

CHANGE AREA		Input Text
1	Existing City of Chico Limits	Need Loafer Creek information.
2	North Chico Specific Plan	NCSP area needs to account for conflicts with airport and habitat. Boundaries do make sense, good to study. Alternative 2 consider raising the allowed number of units through higher density. Also more commercial/industrial.
3	Bell Muir Area	Boundary must include both sides of Bell Avenue and Bay Avenue, including 5-acre parcels. Consider higher density than MDR.
4	Chico Growth Area 1	Boundaries good. Good range.
5	Chico Growth Area 2	Boundary - ensure includes top triangle. Alternative 2: Add commercial/industrial east of railroad tracks. Possibly increase density.
6	Chico Growth Area 3	Alternative 2: Add industrial along Hegan Lane because of adjacent industrial (tank farm). Boundaries okay. Maybe provide open space buffer to tank farm. If it borders greenline, #2 and #3 densities are too high. Useable area would not support density (wetlands). Study location of greenline. Study location of wetlands/ponds/resources. Why is City looking at area?
7	Shuster Property	Boundaries are appropriate if in recharge area? Constrained land = ~ 50 percent. Don't make boundary -- use hatch instead. Add public designation for school to both Change Areas 6 and 7. Boundary okay. Need better information. Unit counts okay. Boundary okay. Possibly 700 residential and 750+ open space/rec. better mix Alt 2 and 3.
8	Nance Canyon Property	Extend boundary to Highway 99. Habitat constraints to consider. Issues with landfill too. Seems like leapfrog pattern related to Chico. Push industrial to Highway 99. Boundary needs to be extended to SR 99. Change designations to support biotic issues. Heavy industry around dump. Designations within change area need to be fine-tuned to match topo/constraints.
9	Blakely-Western Property	Intensive industrial around landfill.

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9	Blakely-Western Property	Coordinate with Durham -- impacts to community and vision. Rural ext. #3 mix industrial/commercial plus residential too.
10	Horning Property	Boundaries appropriate. Green area defined by quality of soil? Soils should determine. Under Williamson Act? Expand proximity to Butte College gas station. Additional commercial, community farmers market. Put 5,000 units in rural extension, not fine-tune industrial and commercial/residential designations.
12	Existing City of Oroville Limits	Oroville, mostly determined by city's General Plan, doesn't require too much discussion.
13	Thermalito	Range (7,000 to 1,600) seems appropriate. Extend change area south of 162 to DWR property. Create mixed-use/redevelopment corridor.
14	Oro Bay Site	Good range.
15	Eastern Oroville/Oroville Hills	Extend out to planning area boundary instead of sphere boundary. Expand change area to east and south to incorporate Miners and lower Wyandotte to accommodate the transportation loop around Oroville. Range is good.
16	Stringtown Mountain Specific Plan Area	Good range. Expand change area to include Loafer creek LLC and Sierra Vista applications. Expand to north and east.
17	Las Plumas / Southside/Ophir Road	Good range.
18	Rio D'Oro Site	Good range.
19	Southern Oroville	Good range. Consider Wyman Ravine issues (vernal pools, new entrance to city).
27	Paradise Urban Reserve Area	Expand boundary to the northwest.
28	Forest Ranch	Expand boundaries to include existing areas and slope.
30	Berry Creek	Change <i>area</i> to study broader (north and south) following Oro Quincy.
32	Durham	Larger change areas. Expand to keep school system operational. Meaning higher density in town (existing areas) and expand all directions. Including more dense existing areas. Not "from" Highway 99 and Durham Pentz.
33	Bangor	Good. Appropriate change area. A lot of development activity. No to industrial. Reason -- existing agricultural.

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33	Bangor	Water limitations in the area.
		Police and law enforcement limitations.
34	Palermo	Expand south to Cox Lane.
		Change area.
		Expand area towards highway 70.
		Small corridor on west side off Highway 70.
		No land use problems in the Palermo area.
		High development potential.
		Highway 70 and Oro Bangor.
		Move Forest Ranch density to Palermo area.
		Expand scope of residential community and industrial.
OTHER AREAS		
	New Nord Change Area	Expand towards Highway 32.
		Acknowledge community needs.
		Zone/General Plan for existing use.
	Loafer Creek	Change area northeast of the NCSP.
	Paradise Area Group	All change areas have an adequate range of alternatives except Alt. #1. Current infrastructure is inadequate.
		Suggestions for new change areas include: area along Skyway northeast of Change Area 11; and area along Pentz Road south of Change Area 26.
		The boundary of change area 27 has been expanded or could be a new change area.