

**Butte County General Plan 2030  
Board of Supervisors Special Study Session - July 30, 2008:  
Evaluating and Selecting a Preferred Land Use Alternative  
Citizens Advisory Committee and Planning Commission Recommendations - Summary**

**Table 1. Biggs and Gridley Study Areas**

Study Area Name (Number)	Citizens Advisory Committee Recommendation(s)	Planning Commission Recommendation
<p><b>Biggs Area (Study Area 31)</b></p> <p><b>and</b></p> <p><b>South of Biggs (Study Area 33)</b></p> <p><b>and</b></p> <p><b>North of Gridley (Study Area 34)</b></p>	<p>23 support:</p> <ul style="list-style-type: none"> <li>• Urban Reserve designation presented by the Cities of Gridley and Biggs.</li> <li>• Prohibit parcelization until the area is annexed by the Cities.</li> <li>• Not a significant number of new homes.</li> </ul> <p>The majority of the CAC also support:</p> <ul style="list-style-type: none"> <li>• Not establishing a policy with the Urban Reserve designation to require a buffer between the two communities.</li> </ul> <p>4 support:</p> <ul style="list-style-type: none"> <li>• Establishing a policy with the Urban Reserve designation to require a buffer between the two communities.</li> </ul>	<p>Confirm CAC Recommendation:</p> <ul style="list-style-type: none"> <li>• Urban Reserve Designation;</li> <li>• Work on specific policies during Preliminary Goals and Policies Development (Meeting Series #5)</li> </ul> <p>Vote: 4-0 (Marin absent)</p>

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**Table 2. North County (including Chico/Durham) Study Areas**

Study Area Name (Number)	Citizens Advisory Committee Recommendation(s)	Planning Commission Recommendation
<b>North Chico Specific Plan (Study Area 2)</b>	24 support: <ul style="list-style-type: none"> <li>• Alternative 1:</li> <li>• Keep Public designation in Village Core if uses can be consistent with Airport Land Use Compatibility Plan</li> <li>• Allow ~ 3,900 new homes.</li> </ul>	Confirm CAC recommendation: <ul style="list-style-type: none"> <li>• Alternative 1: Existing Specific Plan</li> <li>• Work with the City of Chico on a strategy to annex the undeveloped Village Core area.</li> </ul> Vote: 4-0 (Marin absent)
<b>Bell Muir (Study Area 3)</b>	15 support: <ul style="list-style-type: none"> <li>• Alternative 4:</li> <li>• Allow ~ 3,000 new homes, as in Alternative 2.</li> <li>• Occurs only after annexation and/or in close coordination with the City of Chico.</li> </ul> 8 support: <ul style="list-style-type: none"> <li>• Alternative 1:</li> <li>• Allows ~ 100 new homes.</li> <li>• City of Chico may develop in future.</li> </ul>	Urban Reserve: <ul style="list-style-type: none"> <li>• Review after five-year period if not developed in City of Chico.</li> <li>• Policy to be determined during Preliminary Goals and Policies Development (Meeting Series #5).</li> </ul> Vote: 4-0 (Marin)
<b>Forest Ranch (Study Area 4)</b>	22 support: <ul style="list-style-type: none"> <li>• Alternative 2/3:</li> <li>• Redesignate for Agriculture and keep Retail General Plan designation "circle".</li> </ul>	Confirm CAC recommendation: <ul style="list-style-type: none"> <li>• Alternative 2/3:</li> <li>• Designated Area for Agriculture.</li> <li>• Leave Retail "circle".</li> </ul> Vote: 4-0 (Marin absent)

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<p><b>Upper Stilson Canyon (Study Area 6)</b></p>	<p>14 support Alternative 3:</p> <ul style="list-style-type: none"> <li>• Up to 600 homes through a Specific Plan based on project proponent proposal.</li> <li>• Resource Conservation as underlying designation with Specific Plan overlay.</li> </ul> <p>4 support Alternative 4:</p> <ul style="list-style-type: none"> <li>• Up to 300 homes through a Specific Plan.</li> <li>• Resource Conservation as underlying designation with Specific Plan overlay.</li> </ul> <p>3 support Alternative 2:</p> <ul style="list-style-type: none"> <li>• Resource Conservation designation, no new development allowed.</li> </ul> <p>1 abstention.</p>	<p>Alternative 2:</p> <ul style="list-style-type: none"> <li>• Resource Conservation, no new development</li> </ul> <p>Vote: 2-1 (Nelson) (Marin and Wilson absent)</p>
<p><b>Doe Mill/Honey Run (Study Area 9)</b></p>	<p>16 support:</p> <ul style="list-style-type: none"> <li>• Alternative 4 (project proponent proposal):</li> <li>• Up to 1,500 new homes through a Specific Plan.</li> <li>• Agriculture as an underlying designation.</li> <li>• Project would happen under County auspices.</li> </ul> <p>7 support:</p> <ul style="list-style-type: none"> <li>• Alternative 5:</li> <li>• Program proposed under Alternative 4, but project would happen under City of Chico auspices.</li> </ul>	<p>Urban Reserve:</p> <ul style="list-style-type: none"> <li>• Review after 5 years if not developed in City of Chico.</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>

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<p><b>Nance Canyon/Highway 99 (Study Area 14)</b></p>	<p>14 support:</p> <ul style="list-style-type: none"> <li>• 1,100 acres of Mixed-Use Research and Business Park:</li> <li>• Under a Specific Plan.</li> <li>• Comply with Landfill Buffer.</li> <li>• Develop new interchange at Skyway and Highway 99.</li> <li>• Remainder (approx. 4,420 acres) left as Agriculture/Open Space.</li> </ul> <p>8 support:</p> <ul style="list-style-type: none"> <li>• Agriculture-only designation.</li> </ul>	<p>Alternative 1:</p> <ul style="list-style-type: none"> <li>• All Agriculture.</li> <li>• No new development.</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>
<p><b>Hamlin Canyon/Highway 99 (Study Area 15)</b></p>	<p>15 support:</p> <ul style="list-style-type: none"> <li>• Alternative 4:</li> <li>• Proponent's proposal for 400 acres of Industrial (Research and Business Park) along Highway 99/Durham Pentz.</li> </ul> <p>7 support:</p> <ul style="list-style-type: none"> <li>• Modified Alternative 1:</li> <li>• Includes existing M-1 designation as currently designated in the General Plan (the description erroneously states the entire area is currently designated for agricultural use).</li> </ul> <p>2 support:</p> <ul style="list-style-type: none"> <li>• Alternative 1:</li> <li>• All agriculture, no M-1.</li> </ul>	<p>Alternative 1:</p> <ul style="list-style-type: none"> <li>• All Agriculture, no new development (subject to any existing rights under a Development Agreement for the existing Industrial land)</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>

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<p><b>Oroville Chico Highway/Highway 99 (Study Area 16)</b></p>	<p>18 support:</p> <ul style="list-style-type: none"> <li>• Alternatives 1 &amp; 2: All Agriculture.</li> </ul>	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> <li>• Alternatives 1 &amp; 2: Agriculture</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>
<p><b>Durham (Study Area 17)</b></p>	<p>20 support:</p> <ul style="list-style-type: none"> <li>• Alternative 1 and the Durham, Dayton, Nelson Plan.</li> </ul>	<p>Confirm CAC recommendation</p> <ul style="list-style-type: none"> <li>• Alternative 1, confirming the Durham, Dayton, Nelson Plan.</li> <li>• Suggestion to the Board of Supervisors to modify the Study Area boundary for the parcel west of Goodspeed Street (Ernesto Alvarado; APN 40-280-089) due to urban impacts on the agricultural viability of this parcel.</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>
<p><b>Durham Dayton/Highway 99 (Study Area 18)</b></p>	<p>13 support:</p> <ul style="list-style-type: none"> <li>• Retail/Industrial centered on the northeast part of the property, on both sides of the new frontage road (including the "island" of land between the frontage road and Highway 99).</li> <li>• Comply with County's Agricultural Buffer Ordinance and Policies pertaining to commercial and industrial development.</li> </ul> <p>7 support:</p> <ul style="list-style-type: none"> <li>• Leave entire property with an Agricultural designation.</li> </ul>	<p>Alternative 1:</p> <ul style="list-style-type: none"> <li>• All Agriculture</li> <li>• No new development.</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>

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<p><b>Durham Pentz/Highway 99 (Study Area 19)</b></p>	<p>13 support:</p> <ul style="list-style-type: none"> <li>• Alternatives 1 and 2:</li> <li>• All Agriculture.</li> </ul> <p>6 support:</p> <ul style="list-style-type: none"> <li>• Proposal from project proponent:</li> <li>• 400 acres of Industrial/Open Space</li> <li>• No new homes.</li> </ul>	<p>Confirm CAC recommendation:</p> <ul style="list-style-type: none"> <li>• Alternatives 1 and 2:</li> <li>• All Agriculture.</li> <li>• No new development (subject to any existing rights under a Development Agreement for the existing Industrial land.)</li> </ul> <p>Vote: 3-0 (Marin &amp; Wilson absent)</p>
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