

Map	Map Description
Chico Area - West	Separate urban land uses on the western boundary of Chico from intensive agriculture with an ag-transition zone. The ag-transition zone would incorporate 5-10 acre parcels bounded by the Chico city limits to the east, Big Chico Creek to the south, Meridian road to west and Highway 99 to the north.
Chico Area - East	Preserve the visual qualities of the Skyway by restricting growth in the area bounded by the Skyway in the north, Highway 99 to the west and Neal Road to the southeast.
	Connect the Skyway and Highway 99 southeast of the city limits, and direct growth the area adjacent to this connection.
North Chico Specific Plan Area	Prohibit growth near the airport.
	Prohibit non-agricultural uses in the areas with drainage problems.
Unincorporated Paradise Area	Designate the entire Skyway as a scenic highway.
	Plan for transportation infrastructure needs of new development southeast of Paradise by constructing new roads to connect to Neal Road and the Skyway.
	Establish low density housing standards due to limited transportation infrastructure.
Magalia & Paradise Pines Area	Establish land uses that provide employment options in Magalia and Paradise Pines in order to minimize traffic through Paradise.
	Create a toll expressway connecting Ponderosa Way to Bruce Road.
Central Buttes Area	Connect Highway 99 to the Skyway at the southeastern boundary of Chico's Sphere of Influence, and protect the landfill.
	Create a Business and Research Park along the eastern side of Highway 99, and provide housing east of the business park. Also address transportation needs for new development, including redirecting the Skyway to meet Estates Drive and relocating the southern end of Neal Road to connect with Highway 99 at a safer location.
	Direct development to the south side of the Skyway and to the east side of Highway 99, and use the remainder of the area for mitigation banking.
	Protect rare plant habitat in this area.
	Protect cultural and Native American resources in this area.
Unincorporated Oroville Area	Redraw the City of Oroville's Sphere of Influence by bringing in the boundary to the east to Glen Dr. and extending the boundary in the South to Palermo Road. Provide mixed use at the Ophir Road and Lincoln Boulevard node. Create a Town of Lake Oroville in the area north of Lower Wayandotte Road and west of Foothill Blvd.
	In the Palermo area, promote development where water and sewer services are provided and where substantial development has already occurred.
	Prohibit industrial uses in the area east of Lincoln Blvd, north and south of Ophir Road.
Thermalito Area	Provide pockets of neighborhood commercial uses in the area east of 20th St., south of Nelson Avenue, north of Grand Avenue and west of 12th Street. Incorporate commercial and residential mixed uses along Oroville Dam West Boulevard, between the city limits. Provide a wildlife park in the area.
	Direct development to the area between Highway 70 and Highway 99, and minimize development east of Oroville due to poor road infrastructure.
Highway 162 Corridor	Stringtown Mountain project may cause traffic and safety issues for Highway 162.
South Oroville Area	Annex the South Oroville area and provide mixed use development along Ophir Road.
Gridley and Biggs Area of Concern	Do not allow the Cities to grow onto agricultural land.

Map	Map Description
Countywide	Reduce densities in the Feather Falls area, east of Lake Oroville to the county boundary, to reflect limited water availability and inadequate road infrastructure.
	Designate area northeast of the Town of Paradise to the county boundary to the east for timber uses with 20+ acre minimum parcel sizes.
	Preserve scenic resources along the West Branch of the Feather River in the Concow area.