

**BUTTE COUNTY  
BOARD OF SUPERVISORS  
AGENDA TRANSMITTAL**

CLERK OF THE BOARD USE ONLY

MEETING DATE:

AGENDA ITEM:

AGENDA TITLE: Butte County General Plan/Zoning Ordinance Update Process: Working DRAFT Framework of Guiding Principles Review

DEPARTMENT: Development Services

DATE: June 16, 2006

MEETING DATE REQUESTED: June 28, 2006

CONTACT: Tim Snellings

PHONE: 530-538-6821

REGULAR  CONSENT \_\_\_\_\_

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:**

Development Services staff requests that the Board of Supervisors take the following Actions:

Direct staff to transmit the Working **DRAFT** Framework of Guiding Principles to the Citizens Advisory Committee. Instruct the Citizens Advisory Committee to hold public workshops and provide comment back to the Planning Commission and Board of Supervisors on the Working **DRAFT** Framework of Guiding Principles.

**--See Attached Agenda Report--**

**AGENDA ITEM SUBMITTALS REQUIRE THE ORIGINAL AND TWELVE (12) COPIES  
ATTACH EXPLANATORY MEMORANDUM AND OTHER BACKGROUND INFORMATION AS NECESSARY**

Budgetary Impact: Yes \_\_\_\_\_ No X  
If yes, complete Budgetary Impact Worksheet on back  
Budget Transfer Requested: Yes \_\_\_\_\_ No X  
If yes, complete Budget Transfer Request Worksheet on back. (Deadline is one business day prior to normal agenda deadline)

CAO OFFICE USE ONLY

Administrative Office Review \_\_\_\_\_

Administrative Office Staff Contact \_\_\_\_\_

4/5's Vote Required: Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Butte County Department of Development Services**  
TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR



7 County Center Drive  
Oroville, CA 95965  
(530) 538-7601 Telephone  
(530) 538-7785 Facsimile

**AGENDA REPORT – BUTTE COUNTY BOARD OF SUPERVISORS**  
**BUTTE COUNTY GENERAL PLAN UPDATE**  
**June 28, 2006**

**TO:** Honorable Chair and Board of Supervisors

**FROM:** Tim Snellings, Director of Development Services  
Dan Breedon, AICP, Principal Planner *DS*

**SUBJECT:** Working Draft Framework of Guiding Principles

**Attachment:**

**A. Working Draft Framework of Guiding Principles**

---

**STAFF COMMENT**

The Board of Supervisors reviewed the Working DRAFT Framework of Guiding Principles on June 13, 2006. Staff was provided with instructions to bring the Working DRAFT Framework of Guiding Principles back to the Board at a special meeting to be held on June 28, 2006 for further review and amendment. The Board also requested the removal of the “Specific Issues” and “Additional Issues” as provided in the June 13, 2006 Draft of the Framework of Guiding Principles and to leave the “General Theme” Statements for each Principle. The current Working DRAFT Framework of Guiding Principles therefore includes: 1) Each of the 12 Guiding Principles, and 2) A General Theme Statement for each Principle.

## **Tentative Approval Process and Timeline for Working DRAFT Framework of Guiding Principles**

The following approval process for the Working **DRAFT** Framework of Guiding Principles is set forth for consideration by the Board:

1. **April 27, 2006** -Planning Commission Recommends Approval of the concept of Working **DRAFT** Framework of Guiding Principles to Board of Supervisors
2. **May 23, 2006** -Board of Supervisors Reviews Working **DRAFT** Framework of Guiding Principles and continues review until June 13, 2006.
3. **May 25, 2006** -General Plan Update Request for Proposal (RFP) sent to selected consultants with Working **DRAFT** Framework of Guiding Principles
4. **June 13, 2006** –Board of Supervisors Reviews Working **DRAFT** Framework of Guiding Principles and instructs staff to hold a special Board meeting on June 28, 2006 to review Principles in more detail, and instructs staff to remove “Specific Issues” and “Additional Issues” from the Principles.
5. **June 28, 2006** –Board of Supervisors Reviews Working **DRAFT** Framework of Guiding Principles and makes final changes prior to providing to the consultants and the Citizens Advisory Committee
6. **October 11, 2006** –Working **DRAFT** Framework of Guiding Principles provided to Citizens Advisory Committee for review and recommendations.
7. **February 8, 2007** –Citizens Advisory Committee’s recommendations on the Working **DRAFT** Framework of Guiding Principles provided to Planning Commission
8. **March 20, 2007** –Board of Supervisors reviews Planning Commission recommendations and **FINAL** set of Framework of Guiding Principles (**FINAL** Principles provided to General Plan Consultant if approved)

**ACTION FOR CONSIDERATION:**

Development Services staff requests that the Board of Supervisors take the following Action:

- I. Direct staff to transmit the Working **DRAFT** Framework of Guiding Principles to the Citizens Advisory Committee. Instruct the Citizens Advisory Committee to hold public workshops and provide comment back to the Planning Commission and Board of Supervisors on the Working **DRAFT** Framework of Guiding Principles.

Z:\Advanced Planning\Public Meetings\BCBOS Agenda Report 6.28.06.doc

**Butte County General Plan 2030**  
**Working DRAFT Framework of Guiding Principles**

**1. Principle: Cooperative Planning**

Several of the incorporated city jurisdictions within Butte County are poised to begin General Plan updates at this time or in the near future. The General Plan must coordinate both regional and city planning, especially concerning development within designated Spheres of Influence for the incorporated cities. Butte County is open to General Plan proposals that include using a single consultant to jointly develop two or more different General Plan updates for the County and cooperating cities with the goal of applying consistent policies where needed.

General Themes: Butte County's General Plan should work with incorporated cities on regional planning issues that are important to all jurisdictions.

**2. Principle: Transportation**

Butte County's plan for regional and local transportation needs must be coordinated with the California Department of Transportation, the Butte County Association of Governments, the cities, and the County's Capital Improvement Program. The Circulation Element must guide County Improvement Standards and take into account both rural and urban settings. County Improvement Standards within the identified Sphere of Influence for the County's cities should, to the extent practicable, be consistent with the improvement standards of each city.

General Themes: Transportation is an important element of the General Plan that needs to be coordinated with all of the transportation planning agencies within the County as well as State and Federal agencies.

**3. Principle: Growth/Urban Development/Housing**

The County will determine where growth can be accommodated to fulfill the variety of housing needs of the next 20 years. Urban growth strategies should be directed to, and be supportive of, the LAFCO recognized city Spheres of Influence. Infrastructure necessary to properly accommodate urban growth must be provided with funding mechanisms that ensure continued maintenance. Urban growth areas must complement the diverse goals of protecting agricultural resources, natural resources, and the environment, and be developed in a manner that supports city policies.

General Themes: Planning for the urban growth anticipated during the next 20 years.

**4. Principle: Airport Land Use**

Determine equitable ways that the General Plan can protect the four County airports in coordination with the 2000 Airport Land Use Compatibility Plan.

General Themes: Airport Land Use Planning

**5. Principle: Natural Resources and Environment**

While growth must accommodate the housing needs of the next 20 years, Butte County will act to identify areas that must be conserved and protected, including important watersheds, deer ranges, forests, grasslands, mineral resources, wetlands/riparian areas, scenic resources, and other environmentally sensitive areas.

General Themes: Natural Resources and Environmental considerations present both opportunities and constraints for development in the County.

**6. Principle: Public Health and Safety**

The General Plan must include policies that address the public safety issues important to Butte County, including seismic and fire hazards, appropriate circulation for emergency vehicles and evacuation routes in mountainous areas, areas prone to flood, clean air and water, and all other aspects of public safety. The General Plan must be written in such a manner as to encourage the development of healthy communities, while protecting Agriculture and Natural Resources.

General Themes: The promotion of the public's health, safety and welfare through General Plan policy.

**7. Principle: Economic Development**

The General Plan must seek to provide incentives and policies to maintain existing job centers and businesses and attract new high quality employment centers that will create opportunities at various levels with the goal of keeping Butte County generated revenues circulating within Butte County, and enhancing the County's Jobs-housing Balance. Some of these opportunities shall be in the unincorporated parts of the County to provide reasonable future funding for county services. There shall be a tax sharing strategy between the cities/county to discourage the fiscalization of land use decisions in the Spheres of Influence.

General Themes: The General Plan plays a critical role in establishing a positive environment for economic development within Butte County.

**8. Principle: Agriculture**

Agriculture is an important aspect of Butte County's economy and lifestyle that must be maintained, protected, and promoted. Agriculture must be protected from urban encroachment and incompatible land uses. Rural development strategies should be used to transition between urban and commercial agricultural uses. One means of protecting Agriculture will be to promote higher density/mixed use development in the Spheres of Influence for each of the cities.

General Themes: The protection and conservation of agriculture

**9. Principle: Rural Development**

The General Plan should identify areas suitable for rural development including a variety of lot sizes that meet the varying needs of rural lifestyles. Where possible, consideration should be given to the "conservation" subdivision approach that utilizes clustered development to minimize consumptive uses of land while protecting areas important for purposes of agriculture, grazing, and conservation. Rural development should be reasonably close to public services and schools when possible, but not interfering with future city growth. The feasibility of a regional sewage treatment and disposal facility in the unincorporated portion of the county must be considered. Rural growth areas must complement the diverse goals of maintaining the rural character of much of Butte County while protecting agricultural resources, natural resources, and the environment.

General Themes: Rural lifestyles and a variety of housing choices and property sizes can and should be accommodated in appropriate locations within Butte County. The development constraints present in these areas must be identified and considered.

**10. Principle: Recreational Opportunities and Protection of Cultural Resources**

As Butte County's population grows over the next 20 years, additional recreational facilities will be necessary to serve both local and regional needs. Cultural resources that are significant to Butte County's history and past must be identified and protected under Butte County policy.

General Themes: Demand for new parks and recreation opportunities needs to be addressed for the next planning period. Existing cultural resources need to be identified by the General Plan.

**11. Principle: Sustainability**

The General Plan must support the use of natural resources in a way that provides a secure future for Butte County's residents. This shall include the exploration of alternative strategies for energy sources and conservation in agriculture, building, transportation and other appropriate areas. Development must maintain or enhance economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. General Plan policy must include a strategy to provide incentives and regulations to accomplish this Principle.

General Themes: Making choices regarding natural resources, conservation and development that have a positive influence on the current and future generation's ability to remain self sufficient, while protecting the environment and promoting a high quality of life.

**12. Principle: Public Services**

The General Plan must address where and how essential public services and/or facilities will be provided to the varied and dispersed geography of the County; such as schools, sewer and water service, road construction and maintenance, fire and police protection, and garbage collection, and general governmental services. Inherent in providing such services is establishing funding mechanisms to maintain appropriate levels of service. The General Plan must recognize that the Neal Road Landfill is a valuable public asset. According to current estimates this landfill will reach capacity in 2033. General Plan Policy must address how the landfill will be protected from future incompatible land uses and how additional land may be reserved to allow for future expansion.

General Themes: The regionally dispersed nature of development in Butte County presents unique challenges concerning the provision of public services, which are essential to the County and its citizens.

Z:\Advanced Planning\Principles\Principles Draft 2 -6 28 06 doc