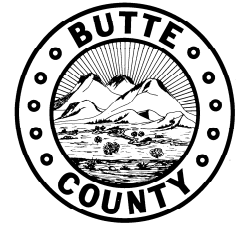


# *Butte County Department of Development Services*

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<p style="text-align: center;"><b>AGENDA REPORT</b> <b>Butte County General Plan 2030</b> <b>Planning Commission Study Session (#2/3-3)</b> <b>Meeting Series #2/3 –Development of Alternatives</b></p>
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September 28, 2007

Butte County Planning Commission  
25 County Center Drive  
Oroville, CA 95965

**Subject: Butte County General Plan 2030  
Planning Commission Study Session, Meeting Series #2/3  
Development of Alternatives**

## **Recommendation**

Staff recommends that the Planning Commission receive and consider all of the information pertaining to Meeting Series #2/3 generated by the 3 Citizens Advisory Committee Meetings, the Public Workshop, and provided by staff. Staff additionally recommends that the Planning Commission review and provide additional comment on the General Plan 2030 Alternatives as appropriate and direct staff to transmit this information to the Board of Supervisors for consideration at their Study Session scheduled for October 16, 2007.

## **Summary**

This Study Session (the 5<sup>th</sup> meeting of Combined Workshop Series #2/3 – Development of Alternatives) is the Planning Commission's opportunity to review and build upon the Development of Alternatives that has been completed at the General Plan 2030 Public Workshop held May 17, 2007, the Citizens Advisory Committee Meetings held on May 31, 2007, August 2, 2007 and September 6,

Butte County General Plan 2030 Planning Commission Study Session (#2/3-3)

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2007. Those meetings were focused on the Development of Alternatives for the General Plan 2030 process.

The Agenda Report follows the outline presented below and covers the following topics and information:

- I. Overview of Butte County General Plan 2030 Process
- II. Meeting Series #2/3 Planning Commission Study Session Materials
- III. Chronological Summary of Meeting Series #2/3
- IV. Next Steps: Meeting Series #4 Butte County General Plan 2030

### Course Correction on Meeting Series #2 and #3

As originally planned, a total of three Meeting Series (each consisting of a Public Workshop, 1 or more Citizens Advisory Committee (CAC) Meetings, a Planning Commission Study Session, and a Board of Supervisor Study Session) would be devoted to the identification of Assets/Issues and the creation of Policy Issues and Geographic General Plan Alternatives. In coordination with the General Plan consultant, Design, Community & Environment and in consultation with the Board of Supervisors, Development Services staff restructured this phase of the General Plan 2030 update to combine Meeting Series #2 and #3. This change will result in the combined Meeting Series #2/3 being devoted to the creation and finalization of the three General Plan Alternatives.

The reason for this course correction is due, in part, to the success of Meeting Series #1, which was devoted to the creation of a comprehensive list of county-wide issues. Meeting Series #1 effectively replaced the need for further information gathering, which was proposed for Meeting Series #2. In addition to the success of Meeting Series #1, the Area-Wide Workshops and Community Meetings that have taken place throughout the County during this time have garnered large amounts of valuable information that will help to shape the alternative selection process.

This change has kept participants engaged and focused on the development of General Plan Alternatives, while increasing the efficiency of the General Plan 2030 process overall.

## **I. Overview of Butte County General Plan 2030 Process**

The Butte County General Plan 2030 process requires the completion of 12 major tasks itemized as follows:

### Butte County General Plan 2030 Project Tasks

- A. Project Initiation
- B. Existing Conditions Analysis
- C. Issue Identification
- D. Butte County and City Cooperation and Outreach
- E. Development of Alternatives
- F. Alternatives Evaluation and Selection
- G. Preliminary Goals and Policies Development
- H. Draft General Plan
- I. Housing Element Update
- J. Development Code and Zoning Ordinance Update
- K. Draft EIR
- L. Final General Plan, Final Zoning Ordinance and Final EIR Review and Adoption

The General Plan 2030 update process uses a “Meeting Series” approach to address the 12 major tasks identified above. There is a total of 8 Meeting Series, and each consists of four meetings: 1) a Public Workshop, 2) a Citizens Advisory Committee Meeting 3) a Planning Commission Study Session, and 4) a Board of Supervisors Study Session.

This process ensures that the public, the Citizens Advisory Committee, the Planning Commission, and ultimately, the Board of Supervisors are fully integrated into the update process. Information from each meeting is funneled into the last Study Session for consideration by the Board of Supervisors. The Study Sessions are designed to provide the Planning Commission and Board of Supervisors an opportunity to comment and provide feedback regarding these tasks.

### Butte County General Plan 2030 Guiding Principles (Attachment A)

The Butte County Board of Supervisors approved the final Guiding Principles for General Plan 2030 on February 13, 2007 after a series of public meetings concerning their content. A “Draft Framework of Guiding Principles” was initially reviewed and edited by the Board of Supervisors on May 23, and July 25, 2006, after the Planning Commission reviewed and commented upon the concept of Draft Guiding Principles on April 27, 2006. The Draft Guiding Principles

document was then reviewed by the General Plan Citizens Advisory Committee on December 7, 2006, and again by the Planning Commission on January 11, 2007 before returning to the Board for final approval.

The Guiding Principles consist of 13 topics with general statements about what is to be considered important and valued during the General Plan update process. The Principles function to provide guidance during the General Plan update process and will be used as an important point of reference during deliberations on all the tasks associated with the update including the consideration of plan alternatives, policies and programs, and the preferred general plan. The Guiding Principles have also been used to organize information and input received during the process.

### Community and Area-Wide Meetings and Outreach

During this Meeting Series, staff completed an intensive schedule of public meetings (Chapter 19 of the Butte County General Plan 2030 Setting and Trends Report provides a detailed overview) designed to engage Butte County's unincorporated communities and areas in the General Plan 2030 process and to identify individual community assets, issues and future vision. The information obtained at these meetings has been carefully reviewed to help decide the most appropriate way to address each area in the development of General Plan Alternatives. These meetings were also used to gather input from members of the public regarding their concerns for housing in the unincorporated area to be used during the update of the Housing Element (Task I). Members of the public may also access complete summaries of these meetings on the General Plan 2030 website or by contacting Development Services.

Cooperative Planning is one of the 13 Guiding Principles intended to guide the General Plan 2030 process. As the Planning Commission is aware, the General Plan 2030 City/County Summit Meeting held on January 27, 2006 was followed by individual "1 on 1" meetings with each the 5 incorporated cities located within Butte County. All of the individual "1 on 1" meetings between the County and the cities have now been completed and notes from all of these meetings have been posted to the General Plan 2030 website for public viewing. Development Services staff is scheduling additional follow-up meetings on issues that have been brought up through this process, such as coordination on City Spheres of Influence, future growth areas, and revenue sharing for areas considered for future annexation. Because many of these jurisdictions are updating their own General Plans it is critical for the County to work with each city as new information becomes available.

## General Plan 2030 Existing Conditions Briefing Book

As the Planning Commission is aware, an Existing Conditions Briefing Book has been prepared for use during the identification of issues and as a guide to the existing conditions of Butte County. To date, over 800 copies of the Briefing Book have been distributed to the public at over 25 public meetings. They have also been made available at County Libraries and Development Services' front desk and distributed to Butte County's neighboring counties. The Briefing Book is also available for viewing on the General Plan website. The Briefing Books will continue to be an important tool in the General Plan process, and will be distributed at all future public meetings.

## Release of General Plan 2030 Setting and Trends Report

The "*Butte County General Plan 2030 Setting and Trends Report Public Draft*" was released at the Citizens Advisory Committee Meeting held on August 2, 2007, with copies also being distributed to the Planning Commission. Previously referred to as the "Background Report" for the Butte County General Plan 2030 update, the new title reflects this document's main purpose, to describe Butte County's existing setting within 19 different subject areas, and to describe trends in growth and development throughout the County. Chapter 19 of the Setting and Trends Report is devoted to the community meeting and outreach process, and provides summaries for each of the 19 community meetings held throughout the county as well as an overview of Meeting Series #1 devoted to Existing Conditions and Issue Identification.

A vital component of the Butte County General Plan process, the *Setting and Trends Report* will be used in the Program Environmental Impact Report required for the General Plan update. The *Setting and Trends Report* also provides a valuable source of information for the remaining phases of the update process, including the Alternatives Development and Selection, the Goals and Policies Development, Drafting the New General Plan, the Housing Element Update, and Zoning Ordinance Update.

The *Setting and Trends Report* can be viewed on the General Plan 2030 website and is available at all Butte County libraries, and at the Butte County Department of Development Services in Oroville. Compact Discs containing the full report are available at Development Services upon request at no charge.

The release of the Setting and Trends Report Public Draft provides an opportunity for public review and comment. Comments on the Public Draft of the Setting and Trends Report may be provided to:

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### Summary of Meeting Series #1 Existing Conditions and Issue Identification

The Board of Supervisors Study Session held on May 8, 2007 (Meeting #1-4) was the last meeting held concerning Meeting Series #1. This meeting was the fourth in the four-part meeting series that focused on Existing Conditions and Issue Identification. The Board of Supervisors reviewed the community input and recommendations provided at the Public Workshop (Meeting #1-1), Citizens Advisory Committee meeting (Meeting #1-2), and Planning Commission Study Session (Meeting #1-3). The data and comment was grouped by Guiding Principle to help link the information with each of the Principles. During this Study Session, the Board of Supervisors discussed, refined and added to the recommendations and public input. The Key Issues Summary document (Attachment B) provides an excellent summary of all the information gathered during Meeting Series #1.

The information generated by Meeting Series #1 has been used in the development of General Plan Alternatives (Meeting Series #2/3). The information will continue to be used for Alternatives Evaluation and Selection (Meeting Series #4) and for Preliminary Goals and Policies Development (Meeting Series #5).

## **II. Meeting Series #2/3 Planning Commission Study Session Materials (Attachment C)**

The County's General Plan Consultant, Design, Community & Environment provides the attached package of Study Session Materials for the Planning Commission's review and comment. A cover letter includes instructions to the Planning Commission regarding this material. The material has been updated to reflect all of the changes that have been recommended by the Citizens Advisory Committee and generated from the Public Workshop. The following information is provided:

- a. Meeting agenda
- b. Land Use and Transportation Alternatives descriptions and maps
- c. Land Use Alternatives Overview Table
- d. Policy Alternatives
- e. Raw input/data received at the May 17 Public Workshop, the May 31 CAC meeting, the August 2 CAC meeting, and the September 6 CAC meeting
- f. Written requests and comments received regarding change areas and alternatives

### Additional Requests

A new change request was received from Lynn Olsen after the September 6, 2007 Citizens Advisory Committee meeting which staff found to be significant enough to include as an extension of an existing change area (Change Area E – Stringtown Mountain Specific Plan Extension).

Several additional requests were received concerning specific change areas. These requests are included in Attachment C (f). Several landowners wished to make additional changes to existing change areas (see correspondence received from Garland, September 14, 2007, W. Howard Isom, September 14, 2007, Jay Oman, September 5, 2007 and Dick Jones, September 6 and 13, 2007). These requests were analyzed by staff but in each instance the additional changes were not considered significant enough to alter the existing change area, or were not in keeping with the intent of an alternative's main theme (i.e. proposing concentrated growth (Alternative 2) in a rural change area).

### III. Chronological Summary of Meeting Series #2/3 –Development of Alternatives

This section provides a summary for each of the meetings held during Meeting Series #2/3 in chronological order as follows:

1. September 6, 2007 Citizens Advisory Committee Meeting
2. August 2, 2007 Citizens Advisory Committee Meeting
3. May 31, 2007 Citizens Advisory Committee Meeting
4. May 17, 2007 Public Workshop

The summaries provided in this section are synthesized from the data gathered at these meetings shown under Attachment C.(e).

#### Citizens Advisory Committee Meeting of September 6, 2007

The third and final Citizens Advisory Committee meeting for Meeting Series #2/3 (Development of Alternatives) was held on Thursday, September 6, 2007, at the Little Chico Creek Elementary School in Chico. This meeting was designed as a workshop for members of the Citizens Advisory Committee (CAC) and representatives of the public to review proposed land use change areas and policy alternatives for the General Plan 2030 process.

Of the 124 attendees at the meeting, 20 were representatives of the Citizens Advisory Committee and 104 were members of the public. Tim Snellings, Butte County Development Services Director, introduced the workshop and staff and consultants. Guest speaker Gail Williams, from the Butte County Air Quality Management District, presented on air quality in Butte County. Joanna Jansen, Senior Associate from Design, Community & Environment (DC&E), provided an overview of the meeting content and format. Tanya Sundberg, Associate from DC&E, presented an overview of the outcomes of the August 2<sup>nd</sup> CAC meeting, including revisions to existing change areas and transportation alternatives.

The bulk of the September 6 CAC meeting was devoted to the presentation and discussion of eight new change areas that had been introduced for consideration after the August 2 meeting. Tanya Sundberg presented descriptions of the eight new proposed change areas, and Tim Snellings facilitated a discussion on the issues concerning these areas. For each change area, the Citizens Advisory Committee and the public were asked to discuss the following questions:

1. *Is the proposed change area of countywide significance?*
2. *Are the proposed change area boundaries appropriate? Should it be bigger or smaller?*

3. *Does the range of alternatives proposed reflect an appropriate set of choices for future land use in the area?*

The following list of issues and suggestions is a summary of input received from the Citizens Advisory Committee and public attendees during the land use alternatives discussion. It should be noted that, although the CAC and members of the public were requested to limit their responses to the three questions above, many commenters also brought up specific concerns about allowing or forbidding development in certain change areas. This summary includes the eight change areas considered, A through H.

**(A) North Chico Highway 99**

- ◆ Consider a mid-range option allowing a buildout figure between 0 and 2,000 dwelling units.

**(B) North Chico**

- ◆ There are aesthetics, vernal pool and groundwater recharge issues here.
- ◆ Keep 40-acre minimum lot sizes for septic issues.

**(C) Upper Stilson Canyon**

- ◆ There are fire suppression and habitat issues here.
- ◆ Consider clustering and lower densities due to traffic and safety issues along Highway 32.
- ◆ Consider a conservation easement for groundwater recharge.

**(D) North Butte Valley**

- ◆ No suggestions were given for this change area.

**(E) Stringtown Mountain Specific Plan Extension**

- ◆ Extend boundary to the south.
- ◆ Include commercial land uses to serve residential.

**(F) Bangor Extension**

- ◆ No suggestions were given for this change area.

**(G) Durham Dayton/SR-99**

- ◆ Include a residential option.
- ◆ There are issues with vernal pools here.

**(H) Durham Pentz/SR-99**

- ◆ There are issues with vernal pools here.

## **(I) East Gridley Road**

- ◆ There are infrastructure issues here.
- ◆ Opposing viewpoints over whether this change area meets the criteria for study.

Following the review of the land use alternatives and the discussion of new change areas, the Citizens Advisory Committee and the public attendees provided input on the policy alternatives. For each alternative, the following questions were discussed:

1. *Does the range of questions under each topic adequately cover the issues related to that topic? If not, what additional questions should be asked?*
2. *Does the range of solutions to each question reflect an appropriate set of response choices? If not, what additional solutions should be included?*

A summary of the input received from the policy alternatives discussion is provided below.

Under the topic of **Greenlines and Buffers**, participants suggested that there be a question specific to the Chico Area Greenline, as well as consideration of a buffer around the Neal Road Landfill. There was also discussion of increasing the public's role in making decisions about greenlines and buffers.

Under the topic of **New Development and Housing**, participants suggested that design guideline policies specify that they are illustrated and include viewshed consideration. There was also a discussion about affordable housing, with suggestions to allow multiple options for developers, ensure adequate residential land supply and infrastructure, and develop a mix of public and private funds.

Under the topic of **Regional Coordination**, participants suggested that meetings between the Cities and County be made public, a successful model be identified and followed, and that regional coordination between counties be included. There was also support for the idea that the County should coordinate with the Cities on planning for development within the Cities' Spheres of Influence.

Under the topic of **Agriculture**, participants discussed water supply issues, the role of the Williamson Act in agricultural preservation, and the need to support existing grower cooperatives, specialty crops, and export markets. In addition, participants requested some clarifications and definitions related to Program 2.2,

minimum parcel sizes, productive agricultural lands, and the transfer of development rights program.

Under the topic of **Scenic Highways**, participants suggested that scenic highways be clearly identified, and they discussed some existing scenic highways.

Under the topic of **Trails**, participants discussed the coordination of trail systems between different jurisdictions, and suggested additional trail development opportunities.

Under the topic of **Natural Resources and Habitat**, participants discussed the relationship between the County and State and federal agencies that protect natural resources, as well as coordination with other city and county jurisdictions. Participants also suggested a policy that sets a minimum amount of habitat mitigation to occur within Butte County, and a resource depletion surcharge for mining activities.

Under the topic of **Water Resources**, participants suggested that there be distinct questions related to groundwater and surface water supply. Participants also discussed additional study of groundwater resources, the need to coordinate with other Counties on groundwater management, and the development of a water budget. In addition, there were suggestions to encourage recharge of areas for habitat and environmental purposes, and suggestions that the policy alternatives address contamination issues related to well drilling.

Under the topic of **Transportation**, participants discussed road capacity issues associated with new development, regional coordination, and funding issues. Participants also suggested the encouragement of satellite retail development, slow streets, and safe bicycle routes.

Under the topic of **Utilities and Public Services**, participants discussed funding sources, capacity issues associated with new development, the impacts of new development on schools, and fire management.

Under the topic of **Economic Development**, participants discussed the fiscal health issues of the County, as well as sustainable business.

Under the topic of **Green Building and Sustainability**, participants discussed building retrofitting, an air emissions budget, recycling and wind power.

## Citizens Advisory Committee Meeting of August 2, 2007

The second Citizens Advisory Committee meeting for Meeting Series #2/3 (Alternatives Development and Finalization) was held on Thursday, August 2, 2007, at Selvester's Café-by-the-Creek on the California State University, Chico campus. This meeting was designed as a workshop for members of the Citizens Advisory Committee (CAC) and representatives of the public to review the preliminary draft land use, transportation and policy alternatives for the General Plan 2030 process.

Of the 51 attendees at the meeting, 26 were representatives of the Citizens Advisory Committee and 25 were members of the public. Tim Snellings, Butte County Development Services Director, introduced the workshop and staff and consultants, and provided an overview of the meeting content and format. Guest speaker, Professor Timothy Lawrence, PhD, presented on water quality issues in Butte County. Dr. Lawrence discussed a variety of methods for water treatment, specifically addressing low impact development that is designed to protect aquifer and recharge areas. David Early, Founding Principal of Design, Community and Environment (DC&E), and Associate Tanya Sundberg followed, presenting the draft land use alternatives and the purpose of and process for CAC input.

For the next hour, County and DC&E staff facilitated six breakout discussion groups, each of which focused on a specific geographic area of the county. For this exercise, the group facilitator posed three questions:

1. Should the change area be larger, smaller, or is it an appropriate size?
2. Does the range of alternatives reflect an appropriate set of choices for future land use in each change area?
3. Are the change areas the "right" places to consider for land use change, should area be added or taken away?

The following is a summary of modifications, comments and final suggestions from the six breakout discussion groups that address the land use alternatives.

### *Chico Area #1*

The Chico Area #1 group discussed seven change areas, including the existing City of Chico limits, the North Chico Specific Plan (NCSP), the Bell Muir Area, and Chico Growth Areas 1, 2 and 3. Modifications were suggested for the NCSP, the Bell Muir Area, Growth areas 2 and 3.

For the NCSP, greater residential densities should be considered, more commercial and industrial uses should be added, and an analysis of potential conflicts with the airport and habitat areas should be performed. In the Bell Muir Area, the boundaries should be extended to include both sides of Bell Avenue

and Bay Avenue, 5 acre parcels should be incorporated, and higher densities should be considered. For Chico Growth Area 2, its boundaries should be extended to the north, higher residential densities should be considered, and commercial and industrial uses should be added east of the railroad tracks. For Chico Growth Area 3, an open space buffer should be added around existing industrial uses, a new school should be added, densities neighboring the greenline and wetland areas should be reduced, and industrial use should be added along Hegan Lane.

#### *Chico Area #2*

The Chico Area #2 group discussed five change areas, including the Shuster Property, the Nance Canyon Property, Blakely-Western Property, the Horning Property, and the Tuscan Ridge Golf Course. Modifications were suggested for each change area.

For the Shuster Property, boundaries should be moved to avoid recharge areas, densities should be modified to account for constrained land, a new school should be added, an option that offers 50% residential and 50% open space should be added, and an option that combines alternatives 2 and 3 should be provided. For the Nance Canyon Property, comments regarding the change area boundary included suggestions to extend the boundary to Highway 99, condense the change area, and combine it with the Horning Property change area. Other input about the Nance Canyon Property included suggestions to consider the potential conflicts with the landfill, habitat loss, and topography, and to avoid leapfrog development. Regarding industrial uses in the Nance Canyon Property change area, suggestions included the reduction of industrial uses, addition of industrial uses along Highway 99, and concentration of industrial uses around the landfill. For the Blakely-Western Property, residential uses should be removed from the area along the golf course, industrial uses should be concentrated around the landfill, coordination should be made with Durham, and industrial, commercial, and more residential uses should be added to alternative 3. For the Horning Property, land use designations should take soil quality into consideration, and commercial uses should be added. For the Tuscan Ridge Golf Course, the boundaries should be extended to include parcels on the north side of the Skyway.

#### *Oroville Area*

The Oroville Area group discussed eight change areas, including the existing City of Oroville limits, Thermalito, the Orobay Site, Eastern Oroville/Oroville Hills, the Stringtown Mountain Specific Plan Area, Las Plumas/Southside/Ophir Road, the Rio D'Oro Site, Southern Oroville, and Palermo. Modifications were suggested for the existing City of Oroville limits, Thermalito, Eastern Oroville/Oroville Hills, the Stringtown Mountain Specific Plan Area, and for Southern Oroville.

For the existing City of Oroville limits, all land uses should be determined by the City's General Plan. For Thermalito, the boundary should be extended to include the area south of Highway 162 to the Department of Water Resources property, and a mixed use/redevelopment corridor should be created. For the Eastern Oroville/Oroville Hills, the boundary area should be extended to the planning boundary; in addition, the boundary should be extended to the east and south to incorporate Miners Ranch and Lower Wyandotte Roads. For the Stringtown Mountain Specific Plan Area, the boundary should be extended to include Loafer Creek LLC and Sierra Vista permit applications; in addition, the boundary should be extended to the north and east. For Southern Oroville, industrial uses should be removed from one of the alternative options.

#### *Biggs & Gridley Area*

The Biggs & Gridley Area group discussed four change areas, including the existing City of Biggs limits, South of Biggs, the Biggs Area, and the North of Gridley Area. Modifications were suggested for South of Biggs, the Biggs area, and the North of Gridley Area.

For South of Biggs, the boundary should be extended north to the canal. For the Biggs Area, higher densities should be considered, industrial uses should be incorporated in the west, commercial should be added along the Highway 99 corridor, and agricultural areas should have medium densities or commercial residential. For the North of Gridley Area, the boundary should be extended to the west and south, and commercial uses should be incorporated along Highway 99.

#### *Paradise Area*

The Paradise Area group discussed four change areas, including the Southeast Paradise Specific Plan Area, Magalia/Paradise Pines, the Lago Vista Site, the Paradise Urban Reserve Area, and the Tuscan Ridge Golf Course. The group felt that all of the change areas have an adequate range of alternatives, except that the current infrastructure for Alternative 1 is inadequate. In addition, the group suggested the addition of new change areas in the Paradise region.

Modifications were suggested for the Paradise Urban Reserve Area. Specifically, the density should be reduced in Alternative 3, and the boundary should be extended to the northwest.

#### *Unincorporated Communities*

The Unincorporated Communities group discussed seven change areas, including Forest Ranch, Concow, Berry Creek, the Gunn Property, Durham, Bangor, and Palermo. Modifications were suggested each change area, and it was suggested that a new change area be added for the Nord community.

For all of the change areas, it was suggested that the boundaries be extended. For the Gunn Property, commercial uses should be added. For Durham, higher densities should be considered. For Bangor, industrial uses should be added, and limitations on water and law enforcement should be considered. For Palermo, more residential and industrial uses should be added, and the density planned for Forest Ranch should be moved to Palermo.

The small group exercise was followed by a large-group discussion of bikeway and roadway improvement alternatives. Improvements were mentioned for bikeways and roadways throughout the county. The bulleted list below identifies the roadways that were mentioned in this discussion.

### **Bikeway Improvements**

- ◆ Remove bike path along the railroad in the north Paradise area
- ◆ Connect Butte Creek to Bidwell Park

### **Roadway Improvements**

- ◆ Connect Forest Ranch and the Skyway.
- ◆ Upper Ridge- provide more roads to increase accessibility in the event of an emergency.
- ◆ Improve the Midway.
- ◆ Lower Wyandotte Road improvement- extend to connect Oroville to Highway 70.
- ◆ Lower Honcut- improve accessibility during flood season.
- ◆ Biggs-Gridley Bypass- improvements should include passing lanes, 4 lanes north and south of Gridley.
- ◆ Bangor- Improve roadways to accommodate truck traffic to and from the gravel pit.
- ◆ East Gridley Road- improve route to connect to Highway 5

At the conclusion of this meeting, it was agreed that the alternatives finalization needed further review and planning. To address this need, and to consider recent proposals for new change areas, another meeting was added to further discuss the alternatives finalization. This meeting was scheduled for September 6, 2007, at Little Chico Creek Elementary School, 2090 Amanda Way, Chico, CA 95928, from 5:00pm to 9:00pm.

## Citizens Advisory Committee Meeting of May 31, 2007

The first Citizens Advisory Committee meeting for Meeting Series #2/3 (Alternatives Development and Finalization) was held on Thursday, May 31, 2007, at the University of Phoenix in Chico. This meeting was designed as a workshop for members of the Citizens Advisory Committee (CAC) and representatives of the public to contribute to the development of the land use and policy alternatives for the General Plan 2030 process.

Of the 39 attendees at the meeting, 18 were representatives of the Citizens Advisory Committee and 21 were members of the public. Tim Snellings, Butte County Development Services Director, introduced the workshop and staff and consultants. Ellen Clark, Senior Associate with Design, Community and Environment (DC&E) and DC&E Associate Tanya Sundberg then provided an overview of the meeting, reviewed the results of Meeting Series #1 and the Public Workshop in Meeting Series #2/3, presented smart growth principles, and provided an overview of the small group and open house exercises.

Following those presentations, Tim Snellings facilitated a brainstorming session and discussion about land use alternatives themes. The following list includes the land use alternatives themes suggested during this brainstorming session:

- ◆ Spheres-oriented growth
- ◆ Locally- and regional-coordinated safe, sustainable, mixed-use, clustered and infill development, liberally interspersed with open, agriculture and recreational space
- ◆ Growth areas identified
- ◆ Predictable
- ◆ Retain rural atmosphere/character
- ◆ Agriculture, recreation and smart growth
- ◆ Constraints-driven design
- ◆ Development compatible with natural resources
- ◆ Efficient and effective water use
- ◆ Coordinated development strategy between jurisdictions
- ◆ South county-oriented growth
- ◆ Development that is focused on safety
- ◆ Economic stability
- ◆ Sustainable growth and design
- ◆ Limited growth in foothills
- ◆ Coordinated activities with the cities in the spheres
- ◆ Economic stability and equity between jurisdictions

An open house session for the policy alternatives followed, during which Committee members and the public visited stations where they wrote down

responses to policy questions related to a series of topics. These policy questions were generated from the issues identified during Meeting Series #1, and they addressed the following topics:

- ◆ Cooperative Planning, Growth, Urban and Rural Development, and Housing
- ◆ Agriculture
- ◆ Natural and Cultural Resources, Recreation, and Water Resources
- ◆ Traffic, Transportation, Utilities and Public Services
- ◆ Airports, Economic Development and Sustainability

Following the policy alternatives open house, Committee members and the public worked in small groups to contribute to the development of the land use alternatives. Each group focused on a different geographic region, including Chico, Paradise, Central Buttes, Oroville, and Gridley and Biggs. Participants were presented with maps of key areas in each of these geographic regions, as well as up to three alternative scenarios for land use change in those areas. Participants were then asked to draw how those scenarios should be mapped on the ground, and to discuss and map other possible scenarios. The goal of this exercise was to create a suitable range of alternative land use scenarios for these key areas.

A summary of each group's input is provided below:

#### *Eastern Chico Area*

If the County were to emphasize an approach that consolidates new subdivision activity, it should occur to the southeast edge of the City of Chico limits, between the Skyway and Doe-Mill Road. If the County were to direct growth to the Skyway, it should occur on the south side of the Skyway, in the Crouch Ravine area. Growth along the Skyway should be focused near the Spheres of Influence for Chico and Paradise. The County should avoid developing the aquifer recharge area to the north and east of the City of Chico, and should limit and guide the design of any development that does occur in this area. The County should also consider adding wildlife parks, residential and open space in this area.

#### *Western Chico Area*

If the County were to work to preserve agriculture in this region, it should create an agricultural transition zone, as well as zone for intensive agriculture with larger minimum parcel sizes. If the County were to allow commercial growth along Highway 99, it should occur at the intersection of Pentz Road and Highway 99, and it should avoid the "strip mall" form.

### *Northern Chico Area*

Any development in the northern Chico area should be compatible with the Airport Land Use Compatibility Plan (ALUCP) and protect the airport. In addition, the North Chico Specific Plan and ALUCP should be made consistent.

### *Paradise Area*

Development in the Paradise area should be limited until the constraints of this region are addressed, including emergency access and evacuation, water supply and wastewater. The County should address design guidelines in this area, consider aesthetic impacts of new development, and establish Pentz Road as a scenic highway with setback requirements, billboard restrictions, and cluster development guidelines.

### *Central Buttes Area*

If the County were to allow additional development along Highway 99 south of Chico, the County should ensure that prime farmland is protected from development, the infrastructure needs of the new development are met, and development serves Butte College with housing and employment. The group also suggested that a commercial/retail node be designated at the intersection of the Durham-Dayton Highway and Highway 99. High density residential should be designated northeast of the intersection and at the intersection of the Durham-Dayton Highway and Highway 191, while maintaining some open space in the area for groundwater recharge. Other general comments about development in this area included the desire for it to have its own character, the need for a school, the importance of the views of the buttes and the foothills, the need for bicycle connections, and the need for design standards.

### *Oroville - Highway 162 Corridor*

If the County were to promote tourism and resort development in this area, it should occur along the southern portion of Lake Oroville, near Kelly Ridge. This area should be designated for commercial to include hotels, resorts, and recreational uses. Residential development should be designated northeast of this commercial area to provide housing in proximity to these employment generators. Highway 162 should also be designated as a mixed use corridor.

### *Oroville – Thermalito Area*

If the County were to allow additional development in the Thermalito area, it should be directed to existing commercial nodes and include a mixed use corridor along Oro Dam Boulevard.

### *Southern Oroville Area*

In the Southern Oroville area, the County should create a commercial corridor along Lower Wyandotte Road, and a commercial node on Ophir Road at Lincoln.

The County should also develop a mixed use zone in the Ophir Road, Greenville Road and Las Plumas Avenue area.

#### *Gridley and Biggs Area*

If the County were to establish a boundary between the growing Cities of Gridley and Biggs without a buffer, it should be placed at Hinaman Drive. If the County were to establish a narrow buffer between these two cities, it should take the form of a 200- to 300-foot greenbelt buffer along Hastings Avenue, and should provide bicycle trails and other recreational amenities. Alternatively, it could follow a natural feature, such as a creek. Development in the Area of Concern region should be directed away from the railroad tracks. Railroad crossings should be avoided by limiting development west of the railroad tracks. This group also suggested that the County establish a commercial zone along Highway 99 and B Street that also incorporates agricultural commercial uses, as well as a transportation and development corridor along Highway 162 west to Interstate 5. The group also suggested that urban areas be connected to the Feather River through a trail network.

#### Public Workshop held on May 17, 2007

The Public Workshop for Meeting Series #2/3 (Alternatives Development and Finalization) was held on Thursday, May 17, 2007, at the Oroville Municipal Auditorium. This meeting was designed as a workshop for the public to contribute to the development of the land use and policy alternatives for the General Plan 2030 process.

Of the 35 attendees at the meeting, 11 were representatives of the Citizens Advisory Committee and 24 were members of the public. Tim Snellings, Butte County Development Services Director, introduced the workshop and staff and consultants. David Early, Founding Principal of Design, Community and Environment (DC&E) provided an overview of the workshop. Ellen Clark, Senior Associate with DC&E, overviewed the General Plan 2030 process and the results of Meeting Series #1. David Early then presented an overview of smart growth principles, followed by a description of the open house exercise.

For the remainder of the workshop, participants visited open house stations that presented policy questions and map areas.

At the policy stations, participants wrote down responses to policy questions related to a series of topics, including:

- ◆ Cooperative Planning, Growth, Urban and Rural Development, and Housing
- ◆ Agriculture
- ◆ Natural and Cultural Resources, Recreation, and Water Resources
- ◆ Traffic, Transportation, Utilities and Public Services

- ◆ Airports, Economic Development and Sustainability

There were five geographic stations, at which participants were asked to propose land use changes at key areas in the County by drawing and describing their ideas. These geographic map stations included the following regions:

- ◆ Chico
- ◆ Paradise
- ◆ Central Buttes
- ◆ Oroville
- ◆ Gridley and Biggs

A map of the entire county was also provided, on which participants could describe proposed land use changes for areas not covered at the other map stations.

#### **IV. Next Steps: Meeting Series #4 Butte County General Plan 2030**

The Planning Commission's recommendations from this Study Session, along with all the other information provided from the Citizens Advisory Committee meetings and Public Workshop will be provided to the Board of Supervisors at a Special Study Session to be held on October 16, 2007. This final Study Session will conclude Meeting Series #2/3. The approved General Plan 2030 Alternatives will be used during Meeting Series #4 –Alternatives Evaluation and Selection.

The General Plan 2030 process will begin the process of narrowing down the list of the 43 individual change areas that are now under consideration through Meeting Series #4. Meeting Series #4 will be devoted to the selection of a preferred alternative from the 3 alternatives currently under consideration. The Meeting Series will accomplish this through: 1) a Public Workshop 2) 2-3 Citizens Advisory Committee meetings, 3) a Planning Commission Study Session, and 4) a Board of Supervisors Study Session.

The Public Workshop that starts Meeting Series #4 is tentatively scheduled to begin on January 24, 2008. Dates for the Citizens Advisory Committee meetings and the individual Study Sessions before the Planning Commission and Board of Supervisors will be made available as soon as they are finalized. As with all Meeting Series, the Board of Supervisors and Planning Commission will provide final direction regarding the preferred alternative at their last Study Session. Based on final feedback from the Board of Supervisors, County staff and DC&E will make any needed refinements to create the final preferred alternative.

Prior to Meeting Series #4, and after the conclusion of Meeting Series #2/3, the General Plan Consultant, Design, Community & Environment, and their team of subconsultants and Development Services staff will evaluate each of the three alternatives for their potential implications in the areas of the environment,

transportation, economics, and agriculture. Each of the three alternatives will also be analyzed on how each meets the assets, issues, and future vision identified during Meeting Series #1 –Existing Conditions and Issue Identification, and the 19 Community Meetings held in conjunction with this Meeting Series.

Should you have any questions regarding any of the information provided within this Agenda Report, please do not hesitate to contact Principal Planner Dan Breedon at 530-538-7629.

Sincerely,

Dan Breedon, AICP, Principal Planner  
Butte County Department of Development Services

***Attachments:***

- A. Butte County General Plan 2030 Guiding Principles
- B. Meeting Series #1 Key Issues Summary
- C. Meeting Series #2/3 Planning Commission Study Session Materials
  - a. Meeting Agenda
  - b. Land use and Transportation Alternatives Descriptions and Maps
  - c. Land Use Alternatives Overview Table
  - d. Policy Alternatives
  - e. Raw Input from Meetings
  - f. Written Requests and Comments Received