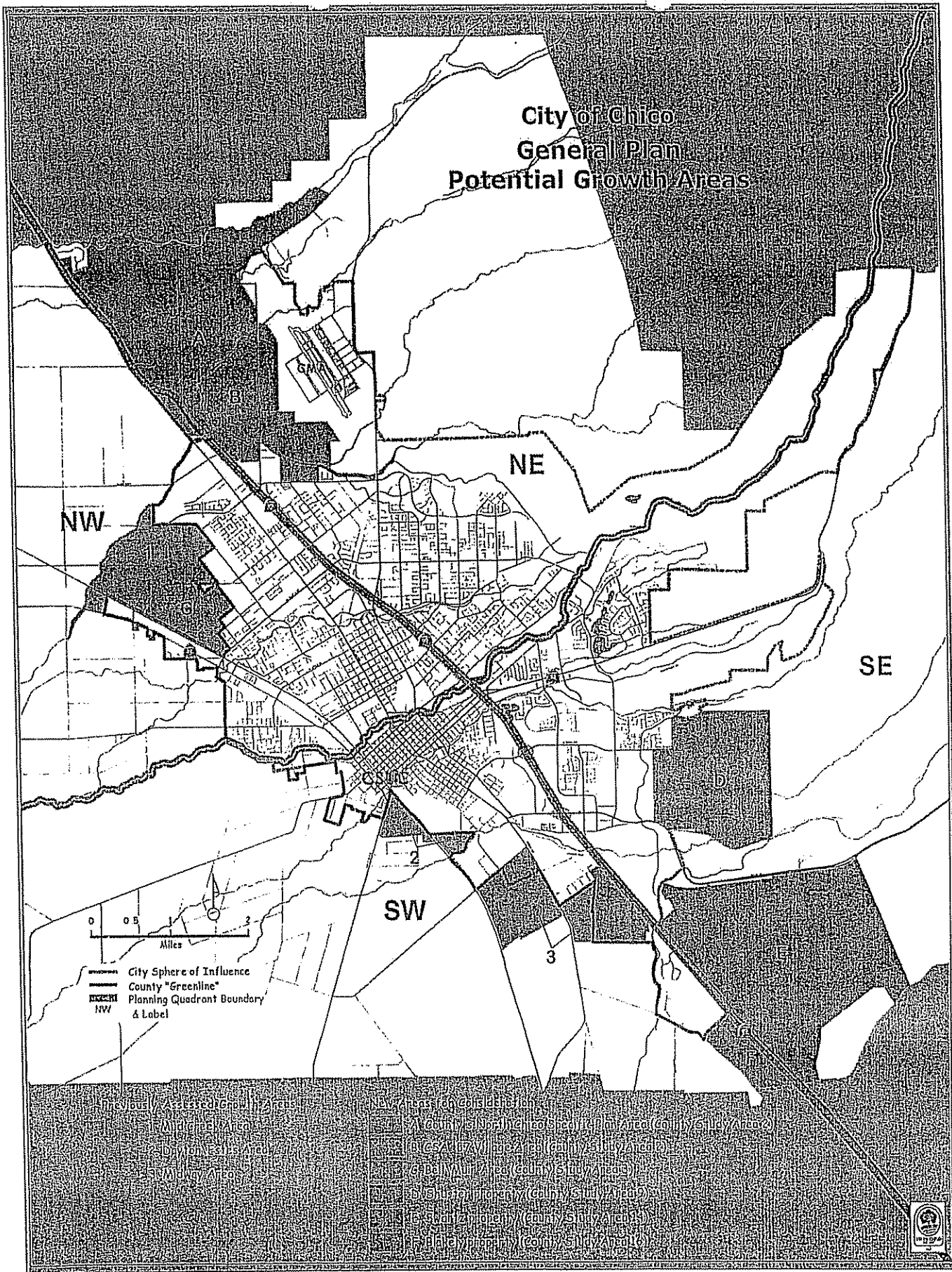


Source: City of Chico, 2007

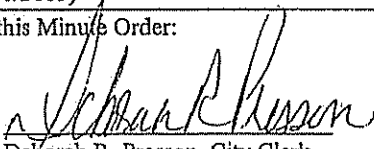


Figure 3-1
 City of Chico Planning Area

Attachment B



Attachment C

CITY OF CHICO	
CITY COUNCIL MINUTE ORDER NO. <u>51-03</u>	
SUBJECT: AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CHICO AND THE COUNTY OF BUTTE REGARDING COOPERATIVE PLANNING IN THE CHICO AREA OF CONCERN	
EXPLANATION PROVIDED BY: Community Development Director	Initials (CB)
1. Council formed an ad hoc committee to address planning concerns within the Chico Area of Concern.	
2. The committee has recommended that the City enter into a Memorandum of Agreement with Butte County to develop a framework for cooperative planning within the area of concern. The proposed Memorandum of Agreement is attached to this minute order.	
3. The budgetary and staffing issues will be identified as part of the implementation of the Agreement.	
RECOMMENDATION: Community Development Director	Initials (CB)
The Area of Concern Ad Hoc Committee recommends approval of this minute order which will authorize the City Manager to enter into a Memorandum of Agreement with the County of Butte regarding cooperative planning within the Chico Area of Concern.	
CITY COUNCIL (MEETING OF 10/21/2003)	
I hereby certify that the City Council took the following action on this Minute Order: <input type="checkbox"/> Approved <input type="checkbox"/> Other (explain below)	
 Deborah R. Presson, City Clerk	
CERTIFICATION	
I hereby certify that the above is a true and correct copy of the original Minute Order on file in the office of the City Clerk	
Deborah R. Presson, City Clerk	
DISTRIBUTION	
Preliminary: Clerk/Council (20) ACM CDD CA Plng. Dir. DPW Paul McIntosh, Butte Co. CAO Bruce Alpert, Butte Co. Counsel Yvonne Christopher, Director, Butte Co Development Services	Final: CM ACM CA CDD PLD DPW Paul McIntosh, Butte Co. CAO Bruce Alpert, Butte Co. Counsel Yvonne Christopher, Director, Butte Co Development Services

**MEMORANDUM OF AGREEMENT BETWEEN THE
CITY OF CHICO AND THE COUNTY OF BUTTE REGARDING
COOPERATIVE PLANNING IN THE CHICO AREA OF CONCERN**

WHEREAS, the City of Chico ("City") and the County of Butte ("County"), sometimes referred to collectively herein as the "Parties," each have final land use authority within portions of the North Chico Planning Area, as that Area is defined herein; and

WHEREAS, the purpose of this Memorandum of Agreement ("Agreement") is to permit and encourage a cooperative planning approach by both jurisdictions and a sharing of personnel, costs and ideas regarding land use within the North Chico Planning Area; and

WHEREAS, while both jurisdictions intend to retain their independent governmental authority to amend applicable general plan provisions and land use regulations, both jurisdictions desire to cooperate in an attempt to develop a coordinated approach for the processing and review of applications for land use entitlements in the North Chico Planning Area which will be acceptable to both jurisdictions and will protect and enhance the health, safety and welfare of citizens residing in the said Area and of the public generally; and

WHEREAS, the Parties desire to protect agricultural land and to ensure that its conversion to urban uses, when appropriate, shall be done in a well-planned manner, based on sound planning principles, and to work cooperatively to provide for urban growth within the Chico Area of Concern for a 30-50 year planning horizon, and *

WHEREAS, the North Chico Planning Area is partially within the unincorporated area of the County, and partially within the City's Planning Area, as depicted in Figure 3-1 of the City's general plan; part of the North Chico Planning Area has been designated as a special study area by the Butte County Local Agency Formation Commission (LAFCo); and the entire Area will be the subject of a Sphere of Influence Study by LAFCo; and

WHEREAS, the North Chico Planning Area is approximately 5000 acres in size, and the development of such a large area will generate complex social, economic, environmental and other concerns and a need for sensitive stewardship of the governmental and private resources available to address such concerns; and

WHEREAS, it is desirable for the convenience of interested citizens, organizations and various interested groups to establish a central clearinghouse for the compilation and dissemination of information relative to land use in the North Chico Planning Area; and

WHEREAS, on November 4, 1987, County and City entered into a Municipal Affairs Agreement to resolve issues pertaining to the annexation of properties in the Chico Urban Area, defined as the Chico Sphere of Influence as then or thereafter adopted by the Butte County Local Agency Formation Commission; and

WHEREAS, the Parties desire to prevent such groundwater problems and protect the health, safety and welfare of persons residing in the North Chico Planning Area and in the Chico Urban Area by cooperatively planning to provide appropriate infrastructure to allow the connection of new development in the North Chico Planning Area to City's sewer system; and

WHEREAS, the historic pattern of flooding within the North Chico Planning Area and new National Pollutant Discharge Elimination System (NPDES) requirements require planning for appropriate flood control measures, and allowing additional development in the Area may jeopardize funding for such measures; and

WHEREAS, the North Chico Specific Plan ("the Plan") was adopted by the Board of Supervisors of the County of Butte on March 28, 1995; and

WHEREAS, the North Chico Specific Plan Area is defined in Butte County Code Section 3-152 F as the unincorporated area of the County described approximately as that area north of Eaton Road, east of Highway 99, south of Keefer Road and west of the Chico Municipal Airport and more particularly depicted in Figure 3-1 of the North Chico Specific Plan; and

WHEREAS, a substantial amount of new residential, industrial, commercial, office and school development can reasonably be expected to occur within the North Chico Specific Plan Area as a result of the implementation of the Plan and the rezoning adopted as a part thereof; and

WHEREAS, such development will create a need for the acquisition and development of additional public facilities within the Plan Area, because the existing public facilities are insufficient in number, size, and location to meet the needs generated by such new development; and

WHEREAS, such needed public facilities will include new street, trail, drainage, fire protection and park facilities, as contemplated by the Plan and the Environmental Impact Report for the Plan. However, adequate funding for such infrastructure facilities is not available, and the infrastructure needs and funding therefore need to be further addressed before additional development imposes undue burdens upon the existing infrastructure; and

WHEREAS, the North Chico Specific Plan Area is partially within City's Sphere of Influence; and

WHEREAS, City is developing a specific plan known as the Northwest Chico Specific Plan and a related general plan amendment, both of which contemplate changes in land use in the North Chico Planning Area; and

WHEREAS, the North Chico Specific Plan and the City general plan both contemplate development in the North Chico Planning Area, but are not in full agreement regarding the type and density of development therein and the type and level of infrastructure necessary or desirable to provide necessary public services within said Area; and

WHEREAS, it is the intent of the Parties, through this Agreement, to work together, diligently, to achieve concurrence on general and specific plans, zoning, and related actions to be taken concerning the future development of the North Chico Planning Area.

NOW, THEREFORE, City and County agree, in view of the above recitals, as follows:

1. Cooperative Planning Approach.

A. Goal - City and County agree to a cooperative planning approach for the North Chico Planning Area, with the goal of amending their respective policies and land use development regulations as appropriate to make them as consistent with each other as is reasonably feasible. Oversight of this effort is vested in an ad hoc committee to be known as the City/County Cooperative Planning Committee, composed of two county supervisors appointed by the Butte County Board of Supervisors and three city council members appointed by the Chico City Council.

B. Establishment of a Cooperative Decision-making Process - The County shall provide to the City information on requests for Initial Development Review and copies of all applications or proposals for general plan amendments, rezonings, and development permits within the North Chico Planning Area. The City shall provide staff to attend such Initial Development Review meetings and shall provide written input for all such applications and proposals. Comments from the City shall be incorporated into the reports and analysis of these applications and proposals.

C. Coordination of Staffing for Development Projects - The City and County shall create a specific process for the compilation and dissemination of information relative to coordination of land use in the North Chico Planning Area and designated staff shall prepare a report to be submitted to City/County Cooperative Planning Committee within 45 days as follows:

(1) Overview. The report shall provide: a) an overview of the existing general and specific plans of the City and County in the North Chico Planning Area; b) a brief discussion regarding the consistency or lack of consistency between such plans, and between them and the Comprehensive Land Use Plan adopted by the Airport Land Use Commission regarding the Chico Municipal Airport; c) the zoning and subdivision regulations and improvement standards of City and County applicable in said Area; and d) the development impact fees which apply within the incorporated and unincorporated portions of the North Chico Planning Area.

(2) Recommendations. The report shall include recommendations regarding any initial and immediate amendments in the respective general and specific plans, regulations and fees of the City and the County deemed necessary or desirable in order to make them as consistent with each other as is reasonably feasible.

(3) Infrastructure. The report shall include a discussion of the infrastructure needed for the anticipated development within the North Chico Planning Area which would be allowed pursuant to the development approach recommended. This report shall include recommendations regarding a) infrastructure required to provide necessary or desirable

"A" to this Agreement.

5. **Definition of Chico Area of Concern.** For purposes of assuring coordination of planning for the future growth needs of the City, the cooperative planning process shall be expanded to include the Chico Area of Concern, generally defined as: Meridian Road on the west, starting at Big Chico Creek, northerly along Meridian Road to State Highway Route 99, then northwesterly along State Route Highway 99 to the County boundary line with Tehama County, then easterly to the southeast corner of the southeast quarter of section 36 of Township 24 North, Range 2 East, then southerly along the range line to Durham-Pentz Road, then westerly along Durham-Pentz Road and Oro-Chico Highway to Midway, then northerly along Midway approximately one mile, then southwesterly to the Union Pacific Railroad right-of-way, then north along that right-of-way to Comanche Creek, then westerly along Comanche Creek to Lone Pine Road, then north along Lone Pine Road to Chico River Road, then southwesterly along Chico River Road to the southerly extension of the western boundary line of the Ranchoero Airport property, then northerly along that line to Big Chico Creek, then along Big Chico Creek to Meridian Road, all as shown more particularly on the diagram attached at Exhibit "A" to this Agreement.

6. **Administration.** This Agreement shall be administered by the County's Chief Administrative Officer on behalf of the County and the City Manager on behalf of the City.

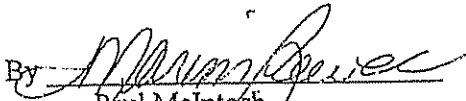
7. **Enforcement.** This Agreement shall be governed by and interpreted under the laws of the State of California. Neither Party shall file an action against the other Party to compel performance or other relief unless such Party first makes a 30-day written demand for cure of a default of the Agreement on the other Party and such demand has not been satisfied. The prevailing Party in such action shall recover reasonable attorneys' fees and costs.

8. **Duty to Defend and Indemnify.** The County agrees that, upon demand by the City, it will defend and indemnify the City, and the officers, employees and agents of the City, from any claim, liability, loss, damage, cost, expenses (including attorneys' fees), awards, fines or judgments (Claims) arising out of the acts or omissions of the County, or its officers, employees and agents, as to work done or caused to be done by the County pursuant to this Agreement. The City agrees that, upon demand by the County, it will defend and indemnify the County, and the officers, employees and agents of the County, from any claim, liability, loss, damage, cost, expenses (including attorneys' fees), awards, fines or judgments (Claims) arising out of the acts or omissions of the City, or its officers, employees and agents, as to work done or caused to be done by the City pursuant to this Agreement. However, neither Party owes the other a duty of indemnification under this section as to any act or omission of the other Party that is the sole legal cause of the Claims and that constitutes an act or omission of sole negligence or willful misconduct on the part of that Party or any officer, employee or agent of that Party.

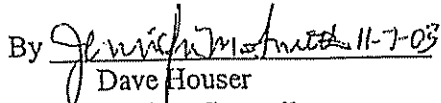
9. **Effective Date and Term.** This Agreement is effective upon its execution. However, the County and the City understand and agree that the ability of the City and County to perform all their respective obligations hereunder is dependent upon the availability to each Party of adequate financial resources to implement this Agreement. This Agreement shall remain in effect for the time necessary for the Parties to complete the work contemplated herein or until such time in the future

ATTEST:

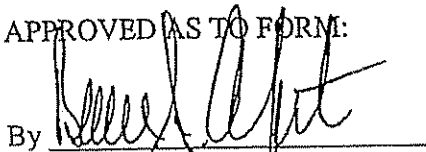
*AUTHORIZED PURSUANT TO
CITY COUNCIL MINUTE ORDER
NO. 51-03 ADOPTED October 21, 2003 _

By 
Paul McIntosh
Chief Administrative Officer
and Ex-Officio Clerk of the
Board of Supervisors


APPROVED AS TO BUDGETARY
AND FISCAL CONTROL:

By  11-7-03
Dave Houser
Auditor-Controller
County of Butte

APPROVED AS TO FORM:

By 
Bruce S. Alpert
County Counsel
County of Butte

APPROVED AS TO FORM:

By 
David R. Frank
City Attorney
City of Chico

Attachment D

BUTTE COUNTY GENERAL PLAN 2030
SETTING AND TRENDS
ECONOMICS

TABLE 3-3 BUTTE COUNTY POPULATION, HOUSING, AND EMPLOYMENT PROJECTIONS, 2006 - 2030

	2006	2010	2015	2020	2025	2030
Population						
Incorporated	126,886	138,084	155,438	172,452	188,761	206,628
→ Unincorporated	90,323	93,991	98,786	103,825	109,121	114,687
Total County	217,209	232,075	254,224	276,277	297,882	321,315
Households^a						
Incorporated	53,832	58,583	65,946	73,164	80,083	87,664
→ Unincorporated	36,018	37,481	39,393	41,402	43,514	45,734
Total County	89,850	96,064	105,339	114,566	123,597	133,397
Housing Units						
Incorporated	54,202	58,883	66,158	73,233	80,049	87,517
→ Unincorporated	39,181	40,772	42,852	45,038	47,335	49,749
Total County	93,383	99,655	109,010	118,271	127,384	137,266
Employment						
Incorporated, All Industries ^b	84,232	87,524	93,153	98,259	108,854	117,298
Unincorporated, All Industries ^b	4,482	4,657	4,956	5,228	5,792	6,241
Total County, All Industries	88,714	92,181	98,109	103,487	114,646	123,539

^a Household projections are calculated by applying the following 2006 Department of Finance estimates of average household size to the population projections for the incorporated and unincorporated areas within the county.

Area	Avg. Persons per Household
Incorporated	2.357
Unincorporated	2.508

^b Employment projections based on employment distributions by area from the Census' County Business Pattern data for 2004.

Sources: BCAG, 2006; California Department of Finance, 2007; Census County Business Patterns, 2006; BAE, 2007

CHICO GROWTH PROJECTIONS			
2007-2030			
	2007	2030	Projected New Growth (2007-2030)
Population	86,600	135,746	49,146
Housing Units	36,556	57,033	20,447
Employment	58,031	80,300	22,269
			% Increase
			56%
			56%
			38%

- Notes
- 1 Population and housing based on 1/2008 DOF estimate (includes 4188 group quarters population @ CSUC)
 - 2 Employment based on 2007 Claritas employment estimate for Chico Urban Area
 - 3 Population and housing projections based on BCAG 2030 projections @ 2%/yr
 - 4 Employment projections based on 2030 BCAG estimate for Butte County (123,569) and assumes Chico share of growth will remain 65% of countywide total.

Attachment F

Population Projections for Butte County Growth Alternatives
Chico Study Areas

	Alt. 1 Units	Population	Alt. 2 Units	*Population	Alt. 3 Units	Population
North Chico Specific Plan Area (Study Area 2)	3,800	9,120	6,000	14,400	1,600	3,840
Bell Muir (Study Area 3)	100	240	3,000	7,200	200	480
Upper Stilson Canyon (Study Area 6)	100	240	0	N/A	600	1,440
Doe Mill/Honey Run (Study Area 9) (Schuster)	0	N/A	3,000	7,200	1,500	3,600
Nance Canyon/Highway 99 (Study Area 14) (Schwartz)	0	N/A	1,700	4,080	0	N/A
Oroville Highway/Highway 99 (Study Area 16) (Blakely)	0	N/A	0	N/A	0	N/A
Total all County Study Areas	4,000	9,600	13,700	32,880	3,900	9,360
Chico Existing City Limits (vacant land)	10,000	24,000	10,000	24,000		
Total All Study Areas/Chico City Limits	14,000	33,600	23,700	*56,880		

Note: population was calculated by multiplying the proposed number of units by 2.4 persons per household.

* Based on maximum population holding capacity of all county study areas and city's vacant residential land supply. BCAG projects a 2030 population increase