

A banner for Butte County's General Plan 2030. It features a dark background with a light-colored, stylized landscape illustration at the bottom showing a river, fields, and a barn. The text "Butte County" is written in a large, white, serif font at the top left, and "General Plan 2030" is written in a smaller, white, serif font below it. To the left of the text is the official seal of Butte County, which is circular and contains a landscape scene with a mountain, a river, and a tree, surrounded by the words "BUTTE COUNTY" and "1850".

Butte County
General Plan 2030

TO: Honorable Chair and Planning Commission

FROM: Dan Breedon, AICP, Principal Planner

SUBJECT: Public Comments Received Pertaining to Study Area #15: Hamlin Canyon/Highway 99 and Study Area#19: Durham Pentz/Highway 99

DATE: June 13, 2008

Attached please find additional comment letters pertaining to Study Area #15: Hamlin Canyon/Highway 99 and Study Area#19: Durham Pents/Highway 99.

Both of these Study Areas pertain to the North County and Chico Area Agenda Item that will take place at 11:00 am.

Breedon, Dan

From: Patricia Puterbaugh [cohasset@shocking.com]
Sent: Wednesday, June 11, 2008 9:36 PM
To: Breedon, Dan
Subject: (no subject)

Hello - I am not sure how I am supposed to make comments. I came to one meeting, but have been unable to attend another. I would like to express my very grave concern about the plan for any development in the "Eagle Creek" area on the East side of Hwy 99 between Neal Rd. and Durham/Pentz Rd. This is the epitomy of leap frog development. This area is far from the city core, utterly dependent on the vehicle - the THING we are trying to decrease use of in the general plan! This is far from police, fire, and ambulance services. This is most probably the recharge area for our ground water and it is beautiful open space.

There is PLENTY of room for business and "technological" expansion at the airport in the many EMPTY buildings and land out there! No way San Jose. There is also lots of empty buildings and possibilities for redevelopment right within the city limits.

Sincerely, Trish Puterbaugh, Cohasset

BUTTE COUNTY GENERAL PLAN 2030

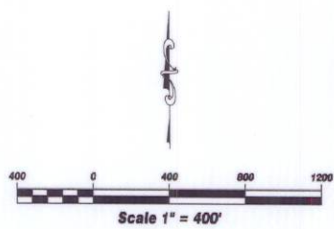
WORKSHOP #4-3C

PLANNING COMMISSION MEETING

STUDY AREA 19

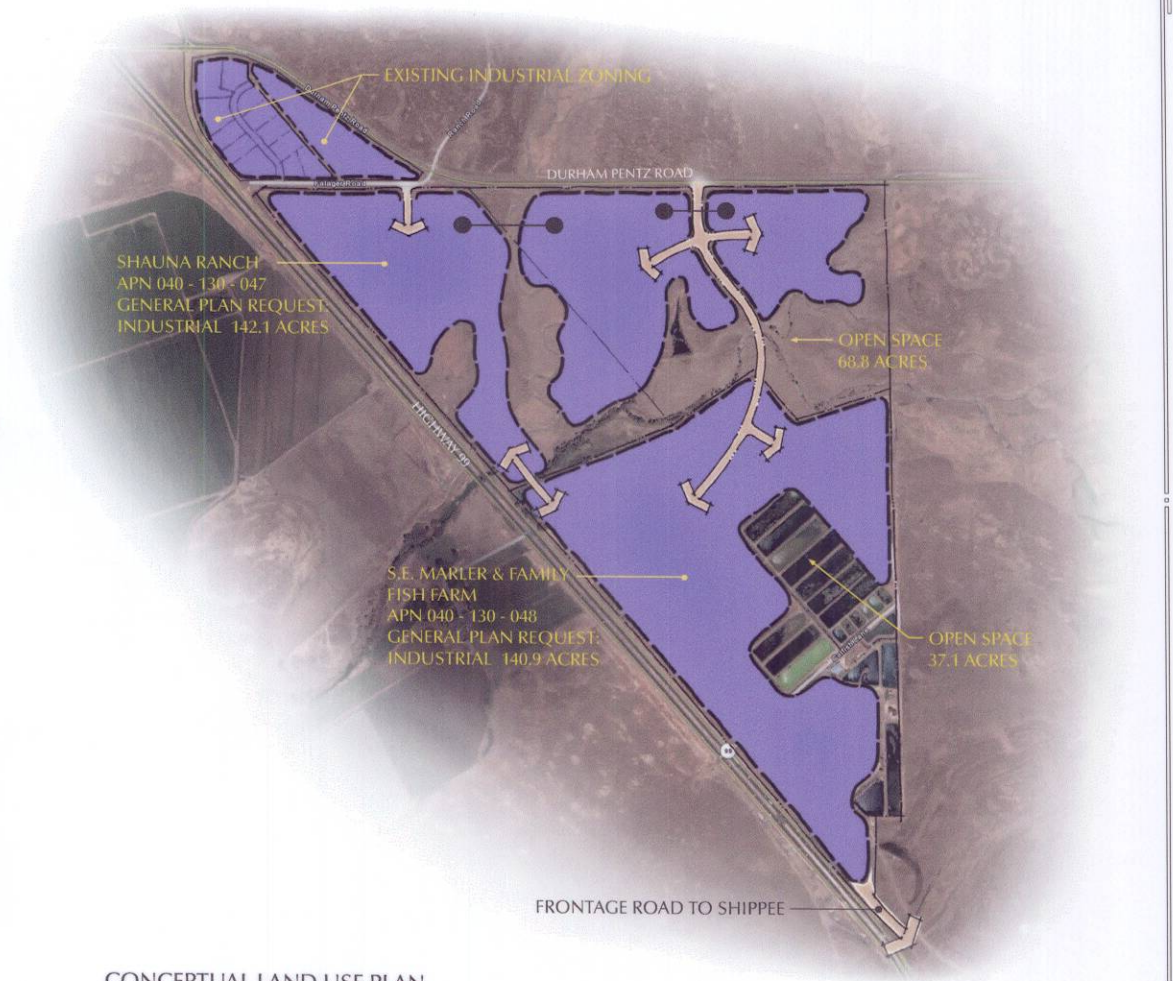
SUGGESTED

ALTERNATIVE #4



DEVELOPER: BERT GARLAND
GARLAND & ASSOCIATES
3145 SHALLOW SPRINGS TERRACE
CISCO, CA 95928

OWNER: WILLIAM ISAAC
2845 GOLDWATER CANYON DRIVE
BEVERLY HILLS, CA 90210
S.E. MARLER & FAMILY FISH FARM
65 CATTLEM LANE
GROVILLE, CA 95965



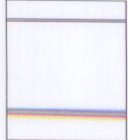
CONCEPTUAL LAND USE PLAN
ALTERNATIVE 4


SHAUNA DOWNS PHASE ONE AND PHASE TWO BUTTE COUNTY, CALIFORNIA

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Upon completion **Shauna Downs** will be an iconic example of excellence in Light Industrial and Commercial development.

STRATEGICALLY LOCATED AT THE INTERSECTION OF HIGHWAY 99 AND DURHAM PENTZ ROAD, SHAUNA DOWNS PROPOSED LAND USE PROGRAM, WOULD PROVIDE MUCH NEEDED ECONOMIC GROWTH IN BUTTE COUNTY.

WITH APPROXIMATELY TWO MILES OF HIGHWAY FRONTAGE, THE PROPOSED DEVELOPMENT WILL BENEFIT FROM EXCELLENT VISIBILITY AND BE ABLE TO SET THE STANDARD FOR BOTH LANDSCAPE AND ARCHITECTURAL QUALITY.

THE GUIDING PRINCIPLES FOR **Shauna Downs** ARE AS FOLLOWS:

- PREPARE A SPECIFIC PLAN FOR THE PROJECT, TO ENSURE BOTH BUTTE COUNTY AND THE END USER THE HIGHEST QUALITY DEVELOPMENT.
- CREATE A DEVELOPMENT THAT INCORPORATES BOTH SUSTAINABLE AND GREEN DEVELOPMENT CONCEPTS.
- BEST MANAGEMENT PRACTICES WILL BE APPLIED THROUGH: LAND PLANNING, WATER CONSERVATION, STORM WATER MANAGEMENT, WASTE WATER MANAGEMENT AND GREEN BUILDING TECHNOLOGIES.
- PROVIDE ALL NEEDED INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT PROGRAM.
- AVOID AND PRESERVE NATURAL FEATURES SUCH AS WETLANDS, STREAM CORRIDORS AND ARCHEOLOGY SITES.
- ALLOW FOR FLEXIBILITY OF LAND USE WITHIN THE DEVELOPMENT SO IT MAY EVOLVE WITH ECONOMIC MARKETS OR TRENDS.
- PROMOTE USES THAT WILL PROVIDE JOB GROWTH WITHIN BUTTE COUNTY.
- ENSURE ARCHITECTURAL COMPATIBILITY AND EXCELLENCE FOR ALL PROPOSED USES.

ECONOMIC AND JOB GROWTH FOR THE REGION IS A PRIMARY GOAL OF THE PROJECT.

THE COMBINATION OF A PRIME LOCATION, EMPLOYMENT OPPORTUNITIES, DIVERSIFIED LAND USE PROGRAM AND EXCELLENCE IN ARCHITECTURAL AND LANDSCAPE DESIGN, SHAUNA DOWNS WILL RAISE THE BAR FOR HIGH QUALITY DEVELOPMENT IN BUTTE COUNTY.

Shauna Downs will be a beacon for well thought out, quality development.

**RESPONSE TO:
3/13/08 Butte County 2030 General Plan
Alternatives Evaluation Report
for
Study Area 19: Durham Pentz/Highway 99**

The 3/13/08 Butte County 2030 General Plan Alternatives Evaluation Report stated that "Alternatives 1 and 2 follow the existing General Plan, designating the entire study area for Agriculture".

It is the opinion of many in the greater Chico area of Butte County that this is a most desirable location for development for future industrial uses. Three quadrants of this areas freeway intersection are already zoned industrial and have been for decades. **Land Use Alternative 2** should be to expand the industrial growth where it already exists and is thriving.

Additionally, development for future industrial uses should happen in areas where it will not conflict with existing or future residential uses. Many, if not most, manufacturing and processing operations are completely incompatible with residential uses and many commercial uses. And because Study Area 19 is far removed from any existing or proposed residential or commercial uses, it fits the bill.

But because there are significant, environmentally sensitive features within the Study Area such as a stream and scattered, discrete areas of wetlands that must be protected the most appropriate land use designation for Study Area 19 is **Industrial/Open Space**.

When analyzing the potential of making Land Use Alternative 2 Industrial/Open Space for this area, the following must be considered:

- **Job Creation**

One of the most important factors in the economic future of Butte County is the creation of jobs. That cannot be accomplished to any significant degree without bringing in new industry. In order to attract new industry we've got to have a place to put it, and this is the perfect location.

Some prominent companies agree with this and have chosen to build their facilities here. Directly across the SR99/Durham-Pentz Rd. intersection are ProPacific Fresh, Durham-Pentz Truck Center, Pepsi, Frito Lay, CFS Truss, and Federal Express to name a few. These businesses provide approximately 500 jobs.

Within the last two years the owners of the property in this Study Area have been approached by business owners who are interested in establishing facilities at this location. These include a nationally known ground freight distribution company, a modular home manufacturer, multiple distribution centers including a major national beverage franchise distributor, an established cabinet manufacturing company, a houseboat manufacturer, and a heavy construction equipment dealer.

These new businesses alone could *easily* create another 500 jobs.

Additionally this land is not part of the Land Conservation Act (Williamson Act) and, therefore, could be developed as soon as Butte County granted approval.

- **Location (See Exhibit A)**

This study area is centrally located within Butte County.

It is immediately adjacent to SR99, one of California's most important North/South transportation corridors.

It is three miles from SR191 (Clark Rd.) which leads to Paradise

It is five miles from SR70 which leads North East to Quincy and points east (Reno) and South to Oroville, Marysville, and eventually Sacramento and beyond.

- **Traffic**

With the creation of new industry comes the creation of vehicular traffic and it is important to keep that traffic off of local city streets and out of residential areas and busy neighborhood commercial areas. This is a very important factor that must be considered with the creation of the Butte County 2030 General Plan.

The City of Chico, which is only 6.3 miles from this Study Area, lives with this problem every day. It's main industrial areas are the Chico Municipal Airport, SR32 West of town, Otterson Drive (off of Hegan Ln.), and the Midway in South Chico. To a large degree the truck traffic and employee commuter traffic, to and from each of these areas, must travel over local city streets and through residential areas and neighborhood commercial areas. This has caused major traffic and circulation problems as well as the unnecessary deterioration of the roadways which were never intended to handle the truck traffic they are subjected to.

Industrial growth within Study Area 19 makes these problems a non-issue.

Again, because this Study Area is so closely located to SR99, SR 191, and SR70, and because there are no existing or planned residential neighborhoods or neighborhood commercial areas within close proximity, this is a logical location for future industrial growth.

- **Land Use Compatibility**

The major access to and from this Study Area will come through the intersection of SR99 and Durham-Pentz Rd. Three quadrants of this intersection have existing industrial zoning (see Exhibit B). The industrial property at the South East quadrant is immediately adjacent to this Study Area and, by designating Study Area 19 as Industrial/Open Space, Butte County would merely be expanding on existing adjacent land use.

Again, by designating Study Area 19 as Industrial/Open Space the classic incompatibility problems with residential and commercial uses become a "non-issue" because there are none in the area with the exception of a few widely scattered residences.

The anticipated industrial uses, which will most likely be similar to those that exist on the North West quadrant of the intersection, will be compatible with the surrounding agricultural uses. A survey of the owners of those business showed that they have never had a complaint from the owners of any of the surrounding agricultural properties.

- **Potential Loss of Agriculture Land**

Although there have been a few cattle set to graze on this property in the past, and there is an existing fish farm in the Southerly portion of it (which is doing very poorly economically), the soil is so poor that it is of minimal use as agriculture land.

Recent excavation of numerous soil "test pits" over the vast majority of this property have shown that there is layer of volcanic mud flow (hard pan) that is very near the surface. In some cases it's within 12 inches of the surface. In 1925 the U.S. Department of Agriculture, Department of Chemistry and Soils, designated much of this land as "Scab Land".

Development within this area for industrial uses is a good fit because the land being used is only marginal for Agricultural purposes.

- **Infrastructure**

Water

Because the surrounding area is mostly undeveloped there is no existing water system to connect to. As in any newly developed area, the industrial projects within Study Area 19 will be required to construct their own water systems for both domestic and fire protection.

However water is readily available within the aquifer that rests below the site. Proof of this is the existing high-capacity agricultural wells on the fish farm property within Study Area 19 and the domestic water and fire protection wells on the ProPacific Fresh site directly across the intersection. The large ProPacific Fresh well was developed to provide fire protection water for a County Service Area that was created specifically for that purpose. That well has a very high capacity and provides 3700 gallons per minute.

Developing water systems within Study Area 19 will not be a problem.

Sewer

As with water availability, because the surrounding area is mostly undeveloped there is no existing sewer system to connect to. This is the case with the vast majority of the land within Butte County. And for that reason Butte County is currently developing the ordinances, creating a sanitary sewer district, and producing design and operations manuals for the design and construction engineered sewer/septic systems.

This will revolutionize how sewer service is provided to any development with Butte County. The work to produce these documents is being done by the Waste Water Working Group which is comprised of Registered Environmental Health Sanitarians, Civil Engineers, and contractors. The effort is being led by the Butte County Environmental Health Department staff and be implemented within twelve months.

Roads

The roads/highways that serve this Study Area are ideal for industrial purposes. They are among the major transportation corridors within Butte County and are designed for the commuter and truck traffic that industrial development will produce.

The roads to be developed within the Study Area will be required to be designed and constructed to Butte County's Commercial and Industrial road standard (RS-1) which is their most stringent road requirement with a geometric cross section and structural section capable of withstanding the truck traffic produced by industrial developments.

- **Environmentally Sensitive Areas**

There are areas of known wetlands within the Northerly portion of Study Area 19 and these must be avoided or mitigated for any proposed development. This is required by Federal and State law. There are a few areas within the Southerly portion of Study Area 19 that are environmentally sensitive as well but the fish ponds do not fall into that category. The ponds are man-made and do not receive storm runoff and, therefore, are not classified as wetlands.

And, as with all development projects, any proposed industrial development within Study Area 19 must go through the stringent environmental reviews mandated by the California Environmental Quality Act (CEQA) and either totally avoid sensitive areas or mitigate impacts to them.

However there are enough *known* environmentally sensitive areas within this property that must be avoided to justify the designation of Industrial/Open Space. As opposed to just Industrial.

- **Conceptual Land Use Plan**

There are an infinite number of land use plans that could be developed for this Study Area and we have included one as an example. It is shown as Exhibit C.