

**TOWN HALL  
TRANSCRIPT OF FACILITATOR NOTES FROM 3/27/08  
WORKSHOP DISCUSSION**

- ◆ Grow in urban areas only
- ◆ Keep dirt path along roads for horses
- ◆ Centralized growth next to urban areas
- ◆ Preserve agricultural land
- ◆ Alternative 2 in Bell Muir
- ◆ Show of hands in favor of growth in urban areas = 27
- ◆ Water should be considered very carefully
- ◆ No growth is a bad idea
- ◆ Eminent domain is wrong; private property rights should be balanced
- ◆ People living in a place is not automatically bad
- ◆ Yankee Hill – little growth now – some growth in specialized areas ok
- ◆ Yes for some growth, no for major growth
- ◆ Don't pursue rural growth
- ◆ Alternative 4. Rural growth in smart area with lots of preserved open space; ex: clustered development in agriculture/vineyard
- ◆ Smart growth means carefully planned growth
  - provide services
  - protect environment
  - sustainability
- ◆ Smart growth ≠ no growth
- ◆ Need space for yard/garden/4H – 1-2-5 acre parcels, not all high density
- ◆ Bald Rock Road/Berry Creek – water is a problem
- ◆ High density + low density – there is a place for both
- ◆ Mixed use ← give us tools to make something that looks good
- ◆ Reconsider research/busn. Parks – synergy with ag-economic engine
- ◆ 27/28 – planning sustainable mixed-use project with open space

## TOWN HALL

- ◆ Opportunity to plan large areas – create public value
  - Can include park sites, school sites, trails
  - Smart growth best done in large areas
- ◆ Alternative 1 does not create public value
- ◆ We need to raise the bar “intelligent growth” – not old school with one house every few acres
- ◆ Save a lot of open space for perpetuity
- ◆ Large land holdings can mitigate own impacts, e.g. schools, parks, jobs, housing
- ◆ 14 – job and housing numbers not from landowner – could reduce number by half
- ◆ Large landholdings able to move development to appropriate locations
- ◆ Develop where we can afford to provide services
- ◆ “Free services” from natural systems such as water filtration, air quality
- ◆ ABCD [grades in report] not appropriate – some categories are critical
- ◆ Set goals for how study areas grow before picking study area
- ◆ Cultural resources of Native Americans – more open space to protect
- ◆ Cultural resources methodology:
  - Count of sites – did not happen until 1960s-90s...
  - So no previously recorded sites recorded does not indicate sensitivity
  - Lots of sites not recorded/reported to NEIC
  - Investigations used outdated methods – reports not filed/updated
  - Room for human error in recording sites
  - Many village sites along Sacto. River and on valley floor
- ◆ Challenge to evaluate land use without policy framework
- ◆ Growing groundwater problems Chico/Durham
- ◆ Reconsider land uses after policy discussion

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- ◆ Smart growth = keep in mind natural systems – protect parks and open space – trees – mass transit like shuttles – walkable, bikeable communities – protect natural resources/heritage
- ◆ Advocate Alternative 2 next to urban areas – not these: 14, 15, 16, 18, 19 should remain agriculture/open space
- ◆ 6 – out by itself, should be reconsidered
- ◆ Protect valuable ag land where we grow our food
- ◆ Support local farmers so they don't have to sell land to developers
- ◆ Have a mobile microphone [at workshops].
- ◆ 14, 15 – spectacular – should not be industry at all, ever
- ◆ No septic in 9 because of lava – would have to have City services
- ◆ Areas around cities shouldn't be considered [because County should let Cities plan for these areas]
- ◆ Butte Co. has avoided sprawl
- ◆ 14, 15 should have smaller designations—Alternative 2 and 3 irresponsible
- ◆ Alternative 1 does not improve lives of those who need affordability and economic opportunity