



CITY OF OROVILLE

DEPARTMENT OF COMMUNITY DEVELOPMENT
AND PUBLIC WORKS
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May 1, 2008

Dear Butte County Citizens Advisory Committee Members,

The City of Oroville appreciates the time, effort, and consideration the Committee has put into the preferred land use alternatives in and around the Oroville planning area. As you come into the final stretch of putting together the preferred land use alternative for all study areas, the City asks that you consider some finishing touches to your recommendations for the following study areas:

Areas 21 and 26 - The City of Oroville believes that these two areas will receive the majority of the development pressure in the next 5 to 10 years and believes having consistent land use designations in these two areas is an appropriate recommendation, with one caveat: That the County adopt policies requiring the same or similar levels of service including fire and police services and the same or similar development standards such as roads, drainage, street lighting, parks, and the creation of funding mechanisms for infrastructure maintenance. By having these policies in place, we hope to avoid problems when the time comes to annex developed land in these areas. We realize that the Committee is not at the stage of formulating policies but we hope you will keep this in mind when the time comes.

Area 23 – With regard to the recommendation for increased density and commercial development along Miners Ranch Road, the City questions the need for additional density along this corridor, particularly in an area that's outside of the sphere of influence and along an active earthquake fault.

Area 24 – The City has concerns over traffic impacts on Olive Highway from the significant increase in the number of dwelling units in this study area. This project may trip the threshold for needing 4 lanes on Olive Highway through the entire planning area. This will significantly increase the traffic impact fees both City and County development will have to pay.

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Areas 25 and 27 – The Committee recommended retaining designations that precludes any significant development proposals for these two areas. Recognizing that the City has designated these properties for future development subject to the preparation of specific plans we recommend that the Committee include clarifying language that the County is not opposed to development in these two areas provided that it take place under the jurisdiction of the City of Oroville. Area 25 is within current sphere of influence of the City and provides a future growth area that has fewer impacts to the environment and existing infrastructure than many other areas around the City.

In closing, we ask that the Committee take this information into consideration when making the final recommendations for these study areas.

Sincerely,

A handwritten signature in cursive script that reads "Craig Sanders". The signature is written in black ink and includes a long horizontal flourish at the end.

Craig Sanders
Planning Manger

Butte County ER
EXHIBIT



