

## Butte County General Plan 2030

### Meeting Series #4:

### Land Use Alternatives Evaluation & Development Of A Preferred Alternative

#### Outcomes of May 1 CAC meeting deliberations

##### Study Area 5 – Magalia/Paradise Pines

- ♦ 23 prefer Alternative 4.
  - Similar to the preferred alternative from the 4/10 meeting (Alternative 3), but the number of new homes allowed is reduced to 400 homes.
  - Majority of area Rural Residential

##### Study Area 8 – Berry Creek

- ♦ 16 prefer Alternative 4 (community plan presented by the Berry Creek Community Association)
  - Expand boundaries to the North and Middle Forks of the Feather River and the county boundary
  - Rural Residential and Very Low Density Residential; Agriculture; Public; ~20 acres of Retail distributed along Bald Rock Road and Oro Quincy Highway
  - Allows ~300 new homes
- ♦ 5 prefer the preferred alternative from the 4/17 meeting (Alternative 2)
  - Majority of area in Agriculture
  - Not a significant number of new homes
- ♦ 1 prefers Alternative 1.
  - Majority of area Very Low Density Residential; also Agriculture and Retail
  - Allows ~300 new homes

### **Study Area 9 – Doe Mill/Honey Run**

- ♦ 16 prefer the preferred alternative from the 4/24 meeting (Alternative 4 - project proponent proposal)
  - Allows up to 1,500 new units through a Specific Plan
  - Agriculture as underlying designation
  - Project would happen under County auspices
- ♦ 7 support Alternative 5.
  - Program proposed under Alternative 4, but project would happen under City of Chico auspices.

### **Study Area 15 – Hamlin Canyon/Highway 99**

- ♦ 15 support the preferred alternative from the 4/24 meeting (Alternative 4 )
  - proponent’s proposal for 400 acres of Industrial (Research and Business Park) along Highway 99/Durham Pentz
- ♦ 7 support Modified Alternative 1
  - includes the existing M-1 designation as currently designated in the General Plan (the description erroneously states the entire area is currently designated for agricultural use).
- ♦ 2 support Alternative 1
  - all Agriculture, no M-1.

### **Study Area 23 – Eastern Oroville/Oroville Hills**

The CAC discussed this study area further, but unanimously agreed not to change the preferred alternative; there was no straw poll. The preferred alternative is as follows:

- ♦ City of Oroville General Plan modified.
  - Add Mixed Use along Miners Ranch Road
  - Allows ~ 17,000 new homes

### **Study Area 27 – Pacific Heights Road/Highway 70**

- ♦ 14 prefer the City of Oroville’s General Plan
  - Specific Plan designation to allow ~ 2,700 new homes
- ♦ 8 prefer the preferred alternative from the 4/17 meeting (Alternative 2)
  - Entire area in Agriculture
  - Not a significant number of new homes

**Study Areas 31- Biggs Area, 33 - South of Biggs & 34 - North of Gridley**

- ♦ 23 prefer the Urban Reserve designation presented by the Cities of Gridley and Biggs.
  - Prohibit parcelization until the area is annexed by the Cities.
  - Not a significant number of new homes
- ♦ Majority prefer not to establish a policy with the Urban Reserve designation to require a buffer between the two communities.
- ♦ 4 prefer to establish a policy with the Urban Reserve designation to require a buffer between the two communities.

**Note**

The CAC will discuss four additional study areas at a meeting on May 8, including Study Areas 10 (Skyway/Neal Road), 14 (Nance Canyon/Highway 99), 17 (Durham) and 18 (Durham Dayton/Highway 99). The results of these deliberations will be presented to the Planning Commission at their May 9 Study Session.