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MEMORANDUM

DATE November 8, 2007
TO Butte County Board of Supervisors
FROM Joanna Jansen and Tanya Sundberg
RE **November 27, 2007 Board of Supervisors Study Session Materials**

Honorable Chair and Board of Supervisors,

Please find enclosed a series of materials for the upcoming November 27, 2007 Board of Supervisors Study Session on General Plan 2030. The contents of this packet include the following:

- A.2 Land Use and Transportation Alternatives Descriptions and Maps
- A.3 Land Use Alternatives Overview Table
- A.4 Land Use Alternatives with the Planning Commission's Recommendations
- A.5 Policy Alternatives with the Planning Commission's Recommendations

The following instructions are provided to help Supervisors prepare for the Study Session. In order to efficiently work through these materials on the day of the Study Session, we request that you do the following upon receiving this information:

I. Review the Land Use Alternatives

The bulk of the November 27 meeting will be a review of Land Use Alternatives 1, 2 and 3 to receive Board direction on the range of Alternatives being considered. Attachments A.2 and A.3 include the maps, descriptions and an overview table of these Land Use Alternatives.

Alternative 1: Existing General Plan or Character, provides for minimal change in land use and intensity. In most cases, this Alternative retains the existing General Plan's land use designations. However, there are a few locations in which the designation would be changed to maintain or enhance the area's existing character.

Alternative 2: Concentrated Growth, directs development toward the existing urban areas. Concentrated growth would occur at a county-wide scale, in which little or no

development occurs in outlying areas, which are instead designated for very low density residential, agriculture and open space. Meanwhile, higher density development would occur in and around the existing urban areas.

Alternative 3: Rural Extension, distributes development more widely throughout the county with less emphasis on the existing urban areas. Typically, outlying areas under this Alternative allow more dwelling units than under Alternative 2, and densities are often lower in and around the existing urban areas.

These Alternatives reflect the input received by the public and Citizens Advisory Committee (CAC) members over the course of several meetings, which is summarized within the Agenda Report.

The Planning Commission recommendations are also provided separately in Attachment A.4 of the packet. In general, the Planning Commission's recommendations focused on expanding study area boundaries and increasing the "bookends" that set the upper range of the Alternatives. Please review and consider these recommendations prior to the Study Session. Unless we are directed otherwise by the Board, staff and consultants will include the Planning Commission's recommendations in the final alternatives.

At this time, we are NOT asking for decisions as to whether development is appropriate in a certain study area. Instead, we are asking the Board to answer the following questions for each study area:

1. Is the proposed study area of countywide significance?
2. Are the proposed study area boundaries appropriate? Should the area be bigger or smaller?
3. Does the range of alternatives proposed reflect an appropriate range of choices for future land use in the area?

In order to complete the exercise within the time available, the review will be organized by geographic regions of the county. The Board will discuss the study areas in groups according to the following geographic areas:

1. Gridley/Biggs area
2. Oroville area
3. Paradise area
4. Chico area
5. Unincorporated County

Within each geographic area, the Board members can either accept the study areas as they are/as amended by the Planning Commission, or they can discuss specific study areas that are of particular concern. That discussion will focus on the three questions above.

The outcome of this meeting will be three final land use alternatives that will be evaluated in detail for their environmental impacts. Meeting Series #4 will be entirely devoted to a discussion of the pros and cons of the three alternatives, including the amount and type of change being considered in specific study areas or in specific regions of the county.

II. Review the Transportation Alternatives

The Board will review the three Transportation Alternatives for General Plan 2030, which represent three different approaches to major roadway and bicycle improvements. These Transportation Alternatives are described and displayed in Attachment A.2.

Alternative 1: Existing General Plan or Character, maintains the existing roadway and bicycle conditions throughout the county. There would be no major roadway or bicycle improvements under this Alternative.

Alternative 2: Concentrated Growth, includes improvements to many roadways in the foothill and mountain areas specifically to improve emergency access. These roads would not be improved for general use, which could promote development in some outlying areas. Bicycle improvements in this Alternative are based on input from community members and County staff.

Alternative 3: Rural Extension, includes improvements to foothill and mountain area roadways to allow full access serving both emergency and general uses. Bicycle improvements include the facilities described in Alternative 2, as well as additional facilities that were identified in the Countywide Bikeway Master Plan, which was developed by BCAG in 1998.

Staff and consultants request that the Board suggest any changes that should be made to the Transportation Alternatives, or direct us to use these Transportation Alternatives as they are as the basis for discussion in Meeting Series #4.

III. Review the Policy Alternatives

The meeting will include a discussion of the Policy Alternatives. These Policy Alternatives, included in Attachment A.5, are based on feedback from the CAC and the public, and include the Planning Commission's recommended changes using red line and strikeout. Board members should review the Policy Alternatives prior to the November 27 meeting. The discussion on November 27th will focus on the following questions:

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?

There are currently 27 policy questions grouped under 14 topic areas. In order to move through all the policy alternatives within the time available, we will discuss the policy questions as topic areas rather than one by one.

Board members should also review the memorandum summarizing policy suggestions that came out of the Economic Summit held on October 15, which is provided as Attachment C in the Agenda Report. Staff and consultants request that the Board direct us to add these policy ideas to the range of policy alternatives that will be considered during Meeting Series #5.

This meeting is not intended to evaluate the range of policy options, choose between them, or rank them. The role of the Board at this point in the process is to help determine if the right questions are being asked, and if an appropriate set of response choices is being provided. Meeting Series #5 will be devoted to an interactive exercise to refine the goals and policies that have already been developed, identify potential trade-offs between incompatible policies, and establish a consensus around a set of goals and policies that will be included in General Plan 2030.

IV. Next Steps

The Land Use and Transportation Alternatives that are finalized at the end of this meeting will be analyzed and evaluated for the upcoming Meeting Series #4. During Meeting Series #4 (Spring 2008), you will have the opportunity to choose your preferred Land Use and Transportation Alternatives. During Meeting Series #5 (Summer/Fall 2008), you will select the policy responses that you support. The outcomes of Meeting Series #4 and #5 will be the basis for the General Plan 2030 land use, transportation and policy components.

Thank you for your time in reviewing the enclosed materials prior to the November 27th meeting, and for your ongoing commitment and invaluable input as we work to develop Butte County General Plan 2030.