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**MEMORANDUM**

DATE April 15, 2008  
TO Citizens Advisory Committee Members  
FROM DC&E and County Staff  
RE **City Coordination with Oroville, Biggs and Gridley**

This memorandum outlines the main points that have been raised by the Cities of Biggs and Gridley regarding preferred land uses in the areas adjacent to the city limits. This input was obtained through City/County meetings and letters submitted by City staff.

The City of Oroville released a Draft General Plan on March 31, 2008, that contains a Land Use Designation Map illustrating Oroville's preferred land uses for land within its Planning Area, including the study areas adjacent to the city. The attached table presents a comparison of each of the three Butte County land use alternatives with the Oroville General Plan land use designations. This Land Use Designation Map is considered the clearest current statement from the City about their desires for these study areas, so no additional input from the City of Oroville is summarized.

March 15, 2007 Gridley/Butte County One-On-One Meeting

- ◆ Gridley would like to grow to the north due to constraints in other directions.
- ◆ Gridley is open to a greenbelt buffer between Gridley and Biggs.
- ◆ Under Gridley's proposed SOI extension, West Biggs Gridley Road would serve as the agriculture/urban boundary.

March 29, 2007 Biggs/Butte County One-On-One Meeting

- ◆ Biggs would like to grow in all directions to facilitate the logical extension of services; property owners have expressed interest in being annexed to the City.
- ◆ Biggs will seek a full mix of land uses in order to maintain employment and sales tax revenue.
- ◆ Biggs strongly identifies its downtown as an anchor, and expressed concern that highway retail hurts downtown merchants.
- ◆ Biggs is considering the establishment of an agricultural buffer to the west through the acquisition of property rights.

July 27, 2007 Letter from Scott Friend, Biggs City Planner

- ◆ Low Density Residential (3 dwelling units/acre) and Medium Density Residential (6 dwelling units/acre) designations would only be appropriate if the study areas were to be annexed by Biggs and connected to City infrastructure.
- ◆ An urban reserve or agricultural designation is most appropriate until the study areas are annexed by Biggs.
- ◆ Alternative 2 for Study Area 31 designates some areas for agriculture that are being considered for urban uses by Biggs.
- ◆ Alternative 1 for Study Area 34 does not represent the existing General Plan or character of the area.
- ◆ Alternatives 2 and 3 for Study Area 34 designate residential land uses adjacent to existing industrial uses. It may be appropriate to use perimeter buffers, density transitions and/or land use transitions to mitigate possible conflicts.

February 5, 2008 Gridley/Butte County One-On-One Meeting

- ◆ Gridley indicated that a firm vision for the Area of Concern had been determined through extensive public outreach
- ◆ Gridley indicated that 6 dwelling units per acre under the County's Land Use Alternatives was low for future city development
- ◆ Gridley's plan under consideration was to stay east of the railroad tracks but to target Area of Concern as first phase of new growth
- ◆ Gridley supported the designation of the area as an urban reserve or under existing zoning until City's General Plan is realized
- ◆ A buffer and/or boundary between Gridley and Biggs was discussed as being important to community identity
- ◆ Butte County expressed a need to protect the industrial rice mills that provide jobs and industry for the county and area as well as transportation corridors to SR-99
- ◆ Shared services between Gridley and Biggs were discussed such as a new substation, shared hospital and police force.
- ◆ A joint County/Gridley/Biggs meeting was agreed as being a necessary next step.

February 6, 2008 Letter from Jack Slota, Gridley City Administrator

- ◆ Proposes an urban reserve designation for Study Area 34 to maintain this area in agricultural use until it is annexed by Gridley.
- ◆ The boundary of Study Area 34 should not include land within the existing Gridley SOL.

February 26, 2008 Biggs/Gridley/Butte County Special Meeting

- ◆ Both Biggs and Gridley support the concept of an County urban reserve for the Area of Concern, which would set aside this area for future urban growth, and prohibit parcelization at this time. Alternatively, both Cities would support County zoning that would prohibit development until a future time when urban growth plans are developed by the Cities.
- ◆ The City of Biggs supports the concept of an urban growth boundary outside of the Area of Concern.
- ◆ The City of Biggs intends for the area west of the UPRR tracks to be urbanized.
- ◆ Both Cities support further cooperation on constructing a UPRR crossing for future development west of the railroad, including the investigation of funding sources.
- ◆ Both Cities would like to ensure that the downtown identities are preserved and enhanced.
- ◆ Both Cities support job creation and economic growth, including through industrial land use designations.

April 15, 2008 email from Andrea Redamonti, City of Gridley Community Development Director

- ◆ Gridley plans to designate a large portion of property east of Highway 99 as “urban reserve” and “agricultural/industrial” in order to address and hopefully promote agricultural-related economic development. Land use designations in the new growth area will exclude any new commercial/retail development along Highway 99 in order to revitalize the downtown center and in-fill the existing commercial area.
- ◆ Gridley would like to create more of a rural, small town atmosphere, as opposed to new retail/commercial strip centers.
- ◆ Gridley wishes to pursue a regional park/open space system on the northern boundary of the growth area that could be jointly developed with Biggs. This open space/park option may be modified at an upcoming meeting on April 21, 2008.

Gridley's City Council is anticipated to meet on Monday, April 21 to finalize that City's preferred land use map. In addition, the Cities of Biggs and Gridley are currently working with their City Councils to come to an agreement on shared goals for the Area of Concern between those two cities. However, neither City Council has approved any agreements at this time.

Any further input from any of the incorporated cities that is submitted to Butte County staff after the April 2008 CAC meetings will be forwarded to the Planning Commission and Board of Supervisors to inform their consideration of the Preferred Land Use Alternative.