



MEMORANDUM

1625 SHATTUCK AVENUE
SUITE 300
BERKELEY, CA 94709
TEL: 510 848 3815
FAX: 510 848 4315

DATE May 21, 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 provided at the public workshop held on March 15, 2007, Citizens Advisory Committee meeting held on March 29, 2007, Planning Commission Study Session held on April 13, 2007, and Board of Supervisors Study Session held on May 8, 2007. The complete range of individual issues and comments raised at these four 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 the County and Cities and between the County and casinos
- ◆ Lack of ability for unincorporated County residents to have a say in planning and development decisions made by Cities and other agencies

2. Circulation

Bicycle and Pedestrian Facilities

- ◆ Lack of safety for bicycles and pedestrians, especially on major corridors
- ◆ Conflicts between bicycles and agricultural uses
- ◆ 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 to promote grid road systems in new development
- ◆ Need better connection to Interstate 5

Transit

- ◆ Provide more park and ride lots
- ◆ Need improved commuter bus service between communities
- ◆ 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

4. Airport Land Use Planning

- ◆ Need to protect the existing airport facilities
- ◆ Land use compatibility; encroachment of residential uses around airports
- ◆ Need for General Plan to be compatible with the Airport Land Use Compatibility Plan

5. Natural Resources and Environment

- ◆ Need to conserve agricultural, mineral and timber resources
- ◆ Need to maintain and enhance scenic highways

Open Space

- ◆ Inadequate open space planned with new development
- ◆ Need to protect and link existing open space
- ◆ Need to connect open spaces with scenic highways

Air quality

- ◆ Illegal burning
- ◆ Woodstoves
- ◆ Inversion days

Biological Resources/Habitat

- ◆ Protection for deer migration routes in foothills
- ◆ Coordination of General Plan update with HCP/NCCP

- ◆ Preservation of riparian corridors, contiguous 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 and scenic assets could be better marketed as a tourist attraction
- ◆ Provide additional support for local businesses
- ◆ Need to develop appropriate economic drivers for unincorporated county

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
 - Agricultural conflicts with bicyclists and equestrian users
- ◆ Balance protection of necessary agricultural practices with mitigation of environmental impacts (e.g. use of pesticides, burning)
- ◆ Appropriate level of regulation needed for land uses on agricultural properties
- ◆ Rural ranchettes; appropriate land use and planning to prevent conversion of agricultural parcels
- ◆ Need to address conflicts between agritourism uses and neighboring agricultural uses
- ◆ Need to address minimum lot sizes in agricultural zones

9. Rural Development

- ◆ Need to have clustered residential development in rural areas
- ◆ Allow retirement communities in rural areas
- ◆ Need to adequately reflect the real costs of providing services to rural areas

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

10. Recreational Opportunities and Protection of Cultural Resources

- ◆ Better access to existing public recreational lands needed; work with other public land agencies to improve access
- ◆ 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

- ◆ Need to ensure recreational sites are well-managed
- ◆ Need for additional off-leash dog parks
- ◆ 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
- ◆ Need to facilitate education of the development community about solar energy
- ◆ Make county “carbon-neutral”

12. Public Services

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
- ◆ Need to maintain the County’s recycling program

13. Water Resources

Water Supply

- ◆ Conserve groundwater supplies including of Tuscan Aquifer and other groundwater sources
- ◆ Need more effective protection of recharge areas
- ◆ Water supply shortfalls/wells
- ◆ Preserve long-term water supply; coordinate growth with availability of water
- ◆ Ensure adequate water for agriculture
- ◆ Ensure adequate water for fire protection

- ◆ Balance and/or prioritize among 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