

STUDY AREA ID	Name	Acres		New DU			New Square Footage			Approx # New Jobs	Residential Land Use Acres										Other Land Use Acres						Ag Land Loss (ac)
		Acres		TOTAL	SF	MF	RTL	IND	IND		UR	RR	VLDR	LDR	MDR	MHDR	HDR	RES MX	RTL	MU	IND	PUB	AG	RC	AP	SP	
5	Magalia/Paradise Pines	6,700		400		400	0	940,896	0	2,091	0	5,265	0	0	0	0	0	0	170	0	0	1,265	0	0	0	0	0
7	Concow	2,475		0		0	0	6,534	0	15	0	0	0	0	0	0	0	0	5	0	0	0	2,470	0	0	0	5
10	Skyway/Neal Road (see note)	2,040		30		30	0	0	0	0	450	0	0	0	0	0	0	0	0	0	0	0	765	655	0	0	85
11	Paradise Urban Reserve	4,015		0		0	0	0	0	0	4,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000
12	Southeast Paradise Specific Plan	1,205		600		540	60	39,200	0	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,205
13	South Paradise/Pentz Road	335		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	335	0	0	0	0
20	SR-191 (Clark Road)/Durham Pentz	640		0		0	0	78,408	0	174	0	0	0	0	0	0	0	0	30	0	0	0	605	0	0	0	20
8	Berry Creek	50,155		300		300	0	182,952	0	407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,155	0	unknown
21	Thermalito	1,810		11,600		10,440	1,160	21,780	0	48	0	0	10	0	1,520	40	50	0	15	65	0	25	0	40	0	0	385
22	Existing City of Oroville Limits	8,355		3,500																							
23	Eastern Oroville/Oroville Hills	10,220		17,000		15,300	1,700	7,718,832	0	17,153	0	3,900	940	2,045	1,660	0	40	0	210	620	0	25	0	780	0	0	2,330
24	Stringtown Mountain	2,750		2,700		2,700	0	93,200	0	207	0	0	205	300	100	15	0	0	15	0	0	0	0	2,115	0	0	0
25	Thermalito Afterbay Area	410		100		100	0	0	0	0	410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	410
26	Las Plumas/Southside/Ophir Road	2,060		9,000		8,100	900	4,656,564	5,227,200	17,318	0	105	0	0	785	190	25	0	35	325	0	160	0	200	0	0	865
27	Pacific Heights Road/SR-70	650		2,700		2,430	270	522,720	0	1,162	0	1,020	0	0	0	0	0	0	30	55	0	0	0	0	0	0	650
28	Southern Oroville	1,510		400		360	40	1,306,800	0	2,904	0	0	0	0	0	0	0	0	15	0	5	20	2,720	0	0	0	905
29	Palermo	3,645		400		400	0	39,204	52,272	157	0	0	885	0	0	0	0	0	5	0	0	0	665	0	0	0	310
30	Bangor	665		0		0	0	6,534	0	15	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	5
31	Biggs Area	3,280		0		0	0	0	0	0	3,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	Existing City of Biggs Limits	385		150																							
33	South of Biggs	275		0		0	0	0	0	0	275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	North of Gridley	1,840		0		0	0	0	0	0	1,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	Existing City of Chico Limits	21,080		10,000																							
2	North Chico Specific Plan	2,980		3,900		3,510	390	705,672	3,362,832	6,052	0	0	2,180	0	175	80	20	0	110	0	300	115	0	0	0	0	1,285
3	Bell Muir	495		3,000		2,700	300	130,680	0	290	0	0	0	0	0	0	0	485	10	0	0	0	0	0	0	0	270
4	Forest Ranch	525		0		0	0	13,068	0	29	0	0	0	0	0	0	0	0	20	0	0	0	505	0	0	0	0
6	Upper Stilson Canyon	4,435		600		600	0	50,000	0	111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	unknown
9	Doe Mill/Honey Run	1,445		1,500		1,350	150	392,040	0	871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	unknown
14	Nance Canyon/SR-99 (see note)	5,520		unknown				unknown	0	unknown	0	0	0	0	0	0	0	0	0	0	0	0	4,420	0	0	0	1,100
15	Hamlin Canyon/SR-99 (see note)	7,405		0		0	0	6,969,600	9,293	9,293	0	0	0	0	0	0	0	0	0	400	0	0	5,305	1,390	0	0	400
16	Oroville Chico Highway/SR-99	290		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	290	0	0	0	0
17	Durham	1,765		500		450	50	26,136	52,272	128	0	0	510	0	50	25	0	0	10	0	40	70	1,060	0	0	0	160
18	Durham Dayton/SR-99	110		0		0	0	196,020	348,480	900	0	0	0	0	0	0	0	0	15	0	20	0	75	0	0	0	35
19	Durham Pentz/SR-99	360		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	360	0	0	0	0
TOTALS (unincorporated county)		52,635		54,730		49,710	5,020	17,127,240	16,012,656	59,411	9,410	11,150	4,730	2,345	4,290	350	135	485	695	1,065	765	1,680	16,770	8,390	50,155	9,170	12,220
TOTAL UNITS (entire county)				68,380																							

NOTES									
New Dwelling Unit Types									
SF	New Single Family Dwelling Units								
MF	New Multifamily Dwelling Units								
Land Use Types									
UR	Urban Reserve	MDR	Medium Density Residential	RTL	Retail	AG	Agriculture		
RR	Rural Residential	MHDR	Medium High Density Residential	MU	Mixed Use	RC	Resource Conservation		
VLDR	Very Low Density Residential	HDR	High Density Residential	IND	Industrial	AP	Area Plan		
LDR	Low Density Residential	RES MX	Residential Mix	PUB	Public	SP	Specific Plan		
Dwelling Unit Assumptions									
Dwelling unit figures were calculated based on vacant and underutilized parcels. For the Mixed Use designation, it was assumed that 25% of the area would be developed for residential uses at a density of 20 du/ac. It is assumed that Rural Residential, Very Low and Low Density Residential (0.2, 1 and 3 du/ac, respectively) will consist entirely of single-family units, and that Medium, Medium High and High Density Residential (6, 14 and 20 du/ac, respectively) will consist of 90 percent single-family and 10 percent multifamily units.									
FAR Assumptions									
It is assumed that Retail will have an FAR of 0.3 and Industrial will have an FAR of 0.4. For the Mixed Use designation, it was assumed that 75% of the area would be developed for Retail uses at an FAR of 0.8.									
Jobs Assumptions									
The following employment density factors were used: 450 square feet per employee for retail land uses and 750 square feet per employee for industrial uses.									
Study Area 10									
The CAC was split on whether to allow residential development at the Tuscan Ridge Golf Course portion of Study Area 10. In their final vote on May 8, ten CAC members voted not to allow residential development; ten CAC members voted to allow 165 homes, as proposed by the Golf Course. Currently, the preferred land use alternative leaves this portion of Study Area 10 blank, with no land use designation or buildout figures.									
Study Area 14									
The CAC recommended a Specific Plan designation for the development of an 1,100-acre mixed use business and research park. Because the CAC did not provide guidance on an appropriate number of new dwelling units or the amount of retail and industrial development, the housing and jobs buildout figures are unknown.									
Study Area 15									
The CAC recommended the development of a 400-acre research and business park, which is reflected by the Industrial designation.									