

Synopsis of comments and letters received regarding study areas

#21

Dakowsky: Prefers Alt 3.

Abshier: Prefers Alt 3. Don't annex this area into the city. Stay very low density.

#23

Meier: Southeastern part of Study Area should remain as is.

Hodges: SA #23 provides habitat for deer herds and for a variety of other animals. This area should be designated very low density.

Cook: Kelly Ridge Area should be designated as Low Density Residential to match existing densities. The area also has access to water and sewer service. Disagree with some of the Alternatives Evaluation Report findings related to market viability, groundwater recharge, wastewater, biological resources, safety and hazards, and cultural resources.

Meier: Study area should remain as it is now.

Perkins: Prefers Alt 1 with modifications: areas south of Mt. Ida Road and north of Oro Bangor Road should be commercial, residential and mixed use; and alternative should match the existing General Plan, which would entail changing the Resource Conservation designation in the southern part of this study area to residential. Disagree with the evaluation scores for the jobs/housing balance, capacity of school districts, groundwater recharge, flooding hazards and geologic hazards.

#24

NorthStar Engineering: Prefers Alt 1 and supports requirement of cluster development to maintain open space. Include the Lake Oroville Village Planning Area with SA #24.

NorthStar Engineering: Proposes a fourth alternative in which the Stringtown Mountain Specific Plan designations are revised to require clustered residential development to preserve open space; the remaining area should be designated for clustered residential with 1-ac minimum lot sizes; resort and retail uses allowed; retail uses located at Lake Oroville village core. Evaluation of this fourth alternative results in higher scores for evaluation topics.

#26

Anonymous1: Area should include mixed use, medium density housing and commercial. Lincoln and Ophir Roads should be used as arterial access roads. A highway should be built from the Casino to Lake Oroville.

Anonymous2: Prefers Alt 2; include medium to high density residential uses.

Perkins: Prefers Alt 2 with modifications: alternative should include pending projects, including low, medium and high density residential, substantial commercial and some industrial. Alt 1 should match existing General Plan. Disagree with the evaluation scores for market viability, jobs/housing balance, capacity of school districts, groundwater recharge, agricultural land, fire hazards and geologic hazards.

#30

Palmerlee: Prefers Alt 2, keep the area rural.

#31

Palmerlee: Prefers Alt 1, maintain agricultural land.

#33

Palmerlee: Prefers Alt 1, maintain agricultural land.

#34

Palmerlee: Prefers Alt 1, maintain agricultural land.