

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

Table 1. Paradise Study Areas - Citizens Advisory Committee and Planning Commission Recommendations

Study Area Name (Number)	Citizens Advisory Committee Recommendation(s)	Planning Commission Recommendation
Magalia/Paradise Pines (Study Area 5)	23 support Alternative 4: <ul style="list-style-type: none"> • Majority of area Rural Residential • Maintain Retail from Alternative 1 • Allow ~ 400 new homes • Address constraints first (e.g. fire, evacuation, water) 	Confirm CAC Recommendation: <ul style="list-style-type: none"> • Support Alternative 4 with a cap of 400 new dwelling units in this area. Vote: 4-1 (Marin)
Concow (Study Area 7)	21 support Alternative 2: <ul style="list-style-type: none"> • Majority of area Resource Conservation. • Small Retail area. • Not a significant number of new homes. 2 support Alternative 1 or 3: <ul style="list-style-type: none"> • Rural Residential, Medium Density Residential • Small retail area • Allow ~ 200 to 500 new homes. 	Confirm CAC recommendation. <ul style="list-style-type: none"> • Support Alternative 2: • No significant increase in dwelling units. Vote: 4-0-1 (Marin)
Skyway/Neal Road (Study Area 10)	10 support: <ul style="list-style-type: none"> • No dwelling units. 10 support: <ul style="list-style-type: none"> • Developer-supported plan for Tuscan Ridge Golf Course with 165 dwelling units. 	<ul style="list-style-type: none"> • 165 dwelling units as a Planned Unit Development (PUD) at Tuscan Ridge portion of Study Area • Alternative 1 (existing General Plan) for the rest of the area. Vote: 3-2 (Leland, Lambert)
Paradise Urban Reserve (Study Area 11)	18 support Alternative 1: <ul style="list-style-type: none"> • Urban Reserve: • No parcelization until the area is annexed by the Town. • Not a significant number of new homes. 	Confirm CAC recommendation: <ul style="list-style-type: none"> • Urban Reserve. Vote: 5-0

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

<p>Southeast Paradise Specific Plan (Study Area 12)</p>	<p>All agree to defer to the Town of Paradise Specific Plan:</p> <ul style="list-style-type: none"> • Allows ~ 600 new homes and some retail uses. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Specific Plan for approx. 600 new homes with the Town of Paradise as the lead. <p>Vote: 5-0</p>
<p>South Paradise/Pentz Road (Study Area 13)</p>	<p>15 support Alternative 1:</p> <ul style="list-style-type: none"> • Resource Conservation • Not a significant number of new homes. <p>4 support:</p> <ul style="list-style-type: none"> • Approximately 150 homes on 1-acre parcels with the caveat that constraints (e.g., access, water) be addressed prior to development. 	<p>Keep 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.</p> <p>Vote: 5-0</p>
<p>Highway 191 (Clark Road)/Durham Pentz (Study Area 20)</p>	<p>All support:</p> <ul style="list-style-type: none"> • New combination of Alternative 1 and Alternative 2 • Majority of Study Area Agriculture (Alternative 1) • Expanded Retail from Alternative 2 (30 acres). 	<p>Alternative 1:</p> <ul style="list-style-type: none"> • Agriculture only. • No retail on NE corner <p>Vote: 4-1 (Marin)</p>

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

Table 2. Oroville Study Areas - Citizens Advisory Committee and Planning Commission Recommendations

<p>Berry Creek (Study Area 8)</p>	<p>16 support:</p> <ul style="list-style-type: none"> • 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; Agriculture; Public; ~ 20 acres of Retail distributed along Bald Rock Road and Oro Quincy Highway. • Allow ~ 300 new homes. <p>5 support:</p> <ul style="list-style-type: none"> • Alternative 2: • Majority of area in Agriculture. • Not a significant number of new homes. <p>1 supports:</p> <ul style="list-style-type: none"> • Alternative 1: • Majority of area Very Low Density Residential; also Agriculture and Retail. • Allow ~ 300 new homes. 	<p>Confirm CAC recommendation;</p> <ul style="list-style-type: none"> • Alternative 4 per community request. <p>Vote: 5-0</p>
<p>Thermalito (Study Area 21)</p>	<p>23 support:</p> <ul style="list-style-type: none"> • City of Oroville General Plan (similar to Alternatives 1 and 2) • Majority of area in Medium Density Residential, Medium High-Density Residential • Allow ~ 11,600 new homes <p>3 support Alternative 3:</p> <ul style="list-style-type: none"> • Majority of area in Rural Residential, Very Low Density Residential • Allow ~ 1,500 new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • City of Oroville Preferred General Plan (similar to Alternatives 1 and 2) <p>Vote: 5-0</p>

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

<p>Eastern Oroville/Oroville Hills (Study Area 23)</p>	<p>15 support:</p> <ul style="list-style-type: none"> • City of Oroville Preferred General Plan modified: • Add Retail/Residential uses along Miners Ranch Road. • Allow ~ 17,000 new homes. <p>9 support:</p> <ul style="list-style-type: none"> • City of Oroville Preferred General Plan (similar to Alternative 1): • Allow ~ 18,400 new homes. <p>2 support:</p> <ul style="list-style-type: none"> • Alternative 2: • Allow ~ 2,600 new homes. <p>2 support:</p> <ul style="list-style-type: none"> • Alternative 3: • Allow ~ 5,900 new homes. 	<p>Confirm CAC recommendation and:</p> <ul style="list-style-type: none"> • Protect various specialty Agricultural lands in the “Banana Belt” where frost days are limited; • Eliminate the Miner’s Ranch Road Mixed-Use Designation; • Clarify that Versie’s Place and the Moss Property (APNs 079-170-002, 079-220-001, and 079-220-002) are not to be included in the Resource Conservation (Open Space) designation. <p><u>Note:</u> Staff recommends a Low-Density Residential designation (1-3 du/acre) for the Versie’s Place and Moss property based on the request under the existing Versie’s Place subdivision application. The designation should also be extended to APN 079-220-004 for a logical extension of this designation’s boundary. Staff also recommends that the Agricultural designation be extended to the area currently designated Rural Residential to protect specialty agricultural lands as requested by the Planning Commission. Staff recommends that more specific zoning pertaining to this area be developed under the Zoning Ordinance (Task J) phase of the Butte County General Plan 2030 update.</p>
<p>Stringtown Mountain (Study Area 24)</p>	<p>25 support the land proponent’s alternative:</p> <ul style="list-style-type: none"> • Mixture of Very Low, Medium, and Medium-High Density Residential, with clustered development where appropriate. • Includes resort. • Small area in Retail. • Allow ~ 2,700 new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Support Alternative 4 per developer request: • Allow resort and ~ 2,700 new homes. <p>Vote: 4-1 (Nelson)</p>

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

<p>Thermalito Afterbay Area (Study Area 25)</p>	<p>16 support Alternative 1:</p> <ul style="list-style-type: none"> • Entire area in Rural Residential (0.2 du/acre). • Allow ~ 100 new homes. <p>8 support Alternative 2:</p> <ul style="list-style-type: none"> • Entire area in Agriculture. • Not a significant number of new homes. 	<p>Alternative 2:</p> <ul style="list-style-type: none"> • Agriculture <p>Vote: 4-1 (Wilson)</p>
<p>Las Plumas/Southside/Ophir Road (Study Area 26)</p>	<p>26 support City of Oroville Preferred General Plan:</p> <ul style="list-style-type: none"> • Majority of area in Residential and Mixed Use. • Allow ~ 9,000 new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Alternative 4 per the City of Oroville request: • Majority of the area in Residential and Mixed Use designations. • Allow ~ 9,000 new homes. <p>Vote: 4-1 (Marin)</p>
<p>Pacific Heights Road/Highway 70 (Study Area 27)</p>	<p>14 support:</p> <ul style="list-style-type: none"> • City of Oroville Preferred General Plan, with Specific Plan designation to allow ~ 2,700 new homes. <p>8 support:</p> <ul style="list-style-type: none"> • Alternative 2, with entire area in Agriculture and not a significant number of new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Specific Plan Overlay per City of Oroville's Preferred General Plan • Allow ~ 2,700 new homes. <p>Vote: 4-1 (Nelson)</p>
<p>Southern Oroville (Study Area 28)</p>	<p>25 support City of Oroville Preferred General Plan:</p> <ul style="list-style-type: none"> • Majority of area in Rural Residential, Environmental/Safety. • Allow ~ 400 new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • City of Oroville Preferred General Plan • Allow ~ 400 new homes <p>Vote: 5-0</p>

Butte County General Plan 2030
Board of Supervisors Special Study Session - July 29, 2008:
Evaluating and Selecting a Preferred Land Use Alternative
Citizens Advisory Committee and Planning Commission Recommendations - Summary

<p>Palermo (Study Area 29)</p>	<p>Support Alternatives 2/3:</p> <ul style="list-style-type: none"> • Majority of area in Agriculture. • Very Low Density Residential near town center. • Allow ~ 400 new homes. • 20 acres of Retail and Industrial. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Alternative 2/3: • Majority of area in Agriculture. • Very Low Density Residential near town center. <p>Vote: 5-0</p>
<p>Bangor (Study Area 30)</p>	<p>Support Alternative 2 modified:</p> <ul style="list-style-type: none"> • Majority of area in Agriculture. • Redefine Retail uses • Not a significant number of new homes. 	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> • Alternative 2 modified: • Majority of area in Agriculture. • Restrict Retail zoning to current properties <p>Vote: 5-0</p>