

The banner features a dark blue background with the text 'Butte County' in a large, white, serif font at the top. Below it, the text 'General Plan 2030' is written in a smaller, white, serif font. To the left of the text is a circular seal for Butte County, which includes a mountain range, a river, and a sun. The banner is decorated with several small images: a waterfall on the left, a cow in a field, a landscape with hills, a sunset over a field, a row of trees, a lake, and a wooden barn on the right.

# Butte County

## General Plan 2030

### **Butte County General Plan 2030**

### **City of Oroville/Butte County Meeting – Summary Notes**

**May 17, 2007, 12:00 PM**

#### **Attendees**

- ◆ Steve Jernigan, City of Oroville Mayor
- ◆ Sue Corkin, City of Oroville Councilmember
- ◆ Bill Connelly, Butte County Board of Supervisors
- ◆ Curt Josiassen, Butte County Board of Supervisors
- ◆ Paul McIntosh, County of Butte CAO
- ◆ Greg Iturria, County of Butte CAO
- ◆ Tim Snellings, County of Butte DDS
- ◆ Dan Breedon, County of Butte DDS
- ◆ Mike Crump, County of Butte Public Works
- ◆ Sharon Atteberry, City of Oroville Administrator
- ◆ Eric Teitelman, City of Oroville Community Development
- ◆ Craig Sanders, City of Oroville Community Development
- ◆ David Pittman, City of Oroville Fire Chief
- ◆ Stephen Lucas, Butte LAFCO
- ◆ Stephen Betts, Butte LAFCO
- ◆ Chris Devine, BCAG
- ◆ David Early, DC&E
- ◆ Tanya Higgins, DC&E

#### **1. Introductions and Meeting Overview**

Tim Snellings described the goals of this meeting and reported on progress to date for the County General Plan update, highlighting the City/County Summit, issues that were raised at that meeting, the Guiding Principles, and the Existing Conditions Briefing Book.

#### **2. Butte County Regional Habitat Conservation Plan/Natural Community Conservation Plan**

Chris Devine presented a summary of the Butte County Regional Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), including the project status, plan area, GIS database, stakeholders, preliminary covered species list, the draft ecological baseline report, and the project schedule and phases.

### 3. Local Agency Formation Commission

Steve Lucas provided an overview of the Butte Local Agency Formation Commission (LAFCO). The Commission has a deadline to review existing Sphere of Influence (SOI) plans by January 1, 2008. However, because each of the municipalities is undergoing a General Plan update, the Commission acknowledges that this deadline will not be met. In the meantime, LAFCO will defer all annexation and amendment requests until the SOI reviews are complete, due to possible litigation if they proceed. The Commission strongly encourages each City to include sphere projections in its General Plan, allowing one EIR to cover the General Plan update and the Sphere amendment. LAFCO would like to work cooperatively with the Cities and the County to ensure General Plan consistency with LAFCO goals.

### 4. Discussion Period

David Early facilitated the discussion period, during which the following input and comments were made:

#### A. Proposed Sphere Amendment for City of Oroville

- ◆ The City of Oroville is planning to undertake a Municipal Service Review (MSR) to facilitate the annexation of some parcels in the existing Sphere of Influence (SOI) that are the subject of development proposals; the MSR is not intended to support future General Plan and SOI amendments. LAFCO is requesting that the MSR be completed by the end of 2007 in order to avoid potential future litigation regarding annexations within the SOI. Eric Teitelman stated that there is one potential annexation that is located outside of the existing SOI, which, according to Steve Lucas, could be problematic.
- ◆ The following projects are located within the existing SOI and are planned to be annexed by the City before the end of 2007 and completion of the MSR:
  - Oak Park Subdivision
  - Oro Bay
  - Ruddy Creek
  - Other island annexations
- ◆ The following projects are located within the SOI and are planned to be annexed by the City in or after 2008 and completion of the MSR:
  - Los Lebos
  - Linkside
- ◆ The following projects are located outside of the existing SOI:
  - Rio D'Oro
  - Possible project sites northwest of Thermalito
- ◆ Steve Lucas indicated that if the lands northwest of Thermalito were to be annexed, it would not technically result in the creation of an island with Thermalito, but LAFCO would like an annexation of Thermalito to be tied to the annexation of this other area.

- ◆ The City is also planning to annex South Oroville, but this would occur in 2008 or later, after the MSR is finished. The City has conducted a feasibility study for this annexation, considering an area that extends south to Ophir Road, and also considers the possibility of expanding the SOI west of the southern tip of the city limits. The City has not investigated a phasing plan at this point, but expects this annexation to occur in phases.
- ◆ The City is not planning to expand the overall size of SOI; rather, it plans to remove portions of its SOI to balance the addition of new areas. Specifically, the City is considering the removal of an eastern portion of the existing SOI that is not suitable for urbanization due to topography and lack of roads and sewer infrastructure. The City would like to replace this constrained area with an area along the highway that is more appropriate for urbanization.
- ◆ The City and the County agree that growth should be determined by City and County General Plan policies and zoning regulations rather than service districts. These General Plan policies and zoning regulations are themselves determined by environmental and other constraints. Growth in the unincorporated Oroville area has in part been facilitated by the location of existing services, but the City and County agree that planning processes should be the primary mechanism for directing growth.
- ◆ Steve Lucas highlighted that the SOI is based on the expected growth for the area over the next 20 years, and the existing SOI for Oroville has more than enough capacity to accommodate this growth. The City and County could potentially develop an agreement in which an argument is made that the large size of the SOI accounts for some of the growth occurring on County land outside of the SOI. In general, LAFCO is concerned about rural subdivisions and the formation of CSA's to fund services.
- ◆ The group discussed whether growth should occur only adjacent to the city limits to facilitate annexations, or whether growth could continue to occur through the County approval process, to be considered for future annexation as additional development occurs. One concern is that some unincorporated county residents are opposed to annexations, which can deter such annexations further out.
- ◆ The City and County are amenable to future annexations and an SOI amendment that would result in an approximately rectangular area for the City's SOI that includes Thermalito, South Oroville, the Rio D'Oro project, and to the west of the existing southern boundary.

#### **B. Common Development Standards Between City and County**

- ◆ The group agreed that there should be common development standards between the City and County, including road, landscaping, soundwalls, streetlighting, impact fees, trash and recycling collection, and service standards. DC&E and/or the County will prepare a list of what the common development standards should cover, for future discussion with the City. It was noted that rural residents should not expect urban levels of service, highlighting the point that a one-size-fits-all approach is not appropriate.

#### **C. Annexation Strategies and Financing Options to Support Annexations**

- ◆ David Early suggested that the County and City work together to educate the public about the benefits of annexation.

- ◆ Steve Lucas raised the concern that as more time passes prior to annexation of Thermalito and South Oroville, more subdivisions will occur in these areas, potentially creating more votes against annexation.
- ◆ It was also suggested that the County establish a General Plan policy that all new subdivisions in these areas be required to waive the rights of future residents to protest annexation. However, this would not resolve the issue, since residents would still be entitled to vote if there are enough protests to initiate a voting procedure.

**D. Transportation Issues**

- ◆ Bill Connelly suggested that Ophir Road would be an alternative route for Kelly Ridge residents to avoid Highway 162.

**E. Government Services Funding**

- ◆ Paul McIntosh and Greg Iturria described the County's role in funding services throughout the county, including incorporated areas, raising the possibility of revenue-sharing agreements.

**F. Preferred General Plan Land Use Alternative for City of Oroville**

- ◆ David Early presented an overview of the preferred land use alternative for the City of Oroville's General Plan Update.
- ◆ Tim Snellings expressed concern about the annexation of the Rio D'Oro project before annexation of Thermalito, indicating a need for an annexation strategy.
- ◆ DC&E will work to develop an annexation strategy and propose the new Sphere of Influence boundary.