

Land Use Alternatives Development

CHICO AREA

Chico East Scenarios

1. Consolidated subdivisions
If the County were to emphasize an approach that consolidates new subdivision activity into one or more areas, what types of densities and building heights should be allowed and where? Should other services be provided through commercial and industrial land use designations, and if so, where should they be located? What areas should be left as open space?
2. Skyway growth
If the County were to allow for additional amounts of new development along the Skyway, what sorts of new uses should occur, and where? How far along the Skyway should this growth extend?
3. Full development according to the existing General Plan
No mapping required; discussion only

Chico West Scenarios

1. Agricultural preservation
If the County were to emphasize agricultural preservation here, how should land uses and densities be distributed throughout the map area to accomplish agricultural preservation? Should agricultural buffers or growth boundaries be established, and where should they be placed?
2. Highway growth
If the County were to allow for additional amounts of new development along Highway 99, what sorts of new uses should occur, and how far should this growth extend?
3. Consolidated subdivisions
If the County were to emphasize an approach that consolidates new subdivision activity into one or more areas, what types of densities and building heights should be allowed and where? Should other services be provided through commercial and industrial land use designations, and if so, where should they be located? What areas should be left as open space?

North Chico Specific Plan Area Scenarios

1. Airport protection
If the County were to more strongly protect the airport from incompatible adjacent land uses, how should different land uses and densities be distributed throughout this area?
2. Full development as allowed under the North Chico Specific Plan (which allows 1- to 3-acre lots and a dense village core)
No mapping required; discussion only
3. Mixed-use commercial and residential uses concentrated along Highway 99
If the County were to promote mixed-use development along Highway 99, what types of businesses, densities and building heights should be established here? What densities and land uses should occur throughout the rest of the Plan area, and where should the highway development end?

PARADISE AREA

Magalia & Paradise Pines Area Scenarios

1. Full development as allowed under the existing General Plan
No mapping required, discussion only
2. Limited new development
No mapping required, discussion only

Southeast Specific Plan Area Scenarios

1. Full development as allowed under the existing General Plan
No mapping required, discussion only
2. Conservation strategies
If clustered development or other conservation strategies were implemented in the Specific Plan area, what would be the most appropriate locations for new development, versus areas to be conserved as open space?
3. Limited additional growth
No mapping required, discussion only

CENTRAL BUTTES AREA

Central Buttes Area Scenarios

1. Highway 99 Development

If the County were to allow for additional development along Highway 99 south of Chico, what types of land uses and densities should be established here? Should the entire area of some larger parcels be allowed to develop, or some portion retained as open space?

2. Development Allowed Under existing General Plan

No Mapping Required, discussion only

OROVILLE AREA

Highway 162 Corridor Scenarios

1. Limited additional growth
No mapping required, discussion only
2. Full development according to the existing General Plan
No mapping required, discussion only
3. Tourism and resort emphasis
If the County were to promote tourism and resort development in this area, where should this type of development be located? Should there be associated residential or other types of commercial development, and if so, where?

Thermalito Area Scenarios

1. No additional growth
No mapping required, discussion only
2. Full development according to the existing General Plan
No mapping required, discussion only

South Oroville Area Scenarios

1. No additional growth
No mapping required, discussion only
2. Full development according to the existing General Plan
No mapping required, discussion only

GRIDLEY AND BIGGS AREA

Gridley and Biggs Area of Concern Scenarios

1. No buffer or separator
No mapping required, discussion only
2. Narrow greenbelt buffer
If the County were to establish a narrow greenbelt to separate future growth areas of Biggs and Gridley, where should that greenbelt be located, and how wide should it be?
3. Wide agricultural buffer
If the County were to maintain a wide area for agricultural uses between Biggs and Gridley, where should the urban/agricultural boundary be located?