

STUDY AREA			ALTERNATIVE 1 Existing General Plan/Character				ALTERNATIVE 2 Concentrated Growth				ALTERNATIVE 3 Rural Extension			
ID	Name	Total Acres	Proposed Land Use	New Dwelling Units	Commercial/Industrial Acres	Proposed Land Use	New Dwelling Units	Commercial/Industrial Acres	Proposed Land Use	New Dwelling Units	Commercial/Industrial Acres	Proposed Land Use	New Dwelling Units	Commercial/Industrial Acres
1	Existing City of Chico Limits ^a	21,076	Pending projects	10,000	-	Pending projects	10,000	-	Pending projects	10,000	-	Pending projects	10,000	-
2	North Chico Specific Plan	2,976	Existing General Plan (residential, commercial, industrial)	3,800	410	Increase density & commercial	4,500	500	Decrease density	1,100	560	Decrease density	1,100	560
A	North Chico Highway 99	560	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Residential, commercial	2,000	50	Residential, commercial	2,000	50
B	North Chico	6,000	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Medium density, commercial, open space	2,400	100	Medium density, commercial, open space	2,400	100
3	Bell Muir	516	Existing General Plan (agriculture)	0	0	Increase density	3,000	10	Very low density	200	0	Very low density	200	0
4	Chico Growth Area 1	495	Existing General Plan (agriculture)	0	0	Increase density	3,100	10	City Feasibility Study (residential mix)	1,800	10	City Feasibility Study (residential mix)	1,800	10
5	Chico Growth Area 2	166	Existing General Plan (agriculture)	0	0	High density and commercial east of railroad	560	30	City Feasibility Study (residential mix)	900	10	City Feasibility Study (residential mix)	900	10
6	Chico Growth Area 3	752	Existing General Plan (rural residential, agriculture, industrial)	0	300	City Feasibility Study - Alt A (residential mix)	3,500	20	City Feasibility Study - Alt B (residential mix)	2,600	100	City Feasibility Study - Alt B (residential mix)	2,600	100
7	Doe Mill/Honey Run (Shuster Property) Nance Canyon/SR-99 (Nance Canyon Property)	1,444	Existing General Plan (agriculture)	0	0	Increase density	3,000	0	Proposed development (low density)	1,500	0	Proposed development (low density)	1,500	0
8	Oroville Chico Highway/SR-99 (Blakely-Western Property)	5,405	Existing General Plan (agriculture)	0	0	Increase density & industrial	1,700	1,100	Low density & industrial	1,500	1,000	Low density & industrial	1,500	1,000
9	Hamlin Canyon/SR-99 (Horning Property)	289	Existing General Plan (agriculture)	0	0	Industrial	0	150	Proposed development (low density)	100	0	Proposed development (low density)	100	0
10	Mid-Skyway (Tuscan Ridge Golf Course)	7,406	Existing General Plan (agriculture)	0	0	Increase density	4,800	1,500	Low density & industrial	1,500	1,500	Low density & industrial	1,500	1,500
11	Durham Dayton/SR-99	172	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Proposed development project (residential mix)	200	0	Proposed development project (residential mix)	200	0
G	Durham Dayton/SR-99	113	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Commercial/industrial mix	0	115	Commercial/industrial mix	0	115
H	Durham Pentz/SR-99	389	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Medium density, commercial mix	900	220	Medium density, commercial mix	900	220
12	Existing City of Oroville Limits ³	8,356	City preferred alternative Existing General Plan/ City preferred alternative (residential, commercial)	21,100	-	City preferred alternative Existing General Plan/ City preferred alternative (residential, commercial)	21,100	-	City preferred alternative	21,100	-	City preferred alternative	21,100	-
13	Thermalito	1,807	City preferred alternative (residential, commercial)	7,000	90	City preferred alternative (residential, commercial)	7,000	110	Targeted subdivisions	1,500	110	Targeted subdivisions	1,500	110
14	Thermalito Afterbay Area (Oro Bay Site)	409	Rural residential	100	0	Agriculture	0	0	Project proposal (residential, commercial)	2,400	0	Project proposal (residential, commercial)	2,400	0
15	Eastern Oroville/Oroville Hills	9,729	City preferred alternative (residential, commercial)	18,400	520	Very low density mix	2,600	520	Low density mix	5,900	480	Low density mix	5,900	480
16	Stringtown Mountain Specific Plan	335	Existing General Plan (residential, commercial)	1,000	20	Decrease density	200	20	Low density	1,000	20	Low density	1,000	20
E	Stringtown Mountain Specific Plan Extension	1,217	Existing General Plan (very low density, open space)	0	0	Open space	0	0	Low density, open space	400	0	Low density, open space	400	0
17	Las Plumas/Southside/Ophir Road	2,059	Existing General Plan (residential, commercial, industrial)	7,200	820	Development proposals (medium density, commercial, industrial)	1,800	0	Low density	3,600	0	Low density	3,600	0

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			18	Pacific Heights Road/SR-70 (Rio D'Oro Site)	562	Rural residential	100	100	Agriculture	0	0
19	Southern Oroville	1,515	Existing General Plan (very low density, industrial mix)	800	440	City preferred alternative (rural residential, open space)	100	0	Low density	2,600	0
20	Existing City of Biggs Limits ³	382	Recent annexations	150	-	Recent annexations	150	-	Recent annexations	150	-
21	South of Biggs	276	Low density	800	0	Agriculture	0	0	Clustering medium density, agriculture/open space	1,700	0
22	Biggs Area	3,598	Existing General Plan (residential, agriculture, commercial, industrial)	1,600	40	Agriculture and industrial	0	190	Clustering low density, agriculture/open space, commercial, industrial	3,000	190
23	North of Gridley	1,842	Existing General Plan (agriculture, residential)	300	0	Medium density and commercial east of railroad; buffer	1,225	110	Medium density with highway commercial/residential mix	5,600	220
24	Southeast Paradise Specific Plan	3,144	Planned development (rural residential)	300	0	Planned development (rural residential)	300	0	Planned development (rural residential)	300	0
25	Magalia/Paradise Pines	6,702	Existing General Plan (residential, agriculture, commercial)	1,400	170	Agriculture/open space	0	0	Rural residential	400	0
26	South Paradise/Pentz Road (Lago Vista Site)	333	Existing deer herd policy	0	0	Clustering low density	200	0	Very low density	200	0
27	Paradise Urban Reserve	4,013	Existing Urban Reserve	0	0	Clustering very low density	700	0	Rural residential	400	0
28	Forest Ranch	526	Existing General Plan (medium density, commercial)	1,500	20	Agriculture/open space	0	20	Agriculture/open space	0	20
C	Upper Stillson Canyon	4,244	Existing General Plan (very low density, agriculture)	0	0	Open space	0	0	Residential, commercial, open space	600	30
29	Concow	2,468	Existing General Plan (residential mix)	500	0	Open space	0	0	Medium density/open space	200	0
30	Berry Creek	9,425	Existing General Plan (very low density, agriculture)	300	30	Agriculture	0	0	Agriculture	0	0
D	North Butte Valley	884	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Rural residential	100	0
31	SR-191 (Clark Road)/Durham Pentz (Gunn Property)	240	Existing General Plan (agriculture)	0	0	Clustering very low density	30	10	Proposed development (rural residential)	30	10
32	Durham	1,749	Existing General Plan (residential, agriculture)	50	50	Increase density in town	300	50	Increase densities throughout area	1,200	50
33	Bangor	666	Existing General Plan (medium density, commercial)	1,600	120	Agriculture, commercial	0	120	Very low density, commercial	300	120
F	Bangor Extension	1,641	Existing General Plan (rural residential, agriculture)	300	0	Open space	0	0	Very low density, open space	300	0
34	Palermo	3,621	Existing General Plan (residential, agriculture)	7,900	20	Infill projects	100	20	Infill projects	100	20
I	East Gridley Road	336	Existing General Plan (agriculture)	0	0	Existing General Plan (agriculture)	0	0	Rural residential	100	0
	Other Unincorporated Areas		Existing General Plan	600	-	Existing General Plan	600	-	Existing General Plan	600	-
	TOTALS	119,838		86,800	3,150		70,565	4,490		83,180	4,965

³ Growth figures for the existing City of Chico, City of Oroville and City of Biggs limits are provided in order to consider total county growth; these figures are not open for discussion through the County General Plan 2030 process.