



**Planning Commission Voting Outcomes for Preferred Land Use Alternative
Meeting Series #4: Evaluation and Selection of a Preferred Land Use Alternative**

May 30, 2008 Planning Commission Study Session

Paradise Area

Study Area #5: Magalia-Paradise Pines

Confirm CAC recommendation; support Alt 4 with a cap of 400 new dwelling units in this area

Vote: 4-1 (Marin)

Study Area #7: Concow

Confirm CAC recommendation: Support Alt 2; no significant increase in dwelling units

Vote: 4-0-1 (Marin)

Study Area #10: Skyway-Neal Road

165 dwelling units as a Planned Unit Development (PUD) at Tuscan Ridge portion of Study Area and Alt 1 (existing General Plan) for the rest of the area

Vote: 3-2 (Leland, Lambert)

Study Area #11: Paradise Urban Reserve

Confirm CAC recommendation: Urban Reserve

Vote: 5-0

Study Area #12: Southeast Paradise Specific Plan

Confirm CAC recommendation: Specific Plan for approx. 600 new homes with the Town of Paradise at the lead.

Vote: 5-0

Study Area #13: South Paradise-Pentz Road

PC Vote in support of keeping the existing residential designation to allow 1 unit per acre, clustered with a maximum of 335 dwelling units as part of a Planned Unit Development

Vote: 5-0

Study Area #20: Highway 191-Durham Pentz

Alt 1, Agriculture only, no retail on NE corner

4-1 (Marin)

Oroville Area

Study Area #8: Berry Creek

Confirm CAC recommendation: Alt 4 per community request

Vote: 5-0

Study Area #21: Thermalito

Confirm CAC recommendation: City of Oroville's Preferred General Plan (similar to Alternatives 1 and 2)

Vote: 5-0

Study Area #23: Eastern Oroville-Oroville Hills

Confirm CAC recommendation: With the addition of various specialty Agricultural lands being protected that are located in the 'Banana Belt' area where frost days are limited, eliminated Miner's Ranch Road Mixed Use designation, and clarified that "Versie's Place" and "Moss Property" were not to be included in Resource Conservation Zone

Vote: 5-0

Study Area #24: Stringtown Mountain

Confirm CAC recommendation: Support Alt 4 per developer request, Resort and approx. 2,700 new homes

Vote: 4-1 (Nelson)

Study Area #25: Thermalito Afterbay Area

Alt 2, Agriculture

Vote: 4-1 (Wilson)

Study Area #26: Las Plumas-Southside-Ophir Road

Confirm CAC recommendation: Alt 4 per City of Oroville Request, majority of area in Residential and Mixed Use designations, allows approx. 9,000 new homes.

Vote: 4-1 (Marin)

Study Area #27: Pacific Heights Road/Highway 70

Confirm CAC recommendation: Specific Plan Overlay per City of Oroville's Preferred General Plan for approx. 2,700 new homes

4-1 (Nelson)

Study Area #28: Southern Oroville

Confirm CAC recommendation: City of Oroville Preferred General Plan, allows approx. 400 new homes

Vote: 5-0

Study Area #29: Palermo

Confirm CAC recommendation: Alternative 2/3, majority of area in Agriculture, Very Low Density Residential near town center

Vote: 5-0

Study Area #30: Bangor

Confirm CAC recommendation: Alternative 2 modified, Majority of area in Agriculture restricting Retail Zoning to current properties:

Vote: 5-0

June 13, 2008 Planning Commission Study Session

Biggs & Gridley Study Areas

Study Areas #31: Biggs Area, Study Area #33: South of Biggs, and Study Area #34: North of Gridley

Confirm CAC Recommendation: Urban Reserve Designation, work on specific Policies during Meeting Series #5

Vote: 4-0 (Marin Absent)

North County and Chico/Durham Study Areas

Study Area #2: North Chico Specific Plan

Confirm CAC Recommendation: Alternative 1, Existing Specific Plan, and to work with the City of Chico on a strategy to annex the undeveloped Village Core area, Vote: 4-0 (Marin Absent)

Study Area #3: Bell Muir

Urban Reserve, Review after 5-year period if not developed in City of Chico, Policy to be determined in GP 2030 process (Meeting Series #5),

Vote: 4-0 (Marin)

Study Area #4: Forest Ranch

Confirm CAC Recommendation: Alternative 2/3, designated area for Agriculture leave Retail "Circle"

Vote: 4-0 (Marin Absent)

Study Area #6: Upper Stilson Canyon
Alternative 2 Resource Conservation, no new development
Vote: 2:1 (Nelson) (Marin & Wilson Absent)

Study Area #9 Doe Mill/Honey Run
Urban Reserve, Review after 5-years if not developed in City of Chico.
Vote: 3-0 (Marin & Wilson Absent)

Study Area #14: Nance Canyon/Highway 99
Alternative 1, all Agriculture, no new development
Vote: 3-0 (Marin & Wilson Absent)

Study Area #15: Hamlin Canyon/Highway 99
Alternative 1, all Agriculture, no new development (subject to any existing rights under a Development Agreement for the existing Industrial land), Vote: 3-0 (Marin & Wilson Absent)

Study Area #16: Oroville Chico Highway/Highway 99
Confirm CAC Recommendation: Alternatives 1 and 2, Agriculture
Vote: 3-0 (Marin & Wilson Absent)

Study Area #17: Durham
Confirm CAC Recommendation: Alternative 1, confirming the Durham, Dayton, Nelson Plan, with suggestion to Board of Supervisors to modify Study Area boundary for parcel west of Goodspeed Street (Ernesto Alvarado parcel) due to urban impacts on the agricultural viability of this parcel)
Vote: 3-0 (Marin & Wilson Absent)

Study Area #18: Durham Dayton/Highway 99
Alternative 1, all Agriculture, no new development
Vote: 3-0 (Marin & Wilson Absent)

Study Area #19: Durham Pentz/Highway 99
Confirm CAC Recommendation: Alternatives 1 and 2, all Agriculture, no new development (subject to any existing rights under a Development Agreement for the existing Industrial land)
Vote: 3-0 (Marin & Wilson Absent)

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