

**BUTTE COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL**

CLERK OF THE BOARD USE ONLY

MEETING DATE:

AGENDA ITEM:

AGENDA TITLE: Final Approval –Working Draft Framework of Guiding Principles –General Plan 2030

DEPARTMENT: Development Services	DATE: January 26, 2007	MEETING DATE REQUESTED: February 13, 2007
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CONTACT: Tim Snellings	PHONE: 530-538-6821	REGULAR <input checked="" type="checkbox"/> CONSENT _____
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DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:

Butte County General Plan 2030, Draft Framework of Guiding Principles

The Draft Framework of Guiding Principles document was initially reviewed and edited by the Board of Supervisors on May 23 and July 25, 2006, after the Planning Commission reviewed and commented upon the concept of Draft Guiding Principles on April 27, 2006. The Draft Guiding Principles document was then reviewed by the Citizens Advisory Committee on December 7, 2006, and the Planning Commission on January 11, 2007. The comments, changes and information from the Planning Commission and Citizens Advisory Committee are included with this report for the Board of Supervisors final consideration. Once the Board approves the "Working Draft Framework of Guiding Principles", this document will be re-named as the "Butte County General Plan 2030 Guiding Principles", and will be used throughout the Butte County General Plan 2030 process.

ACTIONS FOR CONSIDERATION:

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

- I. Approve the "Butte County General Plan 2030 Guiding Principles", as shown under Attachment E, to provide guidance during the General Plan 2030 update process.
- II. Adopt "Butte County General Plan 2030" as the official name for Butte County's General Plan Update, New Zoning Ordinance, and Environmental Impact Report.

--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 _____
 If yes, complete Budgetary Impact Worksheet on back
 Budget Transfer Requested: Yes _____ No _____
 If yes, complete Budget Transfer Request Worksheet on back. (Deadline is one business day prior to normal agenda deadline)
 Will Proposal Require an Agreement: Yes _____ No _____
 Auditor-Controller's Number (if required): _____
 County Counsel's Approval: Yes _____ No _____
 Will Proposal Require Additional Personnel: Yes _____ No _____
 Number of Permanent: _____ Temp _____ Extra Help _____

CAO OFFICE USE ONLY

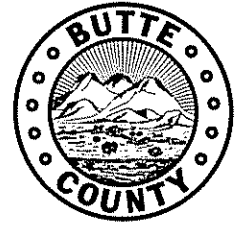
Administrative Office Review _____
 Administrative Office Staff Contact _____

4/5's Vote Required: Yes: _____ No: _____

Date Received by Clerk of Board: _____

Previous Board Action Date: _____ Additional Information Attached: Yes No _____
 Describe: _____



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



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**AGENDA REPORT – BUTTE COUNTY BOARD OF SUPERVISORS
BUTTE COUNTY GENERAL 2030
February 13, 2007**

TO: Honorable Chair and Board of Supervisors

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

SUBJECT: Working Draft Framework of Guiding Principles –General Plan 2030

Attachments:

- A. Working Draft Framework of Guiding Principles (w/Citizen Advisory Committee Changes)
- B. January 11, 2007 Planning Commission Agenda Report/Draft Minutes
- C. December 7, 2006 Citizen Advisory Committee Meeting Notes
- D. Comments from Citizen Advisory Committee Members (Fisher, Rodowick)
- E. Final Copy of Guiding Principles

ACTIONS FOR CONSIDERATION:

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

- I. Approve the "Butte County General Plan 2030 Guiding Principles", as shown under Attachment E, to provide guidance during the General Plan 2030 update process.

- II. Adopt "Butte County General Plan 2030" as the official name for Butte County's General Plan Update, New Zoning Ordinance, and Environmental Impact Report

SUMMARY

The Draft Framework of Guiding Principles document was initially reviewed and edited by the Board of Supervisors on May 23 and July 25, 2006, after the Planning Commission reviewed and commented upon the concept of Draft Guiding Principles on April 27, 2006. The Draft Guiding Principles document was then reviewed by the Citizens Advisory Committee on December 7, 2006, and the Planning Commission on January 11, 2007. The comments, changes and information from the Planning Commission and Citizens Advisory Committee are included with this report for the Board of Supervisors final consideration. Once the Board approves the "Butte County Working Draft Framework of Guiding Principles", this document will be re-named as the "General Plan 2030 Guiding Principles", and will be used throughout the Butte County General Plan 2030 process.

BACKGROUND

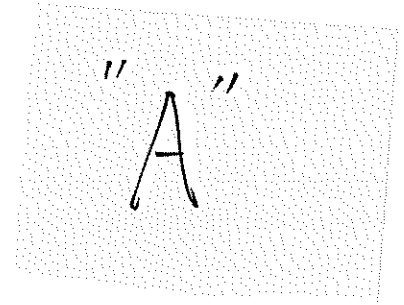
The Draft Framework of Guiding Principles was first introduced to the Planning Commission on April 27, 2006. The Guiding Principles were then reviewed by the Butte County Board of Supervisors on May 23, 2006 and July 25, 2006 (continued from June 13, 2006). The Board of Supervisors discussed whether a detailed or general set of Guiding Principles best served the process, and reviewed both short and long Drafts of the Guiding Principles, inclusive of the version provided to the Planning Commission. The Board compiled a final Draft that included 12 Guiding Principles, each with a single topic and broadly based supporting statement. The Board instructed staff to provide them to the yet to be formed General Plan 2030 Citizens Advisory Committee.

On January 11, 2007 the Planning Commission reviewed the Citizens Advisory Committee's input on the Draft Guiding Principles provided from their meeting of December 7, 2006. The Planning Commission reviewed the Citizens Advisory Committee's consensus changes to the Draft Guiding Principles, meeting notes from the December 7th discussion, and also reviewed comments provided by individual members of the Citizens Advisory Committee. The Planning Commission reviewed the 12 Guiding Principles, as well as a 13th Guiding Principle added by the Citizens Advisory Committee regarding the protection and management of water resources. The Planning Commission also discussed the use of design principles for developing areas of the County. Staff provided several resources for the Planning Commission's consideration, including the definition of Smart Growth taken from material provided to the Citizens Advisory Committee (General Plan Academy) and the Ahwahnee Principles, as provided for under the website for the Local Government Commission.

A member of the public encouraged the Planning Commission to consider development principles that were environmentally friendly, enhanced public transit, promoted compact growth and mixed uses, and that encouraged sustainable development through the use of alternative energy sources.

It was determined that there would be more opportunities to discuss design and growth principles as the General Plan 2030 process progressed. The Planning Commission did not make any further changes to the Draft Guiding Principles as approved by the Citizens Advisory Committee and instructed staff to provide the Draft Guiding Principles to the Board of Supervisors.

Butte County General Plan 2030
Working DRAFT Framework of Guiding Principles
Approved by the Board of Supervisors on July 25, 2006
Citizens Advisory Committee Comments
December 07, 2006



1. Principle: Cooperative Planning

Through the Butte County General Plan and the incorporated cities General Plan update process, the County will partner with incorporated cities, special districts and unincorporated communities on important regional planning issues.

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2. Principle: Circulation

Transportation (all modes) is an important element of the General Plan that will be coordinated with all of the transportation planning agencies.

3. Principle: Growth/Urban Development/Housing

The General Plan shall address areas of urban development for anticipated growth during the next 20 years to meet the housing needs of Butte County residents.

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4. Principle: Airport Land Use Planning

The General Plan will protect the County airports in coordination with the 2000 Airport Land Use Compatibility Plan.

5. Principle: Natural Resources and Environment

The General Plan shall address the protection, enhancement, utilization and management of Natural Resources and the Environment.

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6. Principle: Public Health and Safety

The General Plan will promote the public's health, safety and welfare.

7. Principle: Economic Development

The General Plan will play a critical role in establishing a positive environment for economic development.

8. Principle: Agriculture

The General Plan shall address agriculture as an important aspect of Butte County's economy, that will be protected, maintained, promoted and enhanced.

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9. Principle: Rural Development

The General Plan shall identify appropriate locations and the type of growth that will occur in rural areas while protecting the integrated benefits of agricultural resources, natural resources, and the environment.

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10. Principle: Recreational Opportunities and Protection of Cultural Resources

The General Plan shall address the need for new parks and recreation opportunities. Cultural resources that are significant to Butte County's history, will be identified and protected.

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11. Principle: Sustainability

The General Plan shall address, identify and promote ways to maintain or enhance economic opportunity, viability and community well-being while protecting and restoring the natural environment.

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12. Principle: Public Services

The General Plan will address where and how the full array of public services and/or facilities will be provided to the varied and diverse geography of the county.

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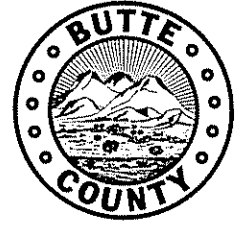
13. Principle: Water Resources

The General Plan shall address the protection and management of water resources.

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Butte County Department of Development Services

TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR

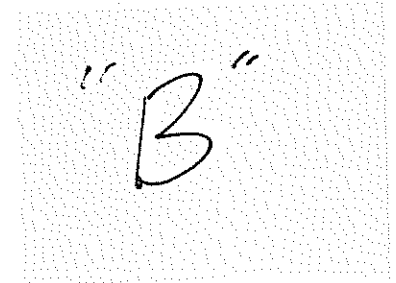


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ADMINISTRATION * BUILDING * PLANNING

MEMORANDUM Butte County General Plan 2030

TO: Honorable Chair and Planning Commissioners
FROM: Dan Breedon, AICP, Principal Planner
SUBJECT: Review of Draft Framework of Guiding Principles
DATE: January 11, 2007



Attachments: A. Draft Framework of Guiding Principles (CAC Changes)
B. December 7, 2006 CAC Meeting Notes
C. Comments from CAC Members (Fisher, Rodowick)

Summary

The attached Draft Framework of Guiding Principles is provided to the Planning Commission from the Butte County General Plan 2030 Citizens Advisory Committee. Staff requests that the Planning Commission review the changes recommended by the Citizens Advisory Committee. Further recommendations from the Planning Commission will be provided to the Board of Supervisors for review and approval at their February 13, 2007 meeting.

Background

The Draft Framework of Guiding Principles was first introduced to the Planning Commission on April 27, 2006. The Guiding Principles were then reviewed by the Butte County Board of Supervisors on May 23, 2006 and July 25, 2006 (continued from June 13, 2006). The Board of Supervisors discussed whether a detailed or general set of Guiding Principles best served the process, and reviewed both short and long Drafts of the Guiding Principles, inclusive of the version provided to the Planning Commission. The Board compiled a final Draft that included 12 Guiding Principles, each with a single topic and broadly based supporting statement. The

Board instructed staff to provide them to the yet to be formed General Plan Citizens Advisory Committee.

The Citizens Advisory Committee reviewed a Final Draft of the Guiding Principles on December 7, 2006 at a public meeting. The Citizens Advisory Committee's changes are shown under Attachment A. Additionally, notes from this meeting are provided under Attachment B, and individual comments received from Committee members are provided under Attachment C. You will see from the Meeting notes that the Committee also participated in an exercise involving photos taken by Committee members. This exercise was intended to compliment the discussion of the Guiding Principles. The Planning Commission may view the slide shows associated with this exercise on the Butte County General Plan website.

In accordance with the procedure set by the Board of Supervisors, the Citizens Advisory Committee's input is to be reviewed by the Planning Commission prior to final transmittal to the Board on February 13, 2007. The meeting notes and individual comments from Citizen Advisory Committee members are provided to ensure that all points of view are considered by the Planning Commission and Board of Supervisors, whether they represent a consensus, a minority opinion, or majority opinion of the Committee. Once the Board of Supervisors gives their final approval, the final set of Guiding Principles will be provided to the Citizens Advisory Committee on March 15, 2007, for final review and approval at the next Citizens Advisory Committee meeting to be held on March 29, 2007. The Guiding Principles will then be used to guide the General Plan 2030 process until the new General Plan is adopted in September 2009.

Request:

Staff and the Citizens Advisory Committee Requests that the Planning Commission review the information provided including the edited changes to the Guiding Principles (Attachment A), the notes from the December 7, 2007 meeting (Attachment B), and additional comments made by Committee members (Attachment C) and provide the Guiding Principles, and any further changes deemed necessary, to the Board of Supervisors for final review and approval at their February 13, 2007 meeting.

BUTTE COUNTY PLANNING COMMISSION MINUTES

JANUARY 11, 2007

I. PLEDGE OF ALLEGIANCE

II. **PRESENT:** Commissioners Lambert, Marin, Wilson, and Leland

ABSENT: Chairman Nelson

ALSO PRESENT:

County Counsel Robert McKenzie, Deputy County Counsel
Development Services Tim Snellings, Director
Dan Breedon, Principal Planner, Advance Planning
Chuck Thistlethwaite, Planning Manager
Stacey Joliffe, Principal Planner, Current Planning
Mark Michelena, Senior Planner
Carl Durling, Associate Planner
Kim McMillan, Administrative Assistant Senior
Gwyn Benedict, Permit Technician

Environmental Health Doug Fogel
Public Health Craig Erickson

III. SELECTION - Selection of Chairman, Vice Chairman, and Second Vice Chairman for 2007.

It was moved by Commissioner Leland, seconded by Commissioner Wilson, and unanimously carried to nominate and accept Nina Lambert as the Chairman for the 2007 Butte County Planning Commission.

It was moved by Commissioner Leland, seconded by Chairman Lambert, and unanimously carried to nominate and accept Harrel Wilson as the Vice Chairman for the 2007 Butte County Planning Commission.

It was moved by Chairman Lambert, seconded by Commissioner Wilson, and unanimously carried to nominate and accept Richard Leland as the Second Vice Chairman for the 2007 Butte County Planning Commission.

IV. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions, or changes in the Agenda order.

It was moved by Commissioner Leland, seconded by Commissioner Wilson, and unanimously carried to accept the agenda as presented.

V. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA
(Presentations will be limited to five minutes. The Planning Commission is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda)

None

VI. CONSENT AGENDA Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made unless the item is pulled from the Consent Agenda for discussion. Any person may pull an item from the consent agenda.

The Chair will ask if any Commissioner or member of the public wishes to pull a consent item for discussion.

None

VII. PUBLIC HEARINGS The Chair will call for staff comments. The hearing will be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be closed to the public and discussion confined to the Commission. The Commission will then make a motion and vote on the item.

It is requested that public initiated presentations be limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

The recommendation of County staff is indicated below. It is only a recommendation and has not yet been considered by the Planning Commission. Copies of the Staff Report are available at the Planning Division Office.

A. UP 04-06 - Continued from November 30, 2006

Name: David Murray

Project: Use Permit, UP 04-06

Planner: Carl Durling

APN: 063-250-039 **Zoning:** TM-20

Location: At the easterly end of Village Drive, approximately 0.75 miles from the intersection of Crown Point Road; approximately 1.4 miles from the intersection of Crown Point Road and Deer Creek Highway (Highway 32), south of Forest Ranch.

Proposal: Use Permit to allow continuation of an existing dog kennel for 18 dogs including outdoor cable runs.

There is a 10-day appeal period on decisions with the Clerk of the Board.

Carl Durling gave a brief description and summary of the project, with the proposed changes:

Regarding the well: include Condition #19 "Applicant shall establish an easement on the adjoining property owner's property between the well and common property line or establish a new well on the property to the satisfaction of the Environmental Health division.

Revised Map regarding the cable run location: The applicant has submitted a revised plan which reduces the number of cable runs from 18 to 5. In addition, cable runs have been moved to be no closer than 600 feet from the west property line. Previously, the closest cable run was within 100 feet of the property to the west.

Revised Animal Control Condition #17 to read as follows: "Obtain a license to operate a kennel from Butte County Animal Control. The applicant shall apply for a building permit within 30 days after

approval of the Use Permit. A Kennel License may be issued after the Building Department final approval of the kennel facilities.”

Mr. Durling handed photographs to the Commission of the subject property that had been submitted to Development Services by Ms. Lynch, an adjacent property owner to Mr. Murray. He also stated that Mr. Murray had just indicated that he had brought a preliminary title report that makes reference to an easement on the Lynch property for the well.

Stacey Joliffe reiterated the summary of the changes to the Commission for clarification of the above changes.

Commissioner Leland asked if there was room for the cable runs in the new area on the revised map.

Mr. Durling stated that there was adequate room, since the number of cable runs were being reduced from 18 to 5.

Commissioner Wilson asked about the new State Law concerning dogs being tethered.

Mr. Durling replied that Animal Control was present and that they would address that question.

Craig Erickson from Public Health Animal Control was present and addressed the Commission. He stated that the new law prohibits dogs from being tethered for periods longer than 3 hours per day, but that the cable runners were acceptable.

Chairman Lambert asked whose property the pictures were taken from.

Doug Lynch, the adjacent property owner the west addressed the Commission, and stated that he had taken the pictures from his property in early November. He also stated that at least half of the dogs were concentrated near his property line with some of them being only 20’ away from the property line.

Doug Fogel from Environmental Health addressed the Commission. Mr. Fogel asked Mr. Lynch if he was aware of the easement and if he accepted it.

Mr. Lynch replied that he has owned his property for 14 years and is not aware of any easements on his property and that he does not accept the easement submitted by Mr. Murray.

Commissioner Leland asked staff if the condition regarding the well was being deleted or if the Commission was to determine today if the well was adequate.

Chairman Lambert asked Mr. Durling about the title report that Mr. Murray was going to bring to the meeting.

Mr. Durling replied that he would be circulating it to the Commission the title report which Mr. Murray had brought with him today.

The hearing was opened to the public.

Dave Murray, the applicant for the project addressed the Commission. He handed the title report to Mr. Durling, who then passed it on to the Commission for perusal. Mr. Murray stated that he has applied for a permit to drill a new well, but that it might be some time before he can get the well in due to the weather and road conditions.

Mr. Murray commented with regard to the pictures, that all the vehicles in the pictures were operable, and that he has already done extensive clean up of the property, and his main goal was to be in compliance with the County regulations and provide a decent life for the dogs.

Chairman Lambert asked Mr. Murray if he had any problems with changing the dog tethers to the cable pulley system.

Mr. Murray replied that he would be using 30 to 50 foot cable runs with a 10 to 20 foot chain attached to the cable, and that he would be switching out the dogs during the day.

Commissioner Leland gave the pictures to Mr. Murray and asked him if he had any response to them.

Mr. Murray looked through the pictures. He stated that in regards to the granny house it is actually abandoned and when Loomis Engineering surveyed the property, the granny house is about 40' from the property line.

Mr. Durling stated that Condition #19 was added protection that the well issue would be resolved.

Mr. Lynch addressed the Commission. He stated that he is concerned about the dogs as 16 of them are on zip lines pretty close to his property, and in the past the dogs have gotten loose and come onto his property and killed his chickens.

Mr. Lynch stated that he is concerned about the well issue; and if he had not been clearing his property line for fire season then he still would have no knowledge that Mr. Murray's well was on his property. He also reiterated that having a suitable water source was a condition of the Use Permit, as well as being needed for Mr. Murray's personal residence. Mr. Lynch also expressed his concern about the septic system for the kennel as his property is downhill from Mr. Murray's and he would not want his own water source contaminated by the fecal runoff from the kennels.

Mr. Lynch also spoke with regards to the abandoned vehicles on the property, and that it was his understanding that the vehicles needed to be removed prior to approval of the Use Permit.

Commissioner Leland asked when the pictures were taken.

Mr. Lynch replied that he had taken them in early November.

Commissioner Marin asked who had drilled the well that was on the Lynch's property.

Mr. Lynch said that he did not know and he thought the well was probably put in before permits were required.

Commissioner Marin inquired if the well was Mr. Murray's only source of water at this time.

Mr. Lynch responded that it was and that he certainly had no intentions of disturbing the well or prohibiting Mr. Murray from using it, he just wanted to resolve the matter.

Chairman Lambert stated that the title report may indicate who drilled the well. She also asked what the definition of an abandoned vehicle was.

Rob MacKenzie addressed the Commission. He responded that a Code Enforcement officer should verify that the vehicles were running and licensed. Mr. MacKenzie also stated that an abandoned vehicle is one that is non-operable and/or partially dismantled.

Commissioner Leland asked if any vehicle not running but 'stored' on property was considered an abandoned vehicle.

Mr. MacKenzie replied that yes it was, but according to County code each parcel was allowed 100 square feet of trash or junk, and that one 'part car' was the equivalent to a 10'X10' area of junk. If a property owner wished to store more than one vehicle they could as long as it was not in public view – it could be in a barn or behind a fence.

Doug Fogel addressed the Commission, and informed them that Environmental Health had found a file that indicated there was a well permit granted in 1986 for the well that was drilled on Mr. Lynch's property, but that a Final Inspection of the well was not performed.

Mr. Durling addressed the Commission, and told them that Code Enforcement did have a case on the property for abandoned vehicles and that all the vehicles cited at that time have been removed and the case closed.

Mr. Murray addressed the Commission with regards to the vehicles in the pictures. He stated that the school bus was running and would be eventually turned into a motor home, the water truck was running but not registered and DMV had told him that it did not need to be registered as he was using it for fire suppression on his own property. Mr. Murray also stated that there have been no additional vehicles brought onto the property, and the existing vehicles are on a non-operational status through DMV.

Chairman Lambert asked the status of the kennel license.

Mr. Durling responded that Mr. Murray could not get a kennel license until the Use Permit was approved. He indicated that Mr. Murray had applied for the Use Permit 2 years ago and the project has been delayed due to the resolving the Code Enforcement issues, and having to obtain permits and final inspections on the existing dwellings.

Mr. Murray stated that the well had been approved by Tom Loushine as an adequate water source for the house at the time the building permits were issued.

Commissioner Wilson asked if Mitigation Measure #2 reducing the cable runners from 18 to 5, would also reduce the number of dogs.

Mr. Durling replied that the application was for 18 dogs and has not changed.

The hearing was closed and comments confined to the Commission and staff.

Stacey Joliffe addressed the Commission; she wanted to remind them that the Conditions of Approval on the Use Permit stated that the well condition must be met, and that the kennel license would require that Use Permit be issued for the kennel.

Chairman Lambert commented that this was an application to correct an existing situation and that the well had been established before permits were required, and it seemed like the applicant was doing what he could to correct the problem.

Commissioner Marin asked to see the title report regarding the easement rights.

The report was passed around and reviewed by the Commission.

Commissioner Leland stated that it was a preliminary title report and was unreliable as proof of an easement.

It was moved by Commissioner Leland, seconded by Commissioner Wilson and unanimously carried to adopt Resolution PC 07-01 approving the Use Permit for Dave Murray subject to the findings and conditions, and including the new Condition #19, and changing Condition #17 to limit the cable runs to five, and move the runs 600' from the property line.

B. TPM 05-22 - Continued open from December 14, 2006

Name: Terry and Ruth Smith Project: Tentative Parcel Map TPM 05-22
Planner: Mark Michelena APN: 041-260-059 Zoning: U
Location: On the north and south sides of Oregon City Trail, approximately 1600 feet east of Oregon Gulch Road, at 142 Oregon City Trail, Oroville.
Proposal: Application to divide a 74 acre parcel into 3 parcels (21.46 acres, 20.06 acres and 32.73 acres)

There is a 10-day appeal period on decisions with the Clerk of the Board.

Mark Michelena asked for a continuance to February 8, 2007 to allow the applicant time to satisfy the access issue.

The hearing was opened to the public.

There was no one present to address this item.

The hearing was closed and comments confined to the Commission and staff.

It was moved by Commissioner Marin, seconded by Commissioner Wilson, and unanimously approved to continue project TPM 05-22 to the February 8, 2007 Planning Commission meeting.

- C. **Butte County General Plan 2030 –Draft Framework of Guiding Principles Review** –Review of Comments Provided by the Citizens Advisory Committee Meeting held December 7, 2006. The Planning Commission will hold a public meeting to discuss the comments provided by the Citizens Advisory Committee on the Guiding Principles. This item was last discussed by the Planning Commission on April 27, 2006. The Board of Supervisors subsequently reviewed and approved the Draft Framework of Guiding Principles on May 23, and July 25, 2006. The Board instructed that the Guiding Principles be reviewed by the Citizens Advisory Committee and that the Planning Commission review the Committee’s input and comment prior to further review and finalization by the Board of Supervisors.

There is a 10-day appeal period on all decisions with the Clerk of the Board

Dan Breedon gave a background summary of the process that had been used to establish the Draft Guiding Principles. He also gave a history of the process that established the Citizens Advisory Committee.

Mr. Breedon stated that staff and the CAC was requesting that the Planning Commission review the information provided including the edited changes to the Guiding Principles, the notes from the December 7, 2006 meeting, and additional comments made by Committee members and provide the Guiding Principles, and any further changes deemed necessary, to the Board of Supervisors for final review and approval at the February 13, 2007 Board of Supervisors meeting.

Tim Snellings gave a summary of the Board of Supervisors meeting with the Guiding Principles which led to the creation of the CAC. Mr. Snellings also informed the Commission that any changes to the Guiding Principles should be done before sending it to the Board of Supervisors and that today is the opportunity for the Commission to discuss it and hopefully recommend it to the Board.

Commissioner Leland asked if the (CAC) was submitting the proposal to the Commission and then the Commission would pass it on to the Board.

Tim Snellings stated that the CAC was making suggestions to the Planning Commission and then it was up to the Commission to agree on what they would like to refer to the Board of Supervisors.

Chairman Lambert stated that she agreed with adding principle #13 and possibly adding a #14 to cover the Neal Road Landfill.

Commissioner Wilson responded that he thought principle #5 would cover the Neal Road Landfill and that it might not be necessary to add a specific principle with regard to the landfill.

Commissioner Leland commented that all the principles are good, and the significance would be in the tone or interpretation of the principles.

Mr. Snellings replied that if the Commission were be specific with one item then you would be excluding everything else, and he did not think that was the intention of the principles.

Commissioner Leland responded that the principles appear to address all areas and that the Guiding Principles would really need to meet the needs of the public.

Chairman Lambert noted that there weren't a lot of comments on each individual principle.

Mr. Snellings brought up design standards, and questioned whether or not it was covered sufficiently or was some design standards needed to eliminate incompatible design development.

Mr. Breedon addressed the Commission, and he stated that design standards were discussed with the CAC, but it was not specifically addressed in the Guiding Principles.

Chairman Lambert asked if tentative subdivision maps would be required to submit plans for design approval at time of application.

Mr. Snellings replied that there may be areas of specific design standards, and inquired if the Commission would like to create a design standard.

Commissioner Leland commented if urban development was going to be approved would we need a design review committee for good design or smart growth.

Mr. Snellings asked what kind of growth or design does the County want, and it might be beneficial to have a design review or a design standard that would encourage developers to bring in 'good projects'.

Commissioner Leland responded that design is subjective, and perhaps the standard would be to have new development consistent with current or existing development.

Chairman Lambert asked if the County would then create an architect review board.

Mr. Snellings replied that an architect review board would be created if that was the direction of the Board of Supervisors.

Chairman Lambert inquired if the User's Group had been informed of a possible design standard and if so what was their response.

Mr. Snellings commented that developers are asking for guidance on design at time of project application, however currently there are so specific guidelines, and this would be a good opportunity to come up with some language that would provide guidelines for development.

Commissioner Leland suggested that the ability to offer incentives to developers for creative or good designs would be nice, and a possible design standard could be a good design comparable or better than the existing development in the current area.

Mr. Breedon gave a brief discussion on "Smart Growth" and referred the Commission to the Citizens Advisory Committee's General Plan Academy that contained a definition of smart growth compiled from various sources. He also stated that the County will be coordinating with the cities and should be looking at 'good design' and providing choices that include a variety of approaches.

Mr. Snellings gave a brief summary on the website www.buttegeneralplan.net; and indicated that there were about 60 photos taken on 12-7-06 with comments that were on the website.

Chairman Lambert commented that there weren't any photos of cell towers.

Mr. Snellings commented that the definition of smart growth is on the General Plan website, and it would certainly be applicable for the Commission to check it out.

Commissioner Leland stated that he did not like the term "smart growth".

Commissioner Marin asked if principle #3 should have some specifics with regards to the density of housing, and that there should be a medium density included in the General Plan.

Mr. Snellings replied that the CAC had discussed the density issue and the conclusion was that there was an implied thought of a variety of densities.

Mr. Breedon commented that the trend in some developments is to develop sites that have a variety of densities.

David Parmalee (last name inaudible), a resident of Bangor addressed the Commission. He indicated that it environmentally friendly development would enhance the area immensely. David also indicated that it would also cut down on mass transit issues and that mass transit should be included in the General Plan update. He also mentioned that it was important to consider energy alternatives such as solar systems, windmills etc.

David commented that another possibility would be to copy the downtown Sacramento high-rise buildings that have a commercial shop on the ground floor, parking underneath and residential units on the upper floors. That particular type of design would keep people closer to mass transit and encourage walking rather than driving.

Mr. Snellings stated that new development should encourage communities and he read some of the principles from the Ahwanee Principles as provided under the website for the local government commission.

Commissioner Leland stated that the Ahwanee Principles are geared more toward large growth, and if they were included in our principles that it may signal growth that our County is not really open to.

David stated that he had read the Ahwanee Principles and he spoke in regard to the sustainability. He also indicated that most people in his area are developing 5 acre lots to live on, but they are working outside of the County. He also recommended that the watersheds be preserved and protected.

Mr. Snellings asked the Commission if the current Guiding Principles have captured what is intended to help shape future policies, and if something is glaringly wrong then now would be the time to make those changes.

Chairman Lambert asked if principle #2 deals with traffic as well as transportation issues.

Mr. Snellings replied that BCAG and Public Works are working on the transportation issues and that future guidance will be looked to from the Commission.

Commissioner Leland commented that it appeared that the principles were ready to go to the next level of detail.

It was moved by Commissioner Leland, seconded by Commissioner Wilson, and unanimously approved to approve the Draft Guiding Principles as presented and forward them to the Board of Supervisors for consideration.

VIII. GENERAL BUSINESS - *This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff has been directed to do research and bring back to the Commission. Items A, B, & C may not always be addressed at every hearing, but will always be listed as part of the agenda*

A. Directors' Report

Mr. Snellings indicated that Development Services will be reporting to the Planning Commission actions that are taken by the Board of Supervisors.

Mr. Snellings stated that the Board of Supervisors took action approving clarification of several issues relative to the applicability of Program 2.2 of the Ag Element of the General Plan. Here is what becomes effective immediately, starting 12-13-2006:

The goal of the program, simply put, is that as people build their new residential dwelling units in Ag areas, that they don't compromise the Ag Lands they are near.

- 1.) Program 2.2 **does not apply** to building permits or planning projects inside a Sphere of Influence or Community Boundary.
- 2.) Program 2.2 **does apply** at Sphere of Influence and Community Boundary lines where the line abuts Grazing Open Land (GOL) or Orchard Field Crop (OFC) land use designations of the General Plan to where a 300ft setback is required (between Residential/Ag) on the urban side of the line for new residential building permits or planning projects.
- 3.) Program 2.2 **does apply** to residential building permits for new residential dwelling units in GOL and OFC designations outside of a Sphere of Influence or Community Boundary. When we have a new residential dwelling unit proposed in these designations, we must collect the Ag Commissioner's fee and route it to the Ag Commissioner for review and approval PRIOR to the issuance of a Building Permit.
- 4.) Development Services staff will be working on a new Ordinance ASAP to clarify these program changes and expect to return to the Board within 90 days for presentation of this Ordinance.
- 5.) Development Services staff will be meeting with the Board's General Plan Subcommittee soon to develop a list of 'unusual circumstances' that will be applied to projects and permits in applicable areas. Development Services staff will also be arranging to meet with cattle owners/ranchers to discuss their perspective on the 300 foot buffer being applied to GOL property.

Mr. Thistlethwaite addressed the Commission; he stated that the Board of Supervisors adopted an Amendment to the NCSP that would be in a new Ordinance sometime soon.

Mr. Snellings also mentioned two other items; 1- a memo would be forthcoming from County Counsel clarifying the roles of Development Services, County Counsel, and the duties of the Planning Commission to help make meetings run smoothly and efficiently; and 2- he wanted to confirm the attendance of the Commissioners for the upcoming Summit meeting on 1/27/07 at the Southside Community Center. Mr. Snellings gave a brief discussion on the meeting, stating that it would consist of all cities, town, and Councils along with Butte County to discuss development issues and needs that were of concern to all participants.

B. General Plan/Zoning Ordinance Update

General Plan update to the Board of Supervisors was passed out to the Commission. Mr. Snellings informed the Commission that he would give them updates at each Planning Commission on what occurs with the Board of Supervisors at their meetings.

C. Legislative Case Law update

None

D. Planning Commission Concerns

None

IX. MINUTES – November 9, 2006 and November 30, 2006

November 9, 2006 minutes:

It was moved by Commissioner Leland, seconded by Commissioner Marin, and approved by a vote of 3-0: by the following vote:

Ayes: Commissioner Leland, Commissioner Marin, and Chairman Nelson
Noes: No one.
Absent: Commissioner Nelson
Abstained: Commissioner Wilson

to approve the November 9, 2006 minutes with the following corrections: page 1 line 9 delete 'Wilson' from those present; page 4 delete line 26 entirely; page 14 line 34 change 'No one' to 'Commissioner Lambert';

November 30, 2006 minutes:

With regards to the minutes from the November 30, 2006 meeting, they would be considered incomplete without the transcript for the M & T portion of the hearing.

It was moved by Commissioner Leland, seconded by Commissioner Marin and unanimously approved to continue these minutes to the next Planning Commission meeting on January 25, 2007

X. COMMUNICATIONS - *Communications received and referred (Copies of all communications are available in the Planning Division Office)*

XI. ADJOURNMENT

The meeting was adjourned was 11:00 am.



**BUTTE COUNTY GENERAL PLAN 2030
CITIZENS ADVISORY MEETING #2 NOTES
DECEMBER 7, 2006**

STAFF ATTENDEES

- ◆ Butte County – Tim Snellings, Pete Calarco, Chuck Thistlethwaite, Dan Breedon, Noel Carvalho, Mark Michelena, Chris Tolley, Meredith Williams and Chris Thomas.
- ◆ DC&E – Catherine Reilly, Michael Brilliot and Tanya Higgins.
- ◆ Fernando Marin, District 5 Planning Commissioner
- ◆ D.C. Jones, Resource Conservation District President
- ◆ Richard Price, Agriculture Commissioner

REVIEW OF LAST MEETING & OVERVIEW OF THE EVENING'S AGENDA

Tim Snellings presented; the slide show is available on line at <http://www.buttegeneralplan.net>.

BREAKOUT DISCUSSION GROUPS TO DISCUSS HOMEWORK ASSIGNMENT

The Committee discussed their likes and dislikes of Butte County in groups of five to six. They also used the 256 photographs from their homework assignment during this discussion, each group choosing approximately twelve photos to display to the larger group during their presentation.

OVERVIEW OF BUTTE COUNTY'S DRAFT FRAMEWORK OF GUIDING PRINCIPLES

Dan Breedon presented; the slide show is available on line at <http://www.buttegeneralplan.net>.

REPORT BACK ON RESULTS OF BREAKOUT GROUPS DISCUSSION

One representative from each of the six groups reported back to the larger group the results of their group's discussion on their likes and dislikes of Butte County. They each also displayed approximately twelve of the photographs from the homework assignment to illustrate their points.

Michael Evans presented for Group 1:

- ◆ Photo 1 illustrated the recreational opportunities in Butte County (e.g. hiking, biking). Since 9/11/01, vehicles are no longer allowed along the dam; the group did not like that lack of access. They would like to see recreation as a key element in the General Plan, as it increases the quality of life and is a big reason people move to Butte County.

- ◆ Photo 2 demonstrated the open space between the towns and around the Spheres of Influence. They liked the sense of openness when traveling, but they did not like the sprawl also evident in the photo.
- ◆ Photo 3 showed two houses very close together with inconsistent architecture, which they did not like. They would like either consistent architecture or places with better densities.
- ◆ Photo 4 showed a vacant strip of land created by the development of a new roadway. The group stated that they do not like it when new development and roadways create unusable strips of land that are not likely to be publicly or privately maintained and do not have a viable economic use.
- ◆ Photo 5 showed Highway 70 into Oroville, where there is a lot of visual clutter, which the group did not like. Gateways into Oroville need to be improved aesthetically.
- ◆ Photo 6 demonstrated the fire hazards of Butte County. This area is prone to fire, and they need ways to manage this fire threat. The problem in the photo can be resolved by the homeowner cleaning the land; however, if property is vacant, property owners need a special permit.
- ◆ Photo 7 showed land that has not been cleaned and is a fire hazard.
- ◆ Photo 8 showed dense chaparral, a fire hazard.

Tony Rushing presented for Group 2:

- ◆ Photo 1 showed organic fruit, which represents Butte County agricultural economy, most notable its organic agriculture economy. Agriculture was noted as an asset in the County that should be preserved and enhanced.
- ◆ Photo 2 showed redevelopment at an old train station in Paradise, where there is a good mix of redevelopment and historic character.
- ◆ Photo 3 displayed a meadow with artifacts. Outside developers have bought this land, but the group said the land should not be developed because of a lack of water and sewer services and cultural resources.
- ◆ Photo 4 showed a “mom and pop” market. The group said that such small businesses are an asset to County residents.
- ◆ Photo 5 displayed the challenges associated with residential encroachment on industry.
- ◆ Photo 6 showed open space, including Table Mountain and the openness around Oroville. The group said they would like the area in the photo and similar areas retained as open space.
- ◆ Photo 7 displayed the new gym at Las Plumas High School adjacent to open space. The area is zoned residential. The group said that that development should occur within the existing City footprint on infill sites and that new development should not be allowed to develop on the edge of cities, in open space or agricultural areas, until the existing city footprint is built out.

- ◆ Photo 8 showed industrial uses around 5th Avenue in South Oroville. There is a lot of acreage zoned industrial here; they would like to see more aesthetically-pleasing industry.
- ◆ Photo 9 showed Lake Oroville. The group said that they would like to see accessibility to the lake improved.
- ◆ Photo 10 showed the view from Lake Oroville to the Valley, which the group said should be preserved.
- ◆ Photo 11 showed a bald eagle; the group stated that natural habitat and the environment should be preserved.
- ◆ The group also stated that new development in natural areas should be designed to be aesthetically integrated and compatible with the natural landscape. It was also stated that individuals who purchased property in the natural hill areas, who had the expectation that they could develop a home, should be allowed to build.

Steve Rodowick presented for Group 4:

- ◆ Photo 1 showed rural, uncluttered land, which was identified as an asset.
- ◆ Photo 2 displayed a site near photo 1 and demonstrated illegal dumping, which was identified as a dislike. The groups stated that the General Plan should address this issue.
- ◆ Photo 3 showed an attractive entry into Riverbend Park, Oroville, “Catch the Dream” gate.
- ◆ Photo 4 showed a negative entry into the city (on Highway 70 south of Oroville). The group indicated that the material displayed in the photograph should either be removed or fenced.
- ◆ Photo 5 showed a Class 1 bike lane. Class 1 bike lanes were identified as an asset. The group stated that they would like to see the development of more bike lanes because, without a motorized vehicle, it is hard to get between different parts of the county.
- ◆ Photo 6 showed a Valley Oak tree. The group indicated that these trees are an icon in Butte County and should be preserved, either through purchases or easements. They also said that rock walls are an icon.
- ◆ Photo 7 showed the new Chico downtown plaza, which works well as urban open space.
- ◆ Photo 8 was taken in the middle of Chico, and demonstrated a good example of urban open space.
- ◆ Photo 9 showed open space within 5 minutes of the urbanized portion of the City of Chico. The group stated that areas like these should be maintained and new ones created as the cities grow.
- ◆ Photo 10 displayed light pollution, which was identified as a problem in Butte County.
- ◆ Photo 11 showed a cemetery, which was identified as valuable open space.

Group 3:

- ◆ Photo 1 displayed usable open space in Chico. The group indicated that recreational opportunities are important to maintain.
- ◆ Photo 2 showed the Butte County General Plan Update webpage. The group liked that the county has the foresight to create this type of planning process, direct resources to it, and include citizen input
- ◆ Photo 3 illustrated the history of Butte County, an important asset.
- ◆ Photo 4 showed open space at Butte Meadow and the topography of the county. The group liked the diversity of the open space in the county; one can go from the oaks to the pine forest within 20 minutes.
- ◆ Photo 5 showed a home in Chico. They liked that housing is diverse and not all cookie cutter.
- ◆ Photo 6 illustrated the peaceful nature of the county. The group indicated that the open oak savanna should be sustained.
- ◆ Photo 7 was taken in Oroville near the nature center where there is a lack of consistent architecture.
- ◆ Photo 8 showed a property that is owned by an absentee landlord, illustrating the poor maintenance issues associated with absent landowners.
- ◆ Photo 9 showed the diversity and topography of the landscape.
- ◆ Photos 10 and 11 showed inconsistent infrastructure in the county, as the structure in photo 10 is protected by a fence, but the one in photo 11 has no fence.
- ◆ Photo 12 was a photo of a neighborhood tot lot. This photo illustrated the sense of community and a commitment to community in Oroville.

Jeff Carter presented for Group 5:

- ◆ Photo 1 showed the road to Upper Ridge, which is the only access to that community. The group disliked the safety concerns associated with this access. The photo also showed the region's beauty and why it attracts people here.
- ◆ Photo 2 showed Upper Ridge, an asset. The group expressed concern that this rural nature could be lost without proper planning.
- ◆ Photo 3 illustrated recreation and open space, assets that attract people to Butte county.
- ◆ Photo 4 also showed Upper Ridge; the group would like the rural lifestyle here to be protected.
- ◆ Photo 5 also showed a rural lifestyle.

- ◆ Photo 6 was a photo of the “Catch the Dream” gate at Riverbend Park on the Feather River. The group identified this as an example of an attractive gateway. The photo also illustrated an example of a recreational opportunity in Butte County.
- ◆ Photo 7 was a photo of the Oroville Chinese Temple. This photo illustrated the region’s history, which the group indicated should be protected and enhanced.
- ◆ Photo 8 illustrated the rural atmosphere, which was presented as an asset.
- ◆ Photo 9 displayed an open viewshed, presented as an asset that needs to be protected.
- ◆ Photo 10 was taken in Chico, along Little Chico Creek. The group expressed concern that some watersheds are not protected, but that there is an opportunity to protect them.
- ◆ Photo 11 was a photo of California Park, where natural features are enhanced, a new opportunity for open space. The group said that the County should adopt policies to encourage development to do this type of enhancement through incentives.
- ◆ Photo 12 showed the diversity of neighborhoods. The group expressed a need for architectural control to protect the beauty of these older neighborhoods.
- ◆ Photo 13 displayed natural features that were enhanced by development. The group would like the County to offer incentives to developers to include this type of open space in planned developments.
- ◆ Photo 14 was taken in downtown San Francisco, a good example of urban planning.

Pia Sevelius presented for Group 6

- ◆ Photo 1 showed the importance of agriculture and open space. The group also mentioned support industries that are important, such as bee hives, for pollination.
- ◆ Photo 2 showed a dying downtown (Biggs), caused by different shopping patterns. The group would like these downtowns to be revitalized.
- ◆ Photo 3 showed a meth lab, which causes public safety and economic problems for everyone.
- ◆ Photo 4 showed the Afterbay, which provides recreational opportunities and helps agriculture.
- ◆ Photo 5 displayed erosion, a water quality issue, and how hard it is to keep our creeks healthy.
- ◆ Photo 6 showed a Durham sign that illustrates how community volunteerism is supported and important.
- ◆ Photo 7 showed a tree-lined street and bike path, which are assets.
- ◆ Photo 8 showed a bike path and trees on the midway.
- ◆ Photo 9 showed Lake Oroville, providing water and recreational opportunities.
- ◆ Photo 10 showed illegal dumping, disliked by the group.

- ◆ Photo 11 showed another dying downtown in Oroville. The group expressed a need to find solutions for redevelopment.
- ◆ Photo 12 showed historic value, a stamp mill.

Following the group presentations, Committee members raised a few comments:

- ◆ R. John Anderson noted that the Committee mostly displayed pictures of older downtowns and natural landscapes. There were no pictures of anything built within last 50 years, which he found interesting. Nobody called out recent development to say that they did not like it, but it also did not inspire anyone to say that they want more.
- ◆ Michael Evans suggested that the Committee do this again in a year to see how people have grown and changed.

DISCUSSION AND INPUT ON GUIDING PRINCIPLES

Tim Snellings led a discussion on the draft guiding principles. The Committee first discussed the general process and framework for these principles.

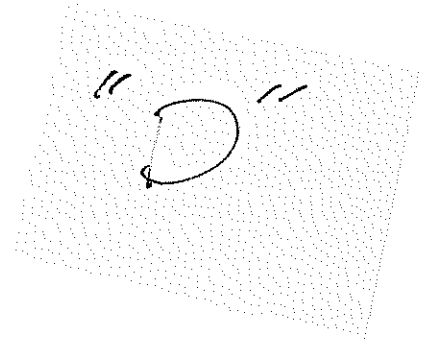
- ◆ The Committee discussed the appropriate level of specificity and ambiguity for these principles, including how sensitive or blunt the principles should be.
- ◆ The Committee discussed the meaning of the terms: *will*, *shall* and *must*.

In general, the Committee reached general agreement regarding the text for the principles, which is reflected in the final revisions recorded by Tim Snellings.

- ◆ Throughout the principles, the Committee decided to include the phrase, “The Butte County General Plan will address...” where appropriate.
- ◆ Principle 1 (Cooperative Planning) - The topics discussed by the Committee included:
 - How the county will work with the cities.
 - What are mutually important planning issues.
 - The role of unincorporated communities and whether to acknowledge them here.
 - Whether to include other agencies under the goal of cooperative planning.
- ◆ Principle 2 (Circulation) - The topics discussed by the Committee included:
 - Whether all of the principles should include action verbs.
- ◆ Principle 3 (Growth/Urban Development/Housing) - The topics discussed by the Committee included:
 - Whether to call out housing in the text of this principle or to make it its own principle.
 - Whether to call out housing for all income levels or housing needs.

- The term *urban* and whether to also call out rural development. Principle 9 addresses rural development, but it does not specifically call out the need for planning there, which is stated in this principle.
- ◆ Principle 4 (Airport Land Use Planning) - The topics discussed by the Committee included:
 - The meaning of the word *compatibility*.
 - Whether to include the need to identify and protect agricultural airports.
 - The possible replacement of the word *protect* with *enhance*.
- ◆ Principle 5 (Natural Resources and Environment) - The topics discussed by the Committee included:
 - Whether to remove the word *constraints* because of a negative connotation, and whether to include the word *protect*. Some members felt that *constraints* is appropriate because of the constraints faced by developers from environmental regulations. The term *utilization* was acceptable for both arguments.
- ◆ Principle 7 (Economic Development) - The topics discussed by the Committee included:
 - Replacing the word *critical* with *positive* and including *sustainable* before economic.
- ◆ Principle 8 (Agriculture) - The topics discussed by the Committee included:
 - The possible addition of the word *protected*.
 - Whether to include reference to watershed lands and aquifers. The Committee decided to create a new principle for that topic.
 - The meaning of the term *important*.
 - The term *lifestyle*.
- ◆ Principle 9 (Rural Development) - The topics discussed by the Committee included:
 - How agriculture and the environment can complement each other, and how all of the principles should work together and not be in conflict.
 - Rural development and how the county should push development into urban areas, but recognizing that it will occur in certain areas.
 - What this principle means, as *growth* is a weighted term.
 - Differing opinions about whether principle #3 already addresses this principle.
- ◆ Principle 11 (Sustainability)- The topics discussed by the Committee included:
 - Adding the words *promote* and *identify*, and removing *restore*.
 - Adding the word *viability* to the phrase *economic opportunity*.
 - Whether people depend on natural resources and whether to remove that phrase.
- ◆ Principle 13 (Water Resources, new principle) - The topics discussed by the Committee included:
 - Whether to cover both surface and groundwater; some felt that it was very important to call out groundwater.
 - Whether the principle should include only the word *protection* or also *enhance* and *promote*.

From: Emily Fisher [mailto:efisher@linc.net]
Sent: Friday, December 08, 2006 11:02 AM
To: DSGeneralPlan
Subject: Additional comments on Guiding Principles



Dear Tim and Dan:

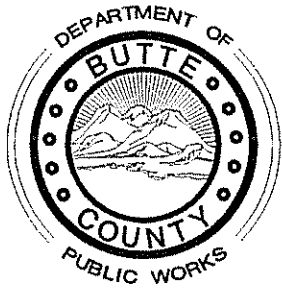
First, I wanted to thank you and Noel, Pete, and the other staff members for your efforts last night, it takes some real bravery to attempt revision of a document by a group process like that. I think it actually went quite well, understanding that further debate and revision is likely for some of the principles.

Just a few more thoughts on Principle 3. I sensed from some folks present that since housing and housing affordability is addressed in its own element with extensive state law requirements, it is "covered" adequately and doesn't need to be specifically addressed in the Guiding Principles. Insofar as these Principles are meant to reflect values we hold in the community I think this is a serious oversight. There are other principles that have a corresponding element in the general plan, yet merited additional mention. I'm hopeful that county planners have (or could be persuaded to develop) a different attitude toward the housing element than what I heard from some planners in Chico, and it was my impression that the housing element tends to be viewed as a "numbers game." It isn't seen as having much connection to realities on the ground or actual impact on the supply of affordable housing for all the people who are going to be working that ag land we want to preserve and staffing our retail businesses and mowing the lawns at the golf course, you get the idea. With due respect to the gentleman who said that people now want to live where they play, some of us still want to live where we work, and still others just need a place to live. I have met homeless people who tell me they grew up in Butte County. I wish they were on the CAC!

Therefore it seems all the more important to send a strong message via the guiding principles that housing for all our residents is a serious concern. The county has an opportunity here to raise the bar a little and show the cities that this is an issue that absolutely impacts everything else we want to do, promoting economic growth, keeping agriculture viable, protecting natural resources, increasing public health and safety, planning for transportation...you name it, there's a tie-in. This is a rural as well as urban growth / development issue so either housing should be mentioned in both of those principles, or it needs a principle of its own.

Thanks again for your efforts to make this process work. I think it's off to a good start and I'm grateful for the opportunity to participate.

Sincerely,
Emily Fisher



DEPARTMENT OF PUBLIC WORKS COUNTY OF BUTTE

J. Michael Crump, *Director*

Shawn H. O'Brien, *Assistant Director*

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Oroville, CA 95965-3397
(530) 538-7681
(FAX) 538-7171

December 8, 2006

Tim Snellings
Development Services Director
7 County Center Drive
Oroville, CA 95965

Tim,

Here is a draft of a Landfill Guiding Principle. I did review a draft from 6/28/06 which addressed the Landfill under *12 Public Services*. It speaks directly to: *protecting the Landfill from incompatible land uses and how additional land may be reserved to allow future expansion*.

If that wording is still somewhere in an unabridged version of the Guiding Principles then we likely don't need one for the Landfill itself. However, if this Landfill content didn't make the latest draft, then below is a first draft of what it might read like.

Draft Guiding Principle addendum

14. Principle: Neal Road Landfill

The General Plan will promote the continued operation and viability of the Neal Road Landfill and will identify ways to extend the working lifespan of the Landfill.

Let me know if you need something else.

Thanks,

Steve Rodowick



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

Reviewed by the Board of Supervisors on May 23 and July 25, 2006, the Citizens Advisory Committee on December 7, 2006, and the Planning Commission on January 11, 2007
(To be considered for final adoption by the Board of Supervisors on February 13, 2007)

1. Principle: Cooperative Planning

Through the Butte County General Plan and the incorporated cities General Plan update process, the County will partner with incorporated cities, special districts and unincorporated communities on important regional planning issues.

2. Principle: Circulation

Transportation (all modes) is an important element of the General Plan that will be coordinated with all of the transportation planning agencies.

3. Principle: Growth/Urban Development/Housing

The General Plan shall address areas of urban development for anticipated growth during the next 20 years to meet the housing needs of Butte County residents.

4. Principle: Airport Land Use Planning

The General Plan will protect the County airports in coordination with the 2000 Airport Land Use Compatibility Plan.

5. Principle: Natural Resources and Environment

The General Plan shall address the protection, enhancement, utilization and management of Natural Resources and the Environment.

6. Principle: Public Health and Safety

The General Plan will promote the public's health, safety and welfare.

7. Principle: Economic Development

The General Plan will play a critical role in establishing a positive environment for economic development.

8. Principle: Agriculture

The General Plan shall address agriculture as an important aspect of Butte County's economy that will be protected, maintained, promoted and enhanced.

9. Principle: Rural Development

The General Plan shall identify appropriate locations and the type of growth that will occur in rural areas while protecting the integrated benefits of agricultural resources, natural resources, and the environment.

10. Principle: Recreational Opportunities and Protection of Cultural Resources

The General Plan shall address the need for new parks and recreation opportunities. Cultural resources that are significant to Butte County's history will be identified and protected.

11. Principle: Sustainability

The General Plan shall address, identify and promote ways to maintain or enhance economic opportunity, viability and community well-being while protecting and restoring the natural environment.

12. Principle: Public Services

The General Plan will address where and how the full array of public services and/or facilities will be provided to the varied and diverse geography of the county.

13. Principle: Water Resources

The General Plan shall address the protection and management of water resources.