

ADJOURNED REGULAR CHICO CITY COUNCIL MEETING — September 28, 2010
Chico Municipal Center, Council Chambers, 421 Main Street

- 1.1. **JOINT CITY COUNCIL/PLANNING COMMISSION MEETING** - 3:00 p.m.
- 1.2. **CITY COUNCIL CLOSED SESSION** - following Joint City Council/Planning Commission meeting
- 1.3. Call to Order - 3:00 p.m. in the Council Chamber, 421 Main Street
- 1.4. Flag Salute
- 1.5. Roll Call
- 1.6. Proclamation — Proclaiming 2010 the 75th Anniversary of the Chico Municipal Airport

2. **REGULAR AGENDA**

2.1. **CHICO 2030 GENERAL PLAN UPDATE – ELEMENT REVIEW**

At this meeting the City Council and Planning Commission will review the Open Space and Environment, Cultural Resources and Historic Preservation, Safety, and Noise Elements of the draft 2030 General Plan. Staff will provide an overview of key Open Space and Environment, Cultural Resources and Historic Preservation, Safety, and Noise topics and will summarize public feedback received on the four elements. Members of the community will have an opportunity to provide input, and the Council and Commission will provide direction on suggested modifications or additions. Council direction and public input at this stage will help refine and improve the Plan as it moves toward final adoption in 2011. ***(Report - Brendan Vieg, Principal Planner)***

Recommendation – The Planning Services Director recommends that the City Council and Planning Commission accept staff's report and provide direction to the Project Team regarding Open Space and Environment, Cultural Resources and Historic Preservation, Safety, and Noise Elements of the draft 2030 General Plan.

3. **BUSINESS FROM THE FLOOR**

Members of the public may address the Council at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The Council cannot take any action at this meeting on requests made under this section of the agenda.

4. **ADJOURNMENT**

The City Council will convene as the Redevelopment Agency and adjourn to Closed Session in Conference Room No. 2.

CLOSED SESSION

Chico Municipal Center, Conference Room #2, 421 Main Street

1. **CALL TO ORDER**

1.1. Roll Call

1.2. Staff Present

2. **CLOSED SESSION MATTERS**

ANNOUNCEMENT OF IDENTIFICATION OF NEGOTIATORS, PROPERTIES AND PARTIES WITH WHOM NEGOTIATORS MAY NEGOTIATE IN REGARD TO A CLOSED SESSION ITEM, CONFERENCE WITH REAL PROPERTY NEGOTIATOR

The Agency shall adjourn to closed session to discuss negotiations with the Agency's real property negotiator regarding the proposed acquisitions affecting the following:

<u>Property Owner</u>	<u>Street Address</u>	<u>Assessor's Parcel No.</u>
HAL LLC	1033 Park Avenue (Parcel 2 portion)	005-102-019
	1051 Park Avenue	005-102-018
	174 East 11 th Street	005-102-016

The Agency's negotiator is Executive Director David Burkland and the parties with whom negotiations are proposed to be conducted are the respective property owners (or such persons designated as their agent for purpose of negotiations).

2.1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
(Gov. Code §54956.8)

Negotiator: David Burkland, Executive Director

Under Negotiation: Price and terms of payment for proposed acquisitions

Negotiating Parties: David Halimi and/or his designated negotiator(s)



3. **ADJOURNMENT**

Adjourn to October 5, 2010 at 6:00 p.m., in Conference Room 2 if a closed session is scheduled, followed by a regular meeting in the Council Chamber at 6:30 p.m.



Council/Commission Agenda Report

Meeting Date:
September 28, 2010

TO: City Council and Planning Commission

FROM: Brendan Vieg, Principal Planner (879-6806)
Bob Summerville, Senior Planner (879-6807)
Meredith Williams, Associate Planner (879-6813)

RE: CHICO 2030 GENERAL PLAN UPDATE: DRAFT GENERAL PLAN ELEMENT REVIEW (OPEN SPACE AND ENVIRONMENT, CULTURAL RESOURCES AND HISTORIC PRESERVATION, SAFETY, AND NOISE ELEMENTS)

REPORT IN BRIEF

The September 28th meeting is the final in a series of special joint Council/Commission meetings to review the individual elements of the General Plan. The meeting will include a staff presentation of public feedback on the elements, a public comment period, and Council and Commission discussion and direction. Policy direction from Council and Commission is critical to refining and improving the Plan as it moves toward final adoption in 2011. This report summarizes key element issues and public feedback on the Open Space and Environment, Cultural Resources and Historic Preservation, Safety, and Noise Elements of the draft 2030 General Plan.

Recommendation:

The Planning Services Director recommends that the City Council and Planning Commission accept staff's report and provide direction to the project team regarding the Open Space and Environment, Cultural Resources and Historic Preservation, Safety, and Noise Elements of the draft 2030 General Plan.

FISCAL IMPACT

The City's General Plan consultant budget of \$1,543,838 is being paid according to the terms of the Professional Services Agreement. To date, the consultant has been paid \$1,413,373. Staff is reviewing invoices as they are received to ensure that all required tasks will be completed within the remaining budget of \$130,465.

BACKGROUND

The project team has previously presented an overview of each element in the draft Plan. This report highlights areas where the project team is seeking specific Council/Commission direction.

OPEN SPACE ELEMENT

The Open Space and Environment Element focuses on the preservation and enhancement of the natural environment by ensuring that growth does not adversely affect environmental resources. Notes on the Element from the May 26th GPAC meeting are provided in **Attachment A at stamped page number 8**. Comment letters from the public regarding the Element are provided in **Attachment B at stamped page number 20**. Additions or modifications based on these suggestions that the project team plans to include in the final draft of the General Plan are listed in **Attachment C** at

stamped page number 32. Below are two open space subjects the project team would like to highlight for Council and Commission.

Sensitive Habitat Protection Policy Framework: 1994 vs. 2030

The Open Space and Environmental Conservation Element in the 1994 General Plan included a figure that identified Resource Conservation Areas (RCA) and Resource Management Areas (RMA) and had accompanying policies for the protection of sensitive species and habitat. The RCA sites were generally publicly-owned lands containing sensitive habitat to be protected in perpetuity. Allowed uses on the RCA sites included passive recreation, education and research, and mitigation banking. The RMA areas were under private ownership, so while their resources also merited long-term preservation, they were intended to allow some level of development. The RMA policies sought to protect biological resources through project design and mitigation measures in the entitlement process.

The 1994 RCA/RMA policy framework was intended to protect areas of sufficient size and connectivity to ensure the long-term viability of critical habitat and species.

At a joint Council/Commission meeting earlier this year, a member of the public raised concern that the absence of RCA and RMA areas in the 2030 General Plan would reduce protection for sensitive habitat and biological resources.

The draft 2030 General Plan does not include RCA/RMA areas as a means to protect sensitive resources. It is, however, no less protective of sensitive habitat and species than the 1994 policy framework. Similar to the RCA/RMA mapping, Figure OS-1 (Sensitive Habitats) in the draft 2030 Open Space and Environment Element highlights the presence of sensitive habitats within and near Chico. This habitat map was developed by BCAG in support of the ongoing Habitat Conservation Plan process and is more accurate than the 1994 mapping that defined the RCA/RMA areas.

Attachment D at stamped-page 36 shows the 1994 RCA/RMA map overlaid with current land use and development conditions. The figure shows that large areas previously identified as RCA/RMA are outside of the City's proposed Sphere of Influence (SOI) and are therefore not subject to City jurisdiction. Further, the figure reveals that the RCA/RMA areas within the City's proposed SOI are already built or entitled, are designated as protected open space, fall within a Resource Constraint Overlay, or will need to undergo comprehensive planning, including environmental review, consistent with their designation as a Special Planning Area. Below are explanations of these general categories:

Built Areas. Areas that are already developed.

Entitled Land. Areas like Oak Valley, Canyon Oaks, and Mountain Vista/Sycamore Glen that are already entitled for development.

Primary or Secondary Open Space. Most of the areas identified as RCA (i.e., public ownership) under the 1994 General Plan are designated Primary Open Space in the 2030 General Plan. The Primary Open Space land use designation definition reads, "This designation is intended to protect areas with sensitive habitats *in perpetuity*, including oak woodlands, riparian corridors, wetlands, creekside greenways, and other habitat for highly sensitive species, as well as groundwater recharge areas and areas subject to flooding that are not used for agriculture" (emphasis added). In other words, the same level of protection that was afforded these areas in the 1994 General Plan exists in the 2030 General Plan. While the Lower and Middle Park section of Bidwell Park is designated

as Secondary Open Space, the Bidwell Park Master Management Plan serves as a comprehensive resource protection policy framework for this area.

Resource Constraint Overlay (RCO). Three large areas identified as RMAs in the 1994 General Plan have an RCO designation applied to them on the 2030 General Plan Land Use Diagram. The RCO designation definition states, "This is an overlay designation that identifies areas with significant environmental resources resulting in development constraints. When the RCO is designated in conjunction with the underlying base land use designations, subsequent studies are required to determine the exact location and the intensity of development that can take place in light of identified constraints."

Special Planning Areas (SPA). All the remaining land that fell within RMAs is designated SPA on the 2030 Land Use Diagram, which requires detailed land use planning in the form of a specific plan, planned development, or other comprehensive plan. In other words, these larger greenfield areas will not be developed piecemeal, but will be planned comprehensively with environmental review that will take any sensitive habitat and species into consideration.

Finally, the 2030 General Plan commits the City to participate in the Butte County Habitat Conservation Plan (HCP) process, which is the most comprehensive mechanism to achieve the 1994 General Plan's goal to protect areas of sufficient size and connectivity to ensure the long-term viability of critical habitat and species. The policies in the 2030 General Plan will work in tandem with the HCP, as well as State and Federal permitting agencies, to protect local sensitive habitat and species.

Open Space Designations

Several changes to open space designations are proposed as a part of the General Plan Update. As the name implies, General Plans are intended to be much more generalized than zoning districts, but the 1994 General Plan had more open space designations than the number of open space zoning districts in the City's Zoning Ordinance (Title 19). Only two open space designations are proposed for the 2030 General Plan, and more detailed open space land use categories such as creekside greenways and parks are anticipated to be specified through new zoning districts. The following table summarizes the changes to the General Plan open space designations and the zoning districts that will likely occur as a part of the Title 19 update.

1994 GP Open Space and Park Designations	Current Open Space and Park Zoning Districts Consistent with the 1994 GP	2030 GP Designations for Open Spaces & Parks	Anticipated New Zoning Districts Consistent with 2030 GP	Allowed Uses
OSEC/S	OS-1	Primary Open Space (POS)	OS-1, CG	Habitat conservation, wetlands, riparian corridors, non-ag flood zones, other open space
OS-RM	OS-1	Secondary Open Space (SOS)	OS-2, P	Resource management, golf courses, parks, cemeteries, utility corridors
CG	OS-2, OS-1			
P	OS-2, OS-1			

CULTURAL RESOURCES AND HISTORIC PRESERVATION ELEMENT

The Cultural Resources and Historic Preservation Element establishes policy regarding the protection of cultural and historic resources. It was developed through consultation with the Mechoopda Indian Tribe of the Chico Rancheria, the Chico Heritage Association, and the Northeast Information Center at California State University, Chico. Goals, policies, and actions within the Element promote the City's partnership with various organizations and help recognize and celebrate cultures, ethnicities, and nationalities that define Chico's identity. Notes on this Element from the May 26th GPAC meeting are provided in **Attachment A** at **stamped page number 10**. Comment letters from the public are provided in **Attachment B** at **stamped page number 20**. Additions or modifications based on these suggestions for the final draft of the General Plan are listed in **Attachment C** at **stamped page number 33**. Below is a discussion of the Element's relationship to the City's Historic Preservation Program.

The City's Historic Preservation Program includes: 1) an Historic Preservation Ordinance, 2) an Architectural Review and Historic Preservation Board, and 3) the Cultural Resources and Historic Preservation Element of the 2030 General Plan. Components 1 and 2 were adopted by the City Council on September 7, 2010, and the Element is pending adoption in Spring 2011. These three components will qualify Chico to become a Certified Local Government (CLG) as determined by the State Historic Preservation Office (SHPO).

Continued Implementation with CLG Status

Chico's status as a CLG is significant for several reasons, including special recognition and technical assistance offered to CLGs by the SHPO. Perhaps more importantly, CLG status creates the opportunity for state and federal grant funding to further implement historic preservation programs, for which grants are otherwise hard to find or secure. Grant funding can support future surveys of historic properties or neighborhoods and may also be available for preparation of a Cultural Resources Management Plan (CRMP). City preparation of a CRMP was directed as part of the Memorandum of Understanding between the City and the Mechoopda Indian Tribe of the Chico Rancheria adopted in June 2008. A CRMP directs the inventory and the appropriate management of specific cultural resources that are important in the Tribe's (and Chico's) heritage. Therefore, the Element and the City's CLG status serve important roles for Chico to maintain a respectful, working relationship with the Mechoopda Indian Tribe, as well as for the continued protection of historic resources in Chico.

SAFETY ELEMENT

The focus of the Safety Element is maintaining Chico as a safe place for residents and businesses by minimizing risk and providing protective services. Notes on the Safety Element from the May 26th GPAC meeting are provided in **Attachment A** at **stamped page number 10**. Comment letters from the public regarding the Safety Element are provided in **Attachment B** at **stamped page number 20**. Additions or modifications based on these suggestions that the project team plans to include in the final draft of the General Plan are listed in **Attachment C** at **stamped page number 34**. Below is a discussion of recent regulatory changes regarding local flooding that the project team would like to highlight for Council and Commission.

FEMA and DWR Flooding Requirements

The Federal Emergency Management Agency (FEMA) now requires that levees be certified to meet FEMA criteria for design, operation, and maintenance. If levees are not certified, FEMA Flood Insurance Rate Maps will assume that the levees do not exist. The new mapping would place a significant number of parcels in Chico in a designated flood zone, requiring homeowners within the flood zone with federally insured loans to purchase flood insurance.

The City, Butte County, and FEMA have entered into a Provisionally Accredited Levee (PAL) agreement for the levees on the Big Chico Creek, Sycamore Creek, and Mud Creek system, which allows the City and County two years to certify the levees before FEMA produces maps that assume that the levees do not exist. The PAL agreement expires in January 2011, and City staff anticipates that the levees will be certified before the agreement expires.

State Senate Bill (SB) 5, signed into law in October 2007, requires the State to develop a plan for flood protection by 2012. Once this state plan takes effect, the bill will prohibit counties and cities located in the Sacramento-San Joaquin Valley watershed from entering into development agreements or approving permits, entitlements, or subdivision maps in a flood zone unless there is an appropriate level of flood protection or the local flood management agency has determined that adequate progress toward that flood protection has been made.

Also once the plan takes effect, the bill will require 200-year flood protection for proposed projects in urban areas (10,000 residents or more). The bill also requires cities and counties to develop and adopt local plans for flood protection that include a strategy to meet the 200-year level of flood protection, an emergency response plan, and a long-term funding strategy for improvement, maintenance, and operation of flood protection facilities.

In order to implement this bill, the Department of Water Resources (DWR) was required to provide cities and counties within the Central Valley watershed with preliminary 100- and 200-year floodplain maps based on the best information currently available. Based on this mapping, there are areas in the western portion of the Planning Area, outside of the Chico Sphere of Influence that are within the 200-year floodplain. DWR has initiated several projects that will provide additional updated information about flood hazards in the watershed over the next two to four years.

Additionally, DWR is required to identify all properties in the state that are protected by a levee and to notify their owners. The City will then have to certify the levees protecting these properties as able to meet DWR criteria for protection from a 200-year (0.5% chance) flood event.

Staff will continue to track this subject and provide updates to Council, as necessary, on how it may effect the community.

NOISE ELEMENT

The Noise Element is a mandatory element which guides the City's decisions and policies relative to noise in the city. Notes from the May 26th GPAC meeting on the Noise Element are provided in **Attachment A** at **stamped page number 11**. Comment letters from the public regarding the Noise Element are provided in **Attachment B** at **stamped page number 20**. Additions or modifications based upon these suggestions are listed in **Attachment C** at **stamped page number 35**.

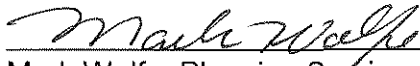
The draft Noise Element focuses on two subjects: 1) preventing the introduction of new noise-producing uses in noise-sensitive areas, and, 2) preventing the encroachment of noise-sensitive uses upon existing noise-producing land uses.

The draft General Plan includes a compact development approach with increased urban densities and a greater mix of commercial and residential land uses, which can lead to higher overall noise levels (ambient noise) and increased chances of compatibility issues. The Noise Element recognizes the potential noise-related impacts of an increasingly urban environment by increasing the standard for permitted exterior noise by five decibels (dB) from the 1994 General Plan standards, but it maintains the interior noise standard of 45 dB. The Element policies prohibit development in locations where noise can not be attenuated to these standard levels. Preferred attenuation methods include building materials, landscaping, and building orientation, with sound walls discouraged. The Element specifies criteria for when noise studies are necessary and for how they will be prepared.

PUBLIC CONTACT

A large display ad notice for this meeting was published in the Chico E-R. An e-mail highlighting the meeting topic, place, and time was sent to over 10,000 recipients. There have been a series of articles in both the E-R and the CN&R highlighting the date, time, and location of this meeting. Finally, the staff report and all background supporting materials are available on the City's dedicated General Plan website (www.chicogeneralplan.com).

Reviewed by:



Mark Wolfe, Planning Services Director

Approved by:



David Burkland, City Manager

DISTRIBUTION:

City Clerk (18)
Planning Commission (7)
General Plan Advisory Committee (10)
Pacific Municipal Consultants (2)
PP-Vieg
AP-Williams
Supervisor Dolan (Hand Delivery)
Supervisor Kirk (Hand Delivery)
Supervisor Lambert (Inter-Office)

ATTACHMENTS:

- A. GPAC Comments on the Elements
- B. Public Comments on the Elements
- C. Additions or Modifications Planned for the Final Draft 2030 General Plan
- D. RCA/RMA Figure Overlain with Current Land Use and Development Conditions

Committee Meeting Notes on the Draft Open Space, Cultural Resources and Historic Preservation, Safety, and Noise Elements

Open Space Element

GPAC Meeting Notes, May 26th, 2010

- Why is it silent on Bidwell Ranch? Add an action to add it to Bidwell Park and acquire the uphill parcel. Make it actually open space, not closed.
- 1.2 – say “Ensure compliance with state and federal law” instead of protecting which sounds like the City is in that business.
- 2.6 – Say “Develop a plan to ..” to avoid a literal read which might be overly applied.
- 3.3.4 – Instead suggest development of onsite wastewater treatment to encourage onsite reuse of treated water. Add a cross-reference to PPFS 4.4.2 and vice-versa.
- 5.2.1 – Ensure we’re consistent with LAFCO’s policy
- 5.4 – Add an action to develop standards for small agriculture within the City that supports local markets, or community agriculture.
- Need an action like 1.1.3 that says to work with Butte County for shared planning and protection of open space around Chico.
- 6.1.1 Add “through regular service” to the end of the first bullet item.
- Explain the “Williamson Act” when it’s mentioned on the map figure OS-4, and add it to the Glossary.
- 2.4 – Needs to be strengthened and clarified to say that the existing viewshed is protected. What does “maintain” mean?
- Move the first sentence of the agriculture sentence on page 10-13 to the ED Element.
- The open space and biological resources were explained well.
- 2.5.1 – This is a change from the current standard which says the City will buy 75 feet. Needs to be checked against the 1994 GP policy.
- Agriculture in City – Small sites can be incorporated with standards. Allow it on land as an interim use on the way to highest, best use.

Jim Owens Open Space Element Comments

General Impressions

Page 10-18, Action OS-2.5.1 (Setbacks from Creeks): This changes prior policy of also requiring the purchase of an additional 75 feet for a total setback of 100 feet—which, in 1994, was considered the minimum required for a meaningful greenway. The Draft EIR for the 1994 GP discussed the need for 50 foot setback in some areas but 100 foot in Resource Conservation Areas.

Page 10-19, Policy 2.6 (Oak Woodlands): Exactly what constitutes oak woodland? Wouldn't action items help in how to accomplish this policy? For example, purchase easement, require dedication, or acquire with park fees would be some ideas.

Page 10-20, Policy 3.3 (Water Conservation and Reclamation): Shouldn't there be language to address individual home landscaping? Possibly a reference Policy PPF5-5.3 (Water Conservation) is warranted?

Decisions on future development projects:

This element should assist in maintaining a "natural" feel to future development. The element should also assist in maintaining the quality of life so many Chico residents seek.

City's growth patterns: This element should help maintain the desired compact urban form.

City priorities: This element, I believe, helps stress the belief that the physical environment of Chico should remain more "natural" and less "man made" in the character of development.

Kirk Monfort's Open Space Element Comments

General Impressions

"There is no coordinated approach to acquire, manage, and connect open space areas." Given various ways in which many of the open spaces were acquired, this is not surprising, but it would be nice to have a plan delineating how all these parcels serve Chico residents, lest they come to see some of these patches as just a load to support that yields them no benefits. Policy OS 2.1 is necessary to protect our open space long-term.

Suggested Changes or Additions

- 1, How about making OS 1.1.3 a Goal? If the County continues to allow developments outside urban areas our efforts to maintain a sustainable community are seriously threatened – as they have been by developers who often threaten to take their projects to the county if they cannot get what they want from the city.
2. On whom will the air-quality impact fee fall? Is this a Carbon tax or just a fee on new development? What is it pegged to?
3. Since there seems to be overwhelming sentiment for treating some urban land, e.g. the Estes Triangle and the McIntosh orchard as though they are significant agricultural land, then a policy is needed that allows by right organic agriculture within the City limits.
4. Include in the bullet points under OS 6.1.1 Urban Forest Maintenance: Mention regularly scheduled maintenance because the Urban Forester is trying to implement that instead of just crisis management.

Cultural Resources and Historic Preservation Element

GPAC Meeting Notes, May 26th, 2010

- Good history lesson. There's a lot of emphasis on Native Americans, so it's nice that it goes beyond to historic preservation.
- Policy 1.1 is too confusing with its list of new programs and rules.
- Toothless
- Will these properties be given a deed restriction for future owners to be notified?
- Preserve the old Chinatown between Orient/Fume/5th/6th
- Inventory historic people's homes sites

Kirk Monfort's Cultural Resources and Historic Preservation Element Comments

General Impressions

My impression in this element is that the City Council is going to appoint another major board – A Historic Preservation Board – which will be a subset of the ARB. And so many duties not currently performed by anyone in the city are created by this element (e.g. those actions mentioned in CRHP 2.4) that a whole new administrative office will have to be created and funded by the City. Where is the money coming for this? Another development fee or a cut of the RDA?

Maybe it is due to the nature of the politics of historical preservation, but this element was jungle of agencies and rules and regulations. I gave up sorting this out but concluded that it didn't matter since given policy CRHP 2.3 one can demolish one's own building if one wants to, provided he has a good reason.

Jim Owens' Cultural Resources and Historic Preservation Element Comments

General Impressions

The element seems complete and by requiring “best management practices” in protecting cultural and historic resources—Action CRHP11.1.6 (Conditions of Approval)—one would think that is all required.

I really doubt this element will have much of an impact on overall development within the Chico sphere of influence.

Safety Element

GPAC Meeting Notes, May 26th, 2010

- Pg. 12-15 Ag spraying comments need to be consistent with LAFCO policy
- 5.5.2 – Remove the words “ordinance” and “require”; rather say design guidelines
- Intro mentions AB 5, but South Entler SPA is largely in the flood zone.
- 2.1.4 – Information needs to be given to new home buyers as well as just the community at large.
- Boilerplate language, but it maintains an adequate level of safety.

- Goal S-7 There needs to be a pedestrian over-crossing of the railroad at the end of 4th Avenue. Add “pedestrian/bicycle crossing” to 7.1.3.

Kirk Monfort’s Safety Element Comments

General Impressions

After noting AB-70, I wondered why this did not come up with designating the Gateway Special Development area? How much fill are the developers there going to have to haul in? Better be enough that the city won’t be liable for flooding damage.

Suggested Changes or Additions

1. Action S2.1.5 Providing educational material about flooding: This info needs to be provided not to the community (who is that?) but to buyers of property since they are the ones who are going to get stuck with the insurance premiums.

Jim Owens Safety Element Comments

General Impressions

It seems that this element will help ensure that police, fire and other safety considerations are properly considered when making land-use decisions.

Noise Element

GPAC Meeting Notes, May 26th, 2010

- It doesn’t address the real noise problems. It only meets the state requirements.
- Graphic on page 13-1 shouldn’t show a sound wall.
- Add CSUC as a noise source because of their outdoor concerts, fireworks, games, etc.

Kirk Monfort’s Noise Element Comments

General Impressions

If this element is not corrected to talk about the noise of Nettleton stadium and the CSU campus, CANA will definitely be visiting the City Council when this element comes up. Downtown bars with external patios and music venues also afflict the residents of Mansion Park.

Jim Owens Noise Element Comments

In this element, nothing covers expansion of uses not currently taking place on City property; music for concerts comes to mind. Policies should be adopted that limited the expansion of noisy activities on City property, e.g., parks and other open space.

Open Space and Environment Element

General Impressions

Link the links to other pertinent elements (10-1, 10-2) - Land Use Sustainability.

Suggested Changes or Additions

Williamson Act properties? ^{Exp.} OS 4

Land conservation - allows govt to enter into agreement with land owner to guarantee ag or open space in exchange for lower taxes.

* OS 2.1.2 - Develop an open space & greenway master plan - excellent!! Timeframe?

View sheds - OS 2.4 - needs to be strengthened!

OS 2.5.1 - setbacks - "analyze adequacy of 25 ft. setbacks" ...
Who decides? - planner?

(Chicago's "no burn" regulations - what are they?)

Cultural Resources and Historic Preservation Element

General Impressions

GREAT INTRO TO CULTURAL HISTORY OF CHIC.
CLEAR, ~~IS~~ COMPLETE (AS FAR AS I KNOW) AND
SOCCINT.

Suggested Changes or Additions

← NO SUGGESTIONS, IT ALL SEEMS PLETTY
STRAIGHTFORWARD AND CORRECT TO ME.

Cultural Resources and Historic Preservation Element

General Impressions

Like the "history lesson". Also like the "historic
continuum" statement in intro. (11-2)

Suggested Changes or Additions

Why dual role of Historic Preservation Board & Architectural
Review Board members?

* 2.3 Demolition as a Last Resort !!

Safety Element

General Impressions

SEEMS TO BE PRETTY THOROUGH.

I APPRECIATE THE EXPLANATION OF LAW ENFORCEMENT
+ SAFETY BEYOND POLICE EFFORTS. (THAT POLICE ARE
CHARGED W/ CRISIS INTERVENTION, BUT SAFETY IS
THE RESPONSIBILITY OF THE ENTIRE COMMUNITY)

Suggested Changes or Additions

JA-S.B.

I HAVE NO SUGGESTIONS

Safety Element

General Impressions

I found the maps regarding flooding, coals
very interesting. These topics of environmental
hazards/fires, flooding, earthquake faults have
never been on my radar screen before.

Suggested Changes or Additions

Railroad crossings are a serious problem. Short of
more education, especially w/ CSUC students, I don't
see feasible ^{affordable} solutions even though S-7.1.3 suggests
grade-separated crossings.

Does S-4.1.1 apply to police responses as well
as fire?

Noise Element

General Impressions

GREAT EXPLANATION OF THE NOISE ISSUES
IN THE CITY OF CHICAGO. APPRECIATE THE
EXPLANATION OF MEASURES OF NOISE.

Suggested Changes or Additions

§ N-3.1 : WHO WOULD ENFORCE NOISE ORDINANCE
COMPLAINTS? POLICE? WHAT ABOUT COMMERCIAL
NOISE VIOLATIONS? CODE ENFORCEMENT?
WHO TESTS NOISE LEVELS?
(INCLUDE THIS HERE, OR IN NOISE MEASUREMENT)

Noise Element

General Impressions

I know this is a mandated element. However, it seems "pro forma" since most noise is periodic, episodic and no system is in place (to my knowledge at least) to measure it.

Suggested Changes or Additions

This noise ordinance is virtually unenforceable because law enforcement does not carry dB measuring instruments.

e.g. Was the noise of the helicopter ever measured prior to the permission to grant the cube expansion, or fireworks at Ottawa

Brendan Vieg - Land use discussion

From: Randy Abbott <randyxabbott@gmail.com>
To: Andy Holcombe <andytlaw@aol.com>, Ann Schwabb <friendsofannschwab@yahoo.com>, Jim Walker City <jwalker@ci.chico.ca.us>, Mary Flynn <mflynn95926@sbcglobal.net>, Scott Gruendl <Scott_Gruendl@Yahoo.com>, Tom Nickell <t.nickell@sbcglobal.net>, <kmasters@ci.chico.ca.us>
Date: 06/23/2010 2:29 PM
Subject: Land use discussion

Greetings Councilors and Planning Commissioners,

My name is Randy and I spoke at the recent joint Council/Commission General Plan meeting.

As is typical from the perspective of the public, these meetings begin to crack the door on community dialogues after a brief, 3 minute opportunity to raise an issue. This is some what true for Councilors and Commissioners as well, who are politely trying to share the time with their peers.

After a meeting like this finishes, hindsight seemingly begins to approach 20/20, and some salient, unmentioned point or other occurs to many of us.

One such point occurred to me last night.

Staff has been consistently advocating that where Federal or State requirements address an issue, it would behoove the City to avoid duplicitous, or similar requirements, standards, and the like. This was mentioned by staff in the context of building standards, social equity, and by way of referring to the 2007 Bidwell Park Plan, which similarly relies on Federal and State requirements, as a plan that takes precedent over the General Plan.

Staff also chose to pursue and implement the 'follow existing state and federal requirements' idea for assessing future proposed projects within Bidwell Park, when the Bidwell Park Master management Plan was updated over a 6 year period ending in 2007. At the time this was an appropriate step, because the City had begun to proceed with two projects *prior* to State and Federally required environmental review. In fact it was the Fish and Game Dept's objection to the inappropriately, already begun projects that caused Council under then Mayor Maureen Kirk to begin the Update of the Park Plan. The projects were put on hold until environmental review was complete.

As an example, during the Park Plan EIR, US Fish and wildlife service was dutifully contacted for recommendations on considering Nesting Raptors in a proposed project. The Federal Agency is the final authority on the matter. But instead of providing Guidelines, recommendations, or on site assessment, the only thing the City, the Public, or the process got in reply, was a letter stating that USFWS could not *afford* the staff time to reply.

The rub in this reliance on State and Federal requirements, whatever concern they address, is that Federal and State requirements may change over time, leaving whatever intended layer of protection, or adopted standard, a moving target, subject to the whims of economic health and short term planning pressures.

I believe mountaintop removal mining was for a time prohibited by the Feds. No longer. Things change,

not always for the better.

In a similar vein as those who suggested that economic stability meant fostering an insulation from the rise and fall of state and national economies, I suggest we have plenty of precedent to avoid reliance on Federal and State interventions. The nature of environmental review is, after all, merely a disclosure process, and the hard facts are that except in rare cases, sensitive resources, even many federally listed endangered species, can be paved right over if the responsible agency applies for a 'take permit'.

There is no comparison between laws affecting natural resource conservation and the strict, codified laws that typify the building industry.

The problems with not setting our own standards addressing our own most unique social and physical features is a view, in hindsight, I'd like you to consider.

I'm *not* saying that the City should adopt its own standards for each and every factor that is also addressed by the Feds or the State, probably only in rare cases, but I *am* saying this should be the case with Bidwell Park.

As I tried to begin drawing your attention to last night, in the abandonment of the 1994 GP's Resource Conservation Area Overlay, that applies to all of Bidwell Park, as well as the City's greenways, we lose a *detailed* layer of protection to the Park's habitat, and the important role the Park plays in providing the Public access to our native California ecologic heritage, not to mention a meaningful acknowledgment of the original Bidwell vision, "to preserve the Grand Works of God for the enjoyment of the Citizens of the City of Chico, for all time".

We must do at least as well as those who lived in the late 19th/early 20th century in securing well preserved access to our native ecosystem.'

Please retain a layer of protection within the 2030 General Plan, commensurate with the 1994 GP's Resource Conservation Area Overlay.

Thank You,
Randy Abbott,
nature lover,
history lover

Description of RCA from 1994 GP:

Resource Conservation Areas. Resource Conservation Areas (RCAs) contain the most sensitive and valuable habitat that requires protection and would be conserved in perpetuity.

Sites identified as Resource Conservation Areas on Figure 7-1 are either under public ownership or have been agreed to be preserved by project proponents as a condition of development approval. These Resource Conservation Areas contain selected seasonal and permanent wetlands, riparian woodlands, valley oak woodlands, riverine habitats, areas known to support special status species, and areas known to serve as important wildlife movement

corridors. Sites include Bidwell Park, especially areas in Upper Bidwell Park or near Big Chico Creek, other creeksides, wetlands near Sycamore Creek and Butte County meadowfoam preserve located in the Warfield/Doe Mill Road area.

RCAs provide opportunities for various non-development oriented uses. They may be used for limited passive recreation, educational purposes, as sites for scientific study, or as locations for off-site mitigation banking when on-site habitat preservation for development projects proves infeasible. Mitigation could include enhancement or restoration components, expansion of existing RCAs through land purchase and preservation, or creation of new RCAs altogether."

Brendan Vieg - Sept 28th: Open Space and the Environment

From: Randy Abbott <randyxabbott@gmail.com>
Date: 09/21/2010 9:49 PM
Subject: Sept 28th: Open Space and the Environment

Dear Councilors and Commissioners,

I would like to share some observations and thoughts regarding the Draft General Plan's Open Space and Environment section.

Knowing that the Resource Conservation Area (RCA) overlay of your current ('94) General Plan had been removed by Staff for the new Draft 2030 General Plan, I had earlier thought my only concern here would be to reiterate the the need to retain the RCA, and point out its refined language, and the degree to which losing the RCA would set us back decades, and for decades to come.

While the fate of the RCA and it's language are still my main concern, I find a variety of policy entries in the O.S.& E. Element that additionally tear down the long term commitment to 'Conserve in Perpetuity' the City's Open Spaces.

Many of these concerns revolve around the concomitant use of the terms "Active" and "Passive" recreation. These terms formerly, (still *currently* in your '94 Plan), have been used in City of Chico documents to denote two distinct types of recreational land use. "Passive" indicating that the landscape remains essentially unchanged after the user has left, and "Active" to denote a use requiring the land in question to be converted/developed/facilitated to an activity specific use, such as a sports facility. These terms are found in your 1994 General Plan, and were also prominently used in the 1990 Bidwell Park Master Management Plan (BPMMP).

While "Passive" seems like a perfectly descriptive term, "Active" is much less so. After all, aren't we 'active' when we simply walk along a Park Trail?

When the (BPMMP) was rewritten (new version adopted 2008), these two older terms were abandoned in favor of "Intensive", and "Non-Intensive", and these new terms were given definitions that reasonably attempt to make these new terms a measure of a use's (or cumulative use's) impact on the natural resources; Plants, Wildlife, Soils, Hydrology, etc..(2008 BPMMP definitions provided below)

Overall, I feel that the Open Space and Environment Element of the Draft is in a very rough state, and I hope you will all take a much closer look, and think deeply about just where this Element will leave us in 30 years.

Vision Statement (*Quotes have been italicized*)

The Vision Statement claims that Chico will be, "*an active leader in protecting the the environment through preservation and enhancement....*"

Is this to begin after we abandon the policy definitions of the RCA??

"The City has recognized the importance of protecting the natural landscape for active and passive recreation by making natural areas and outdoor recreation opportunities accessible to the entire community"

Here we see an all inclusive use of contradictory terms in a single sentence.

If "Passive Recreation", by definition, protects the natural landscape because it leaves the natural landscape essentially unchanged, and "Active Recreation" is a term denoting a development of facilities presumably in place of the 'natural landscape', then is the above policy protecting the natural landscape, or are we protecting the opportunity to develop the natural landscape with facilities for active recreation, just in case there may be segments of the 'entire community' who feel sacrificing the open space is a good idea?

- The Final Draft of the General Plan must not be a source of semantic quicksand. City owned Open Spaces and Recreational Facilities need to be clearly mapped, indicating in which areas Intensive Recreation and/or Non-intensive recreation are allowed.

Page 10-4

"The Primary and Secondary Open Space land use designations identify areas that are intended for resource protection or more active open space uses, respectively."

Once again we see the use of vague and contradictory terms, "...more active open space uses".

Here again, staff has drafted language that inappropriately uses the term 'active', a term formally used to denote 'developed' in the 1994 GP, and the 1990 BPMMP.

If staff is hung up on the presence of trails within conserved open space, it's important to note that trails are included in the listed examples of 'Non-intensive uses' found in the 2008 BPMMP.

Perhaps you have heard the rhetorical question posed, "Is any recreation form truly without impact?", when considering the impacts to natural resources inherent in trail use. For instance, the wear and tear of erosion, or walkers, equestrians and bikers as weed and trash vectors, etc.

When considering trail use, please look at the bigger picture, and you may see trail use for what it is: a form of access and circulation that actually minimizes the impacts of thousands of open space users, and which ensures access and environment compatible recreation to the largest number possible.

- The terms "Intensive Uses" and "Non-Intensive Uses", and their BPMMP definitions should be adopted in the General Plan in a clear and concise way, where applicable.

Definitions of 'Non-intensive' and 'Intensive' uses, adopted in 2008 as part of the BPMMP

'Update':

"Non-intensive uses: uses that generally do not result in substantial disturbance or removal of natural (e.g., plants, wildlife, soils, hydrology), cultural, visual, aesthetic or other resources individually or cumulatively.

Examples of non-intensive uses include trails in most areas, well-designed trails in sensitive areas, swimming in natural creek settings, nature observation, and limited amounts of off-trail foot traffic in non-sensitive areas."

"Intensive Uses: uses that typically occur at developed facilities or uses in undeveloped areas that result in substantial disturbance or removal of natural (e.g., plants, wildlife, soils, hydrology), cultural, visual, aesthetic or other resources. Substantial disturbance results when the intensity, frequency, and/or extent of the use exceeds the capacity of the resource to recover or significantly damages the resource for an extended period. Thus, intensive uses are defined both by the type of use as well as the sensitivity of the resource where the use occurs.

Examples of intensive uses that result in degradation of resources and include cumulative off-trail foot traffic on erosion prone creek banks or other sensitive sites and large group field trips to sensitive areas (e.g., wet meadows and wildflower fields)."

Biological Resources

Whether we are talking about members of the Plant or Animal Kingdom, each species has its own requirements to succeed in this world we live in, and they do not per say have the luxury, as we do, of coming together and discussing how we are going to feed, clothe and house an increasing population with the aid of science and big machines, for the next 30 years. The flora and fauna of this world have virtually the same knowledge, tools and instincts - practically speaking - that they had 1000's of years ago.

With very few exceptions the plants and animal species of our State are declining in numbers, precisely because we are increasing, and habitat loss is the primary reason.

If we desire to retain the beauty and the wonder of the native biodiversity for our grandchildren, as others who wore similar shoes before us have - as evidenced by the historic Bidwell Deed, and policies such as the RCA, among others - we must make an effort to retain a commitment to preserve what habitat has been previously set aside to accomplish that goal.

Below are some observations of the Draft 2030 GP that indicate we can do better, when the 2030 GP appears in its final draft

Figure OS-1

As you have likely noticed, the color chosen to indicate "Riparian Habitat" seems identical to the map background in the electronic version (Possibly the printed version, too). All of these important sensitive habitats should be colored clearly in the Final Draft.

Figure OS-2

City owned Parcels along Little Chico Creek, west of Hwy 99 are not included in this mapped inventory of the City's Open Space. These parcels are presumably, eventually part of the City's planned greenway system, and should be considered so now. Humboldt Avenue Park, a developed Park, may or may not be included. (?)

Policy OS-1.2

While it is great to see the City increasing its awareness of State and Federal regulations that protect the environment, I consider those regulations the bare minimum, as they are riddled with loopholes that, effectively, can allow almost any proposed project to be developed, right down to the Federally issued 'take permits' that can allow for the loss of an endangered species, or its habitat.

From my perspective, it behooves the City to include in the General Plan, its own value statements and strong policies that "preserve and enhance" our Open Spaces. Once again, the RCA overlay is a good example of locally controlled regulation.

A closely related local issue is the enforcement of mitigation that often defines a project's design, or requires enhancement of the on-site environment to off set impacts to the environment that result from the (as per state and federal regulations) environmentally reviewed project. Sadly, the City has a very poor record of enforcing project mitigation.

- Please include a new Action in the Final Draft that expresses the City's commitment to enforcing project design and mitigation that results from environmental review and other planning

procedures.

. Action 2.1.1

This lofty, and likely costly 'Plan to make a plan', is for now, a significant step backwards from the RCA overlay which provided a mapped inventory of the City's Open Space, and set clear policy defining allowable uses. (See below)

- Please reinstate the Resource Conservation Area overlay, with its original language (updating the term 'passive' with 'Non-Intensive'), as found in your 1994 General Plan.

Policy OS - 2.3

States, "*Support public access to publicly held foothill areas for recreational purposes.*"

Where is the City now denying public access to publicly held foothill areas? Also, the phrase, "recreational purposes", could include many kinds of environmentally incompatible uses, 4 wheel drive rockcrawling is an obvious example.

If there is a clear purpose to this policy, let's make it clear, and if we are talking about publicly held Open Spaces (Currently protected under the 1994 RCA Overlay), let's be sure we say "Non-Intensive recreational uses".

- Please rewrite Policy OS-2.3 to state, "Support public access to publicly held foothill areas for non-intensive recreational purposes."

Policy OS-2.6

This policy, like OS - 2.3, has no 'Action' associated with it. While it is a wonderful thing that staff has drafted an intent to 'protect' oak woodlands, this policy does not compare to the RCA Overlay in the 1994 GP, because it doesn't establish any policy that actually protects Oak Woodlands. It also doesn't acknowledge the other *eight* sensitive habitats listed in Figure OS-1.

In closing, I want to state the obvious, and say that we are lucky to live in a location that is directly adjacent to open space and native habitats. We in Chico can enjoy these things in an age when many urban dwellers cannot, in an age when some entire countries are down to their last smidgen of native habitat. In fact, all of these other places once enjoyed natural surroundings. What is the difference? The difference is in the preservation, the conservation, the setting aside, the designating of areas that are off limits to the unrestricted developments of humankind's imagination. Someone before you set the land aside, now it's your turn.

Doing so is not unlike placing a limit on development a la the Greenline. Agriculture, Native Habitat, and Urban Culture. Chico can have it all if we keep those uses in their respective bounds.

When the environmental preservation movement began, its advocates often referred to nature as 'the grand works of God'. That phrase denotes that we do not *make* nature, for we are not capable. We can, however destroy it, indirectly, unintentionally, as well as directly.

I invite you to pause and reflect upon your role in this great American heritage, and to think about what legacy you want your children, and grandchildren to inherit.

Thank you very much for your time, Randy Abbott - Chico, Ca 95928

Description of RCA from 1994 GP:

"Resource Conservation Areas.

Resource Conservation Areas (RCAs) contain the most sensitive and valuable habitat that requires protection and would be conserved in perpetuity. Sites identified as Resource Conservation Areas on Figure 7-1 are either under public ownership or have been agreed to be preserved by project proponents as a condition of development approval. These Resource Conservation Areas contain selected seasonal and permanent wetlands, riparian woodlands, valley oak woodlands, riverine habitats, areas known to support special status species, and areas known to serve as important wildlife movement corridors.

Sites include Bidwell Park, especially areas in Upper Bidwell Park or near Big Chico Creek, other creeksides, wetlands near Sycamore Creek and Butte County meadowfoam preserve located in the Warfield/Doe Mill Road area.

RCAs provide opportunities for various non-development oriented uses. They may be used for limited passive recreation, educational purposes, as sites for scientific study, or as locations for off-site mitigation banking when on-site habitat preservation for development projects proves infeasible. Mitigation could include enhancement or restoration components, expansion of existing RCAs through land purchase and preservation, or creation of new RCAs altogether."

OPEN SPACE AND ENVIRONMENT ELEMENT PROPOSALS

Prepared by Commissioner Jon Luvaas

(Proposed omissions noted with strikeouts and additions with underlines.)

BIOLOGICAL RESOURCES

1. **ADD Action 1.1.5 (Invasive Species and Irrigation)** - Protect native species and habitat, greenways, and park lands from irrigation runoff and non-native or invasive species resulting from adjacent development.
2. **AMEND Action OS-1.2.1 (State and Federal Guidelines)** - Ensure that project-related biological impacts are considered as a basis for denial, avoided to the greatest feasible extent, and remaining impacts mitigated consistent with local, state and federal regulations.
3. **ADD Policy OS-1.3 (Light Pollution)** - Protect human and sensitive native species from unnecessarily invasive night light and glare by adopting a Dark Sky Ordinance and seeking community cooperation to reduce existing light pollution.

OPEN SPACE

1. **ADD Action OS-2.2.2 (Greenway Master Plan)** - Develop a master plan for long-term protection, enhancement, and expansion of the City's creekside greenway system.
2. **ADD Action OS-2.3.1 (Foothill Trails Master Plan)** - Develop a master plan for design and funding of foothill bike and pedestrian trails, coupled with public education programs to improve understanding and protection of foothill resources.
3. **ADD Action OS-2.4.2 (Avoid Viewshed Impacts)** - Avoid conspicuous placement of structures within the public view, require vegetative screening of all structures, and improve screening of existing foothill development.

WATER SUPPLY AND WATER QUALITY

1. **AMEND Action OS-3.1.1 (Comply with State Standards)** - Comply with the California Regional Water Quality Control Board's regulations and standards to maintain, protect, and improve water quality.
2. **AMEND Action OS-3.1.2 (Runoff from New Development)** - Require the use of pollution management practices and National Pollutant Discharge Elimination System permits to control, and treat, and prevent discharge of polluted runoff from development.
3. **ADD Action OS-3.1.6 (Chico Creek Winter Flows)** - Manage winter flows into Chico Creek to assure an adequate "flush" to relieve and prevent siltation and over-accumulation of debris.
4. **AMEND Action OS-3.2.1 (Protect Recharge Areas)** - Avoid impacts to groundwater recharge areas through open space preserves, runoff management, stream setbacks, and clustering development.

AIR QUALITY

1. **INSERT A NEW POLICY BEFORE OS-4.1**, adapted from 1994 General Plan Policy OS-I-1 (**Annual Emissions Reductions**) - Seek to achieve five percent annual reductions of nonattainment pollutants by cooperating with the Butte County Air Quality Management District and updating development standards and the Climate Action Plan as needed.
2. **ADD a sentence to Action OS-4.1.1 (Air Quality Impact Fee)** - If the District fails to adopt a fee, develop a City fee based on project location, density, proximity to transit routes, or other appropriate nexus in order to finance new transit routes, public outreach, and other means to improve air quality.

(Additions 4.1.6 - 4.1.8 are adapted from the Air Quality District's Model Air Quality Element)

3. **ADD Action OS-4.1.6 (Idling)** - Adopt and enforce regulations and procedures to avoid unnecessary idling of public and private vehicles and equipment.
4. **ADD Action OS-4.1.7 (Transit Service Districts)** - Develop Service Districts to fund transit, bicycle, pedestrian, and road improvements that provide air quality benefits.
5. **ADD Action OS-4.1.8 (Offsets to Avoid Air Quality Impacts)** - When environmental review of any project determines that cumulatively significant air quality impacts cannot be avoided, require additional onsite or offsite measures, impact fees, and/or service districts to fully offset such impacts with equivalent improvements to existing air quality.
6. **AMEND Action OS-4.3 (Greenhouse Gas Emissions)** - Implement and periodically update the Climate Action Plan to reduce achieve incremental greenhouse gas emissions reductions through at least 2030.

AGRICULTURAL RESOURCES

1. **AMEND GOAL OS-5:** Preserve agricultural areas for the production of local food, reduction of oil-dependent transportation, and maintenance of Chico's rural character.
2. **AMEND Policy OS-5.4 (Preserve Agricultural Lands)** - Permit and promote the continued use of land within the City limits for agricultural purposes, while working with property owners to minimize impacts to and from productive agricultural operations.
3. **ADD Policy OS-5.5 (Preservation Programs)** - Protect agricultural land within Chico's Sphere of Influence, wherever suitable for small-scale food production, through measures such as zoning, dedication, conservation easements, and agricultural preserves.
4. **ADD Policy OS-5.6 (Development Impact Mitigation)** - Utilize agricultural impact fees, service districts, and dedication requirements to mitigate any further development of agricultural land by creating and maintaining agricultural preserves for small-scale urban area farming, community gardens, or other agricultural uses in perpetuity.

URBAN FOREST

1. **AMEND Action OS-6.1.1:**
 - a. ADD after item two: Planting new trees to enhance the street tree canopy where needed
 - b. ADD after item three: Working with commercial parking lot owners to improve the shade canopy wherever feasible
 - c. AMEND final item: Utilizing volunteer groups and property owners to plant new trees, and care for newly planted trees, maintain young trees, and provide information
2. **ADD Policy OS-6.2 (Reducing Energy Demands and Climate Impacts)** - Utilize and enhance the ability of the urban forest to prevent or reduce "heat sinks" (unshaded hot spots), reduce energy demand, and increase citywide carbon sequestration.
 - a. **ADD Action 6.2.1** - Assess opportunities to involve the community in improving the ability of the natural and built environment to reduce existing "heat sinks" and increase carbon sequestration.
 - b. **ADD Action 6.2.2 (Urban Forest Mitigation)** - Assess and mitigate the impacts of public and private projects on carbon emissions, sequestration, and "heat sinks" and utilize opportunities to improve existing conditions during development.

SAFETY ELEMENT PROPOSALS

Social equity and human health are seldom mentioned in General Plan policies. It would be useful to make this a Health and Safety Element to emphasize the many interrelated aspects of human health affected by General Plan policies. Lacking that, many of the following changes are designed to include more consideration of community health in this element.

1. **ADD Policy S-1.2 (Adaptation to Climate Change)** - Support community resilience, adaptation, and emergency responses to the potential impacts of climate change.
 - a. **ADD Action S-1.2.1 (Best Available Information)** - Maintain the City's web site to include climate impact projections for the Chico region, resilience strategies of local and other communities, and climate-related advisories from the Centers for Disease Control.
 - b. **ADD Action S-1.2.2 (Emergency Planning)** - Prepare the emergency response system for potential health and safety impacts in the event of prolonged or intense heat waves, drought, wildfire, hazardous air quality, rising infectious disease, or water, food or power shortages.
2. **AMEND Goal S-2 (flooding hazards)** to strike the limiting words "*caused by dam failures.*" Policies and actions extend considerably beyond dam failures.
3. **AMEND Action S-2.1.1 (Flood Hazard Analysis)** - As part of project review, analyze potential impacts from flooding and deny approval in hazardous locations or require compliance with appropriate building standards and codes for structures subject to 200-year flood hazards.
4. **ADD Policy S-4.5 (Foothill Fire Risks)** - Avoid or condition development of inhabited structures in locations subject to high fire hazards, in order to reduce risk to human lives, wildfires caused by human presence, over-commitment of fire protection and prevention resources, and higher public costs.
5. **ADD Policy S-8.2 (Minimize Hazardous Materials)** - Minimize use and disposal of hazardous and toxic materials.
 - a. **ADD Action S-8.2.1 (City Operations)** - Develop programs to assess and reduce the use and disposal of hazardous and toxic materials in City operations, replace with safer alternatives where feasible, and ultimately seek to eliminate their use.
 - b. **ADD Action S-8.2.2 (Public Education)** - Develop educational partnerships and programs to reduce the risks and use of hazardous and toxic materials, promote safe alternatives and storage, and reduce the incidence of unsafe or unlawful disposal.

NOISE ELEMENT PROPOSALS

AMEND Action N-2.2.2 (Silver Dollar Speedway) - Contact Seek the support of the State and the Silver Dollar Fair Board to express the City's interest in reducing reduce the noise levels associated with events at the Silver Dollar Speedway.

AMEND Action N-2.2.3 (Noise from State Highways) - Request that Caltrans provide freeway sound walls with aesthetic design features, noise-reducing pavement, and/or speed reductions along state highways adjacent to residential areas where existing noise levels exceed 67 dB.

Karen Masterson - Re: for Parks and Open Space Hearing, 9/28

From: Lynda Cameron
To: Emily Alma
Date: 09/23/2010 9:47 AM
Subject: Re: for Parks and Open Space Hearing, 9/28

Emily,
 Thank you for your comments, I will forward to the City Council, Planning Commission and appropriate staff.

Lynda Cameron, Admin. Analyst
 City Clerk's Office, City of Chico

 530-896-7253 - office
 530-896-7298 - fax
lcameron@ci.chico.ca.us

>>> Emily Alma <earthstar6208@att.net> 9/23/2010 9:34 AM >>>
 Dear City Council Members,

Coming up on 9/28 is the Parks and Open Space hearing for the General Plan. I would most appreciate it if you would take the time to consider these thoughts. You have heard myself and others speak many times regarding protecting the Comanche Creek greenway. More than anything else, this is a parks and open space issue. I am asking you once again to reflect on the city-owned property along Comanche Creek which has been designated as a passive park and creekside greenway. This unique area is such a precious resource. It provides valuable habitat for many species of wildlife, some of which are quite shy and reclusive - I hear about new species sightings often - such as green heron, black crowned night heron, belted kingfisher and beaver - all recent sightings. With appropriate city management and preservaton, this can also become a place of renewal and solace for our human species which has become so out of touch with natural cycles that we are rapidly destroying our planet home. Making such places as this area of Comanche Creek available for human interaction with nature is crucial if we are ever to reverse this culture which is so destructive to our source of life.

During the Circulation hearing four of you voted to include West Park Avenue in the General Plan, and three of you voted to oppose it. I am asking you now, at this upcoming hearing to bring this to the floor once again, and this time vote to protect the Comanche Creek greenway from a road and bridge intersecting the riparian corridor. There is no possible compromise that will not *compromise* the integrity of the greenway. Please reconsider the option of widening the Midway and prioritize this as the first response to increased traffic demand. Widening the Midway makes so much more sense from an economic as well as environmental point of view, as it will serve the entire area south of East Park Avenue - going toward Durham and toward a possible Southgate interchange, as opposed to West Park Avenue which would only serve the businesses in the Hegan Lane Business Park.

I deeply hope that at least one of you will reverse your vote, but if four of you continue to feel that you **MUST** allow for the West Park Avenue option, please stipulate in the general plan that West Park Avenue be constructed *only* after widening the Midway and all other reasonable alternatives have proven not to be effective in handling increased traffic flows. It makes no sense to consciously choose to destroy a pristine riparian area when there is another viable option that would serve a greater number of the population. Please remember that in the long run, preserving our environmental resources is the most business friendly vote you can make. In this dawning of the 21st centruy, the two must go hand in hand, or we will perish. It takes lots of little steps, and the Comanche Creek Greenway is a great "little step". Please give generations of children the gift of preserving the Comanche Creek greenway.

Thanks for listeing,
 Emily Alma

Chico 2030 General Plan
Edits to Draft Open Space and Environment, Cultural Resources and Historic Preservation, Safety and Noise Elements

The City has received comments on the draft 2030 General Plan. In response to those comments, below is a list of edits to the Open Space and Environment, Cultural Resources and Historic Preservation, Safety and Noise Elements supported by the project team for incorporation in the final draft 2030 General Plan. This list does not include minor edits which will be tracked in the final draft.

Open Space and Environment Element

Additional Information or Clarification

1. Add “Williamson Act Properties” to the General Plan Glossary.

New Goals, Policies and Actions

2. Action OS-3.3.5 (**Water Efficient Landscape Irrigation**) – Enforce the requirements of state water conservation legislation when reviewing landscaping plans for new projects.

Amendments to Draft Goals, Policies and Actions

3. Policy OS-1.1 – Change its title to “Native” Habitats and Species to be consistent with **Goal 1**.
4. Action OS-1.2.1 – Reword to clarify that the applicant must obtain local, state and fed permits.
5. Add the words “clean and well-maintained” to describe open spaces in one or more policies and/or actions.
6. Policy OS-2.4 – Change the word “Maintain” to “Preserve” to better convey the intent.
7. Policy OS-5.3 – Change into a more encompassing statement of, “Support local and regional agriculture.”

Chico 2030 General Plan
Edits to Draft Open Space and Environment, Cultural Resources and Historic Preservation, Safety and Noise Elements

Cultural Resources and Historic Preservation Element

Additional Information or Clarification

None

New Goals, Policies and Actions

None

Amendments to Draft Goals, Policies and Actions

1. Action CRHP 1.1.9 – Add the CHRIS Consultants List as another source of qualified architectural historians.
2. Action CRHP 1.1.6 – Replace “historic” with “paleontological” because historic resources will be protected by provisions in the City’s recently adopted Historic Preservation Ordinance.

Chico 2030 General Plan
Edits to Draft Open Space and Environment, Cultural Resources and Historic Preservation, Safety and Noise Elements

Safety Element

Additional Information or Clarification

None

New Goals, Policies and Actions

1. Action S-4.3.5 – Remove because the current State building code is already very conservative with its requirements for sprinklers.

2. Action S-5.5.2 – Remove because it is redundant with S-5.5.1 and CD-3.4.1.

Amendments to Draft Goals, Policies and Actions

3. Action S-7.1.3 - Add pedestrian/bicycle crossings as types of rail crossings to be studied and pursued.

Chico 2030 General Plan
Edits to Draft Open Space and Environment, Cultural Resources and Historic Preservation, Safety and Noise Elements

Noise Element

Additional Information or Clarification

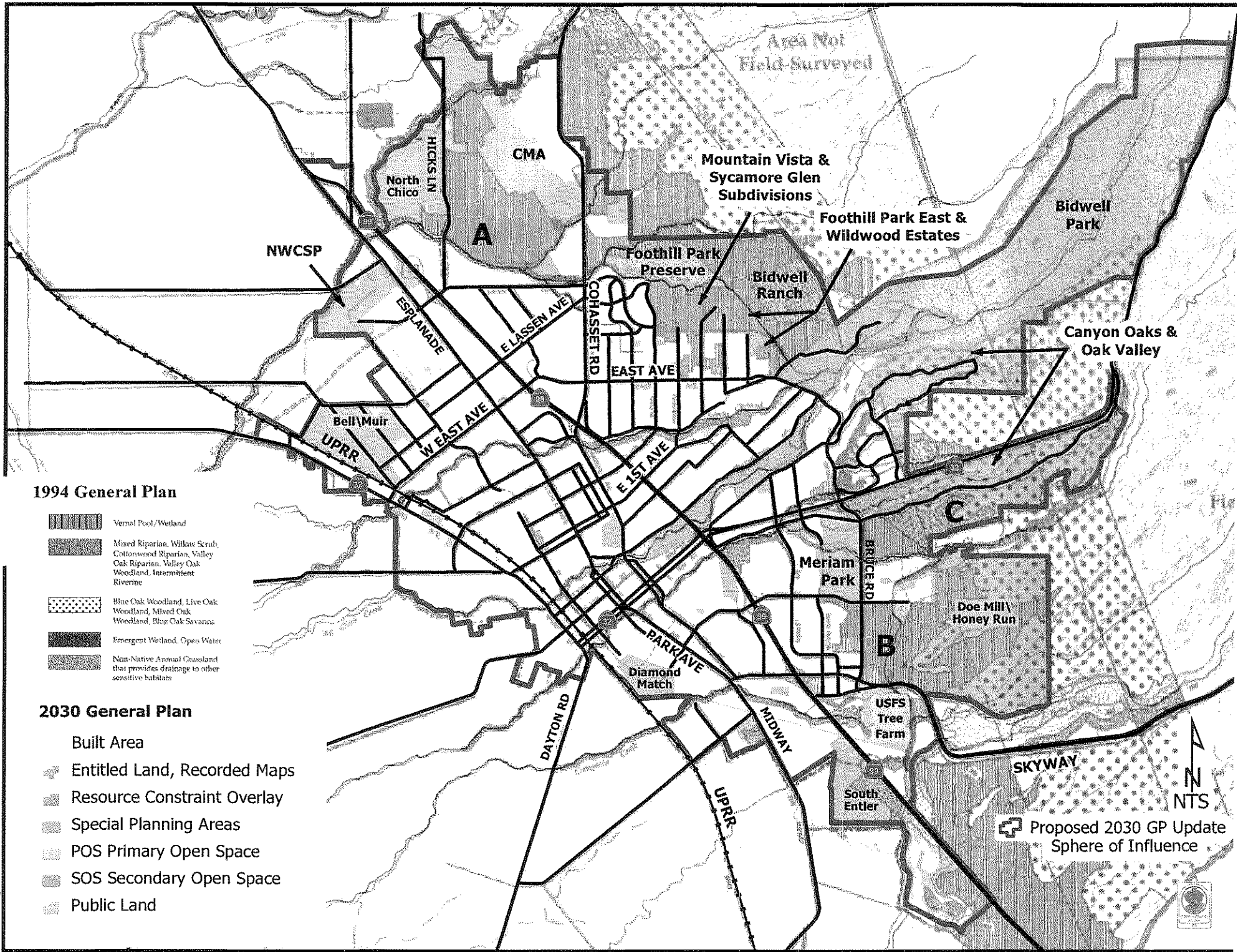
1. Change the image on page 13-1 to not show sound walls and berms because these are not preferred methods of noise attenuation.
2. Add Nettleton Stadium and CSUC (events/parties) as a noise source in the introductory section on stationary noise sources and highlighted on Figure N-1.

New Goals, Policies and Actions

None

Amendments to Draft Goals, Policies and Actions

None



1994 General Plan

- Vernal Pool/Wetland
- Mixed Riparian, Willow Scrub, Cottonwood Riparian, Valley Oak Riparian, Valley Oak Woodland, Intermittent Riverine
- Blue Oak Woodland, Live Oak Woodland, Mixed Oak Woodland, Blue Oak Savanna
- Emergent Wetland, Open Water
- Non-Native Annual Grassland that provides drainage to other sensitive habitats

2030 General Plan

- Built Area
- Entitled Land, Recorded Maps
- Resource Constraint Overlay
- Special Planning Areas
- POS Primary Open Space
- SOS Secondary Open Space
- Public Land

Proposed 2030 GP Update Sphere of Influence

