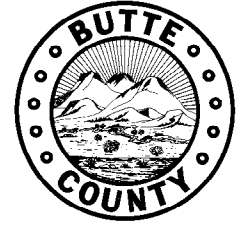


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AGENDA REPORT

Butte County General Plan 2030

Planning Commission Study Session #2 & 3 (#4-3B & C)

Meeting Series #4 –Evaluation & Selection of a Preferred Land Use Alternative

May 30, 2008

Butte County Planning Commission
25 County Center Drive
Oroville, CA 95965

**Subject: Butte County General Plan 2030
Planning Commission Study Session #2 and #3, Meeting Series #4
Evaluation & Selection of a Preferred Land Use Alternative**

Summary

This Report applies to the final two Study Sessions (May 30 and June 13, 2008) the Planning Commission will undertake for selecting a preferred land use alternative under the Butte County General Plan 2030 process. The first Study Session took place on May 9, 2008 and was devoted to orienting the Planning Commission to the Alternatives Evaluation Report; the Land Use Alternatives process; the Citizens Advisory Committee (CAC) recommendations, and provided time for the public to address the Planning Commission on the Preferred Land Use Alternative. The Planning Commission was not asked to make any recommendations at this first Study Session.

This second Study Session and a third Study Session scheduled for June 13, 2008, will be devoted to the review of the CAC's recommendations concerning the Preferred Land Use Alternative and to the formulation of the Planning Commission's own recommendation to the Board of Supervisors on the Preferred Land Use Alternative.

AGENDA REPORT ORGANIZATION

This Report and all attachments constitutes the record of input received concerning Meeting Series #4 (Selection of a Preferred Land Use Alternative) via the public, the CAC meetings and the Planning Commission through May 16, 2008 when this Report was completed. Additional comment received regarding the Selection of a Preferred Alternative after this date will be provided to the Planning Commission under separate cover.

Public Comment is provided in the form of comment cards that were submitted at the various CAC meetings and the Public Workshop, e-mails sent to Development Services staff, letters, and individual project proposals from developers and landowners. Public comment is divided into comments specific to individual study areas (Attachments O thru R) and comment that is more general in nature (Attachment M).

This packet includes all background information from Meeting Series #4 for the 2 Planning Commission Study Sessions scheduled for May 30 and June 13, 2008 organized by several major geographic areas of the County as shown below (applicable Study Areas are also listed):

May 30, 2008 Planning Commission Study Session:

9:00 am Paradise Area Preferred Alternative Discussion

Study Area 5: Magalia/Paradise Pines
Study Areas 7: Concow
Study Area 10: Skyway/Neal Road
Study Area 11: Paradise Urban Reserve
Study Area 12: Southeast Paradise Specific Plan
Study Area 13: South Paradise/Pentz Road
Study Area 20: Highway 191 (Clark Road)/Durham Pentz

1:00 pm Oroville & South County Area Preferred Alternative Discussion

Study Area 8: Berry Creek
Study Area 21: Thermalito
Study Area 23: Eastern Oroville/Oroville Hills
Study Area 24: Stringtown Mountain
Study Area 25: Thermalito Afterbay Area
Study Area 26: Las Plumas/Southside/Ophir Road
Study Area 27: Pacific Heights Road/Highway 70
Study Area 28: Southern Oroville
Study Area 29: Palermo
Study Area 30: Bangor

June 13, 2008 Planning Commission Study Session:

9:00 am Biggs & Gridley Area Preferred Alternative Discussion

Study Area 31: Biggs Area
Study Area 33: South of Biggs
Study Area 34: North of Gridley

11:00 am North County & Chico Area Preferred Alternative Discussion

Study Area 2: North Chico Specific Plan
Study Area 3: Bell Muir
Study Area 4: Forest Ranch
Study Area 6: Upper Stilson Canyon
Study Area 9: Doe Mill/Honey Run
Study Area 14: Nance Canyon/Highway 99
Study Area 15: Hamlin Canyon/Highway 99
Study Area 16: Oroville Chico Highway/Highway 99
Study Area 17: Durham
Study Area 18: Durham Dayton/Highway 99
Study Area 19: Durham Pentz/Highway 99

BACKGROUND

Citizens Advisory Committee Process

The CAC took their final action on the Preferred Land Use Alternative on May 8, 2008 and voted unanimously to transmit their final recommendations to the Planning Commission for consideration. The CAC's voting summary (Attachment I) provides an overview on how the CAC voted on each of the Study Areas.

During their 5 meetings, the CAC systematically reviewed all of the three Land Use Alternatives for the applicable 31 Study Areas. The three April CAC meetings were geographically organized as follows:

April 10, 2008 –Paradise Area Study Areas
April 17, 2008 –South County Study Areas
April 24, 2008 –North County Study Areas

After completing these meetings, the CAC requested to have a fourth meeting on May 1, 2008 in order to review their decisions in total, and to have an opportunity to re-open any Study Area that received 10 votes from the Committee for further

discussion. At this meeting, a total of thirteen Study Areas were re-opened, and the CAC discussed nine of those Study Areas (5, 8, 9, 15, 23, 27, 31, 33, 34) but continued the meeting until May 8, 2008 in order to finish-up the discussion and re-voting on the remaining four (10, 14, 17, 18) Study Areas.

When referring to the voting tallies in the CAC meeting summaries it is important to note that the tallies shown in some cases were updated after 13 of the original Study Areas were re-opened at the CAC meeting of May 1, and again at the CAC's May 8 meeting. Final CAC votes should be referenced under Attachment I.

In the process of forming their recommendation for a Preferred Land Use Alternative, the CAC often created new alternatives, combined existing alternatives, supported a city's general plan preference, or created 4th and 5th alternatives. For this reason, the Planning Commission should refer to the Alternatives Evaluation Report to review the original three alternatives, which are not necessarily reflected in the CAC's actions.

The Meeting Notes for the March 27, 2008 Public Workshop, the 5 CAC meetings (April 10 –Paradise Area, April 17 –South County, April 24 –North County, May 1, and May 8, 2008) and May 9 Planning Commission Study Session are attached (Attachments C thru H) in chronological order. The Meeting Notes reflect the activities and comments made at the Citizens Advisory Committee meeting and provide summaries on areas of consensus but also minority and majority opinions.

City/Town/County coordination material is also provided for each geographic area (Attachments O thru R), including City/Town comments, an overview of the individual Butte County General Plan 2030 "1 on 1" meetings held with each City/Town, and information on other important meetings such as the Biggs/Gridley/Butte County Joint meeting held on February 26, 2008. The Town of Paradise provided their Council's recommendations on the Study Areas in the vicinity of Paradise.

The Preferred Land use Alternative Exhibits (Attachment K), are provided to graphically show the land use designations recommended by the CAC. A Preferred Land Use Alternatives Table (Attachment L) is also provided that displays data about each of the Study Areas. Two versions of the Table are provided, one version shows the Study Areas in numerical order and the other shows the Study Areas in the order in which they will be reviewed by the Planning Commission.

The Butte County General Plan 2030 Public Forum (Attachment N) is also attached for the Planning Commission's review. The forum is an interactive feature on the Butte County General Plan 2030 website. The forum provides

individuals an opportunity to post comments related to Butte County General Plan 2030 topic areas.

General Plan Organization and Optional Elements

On April 14, staff from the Departments of Development Services and Water and Resource Conservation hosted an open public meeting to discuss water resources, optional elements, and the format of the General Plan. Representatives from the City of Chico and local interest groups; as well as representatives of the County's Water Commission, Planning Commission, and General Plan 2030 CAC, were invited to participate. The meeting was organized in response to public input received during the CAC's deliberations on the Preferred Land Use Alternative. This meeting was an initial step towards the June 5 CAC meeting on the format and organization of the General Plan.

Approximately 40 people attended the April 14 meeting, which was held at the Chico City Council Chambers building in downtown Chico. County Supervisor Jane Dolan attended the meeting along with five members of the General Plan 2030 CAC, Harrel Wilson, Chair of the Butte County Planning Commission, and Susan Strachan and George Barber of the Butte County Water Commission.

After presentations on Butte County's existing water policies and programs and the General Plan 2030 process, a facilitated discussion took place with those present. A majority of meeting participants expressed support for a optional water resources element, and for the continued development of data and modeling appropriate to manage water resources. Several others identified the need for youth-oriented policies in the General Plan, to address needs and opportunities relevant to the County's youth population. Interest in the Agricultural Element (an existing optional element in the Butte County General Plan) was also brought up.

The information provided at this meeting will be used at the June 5 CAC meeting at which the CAC will help to develop a working draft outline for the organization of Butte County General Plan 2030. This outline will be used throughout Meeting Series 5 –Goals and Policies Development scheduled to begin after this Meeting Series.

Citizens Advisory Committee's Preferred Land Use Alternative

A general overview of the dwelling unit projections at a county-wide level can be reviewed by referring to the Preferred Land Use Alternatives Table (Attachment - L). The table shows that a total of 54,730 potential dwelling units can be accommodated with the selected land use designations during the life of the General Plan. The selected Study Area alternatives have a theoretical yield of 59,411 jobs. This shows that the CAC arrived at an alternative selection that was about balanced for jobs and housing. A goals and policy discussion will take

place during Meeting Series #5 that will provide an opportunity to refine the growth targets represented by these numbers. Discussion and recommendations on the Preferred Land Use Alternative at the Planning Commission and Board of Supervisors may also lead to adjustments to these overall figures.

As the Planning Commission considers the CAC actions and discusses their own recommendations for each Study Area's Preferred Land Use Alternative, it is important to view the Preferred Land Use Alternative in the context of county-wide General Plan land use designations. In other words, the designations on non-study area lands need to be considered, especially where they are adjacent to a Study Area, to ensure a logical and consistent implementation of land use designations. An exhibit showing Butte County's existing General Plan designations is provided (Attachment J). County and General Plan 2030 consultant staff will review this issue in more detail at the May 30 and June 13 Planning Commission Study Sessions.

NEXT STEPS

The Planning Commission's recommendations will be transmitted to the Board of Supervisors for their Special Study Session to be held on July 29, 2008. The Board's final action on the Preferred Land Use Alternative will end Meeting Series #4. Meeting Series #5 –Goals and Policy Development will then be scheduled to begin in late August or early September with a Public Workshop. Meeting Series #5 will also include CAC meetings, a Planning Commission Study Session, and a Board of Supervisors Study Session.

Sincerely,

Dan Breedon, AICP, Principal Planner
Butte County Department of Development Services

Attachments:

Volume 1

- a. Agenda
- b. Agenda Report
- c. April 10 CAC (Paradise) Meeting
- d. April 17 CAC (South County) Meeting
- e. April 24 CAC (North County) Meeting
- f. May 1 CAC Meeting
- g. May 8 CAC Meeting
- h. May 9 Planning Commission Study Session

- i. CAC Voting Summary
- j. Existing General Plan Exhibit
- k. Preferred Land Use Alternative Maps
- l. Preferred Land Use Alternative Tables
- m. General Public Comments
- n. Discussion Forum
- o. Paradise Study Areas
- p. South County & Oroville Study Areas

Volume II

- q. Biggs & Gridley Study Areas
- r. North County & Chico Study Areas