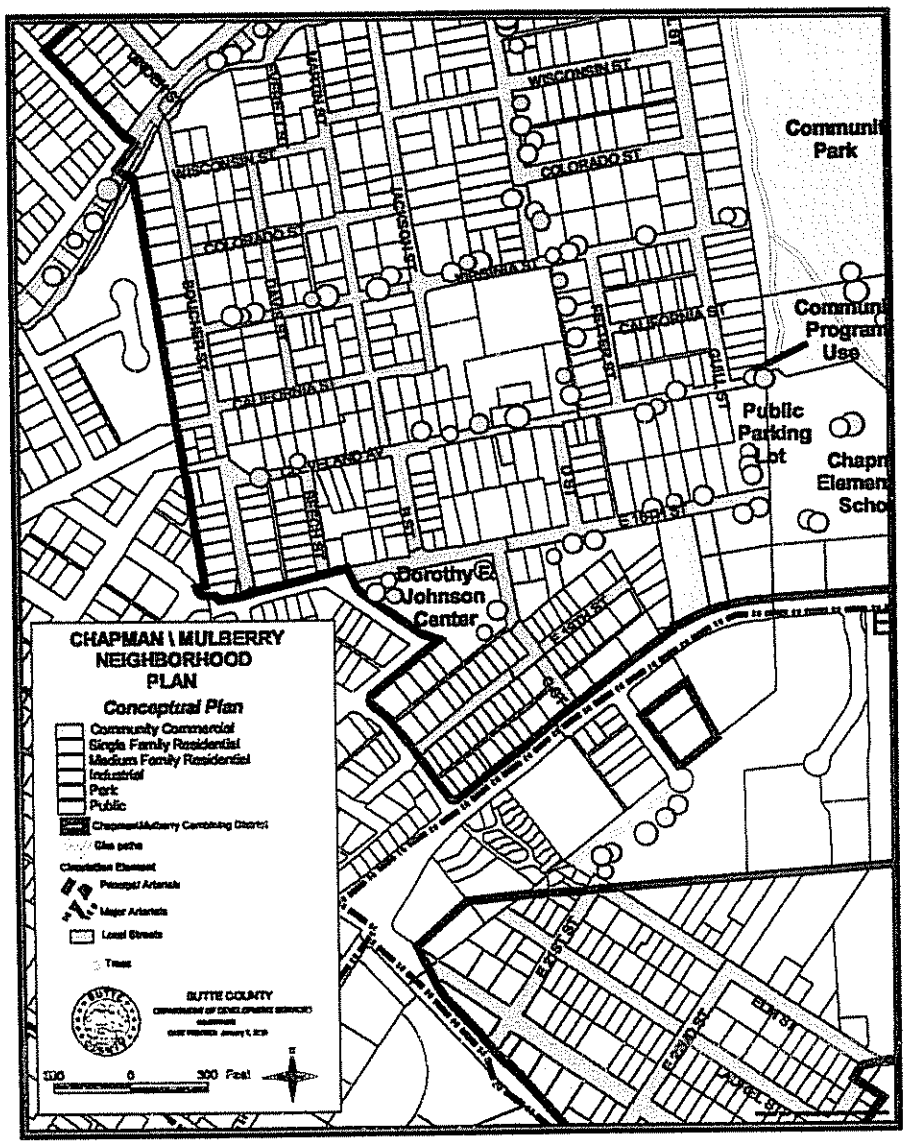
CHAPMAN/MULBERRY NEIGHBORHOOD PLAN



APPROVED BY THE BUTTE COUNTY BOARD OF SUPERVISORS
JANUARY 25, 2000

Butte County
Chapman/Mulberry Neighborhood Plan

Butte County, California

Adopted by
Butte County Board of Supervisors
January 25, 2000

Prepared
by the
Butte County
Department of Development Services
in consultation with Randy Chafin,
Contract Planner

ACKNOWLEDGMENTS

The preparation of the Chapman/Mulberry Neighborhood Plan took place over many years. Supervisor Jane Dolan was vigilant in involving area residents with the preparation of the Plan and throughout the planning process. The Chapman/Mulberry Neighborhood Plan is a result of the 1994 Chapmantown-Mulberry Improvement Report which set improvement goals and recommended specific improvements and design guidelines. The Chapman/Mulberry Neighborhood Plan incorporates many of the recommendations of the Chapmantown-Mulberry Improvement Report.

Board of Supervisors

Jane Dolan, Chair
Fred Davis, Vice Chair
Bob Beeler
Mary Anne Houx
Curt Josiassen

Planning Commission

Richard Leland, Jr., Chair
Lee Cage
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Michael Mooney
Chuck Nelson

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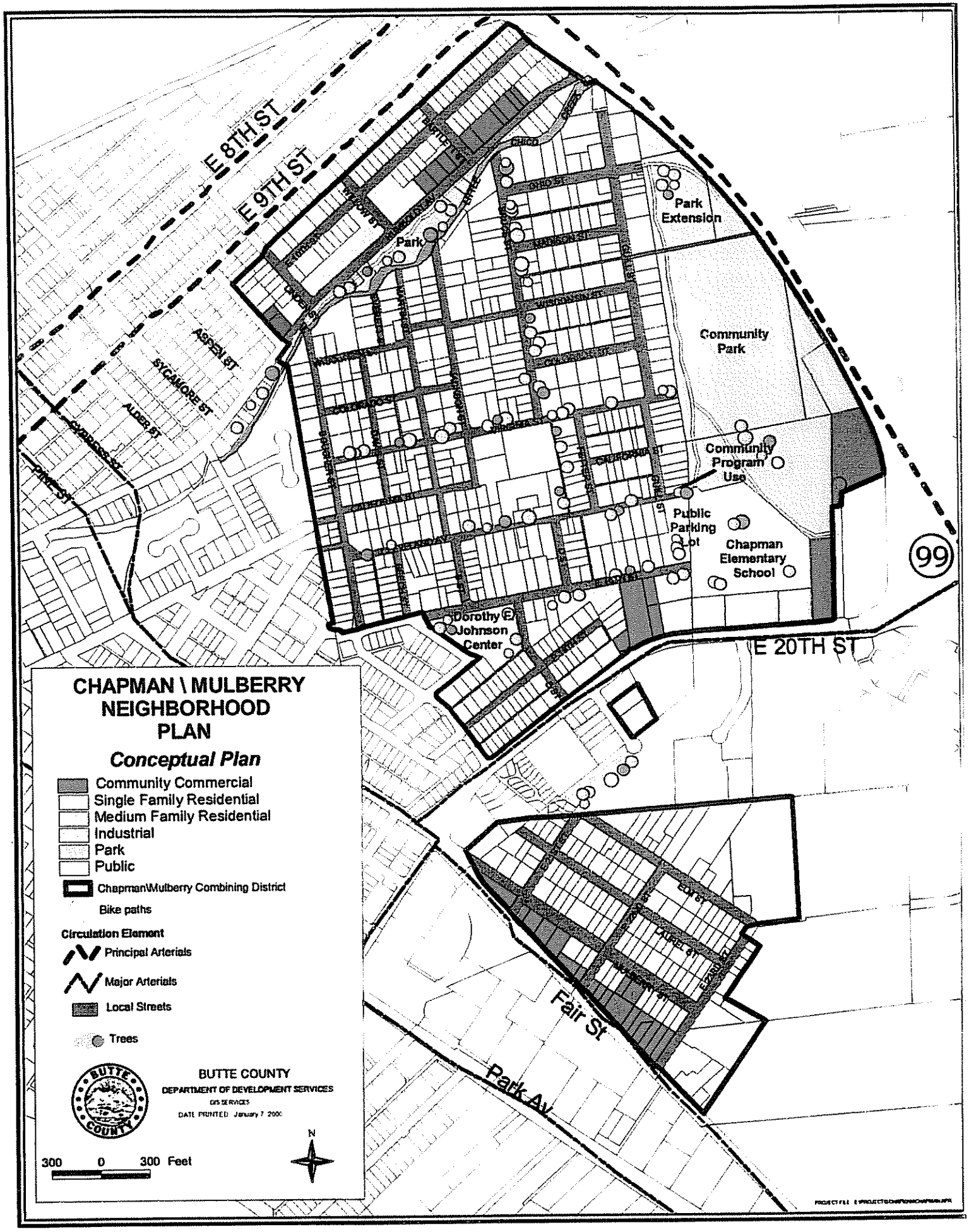
CHAPMAN \ MULBERRY
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Conceptual Plan
Community Commercial
Single Family Residential
Medium Family Residential
Industrial
Park
Public
Chapman\Mulberry Combining District
Bike paths
Circulation Element
Principal Arterials
Major Arterials
Local Streets
Trees
BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
GIS SERVICES
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Park Extension
Community Park
Community Program Use
Public Parking Lot
Chapman Elementary School
Dorothy E. Johnson Center
ASPEN ST
SYCAMORE ST
ALDER ST
CYPRESS ST
PINE ST
CHICO
OHIO ST
MADISON ST
WISCONSIN ST
COLORADO ST
CALIFORNIA ST
VIRGINIA ST
CLEVELAND AV
LAUREL ST
MULBERRY ST
EDI ST

GENERAL PLAN REVISIONS
Chapman/Mulberry Neighborhood

The following is a new text section in the Land Use Element of the Butte County General Plan under the section entitled "Policies Applicable to Specific Areas."

Purpose and Intent

The purpose and intent of the policies and implementation measures included in this section are to preserve and enhance the single family residential character of the neighborhood core and promote the revitalization of the Chapman/Mulberry Neighborhood. This section includes a summary description of the existing characteristics to be preserved while including policies and implementation measures that are intended to help revitalize and stabilize these two neighborhoods.

Community Character

The 338-acre Chapman/Mulberry area is predominantly an unincorporated county island surrounded by the City of Chico. Both are older, well-established neighborhoods in a mature urban forest environment. According to 1998 County records, the area is comprised of approximately 800 dwellings and a population of roughly 2,100 people. Portions of the area have been annexed to the city in recent years as a prerequisite to obtaining sanitary sewer service from the City.

Like most of the Chico Urban Area, the Chapman/Mulberry area is subject to the Nitrate Compliance Plan, which prohibits creation of new residential parcels smaller than one acre in size.

The majority of the homes are detached single family dwellings, and there are relatively few multi-family dwellings. Groupings of dwellings are relatively common in the area. In the Mulberry area, roughly 17 percent of the dwellings occur as groups of two or more structures. In the Chapman area, approximately 10 percent of the dwellings occur in such groupings. Mobile homes comprise roughly three percent of the housing stock in the Chapman/Mulberry area.

The area has a significant number of structures in need of repair and rehabilitation. According to the County records only 13.6 percent of the dwellings were rated as meeting current minimum building code requirements in the Chapman area. By contrast, over 28 percent of the dwellings in the Mulberry area were classified as meeting the building code. Housing condition is also related to the age of construction. Over 73 percent of the dwellings were built prior to 1950 in the Chapman/Mulberry area. The County has and will continue to invest CDBG funds to rehabilitate substandard homes.

As of 1998, nearly all of the parcels in the Chapman/Mulberry area have been built upon. Roughly 6.8 percent of the parcels are undeveloped. While many of the existing parcels could be further divided under County zoning, few are sufficiently large to meet the minimum one-acre lot size requirement of the Nitrate Compliance Plan.

According to 1998 County records, a large percentage (41 percent in Chapman and 45 percent in Mulberry) of the dwellings are renter-occupied. This statistic also reflects a larger majority of home ownership in both neighborhoods, thereby providing considerable social stability.

Infrastructure is lacking in much of the Chapman/Mulberry area. For example, street pavement width varies, and sidewalks, curbs, and gutters are rare. However, the absence of sidewalks and the rural streetscape is viewed by the community as a valuable amenity that should be retained. The major infrastructure deficiency is primarily due to the lack of a sanitary sewer and storm drainage system. This area is within the Nitrate Compliance Plan. The County is actively taking the lead in bringing sewer service to the area. Due to an inadequate storm drainage system and other factors, portions of the area are subject to seasonal ponding of runoff during peak storms.

With regard to non-residential uses, there are limited commercial and industrial uses concentrated on the southern and northern edges of the area. Scattered commercial and light industrial uses occur within the residential area, resulting in land use incompatibilities. Many of these commercial and industrial uses preceded the zoning in the area and are inconsistent and incompatible with the residential neighborhood character because these uses generate vehicle traffic in an area that contains narrow streets, create noise that disturbs residents of the area, generate hazardous materials that may be harmful to the residents of the area, and cause aesthetic impacts.

In spite of problems with the area's housing stock and infrastructure, residents enjoy a variety of natural amenities, including the mature urban forest, neighborhood and regional parks, and the riparian environment afforded by Little Chico Creek. The area is also served by several community service centers, several churches, and the Chapman Elementary School. Also, the Neighborhood is in close proximity to a wide range of commercial uses located on the perimeter of the area.

Land Use Policies

1. The County General Plan Land Use Diagram shall be amended to incorporate the land use designations shown in Figure LU-5. The map shall include the following land use designations, as specified:

    - Industrial and Commercial (neighborhood-serving retail) - Along 20th Street in recognition of existing long-term uses and where compatible with the residential character.

- Commercial - Along Humboldt Avenue in recognition of existing, long-term uses and where compatible with the residential character, and between 16th and 20th Streets, west of Chapman Elementary School.

- Low Density Residential (LDR) - Mulberry area.

- Low Density Residential (LDR), with limited commercial, industrial, and public uses, where specified - Chapman area.

- Medium Density Residential - In combination with the neighborhood commercial center between 16th and 20th Streets.

2. The County Zoning Ordinance shall be revised to include a new overlay district entitled "C/M" (Chapman/Mulberry) specifically applicable to the Chapman/Mulberry Neighborhood. The new overlay district shall address the following issues:

   - Amortization of Nonconforming uses. This section shall include provisions for an active program to amortize existing commercial and industrial nonconforming uses. The primary focus of the amortization program shall be incompatible industrial & commercial uses within the residential portions of the Neighborhood area.

   - Permitted Uses. All uses allowed in the base zoning district shall be permitted within the C/M Combining district.

   - Yard Area Requirements. Variable yard setbacks shall be adopted to accommodate existing dwellings constructed in required yard areas before current requirements were adopted and to foster a pedestrian orientation.

3. The County Zoning Map shall be amended to apply appropriate zoning districts to the Chapman/Mulberry Neighborhood Plan area consistent with Figure LU-5 and include the C/M Combining district.

4. The County shall continue to promote and facilitate the rehabilitation of the existing housing stock using a variety of applicable, viable programs.

5. Pre-1976 mobile homes shall be phased out and may not be replaced unless the new unit meets HUD housing standards.

6. The City and County shall facilitate the relocation of the Chico Scrap Metal Yard to an industrial zoned location that does not have conflicts with residentially zoned and used lands.

7. The County and the City of Chico shall both adopt and implement this plan along with the appropriate ordinances for all portions of the Chapman/Mulberry Neighborhood.

Neighborhood Design and Buffer Policies

1. All new projects and building permits within the Neighborhood shall adhere to the applicable Chapman/Mulberry Neighborhood Design Standards contained in the C/M (Chapman/Mulberry Combining) Zoning.

2. A landscaped solid wall shall be established between the industrial land uses along 20th Street and the Chapman Elementary School.

3. The urban forest of the neighborhood shall be preserved and expanded.

4. The City of Chico and the County shall work to achieve community open space along the north bank of Little Chico Creek between the Bruce Street and the Boucher Street bridges.

5. The main entrances to the business located in the Community Commercial Center on East 16th Street shall be oriented to face East 16th Street.

Circulation Policies

1. The special street sections contained in the *Chapmantown-Mulberry Improvement Report* shall be incorporated into the *County Improvement Standards* and shall be specifically applied to the Neighborhood.

2. High speed vehicle traffic occurs on some streets creating a serious safety hazard. Develop and implement appropriate methods of reducing vehicle speed on the following streets: Virginia Street, Bruce Street, Cleveland Street, Boucher Street, and Guill Street. Particular consideration should be given to ensuring that the design of any speed-reducing devices used on E. 16th Street are not in conflict with school bus operations.

3. The Chapman/Mulberry Neighborhood Plan incorporates by reference the redesign of the connecting street between E. 16th Street and Cleveland Avenue in front of Chapman School, identified as "Scheme 1 - McKinney Acquisition Redevelopment Plan" in the *Chapman-Mulberry Improvement Report*, dated April 1994.

4. A consistent streetscape design shall be created for the entire Chapman/Mulberry Neighborhood that specifies street trees and street lighting fixtures. In keeping with the residents' stated desire to adhere to less urban standards, lighting shall be the minimum necessary for safety. As such, new fixtures shall be placed at street intersections and at acceptable locations in the center of long blocks.

5. A pedestrian/bicycle circulation plan shall be implemented that provides for the construction of sidewalks and off-road bicycle/pedestrian pathways within the Neighborhood, where possible. Particular attention shall be given to ensuring access to the regional park. The pedestrian/bicycle circulation plan shall be developed within the community park and shall provide for both internal and external linkages.

6. County Transit and Chico Area Transit shall cooperate to ensure that public transit routes and stops are available to and within the Chapman/Mulberry Neighborhood. Where possible, stops shall be designed with turn-outs that minimize disruption of traffic flow.

7. Vehicle access to the Community Commercial Center located between East 16th Street and East 20th Street shall be from East 16th Street only.

Public Facility and Services Policies

1. Public investment in infrastructure upgrades shall occur to the maximum extent possible as a means of stimulating private investment in the Chapman/Mulberry Neighborhood.

2. Septic leachfield systems shall be phased out in compliance with the Nitrate Compliance Plan.

3. The County shall continue to support public service organizations operating within and serving the Neighborhood.

4. The Sheriff's Department shall continue to maintain its presence within the Neighborhood with appropriate staffing levels.

5. The Sheriff's Department shall encourage creation and operation of an active Neighborhood Watch program.

IMPLEMENTATION PROGRAM

Zoning and Land Use Consistency

Consistency with County General Plan. The County shall initiate re-zoning of the Chapman/Mulberry Neighborhood in accordance with the C/M (Chapman/Mulberry) Combining District described in this section.

Time Frame: FY 2000-2001

Amortization of Nonconforming Uses. Legal commercial and industrial nonconforming land uses in the residential neighborhood core areas shall be amortized and phased out within ten years of the adoption of this Plan. The owners of the legal nonconforming uses shall be notified of their status and amortization period. The City and County shall work together to facilitate the relocation in the least disruptive manor.

Time Frame: FY 2000-2010

Neighborhood Rehabilitation

Neighborhood Clean-Up. The County shall assist community based organizations in their efforts to organize a neighborhood clean-up program.

Time Frame: On-Going

Relocate Chico Scrap Metal Yard. The City and County shall cooperatively take the necessary steps to relocate the Chico Scrap Metal Yard to a more appropriate location.

Time Frame: Five years

Community Design

Neighborhood Design Guidelines. The County Development Services Department, Planning Division and the Building Division shall institute procedures that will ensure that all development proposals and building permits approved in the Chapman/Mulberry Neighborhood are consistent with the Chapman/Mulberry Design Standards contained in the C/M (Chapman/Mulberry Combining) Zoning.

Time Frame: On-Going

Chapman/Mulberry Neighborhood Streets. The County Development Services Department, Planning Division and the Public Works Department shall ensure that all new discretionary development proposals include street designs that are consistent with the Chapman/Mulberry Neighborhood Road Improvements contained in Appendix II of the Butte County Improvement Standards.

Time Frame: On-Going

Chapman Elementary School Buffer. A landscaped solid masonry wall shall be installed on the industrial land along the common boundary of the Chapman Elementary School and the industrial uses to the south along 20th Street.

Time Frame: Two years

Preserve and Enhance the Urban Forest. The design guidelines shall require the planting of new trees in front yard areas for all new building permits. Grants shall also be pursued to plant new trees to replace those previously removed.

Time Frame: On-Going

Pedestrian and Bicycle Facilities. The County Development Services Department, Planning Division and the Public Works Department shall ensure that all discretionary development proposals include bicycle and pedestrian facilities in the locations shown in Figure LU-5 Chapman/Mulberry Neighborhood Plan Pedestrian and Bicycle Circulation.

Time Frame: On-Going

Capital Improvement Program

Chapman/Mulberry Neighborhood Streets/Storm Drainage. The County shall include the Chapman/Mulberry Neighborhood Road Improvements contained in Appendix II of the Butte County Improvement Standards in its Capital Improvement Program. Priority attention shall be given to street reconstruction projects that will provide maximum storm drainage improvements in areas most affected by seasonal flooding.

Time Frame: FY 2000-2001

Pedestrian and Bicycle Facilities. The County shall include construction of bicycle and pedestrian facilities shown in Figure LU-5 Chapman/Mulberry Neighborhood Plan Pedestrian and Bicycle Circulation in its Capital Improvement Program.

Time Frame: FY 2000-2001

Sewer Facilities. Individual septic systems shall be phased out and a sanitary sewer system shall be installed to the Chapman/Mulberry Neighborhood in accordance with the Nitrate Compliance Plan.

Time Frame: As specified in the Nitrate Compliance Plan, yet to be adopted.

Vehicle Speed Controls. The County shall evaluate and include in the design appropriate vehicle speed control measures on the following streets: Virginia Street, Bruce Street, Cleveland Street, Boucher Street, and Guill Street.

Time Frame: FY 2000-2001

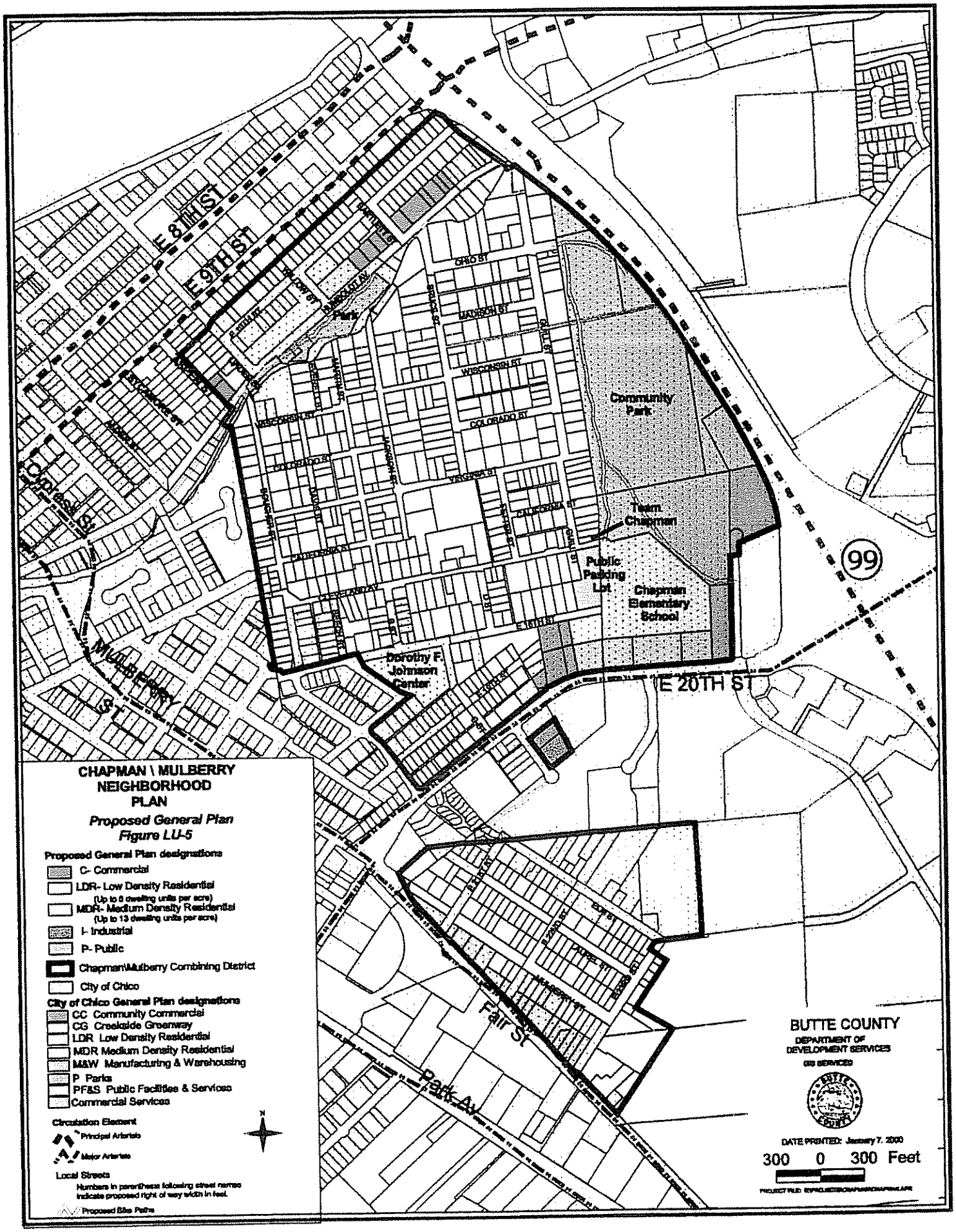
Coordination with City of Chico. Portions of the Chapman/Mulberry Neighborhood are within the Chico city limits. Achieving consistency between City and County general plan, zoning, design guidelines, and improvement standards is critical to the success of the revitalization programs envisioned in this section.

The County shall initiate communication with the City of Chico relative to achieving consistency between the city and county in all of the above areas. Both agencies shall adopt the Plan along with appropriate implementing ordinances.

Time Frame: FY 2000-2001

Community Open Space. The City and County shall seek funding to acquire and provide community open space along the north bank of Little Chico Creek between Bruce Street and Boucher Street bridges.

Time Frame: Five years


CHAPMAN \ MULBERRY NEIGHBORHOOD PLAN
Proposed General Plan
Figure LU-5
Proposed General Plan designations
C- Commercial
LDR- Low Density Residential
(Up to 6 dwelling units per acre)
MDR- Medium Density Residential
(Up to 13 dwelling units per acre)
I- Industrial
P- Public
Chapman\Mulberry Combining District
City of Chico
City of Chico General Plan designations
CC Community Commercial
CG Creekside Greenway
LDR Low Density Residential
MDR Medium Density Residential
M&W Manufacturing & Warehousing
P Parks
PF&S Public Facilities & Services
Commercial Services
Circulation Element
Principal Arterials
Major Arterials
Local Streets
Numbers in parenthesis following street names indicate proposed right of way width in feet.
Proposed Bike Paths
E 8TH ST
E 9TH ST
E 20TH ST
MULBERRY ST
Fair St
Park Av
Community Park
Team Chapman
Public Parking Lot
Chapman Elementary School
Dorothy F. Johnson Center
Park
99
BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
DATE PRINTED: January 7, 2000
300 0 300 Feet

ORDINANCE NO. 3579

AN ORDINANCE ZONING PORTIONS OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, PURSUANT TO SECTION 24-25.40.

The Board of Supervisors of the County of Butte, State of California, under and pursuant to Section 24-25.40 of the Butte County Code of said County, ORDAINS, as follows:

SECTION 1. The attached Exhibit A shall be and is hereby adopted as the zoning districts for the Chapman/Mulberry Neighborhood Plan area, and such area shall be subject to the restrictions and regulations of the Chapman/Mulberry Neighborhood Plan text and Chapter 24 of the Butte County Code.

SECTION 2. Section 24-236 of the Butte County Code is hereby added to read as follows:

§24-236 **C/M (Chapman/Mulberry Combining) Zone**

A. Purpose and Intent: This district is intended as a combining zoning district which will be applied to residential zoning districts within the Chapman/Mulberry area, as identified on the Zoning Map. The C/M Combining Zone shall be used to achieve the following purposes:

1. Recognize and provide the preservation of the unique characteristics of the Chapman/Mulberry Neighborhood, as identified in the General Plan.

2. Establish special standards for allowable uses, yard area requirements, and design features that will apply specifically to the area defined by the C/M Combining Zone.

3. Where provisions of the C/M Combining Zoning District conflict with provisions of the base district, the combining district provisions shall take precedence.

B. Combining Zone Requirements: The following requirements shall apply to lands to which the C/M Combining District is applied:

1. Uses Permitted: All uses listed as permitted and accessory provided in the base zoning district, excepting the following uses:

a. Liquor stores, gas stations, automobile sales, and off-site advertising signs shall not be allowed in the C-1 zoning district.

b. Liquor stores, gas stations, automobile sales, bars and cocktail lounges, vehicle repair garages, and off-site advertising signs shall not be allowed in the C-2 zoning district.

2. Amortization of Nonconforming Uses:

a. Land Uses:

(1) Commercial and industrial uses inconsistent with the provisions of the base zoning district shall be amortized and terminated under the provisions of Section 24-35 et seq. or within

ten years from the adoption of this Section, whichever occurs first, subject to the provisions of subsections (2) and (3) below.

(2) A nonconforming use shall not be expanded, enlarged, extended, reconstructed, substituted, or structurally altered, except to conform to current zoning standards and requirements.

(a) If a nonconforming structure, or a conforming structure used for a nonconforming use, is damaged, destroyed, or demolished, the right to continue occupancy thereof or to continue the nonconforming use therein shall cease and the structure may be repaired or rebuilt and reoccupied only if the cost of repairing or replacing the damaged portion of the structure does not exceed 50 percent of the total replacement value of the structure and the repair or replacement is started within one year

of the date of the damage or destruction and is diligently pursued to completion.

(3) Requests to extend the ten year time period may be submitted to the Planning Commission and may be granted only for good cause based upon a consideration of the following factors:

1. The total cost of the property and improvements.
2. The depreciated value of the property.
3. The remaining useful life of the improvements.
4. The original length and remaining term of the lease, if any, under which the premises is occupied.
5. The percentage of the business conducted on the premises compared to the percentage conducted elsewhere.
6. The cost of moving and re-establishing the business elsewhere,

and a public agency's ability to provide relocation assistance.

7. Efforts made to relocate and/or re-establish the use in a properly zoned district.

8. The nature of the nonconforming use, as compared to the character of the neighborhood.

9. The harm to the public if the use remains beyond the amortization period.

10. The feasibility of converting the use of the premises to an allowed use.

11. Other related factors.

Such extensions may not exceed a total period of an additional two years. Extension requests must be submitted not later than seven years from the adoption of this Section, on a form approved by the Director of Development Services, and must include information pertaining to any and all of the above factors which the applicant believes are applicable to his or her

request. The procedure for review and consideration of an extension request shall be as specified in Sections 24-45.20, 24-45.25 and 24-45.30.

b. Agricultural Animals: The keeping of poultry or rabbits may continue as a nonconforming use in conjunction with a single family dwelling subject to the following limitation: 15 per 5,000 square feet of fenced yard area not covered by structures.

c. Existing mobile homes manufactured before June 15, 1976, may only be replaced with a mobile home manufactured after June 15, 1976, or a conventional wood frame construction.

3. Site Requirements: The following site requirements shall apply to land with residential zoning:

a. Front Yard Area: Front yard areas shall be consistent with the average of the existing front yard of adjoining parcels, but in no case less than 15 feet nor greater than 30 feet.

b. Rear and Side Yard Setbacks: Same as the base zoning district, except as otherwise provided.

C. Design Standards applicable to the C/M Combining District: All new development, including land divisions and construction of new dwellings, shall adhere to the following C/M Neighborhood Design Standards:

1. Single Family Dwellings

a. Front entries shall be established for all residences and shall be oriented toward the street.

b. All new garages shall be set back at least 10 feet from the front edge of the dwelling. Garages located in rear yards are encouraged. Detached, single-story garages shall be set back at least five (5) feet from the rear yard property line.

c. New dwellings shall be designed with functional front porches.

d. Front yard fences shall be limited to three feet in height and shall be of an open (not solid) design. Front yard landscaping shall not obscure views of the street and adjoining neighbors. Particular attention shall be given to the design of properties near public use areas, such as parks, community centers, and the

school, to provide for direct visual contact with these areas.

e. One new tree, 15 gallons or greater in size, shall be planted in front yard areas as a requirement of new single family residential building permits. The species of tree planted shall be selected from the following list:

Scientific Name	Common Name
Vitex agnus-castus	Chaste Tree
Pistachia chinensis	Pistache
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Ginkgo biloba 'Princeton Sentry'	(Columnar) Ginko
Platanus acerifolia 'Yardwood'	Sycamore
Acer buergerianum	Trident Maple
Koelreuteria paniculata	Golden Rain Tree
Nyssa sylvatica 'Black Tupelo'	Sour Gum
Ginkgo biloba 'Autumn Gold'	Ginko
Tilia tomentosa 'Serling Silver'	Silver Linden
Zelkova serrata 'Green Vase'	(Won Styer Award)
Celtis sinensis	Chinese Hackberry
Quercus ilex	Holly Oak

2. Parking Lots

a. Parking lots for parcels containing more than two dwelling units shall be screened from view from the street by vegetation or fencing that is no more than four feet in height off street. Parking lots shall be located in the rear or side lot area and are not allowed within the front set back area.

3. Commercial & Industrial Land Uses

a. Outdoor lighting fixtures for commercial and industrial uses shall be oriented or otherwise shielded so that the source of light and light reflectors are not visible from nearby residential properties.

b. Noise and visual impacts of commercial and industrial uses that abut residential uses shall be buffered through the use of 8-foot high masonry (or equivalent) walls and landscaping. Landscaping shall be installed on the residential side of the wall and be used to buffer the appearance of walls. All such buffering shall occur on and be maintained by the commercial

and industrial property. Earthen landscape berms with a wall may also be utilized to meet this standard.

4. Multiple Family Dwelling Units

a. All multifamily units must face with front doors onto the street.

b. Parking lots shall be established to the rear or on the interior of building clusters.

c. Fencing in the front yard area shall be limited to three feet in height. All front yard areas shall be landscaped.

d. Refuse containers and mechanical equipment must be screened and located within the interior or rear areas of building complexes.

e. Pedestrian walkways shall be provided from street sidewalks to front door.

f. Use Permits shall not be required for remodeling of nonconforming multi-family dwelling units which do not result in an increase in the number of units or bedrooms, or results in additional floor levels.

Reconstructed multi-family dwellings shall be subject to the provisions of paragraphs a. through e. above.

D. Planned Unit Development (PUD). The following requirement shall apply to lands to which PUD zoning is applied:

1. No development shall occur unless a land use and development plan is approved by the Board of Supervisors per the requirements of Butte County Code Section 24-210.

SECTION 3. Section 24-305.305 of the Butte County Code is hereby added to read as follows:

§ **24-305.305 Combining District**: Combining districts are used as an overlay to a base zoning district to address special needs and circumstances within geographically-specified areas to which the combining designation is applied. The combining district may modify any provision of the base zone, including permitted uses, site development requirements, and other provisions. It may also establish variable minimum lot area or density standards.

SECTION 4. This Ordinance shall be and it is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, this

Ordinance shall be published once with the names of the members of the Board of Supervisors voting for and against it in the Chico Enterprise Record, a newspaper published in the County of Butte, State of California.

PASSED AND ADOPTED by the Board of Supervisors of the County of Butte, State of California, on the 25th day of January 2000 by the following vote

AYES: Supervisors Beeler, Houx, Josiassen and Chair Dolan

NOES: None

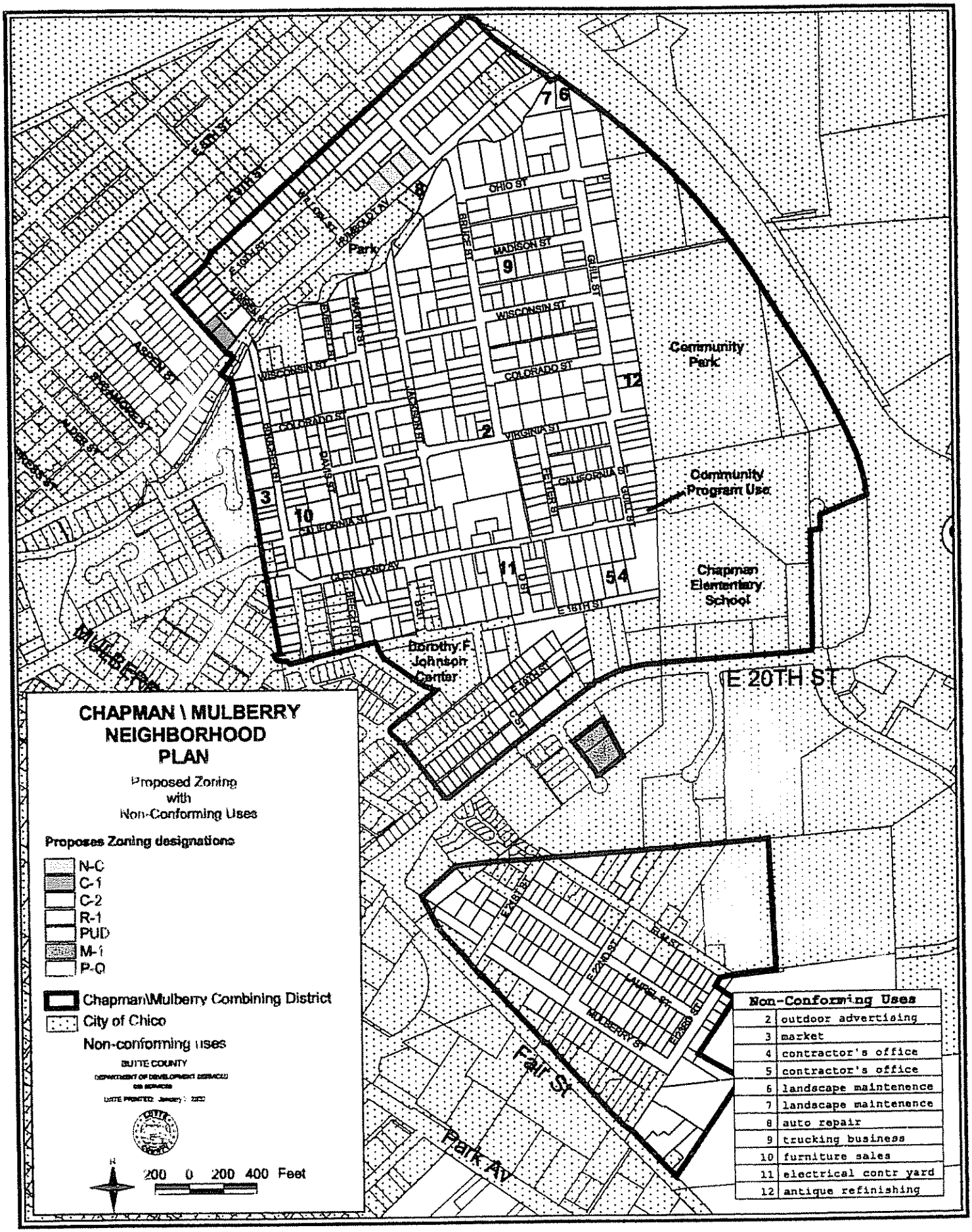
ABSENT: Supervisor Davis

NOT VOTING: None

JANE DOLAN, CHAIR
Butte County Board of Supervisors

ATTEST: JOHN S. BLACKLOCK, Chief Administrative Officer and Clerk of the Board

By _____
Deputy


CHAPMAN \ MULBERRY
NEIGHBORHOOD
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Proposed Zoning
with
Non-Conforming Uses
Proposes Zoning designations
N-C
C-1
C-2
R-1
PUD
M-1
P-O
Chapman\Mulberry Combining District
City of Chico
Non-conforming uses
BUTTE COUNTY
200 0 200 400 Feet
Non-Conforming Uses
2 outdoor advertising
3 market
4 contractor's office
5 contractor's office
6 landscape maintenence
7 landscape maintenence
8 auto repair
9 trucking business
10 furniture sales
11 electrical contr yard
12 antique refinishing
Community Park
Community Program Use
Chapman Elementary School
Dorothy F. Johnson Center
E 20TH ST
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Park Av
MULBERRY
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MADISON ST
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COLORADO ST
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CALIFORNIA ST
CLEVELAND AV
E 18TH ST
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DAVIS ST
BURGESS ST
MARTIN ST
EVERETT ST
LINDEN ST
WILLOW ST
HUMBOLDT AV
E 4TH ST
E 9TH ST
E 10TH ST
E 21ST ST
E 22ND ST
7
6
8
9
12
2
3
10
11
54

Resolution No. 00-12

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF BUTTE APPROVING THE ADOPTION OF A TEXT AMENDMENT TO THE GENERAL PLAN LAND USE ELEMENT AND A MODIFICATION TO THE GENERAL PLAN LAND USE MAP FOR THE CHAPMAN/MULBERRY NEIGHBORHOOD PLAN

WHEREAS, a public entity, the Department of Development Services has petitioned the Butte County Planning Commission and Board of Supervisors, through an appropriate application, to amend the Chico Area Land Use Map from Low Density Residential to Commercial, from Industrial to Commercial, from Commercial to Low Density Residential, from Medium Density Residential to Low Density Residential, from Low Density Residential to Public, and from Low Density Residential to Medium Density Residential for that property identified on Exhibit A-1 attached hereto; and a text amendment to the Butte County General Plan Land Use Element "Polices Applicable to Specific Areas" section, adding a new section entitled "Chapman/Mulberry Neighborhood" (Exhibit A-2).

WHEREAS, the proposed General Plan Amendment has been studied and reviewed by the Butte County Planning Commission and a public hearing held pursuant to law, at which time all interested persons were heard; and

WHEREAS, the Butte County Board of Supervisors has reviewed and considered the contents of the Initial Study (Exhibit A-3) prepared on the amendment pursuant to the California Environmental Quality Act; and

WHEREAS, the Butte County Board of Supervisors has held hearings on the General Plan Amendments at which all interested parties were heard; and

WHEREAS, the Butte County Board of Supervisors finds the proposed amendment complies with all elements of the Butte County General Plan and comprises an overall internally consistent whole, specifically:

1. The amendment complies with the policies of the Butte County General Plan.
2. The amendments provide for compatible development with existing land uses.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The General Plan Amendment to amend the Chico Area Land Use Map from Low Density Residential to Commercial, from Industrial to Commercial, from Commercial to Low Density Residential, from Medium Density Residential to Low Density Residential, from Low Density Residential to Public, and from Low Density Residential to Medium Density Residential as shown on the attached Exhibit A-1; and a text amendment to the "Policies Applicable to Specific Areas" section of the Land Use Element of the General Plan adding a new section entitled "Chapman/Mulberry Neighborhood" (Exhibit A-2) are hereby incorporated by reference.
2. The General Plan Amendment is hereby adopted and by the Board of Supervisors of the County of Butte as amendments to the Butte County General Plan Land Use Element, said Amendments to be the land use policy for the County of Butte in the affected area for all findings pursuant to law.

BE IT FURTHER RESOLVED, that pursuant to Government Code Section 65359 that the General Plan be endorsed to show that the above amendments have been approved by this Board.

PASSED AND ADOPTED by the Butte County Board of Supervisors on this 25th day of January, 2000, by the following vote:

AYES: Supervisors Beeler, Houx, Josiassen and Chair Dolan

NOES: None

ABSENT: None

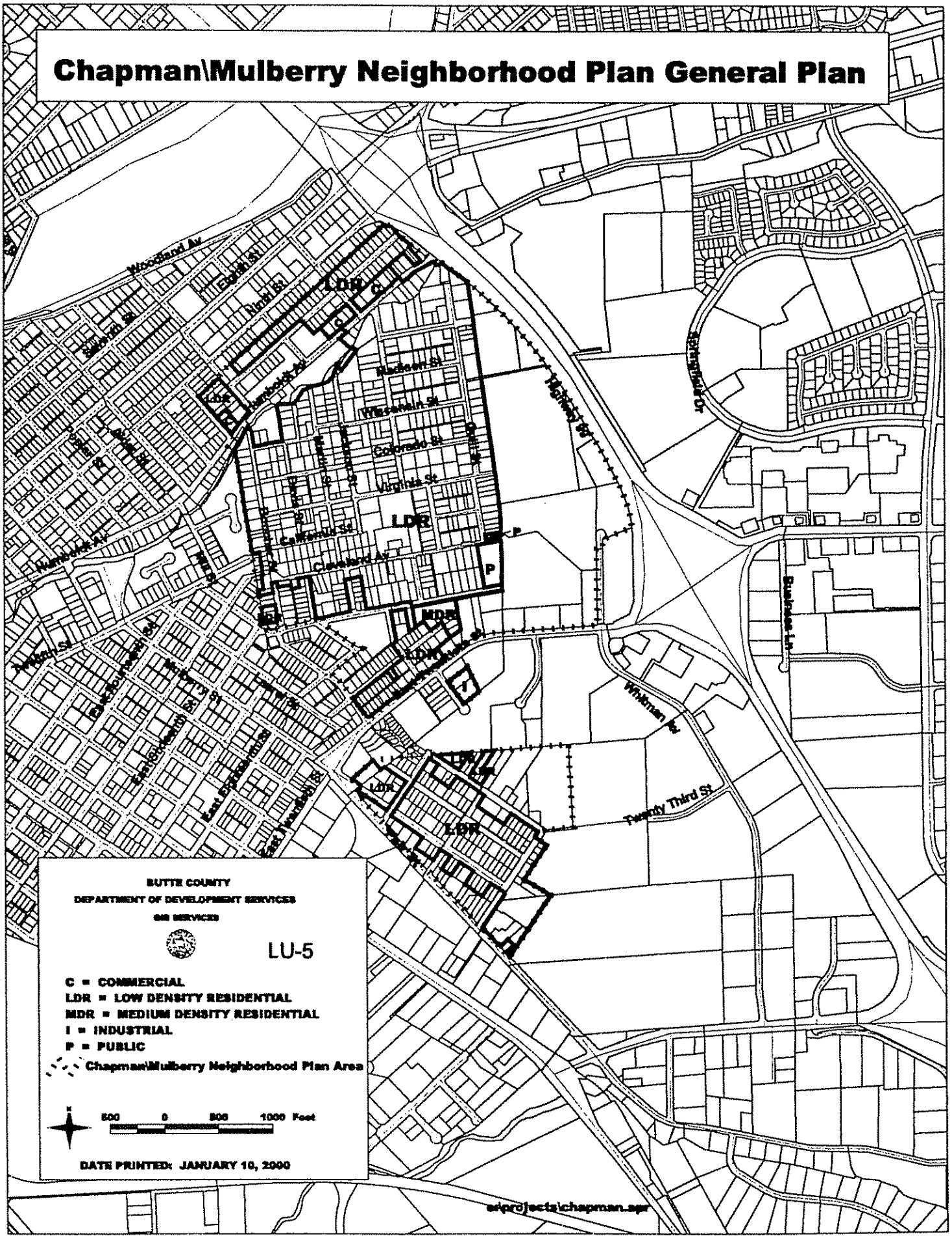
NOT VOTING: None

JANE DOLAN, CHAIR
Butte County Board of Supervisors

ATTEST: John S. Blacklock, Chief Administrative Officer and Clerk of the Board

By: Marian Reeves
Deputy

Chapman\Mulberry Neighborhood Plan General Plan



Resolution *No.* 00-13

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF BUTTE AMENDING THE IMPROVEMENT STANDARDS PURSUANT TO CHAPTER 20 OF THE BUTTE COUNTY CODE FOR PARCELS WITHIN THE CHAPMAN/MULBERRY NEIGHBORHOOD PLAN AREA

WHEREAS, the Board of Supervisors desires to establish certain new standards pertaining to the Chapman/Mulberry Area;

NOW, THEREFORE, BE IT RESOLVED by the Butte County Board of Supervisors that the Improvement Standards established Pursuant to Chapter 20 of the Butte County Code be modified as follows;

1. Add the following sections to Section 9.00 STREETS AND HIGHWAYS:

9.01-11 RS-10 Chapman/Mulberry Neighborhood Streets

9.08 Chapman/Mulberry Neighborhood Area:

As stipulated in the General Plan, the residents of the Chapman/Mulberry Neighborhood area have expressed an interest in maintaining street standards that are less urban than would otherwise be applied to the area. Accordingly, special street standards have been created that are applicable specifically to the streets within the Neighborhood area, as depicted in Appendix II of this document.

While these special street standards deviate from the standards generally applied to urban areas, the County has determined that these standards will provide for safe and efficient circulation and are appropriate in order to preserve the unique characteristics of the Chapman/Mulberry Neighborhoods. Street trees are required to be planted along C Street (CM-5), Bruce Street (CM-5), Virginia Street (CM-7), and Cleveland Street (CM-7). The type of tree shall be selected from the following list:

Scientific Name	Common Name
Vitex agnus-castus	Chaste Tree
Pistachia chinensis	Pistache
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Ginkgo biloba 'Princeton Sentry'	(Columnar) Ginko
Platanus acerifolia 'Yardwood'	Sycamore
Acer buergerianum	Trident Maple
Koelreuteria paniculata	Golden Rain Tree
Nyssa sylvatica 'Black Tupelo'	Sour Gum
Ginkgo biloba 'Autumn Gold'	Ginko
Tilia tomentosa 'Serling Silver'	Silver Linden
Zelkova serrata 'Green Vase'	(Won Styer Award)
Celtis sinensis	Chinese Hackberry
Quercus ilex	Holly Oak

2. Add the map depicting the Chapman/Mulberry Plan Street Improvement Area to Appendix I (Urban Area Maps), as found in the attached Exhibit A.

3. Add STANDARD NO. RS-10, that depicts eight street sections (CM-1 thorugh CM-8) applicable to the Chapman/Mulberry Neighborhood Plan Area, to Appendix II (Subdivision Road Standards) as found in the attached Exhibit B.

PASSED AND ADOPTED by the Butte County Board of Supervisors on this 25th day of January, 2000, by the following vote:

AYES: Supervisors Beeler, Houx, Josiassen and Chair Dolan

NOES: None

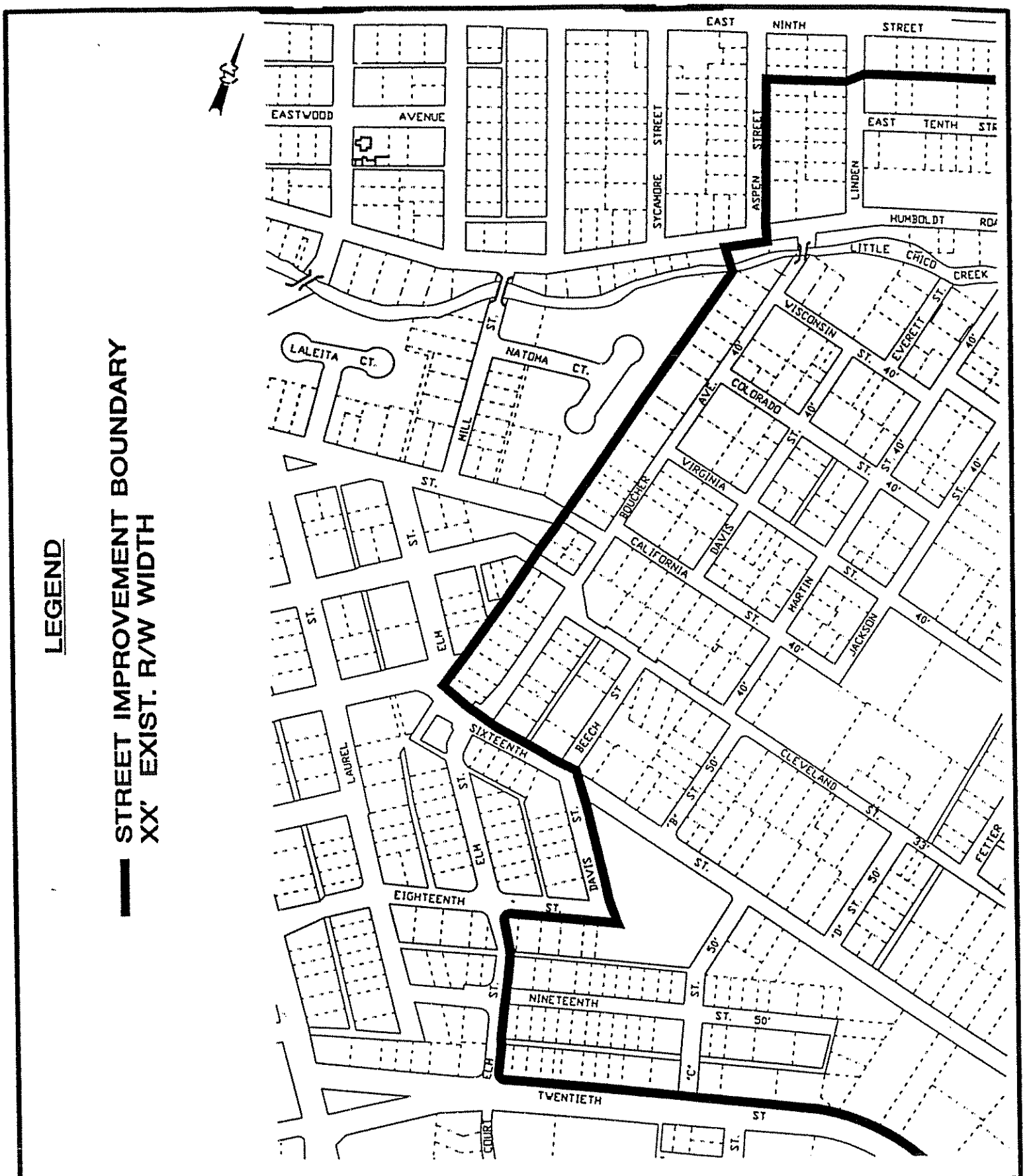
ABSENT: None

NOT VOTING: None

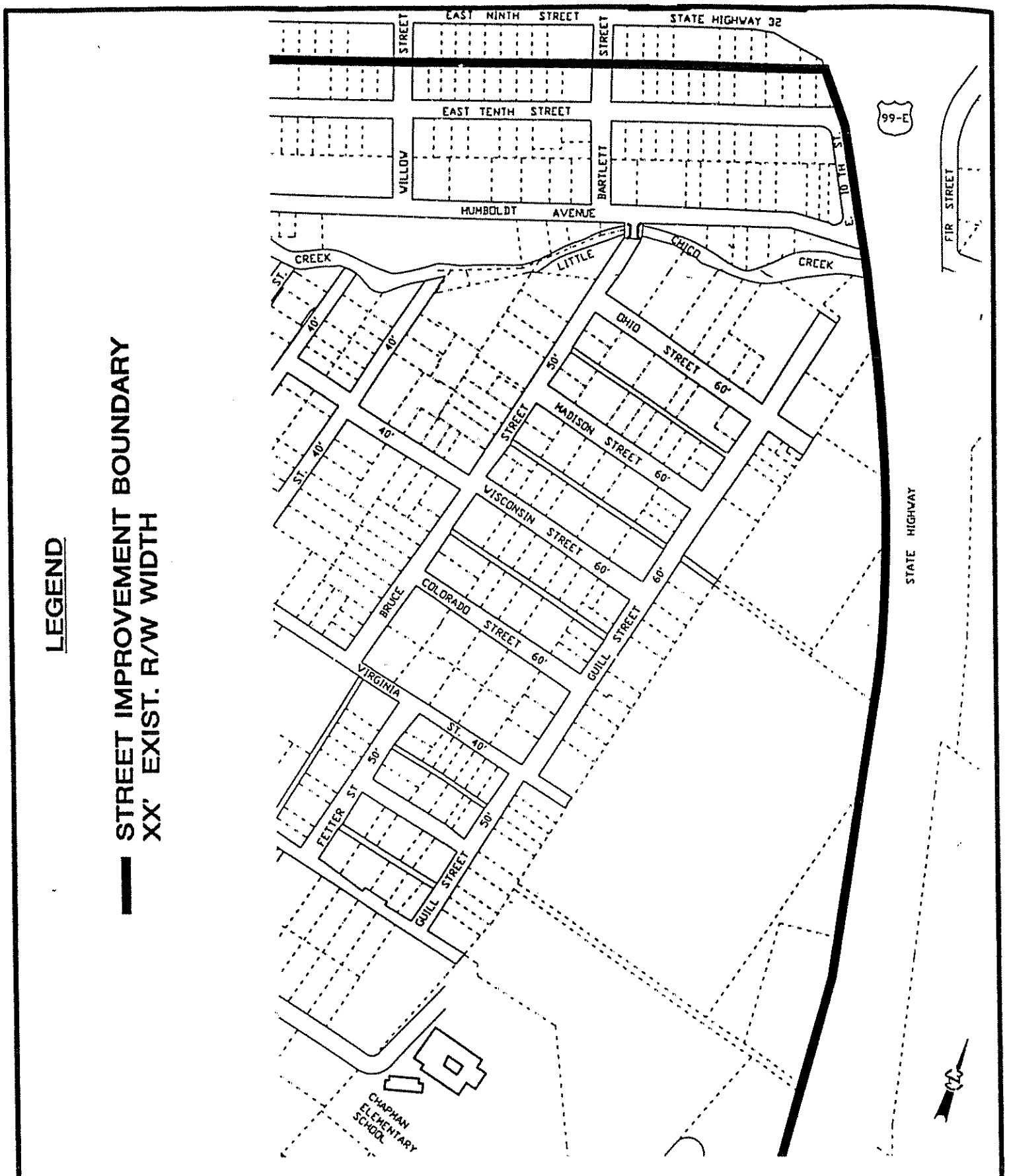
JANE DOLAN, CHAIR
Butte County Board of Supervisors

ATTEST: John S. Blacklock, Chief Administrative Officer and Clerk of the Board

By: Karen Reeves



DEPARTMENT OF PUBLIC WORKS
CHAPMAN/MULBERRY IMPROVEMENTS
MASTER PLAN
SHEET 1 OF 4
SCALE: NONE

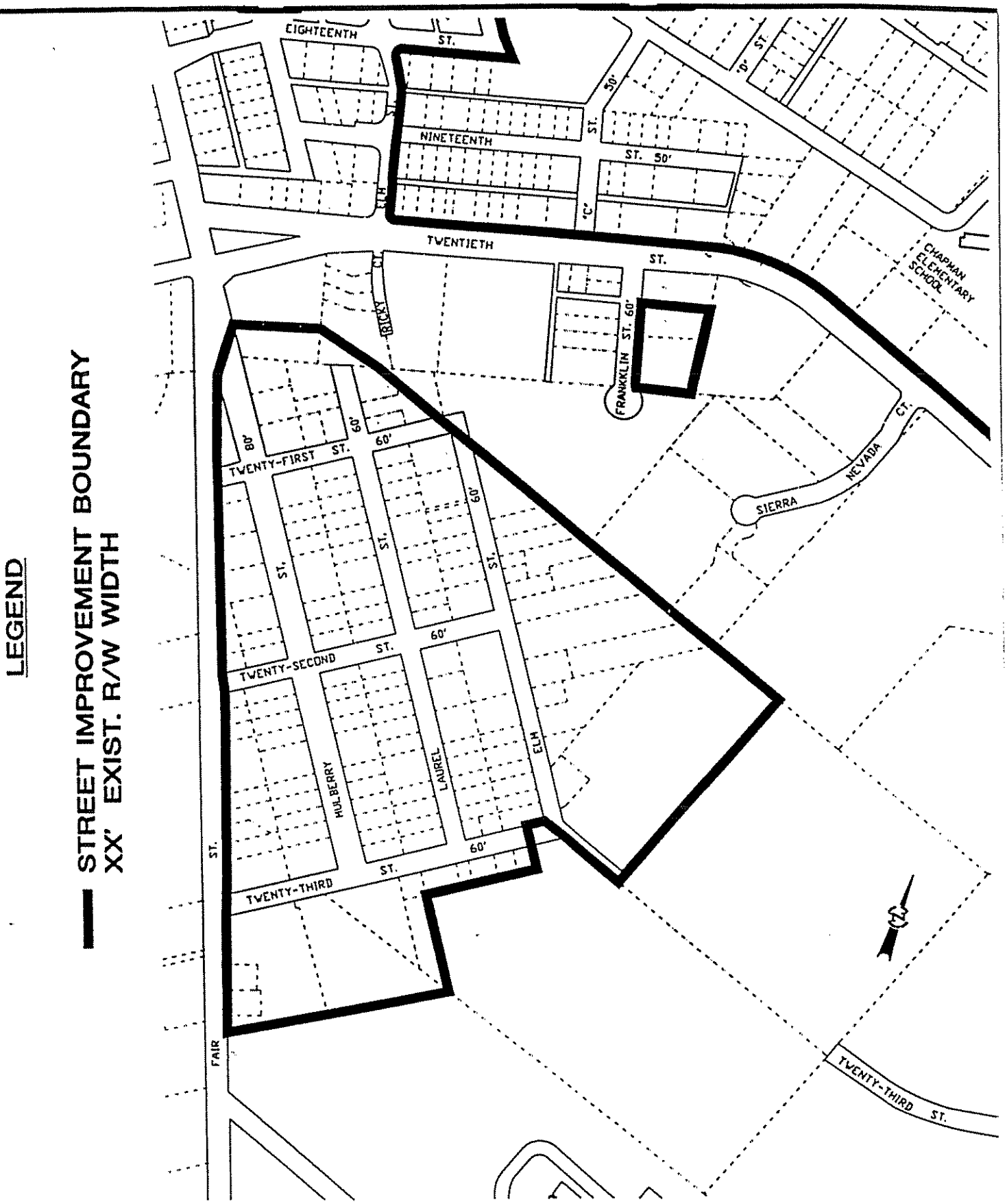


DEPARTMENT OF PUBLIC WORKS
CHAPMAN/MULBERRY IMPROVEMENTS
MASTER PLAN
SHEET 2 OF 4
SCALE: NONE

LEGEND

STREET IMPROVEMENT BOUNDARY
XX' EXIST. R/W WIDTH

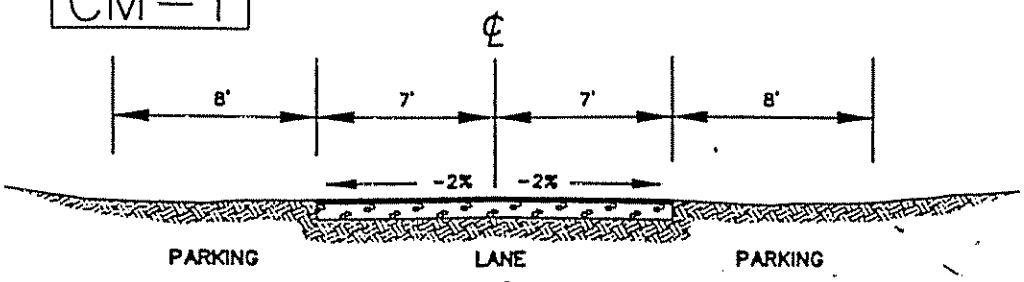
DEPARTMENT OF PUBLIC WORKS
CHAPMAN/MULBERRY IMPROVEMENTS
MASTER PLAN
SHEET 3 OF 4
SCALE: NONE



DEPARTMENT OF PUBLIC WORKS
CHAPMAN/MULBERRY IMPROVEMENTS
MASTER PLAN
SHEET 4 OF 4
SCALE: NONE

40' R/W

CM-1



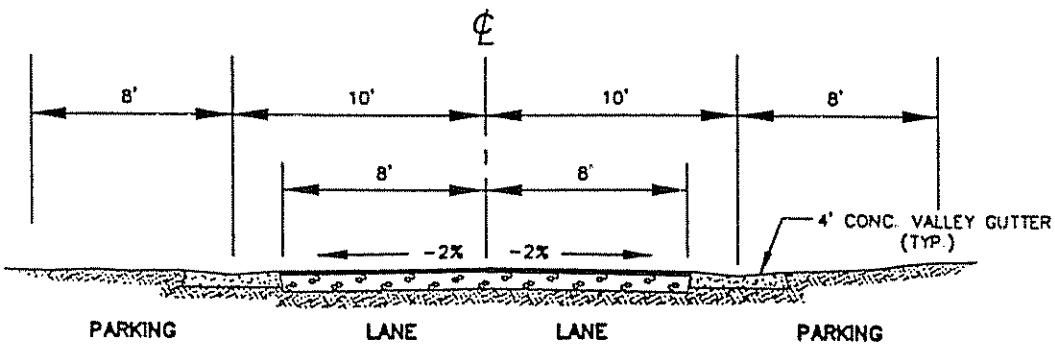
COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION
FOG SEAL.
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

NORTHEAST END JACKSON ST. (WISCONSIN ST. TO END)

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

CM-2



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

(XX') = R/W

MINIMUM STRUCTURAL SECTION
FOG SEAL.
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

(40') DAVIS ST.,	(40') MARTIN ST.,	(60') MADISON ST.,	(40') WISCONSIN ST.,	(40') COLORADO ST.,	(50') 19th ST.
(40') CALIFORNIA ST.,	(40') JACKSON ST.,	(50') "B" ST.,	(80') MULBERRY ST.,	(60') LAUREL ST.,	(50') FETTER ST.

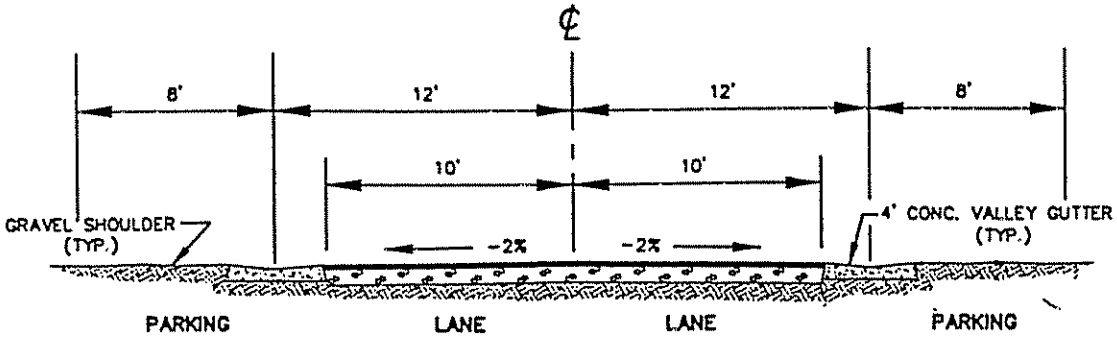
NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

TYPICAL SECTIONS FOR CHAPMAN/MULBERRY NEIGHBORHOOD PLAN
RS-10
PAGE 1 OF 4
NO SCALE

DEPARTMENT OF BUTTE COUNTY PUBLIC WORKS

CM-3

ALL 60' R/W



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION
FOG SEAL
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

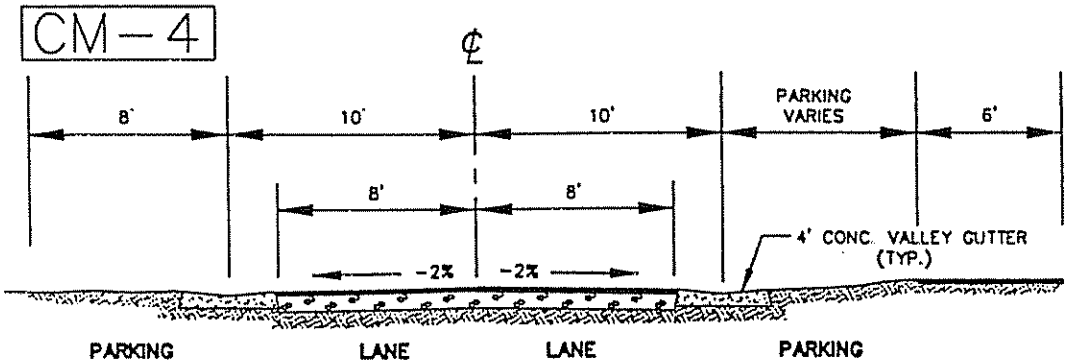
EAST TENTH ST., LINDEN ST., WILLOW ST., BARTLETT ST.

GUILL ST., OHIO ST., ELM ST., 21st ST., 22nd ST., 23rd ST.

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

R/W VARIES

CM-4



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION
FOG SEAL
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

HUMBOLDT AVE.

NOTE: THE ROAD RIGHT-OF-WAY VARIES

TYPICAL SECTIONS FOR CHAPMAN/MULBERRY NEIGHBORHOOD PLAN

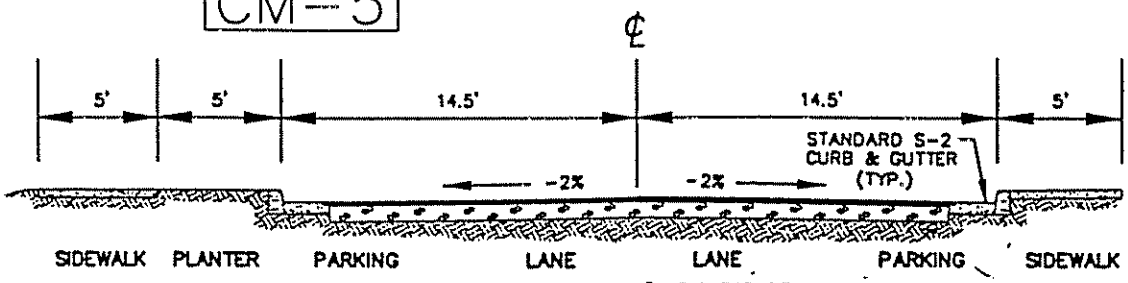
RS-10

PAGE 2 OF 4

NO SCALE

CM-5

ALL 50' R/W



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

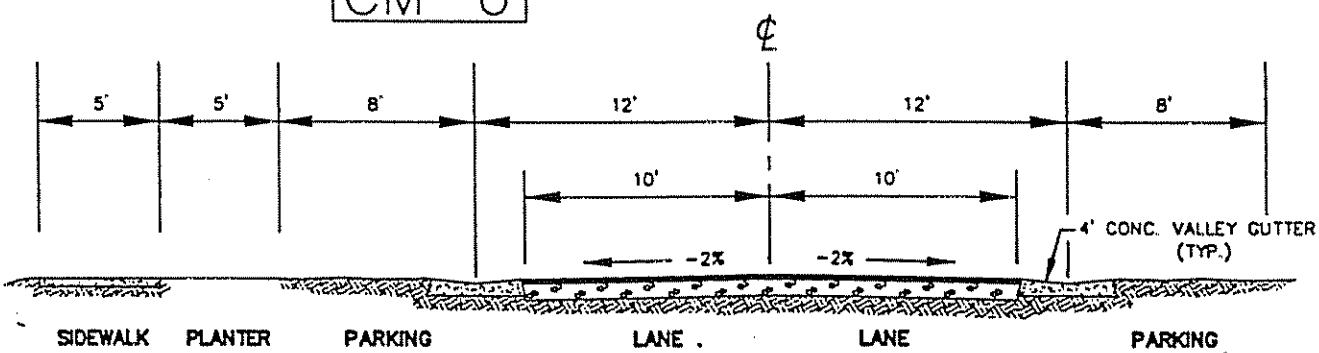
MINIMUM STRUCTURAL SECTION
FOG SEAL.
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

"C" ST., 16th ST.

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

CM-6

50' R/W



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION
FOG SEAL.
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

BRUCE ST.

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

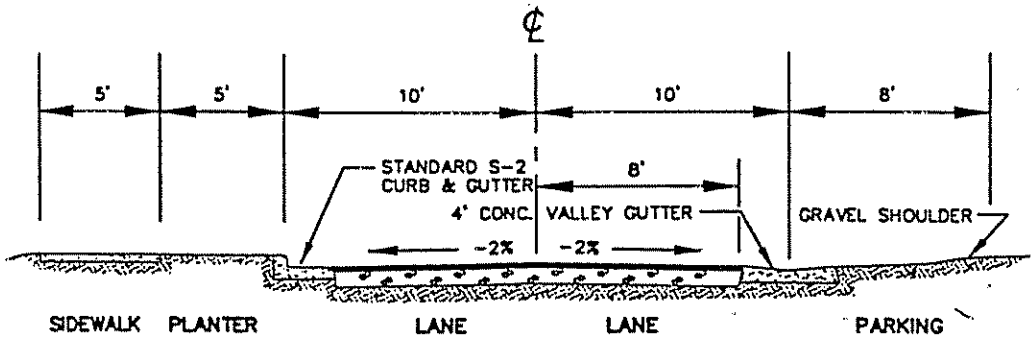
TYPICAL SECTIONS FOR CHAPMAN/MULBERRY NEIGHBORHOOD PLAN

RS-10

PAGE 3 OF 4

NO SCALE

CM-7



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

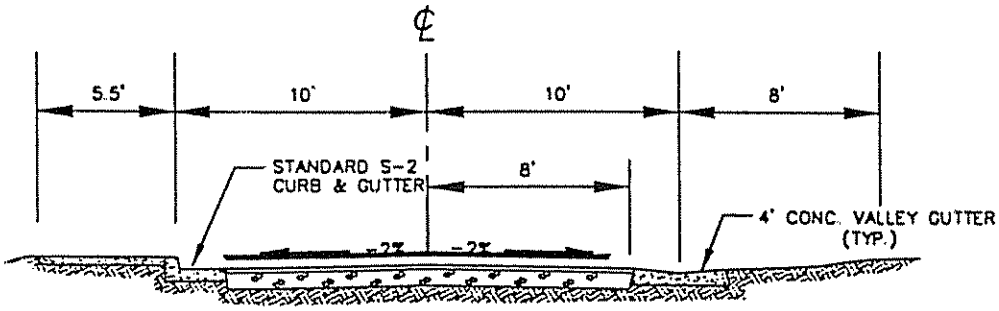
(XX') = R/W

MINIMUM STRUCTURAL SECTION
FOG SEAL
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

(40') VIRGINIA ST., (33') CLEVELAND ST.

NOTE: THE ROAD RIGHT-OF-WAY VARIES.

CM-8



COMPACT TOP 6" OF SUBGRADE
TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION
FOG SEAL
2" ASPHALT CONCRETE (TYPE B, ¾" MAX., MED. GRAD.)
LIQUID ASPHALT, (PRIME COAT)
8" CLASS 2 AGGREGATE BASE (¾"MAX. GRAD.)

BOUCHER AVE.

NOTE: THE ROAD RIGHT-OF-WAY VARIES.

TYPICAL SECTIONS FOR CHAPMAN/MULBERRY NEIGHBORHOOD PLAN
RS-10
PAGE 4 OF 4
NO SCALE