

DESCRIPTIONS OF NEW CHANGE AREAS

When the CAC last met on August 2, 2007, Development Services staff had recently received a request from Loafer Creek, LLC, to include a set of additional change areas in the Land Use Alternatives. Because there was not sufficient time to prepare information about the maps of these proposed change areas prior to the meeting, a discussion of these new change areas was postponed until the September 6, 2007 CAC meeting. Just after the August 2 meeting, Development Services staff received another similar request from the Hall-Isom Investment Company to include a new change area in the vicinity of Forest Ranch. In addition, staff has received a request for a new change area in the northern Central Buttes region.

In total, there are seven new change areas to be considered by the CAC. These change areas are included on the land use alternatives maps (Figures 1 through 3) so that their spatial relationships to the existing change areas are evident. The buildout figures for each change area are also included at the end of Table 1, the countywide overview table. These new change areas are identified by letters to easily distinguish them from the numerically-coded existing change areas. The descriptions of the land use alternatives for these proposed change areas are provided below.

In your review of the proposed change areas, please consider the following questions:

1. Is the proposed change area of countywide significance?
2. Are the proposed change area boundaries appropriate?
3. Does the range of alternatives reflect an appropriate set of choices for future land use in the area?

The following section describes the three land use alternatives for each proposed change area. The approximate number of new units allowed and acreage that would be dedicated to commercial land uses under each alternative is provided in the text; these figures are based on buildout calculations of vacant and underutilized parcels within the change area. A summary table is also provided at the end of each change area description to indicate the distribution of the various land uses for each alternative in acres.

A. North Chico Highway 99

Proposed Change Area A (North Chico Highway 99) is located near the existing Change Area 2 (North Chico Specific Plan), along Highway 99 in northwest Butte County.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this entire area for Agriculture. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation for Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including a mix of Residential densities, as well as Commercial. This alternative would allow approximately 2,000 new units, and designates approximately 50 acres for commercial purposes.

CHANGE AREA A – North Chico Highway 99

Alternative	1	2	3
<i>Residential Land Uses</i>	Acres	Acres	Acres
Residential Mix	0	0	510
Total Residential	0	0	510
<i>Non-Residential Land Uses</i>			
Agriculture	560	560	0
Commercial	0	0	50
Total Non-Residential	560	560	50
Total Change Area	560	560	560

B. North Chico

Proposed Change Area B (North Chico) is located adjacent to and north of the existing Change Area 2 (North Chico Specific Plan). This change area is generally bounded by the county boundary to the north, Rock Creek to the east, and Keefer Road to the south.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this entire area for Agriculture, which is compatible with the existing ALUCP. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation for Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for an active adult community for this site, including clustered Medium Density Residential (6 du/ac), Commercial, and Open Space. The land uses assigned under this alternative are compatible with the existing ALUCP. This alternative would allow approximately 2,400 new units, and designates approximately 100 acres for commercial purposes.

CHANGE AREA B – North Chico

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
MDR	0	0	400
Total Residential	0	0	400
<i>Non-Residential Land Uses</i>			
Agriculture	6,000	6,000	0
Commercial	0	0	100
Open Space/Recreation	0	0	5,500
Total Non-Residential	6,000	6,000	5,600
Total Change Area	6,000	6,000	6,000

C. Upper Stilson Canyon

Proposed Change Area C (Upper Stilson Canyon) is located adjacent to and east of the existing Change Area 1 (Existing City of Chico Limits). This change area is generally bounded by Crown Point Road to the north, Doe Mill Road to the east, and Highway 32 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this area Very Low Density Residential (1 du/ac) and Agricultural. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this entire area for Open Space/Recreation. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including clustered Low Density Residential (3 du/ac), Commercial and Open Space. The site may also accommodate a vineyard and associated agricultural tourism, and it includes opportunities for trail development. This alternative would allow approximately 600 new units, and designates approximately 30 acres for commercial purposes.

CHANGE AREA C - Upper Stilson Canyon

Alternative	1	2	3
<i>Residential Land Uses</i>	Acres	Acres	Acres
VLDR	1,710	0	600
LDR	0	0	520
Total Residential	1,710	0	1,120
<i>Non-Residential Land Uses</i>			
Agriculture	2,534	0	0
Commercial	0	0	30
Open Space/Recreation	0	4,244	3,094
Total Non-Residential	2,534	4,244	3,124
Total Change Area	4,244	4,244	4,244

D. North Butte Valley

Proposed Change Area D (North Butte Valley) is located adjacent to and south of the existing Change Area 27 (Paradise Urban Reserve). This change area is generally bounded by Old Stage Road to the east and Hayes Canyon to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this area for Agriculture. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation for Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including Rural Residential (0.2 du/ac). This alternative would allow approximately 100 new units.

CHANGE AREA D – North Butte Valley

Alternative	1	2	3
<i>Residential Land Uses</i>			
Acres	Acres	Acres	Acres
Rural Residential	0	0	884
Total Residential	0	0	884
<i>Non-Residential Land Uses</i>			
Agriculture	884	884	0
Total Non-Residential	0	0	0
Total Change Area	884	884	0

E. Stringtown Mountain Specific Plan Extension

Proposed Change Area E (Stringtown Mountain Specific Plan Extension) is located adjacent to and east of the existing Change Area 16 (Stringtown Mountain Specific Plan). If included in the Land Use Alternatives, this area would be an extension of Change Area 16. This change area is generally bounded by Stringtown Road to the east, Hurleton Road to the south, and Highway 162 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this area Very Low Density Residential (1 du/ac) and Open Space. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this entire area for Open Space/Recreation. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including clustered Low Density Residential (3 du/ac) and Open Space. This alternative would allow approximately 300 new units.

**CHANGE AREA E - Stringtown Mountain Specific
 Plan Extension**

Alternative	1	2	3
<i>Residential Land Uses</i>	Acres	Acres	Acres
VLDR	103	0	0
LDR	0	0	100
Total Residential	103	0	100
<i>Non-Residential Land Uses</i>			
Open Space/Recreation	623	726	626
Total Non-Residential	623	726	626
Total Change Area	726	726	726

F. Bangor Extension

Proposed Change Area F (Bangor Extension) is located adjacent to and west of the existing Change Area 33 (Bangor). If included in the Land Use Alternatives, this area would be an extension of Change Area 33. This change area is generally bounded by the Oroville Bangor Highway to the east, Bangor Park Road to the south, and Dunstone Drive to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this area Rural Residential (0.2 du/ac) and Agricultural. The existing General Plan allows approximately 300 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this entire area for Open Space/Recreation. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including clustered Very Low Density Residential (1 du/ac) and Open Space. This alternative would allow approximately 300 new units.

CHANGE AREA F - Bangor Extension

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	1,454	0	0
VLDR	0	0	200
Total Residential	1,454	0	200
<i>Non-Residential Land Uses</i>			
Agriculture	187	0	0
Open Space/Recreation	0	1,641	1,441
Total Non-Residential	187	1,641	1,441
Total Change Area	1,641	1,641	1,641