



## MEMORANDUM

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DATE May 2, 2007  
TO Tim Snellings; Dan Breedon  
County of Butte  
FROM Ellen Clark; Tanya Higgins  
RE **Key Issues Summary**

This memorandum summarizes the key issues and themes reflected in the input from members of the public at the workshop held on March 15, 2007, and from the Citizens Advisory Committee meeting on March 29, 2007. The complete range of individual issues and comments raised at these two meetings can be found in a summary spreadsheet provided separately. In addition to this input, this summary also includes key issues raised by the public in other forums, including the Butte County General Plan 2030 Web Discussion Forum, and suggested by County staff.

The issues summary is organized according to the 13 Guiding Principles agreed to by the Planning Commission and Board of Supervisors. The issues listed in the summary represent a summation of common themes from all of the input received to date and the range of issues that the General Plan might address through its land use and policy framework.

### 1. Cooperative Planning

- ◆ Need more coordinated planning between County and Cities
- ◆ Need for increased planning and coordination with other Counties in the region; develop a regional planning organization
- ◆ Need for revenue sharing between County and Cities
- ◆ Need to develop agreement on which cities are the most appropriate locations for growth
- ◆ Lack of ability for County residents to have a say in planning and development decisions made by Cities and other agencies
- ◆ Resolve unincorporated islands within cities

## 2. Circulation

### Bicycle and Pedestrian Facilities

- ◆ Lack of safety for bicycles and pedestrians, especially on major corridors
- ◆ Regional bike network needs to be extended, have better connectivity
- ◆ Additional locations and routes for new bicycle facilities needed (suggestions: use greenbelts, rail corridors, Neal Road, levee tops)
- ◆ Lack of pedestrian-friendly planning in new development

### Roads

- ◆ Timing and implementation of new roads/facilities with new development; need for coordination of land use and transportation planning.
- ◆ Access and safety concerns for roads in rural residential areas (Paradise Ridge, Mount Ida)
- ◆ Highway safety and congestion (Highway 70, Olive Highway)
- ◆ County roads need better planning, design and maintenance, especially in rural areas
- ◆ Need better connection to Interstate 5
- ◆ Need better regional coordination to plan, fund and maintain regional roadway network

### Transit

- ◆ Provide more park and ride lots
- ◆ Need improved commuter bus service between communities
- ◆ Better regional coordination for provision of transit service is needed
- ◆ Rail should be enhanced as a viable transit mode

## 3. Growth, Urban Development and Housing

### Growth and Urban Development

- ◆ Rural sprawl; need to prioritize infill development in urbanized areas
- ◆ Need appropriate planning to accommodate growth
- ◆ Need for growth management
- ◆ Balance open space/agricultural preservation with new development
- ◆ Design standards for new development are needed

- ◆ Ensure development pays its own way for transportation and infrastructure improvements
- ◆ Sustainability and smart growth principles should be incorporated in new development; less auto-oriented development, more mixed use development
- ◆ Planning for changing demographics; i.e. services for retirees, elderly population, childcare.

#### Housing

- ◆ Lack of affordable and workforce housing
  - Diverse housing opportunities
  - Public-private partnerships to fund affordable housing
- ◆ Housing should be located in proximity to employment
- ◆ Provide additional student housing near college campuses

#### **4. Airport Land Use Planning**

- ◆ Need for new or expanded airport facilities, including a new regional airport
- ◆ Need to protect the existing airport facilities
- ◆ Land use compatibility; encroachment of residential uses around airports

#### **5. Natural Resources and Environment**

- ◆ Need to protect agricultural, mineral and timber resources

#### Open Space

- ◆ Inadequate open space planned with new development
- ◆ Need to protect existing open space in general

#### Air quality

- ◆ Illegal burning
- ◆ Woodstoves

#### Biological Resources/Habitat

- ◆ Protection for deer migration routes in foothills
- ◆ Coordination of General Plan update with HCP/NCCP
- ◆ Preservation of riparian corridors, oak woodlands

## 6. Public Health and Safety

### Crime/Policing

- ◆ Inadequate fire/sheriff services in Magalia
- ◆ Lack of law enforcement in rural areas
- ◆ Drugs/meth labs in rural areas

### Fire Safety

- ◆ Poor fire access and emergency evacuation on rural roads, especially Paradise, Magalia, Upper Ridge
- ◆ Ongoing vegetation management/clearing for fire safety

## 7. Economic Development

- ◆ Need for high quality/high wage employment; improve quality of commercial space available
- ◆ Need to provide a range of employment options, including blue collar jobs and jobs for local college graduates
- ◆ Attain a better jobs/housing balance
- ◆ Recreational assets could be better marketed as a tourist attraction
- ◆ Provide additional support for local businesses

## 8. Agriculture

### Agricultural Preservation

- ◆ Need appropriate methods/strategies for agricultural preservation based on relative value or importance of farmland.
- ◆ Need appropriate methods/strategies for agricultural preservation based on location of farmland (e.g. urban edge, valley floor, foothills)
- ◆ Potential modifications or refinements needed to Policy 2.2
  - More, or less stringent requirements
  - Guidelines for location of setbacks
- ◆ Need for additional urban growth boundaries and/or buffers
- ◆ Balance need for new housing with agricultural preservation
- ◆ Farmers need better incentives for preservation of agricultural land; better consultation in developing mitigations; fair value mitigations

- ◆ More aggressive marketing/economic strategies are necessary to support the agricultural sector

#### Agricultural Land Use

- ◆ Land use conflicts between urban and agricultural uses, particularly at agriculture/urban interface:
  - Need to establish additional buffers
  - Right-to-farm
- ◆ Balance protection of necessary agricultural practices with mitigation of environmental impacts (eg. use of pesticides, burning)
- ◆ Appropriate level of regulation needed for land uses on agricultural properties
- ◆ Rural ranchettes/5-acre parcels; appropriate land use and planning to prevent conversion of agricultural parcels

#### **9. Rural Development**

- ◆ Need to have clustered residential development in rural areas
- ◆ Need planning for Highway 99/149 intersection/new casino
- ◆ Allow retirement communities in rural areas

(Note: most rural development issues are included under other topic areas (eg. provision of infrastructure and services, agricultural preservation, circulation.)

#### **10. Recreational Opportunities and Protection of Cultural Resources**

- ◆ Better access to public recreational lands needed.
- ◆ Inadequate promotion/information regarding county recreation facilities (tourist and local users)
- ◆ Additional trails for hikers, bicyclists, equestrians needed
- ◆ Insufficient RV parks and campgrounds
- ◆ Need for additional parks facilities
- ◆ Lack of County Park and Recreation Department to provide countywide coordination and management of facilities.
- ◆ Inadequate facilities for dog owners
- ◆ Need to preserve historic and cultural resources, including Native American sacred sites

## 11. Sustainability

- ◆ Need for sustainably-oriented development regulations; more environmentally-oriented
- ◆ Need better incentives for green/energy efficient buildings
- ◆ Make county “carbon-neutral”
- ◆ Promote solar power

## 12. Public Services

- ◆ Poor customer service in local government and planning

### Infrastructure

- ◆ Inadequate infrastructure: rural areas, unincorporated Oroville, Kelly Ridge
- ◆ Lack of municipal wastewater system in Paradise
- ◆ Coordination of new infrastructure with new development, especially in rural areas
- ◆ Protect the County’s Neal Road Landfill

### Other

- ◆ Inadequate childcare services
- ◆ Inadequate amenities/services for seniors

## 13. Water Resources

### Water Supply

- ◆ Preserve groundwater supplies including of Tuscan Aquifer and other groundwater sources
- ◆ Need more effective protection of recharge areas
- ◆ Water supply shortfalls/wells: Magalia, Honcut, Bangor
- ◆ Preserve long-term water supply; coordinate growth with availability of water
- ◆ Ensure adequate water for agriculture
- ◆ Ensure adequate water for fire protection
- ◆ Balance user demands: agriculture, urban uses, fisheries/wildlife and hydroelectric

### Water Quality

- ◆ Illegal discharges in Palermo/Honcut area
- ◆ Water quality and aquatic habitat in creeks and waterways

Wastewater

- ◆ Allow for alternate onsite septic systems requiring less acreage
- ◆ Paradise's reliance on septic systems

**14. Other Issues**

- ◆ Beautify community gateways
- ◆ Out-of-date General Plan (!)