

1625 SHATTUCK AVENUE
SUITE 300
BERKELEY, CA 94709
TEL: 510 848 3815
FAX: 510 848 4315

MEMORANDUM

DATE April 11, 2008
TO Butte County General Plan 2030 Citizens Advisory Committee
FROM DC&E and County staff
RE **Clarification Regarding Study Area 26**

After the publication of the Alternatives Evaluation Report on March 13 and Meeting Series #4 Public Workshop on March 27, concerns regarding Study Area 26, Las Plumas/Southside/Ophir Road, were brought to County staff's attention. Specifically, there was a concern that Alternative 2, as mapped and described in the Alternatives Evaluation Report, seemed different from the Alternative 2 that was published during Meeting Series #2/3 and approved for consideration by the Board on November 27, 2007.

In response to those concerns, DC&E reviewed our process of creating, refining, and evaluating Study Area 26, and concluded that the mapping, text and table descriptions of Alternative 2 in this area were unclear and unintentionally confusing.

Therefore, we have created a more detailed map showing how different land uses would be distributed under Alternative 2. We have also clarified the text and table of the Alternatives Description in Appendix A of the Alternatives Evaluation Report.

Please accept the attached map and revised pages A-43 and A-44 as a clarification of Alternative 2 in Study Area 26.

In addition, in discussing our Study Areas with the City of Oroville, the City observed that none of the three land use alternatives was an exact match with the City's preferred land use designations. Therefore, we have prepared a map of Study Area 26 boundaries overlaying the Oroville General Plan Land Use Designation Map, as published by the City of Oroville on March 31, 2008. This map is intended to help CAC members understand the vision of the City of Oroville for this area. You will be welcome to consider the "Oroville alternative" for Study Area 26 in addition to the original three alternatives at the April 17 meeting.

26. Las Plumas/Southside/Ophir Road

Study Area 26, Las Plumas/Southside/Ophir Road, is located southeast of the City of Oroville, and is generally bounded by the Oroville City limits to the north, Lower Wyandotte Road to the east and the Oroville city limits to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area a mix of Medium, Medium-High and High Density Residential (6, 14, and 20 du/ac, respectively), as well as Retail, Industrial and Public. The existing General Plan allows approximately 7,200 new units, and designates approximately 820 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would be similar to development proposals for this study area, including Low, Medium and Medium-High Density Residential (3, 6 and 14 du/ac, respectively), and Retail. Existing General Plan designations of Retail, Industrial and Public would remain on any sites that are not proposed for development. Existing residential areas that are not proposed for development would maintain their existing densities, including Rural, Very Low, Low and Medium Density Residential (0.2, 1, 3 and 6 du/ac, respectively). This alternative would allow approximately 1,800 new units, and designates approximately 655 acres for commercial and industrial purposes.

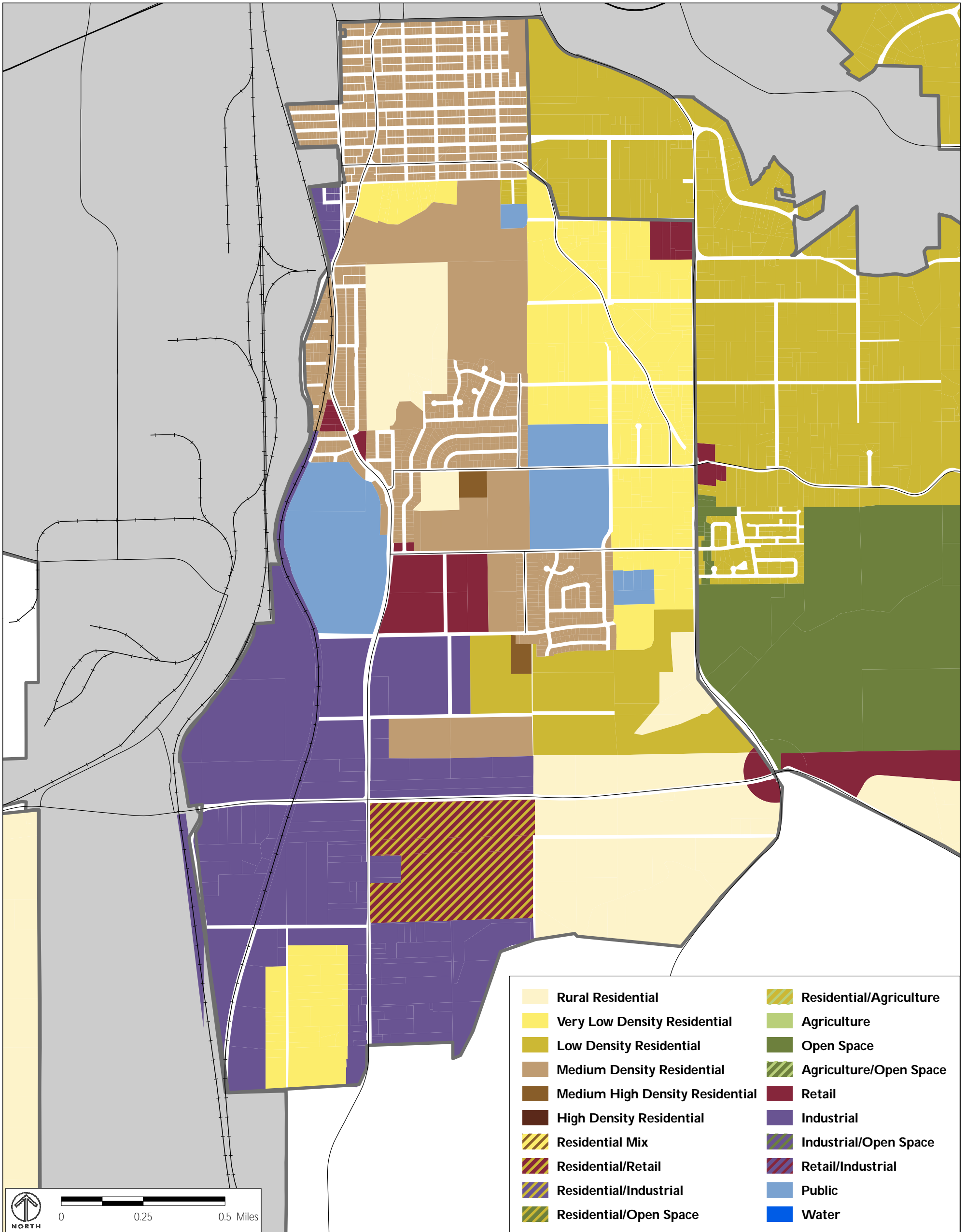
c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the majority this study area Low Density Residential (3 du/ac), except that the Public designation from the existing General Plan would remain. This alternative would allow approximately 3,600 new units.

STUDY AREA 26 - Las Plumas/Southside/Ophir Road

Alternative	1	2	3
<i>Residential Land Uses</i>			
RR	0	310	0
VLDR	70	340	0
LDR	0	95	1,895
MDR	500	470	0
MHDR	460	20	0
HDR	40	0	0
Total Residential	1,075	1,235	1,895
<i>Non-Residential Land Uses</i>			
Retail	85	95	0
Industrial	730	560	0
Public	165	165	165
Total Non-Residential	985	820	165
Total Study Area	2,060	2,060	2,060
<i>New Dwelling Units</i>	<i>7,200</i>	<i>1,800</i>	<i>3,600</i>

ALTERNATIVE 2



LAS PLUMAS/ SOUTHSIDE

