

Butte County General Plan 2030

Butte County General Plan 2030
Presentation to the Chico City Council
Status Update and Review of the Preferred
Land Use Alternative

October 7, 2008

Tim Snellings, Director
Butte County Department of Development Services

Purpose

- Provide scope and context regarding Butte County General Plan 2030
- Provide information specific to five Study Areas adjacent to the City of Chico

(per County Guiding Principle #1,
City/County Coordination)

Butte County General Plan 2030

- Three-fold project:
 - Comprehensive update of the Butte County General Plan
 - Comprehensive Zoning Code Update
 - Environmental Impact Report (EIR)

Butte GP 2030 Goals

BCAG Growth Projections:

- Plan for 10,000 new dwelling units in the unincorporated area by 2030
- To provide a Jobs/Housing Balance of 1:1, we need to also plan for 10,000 new jobs

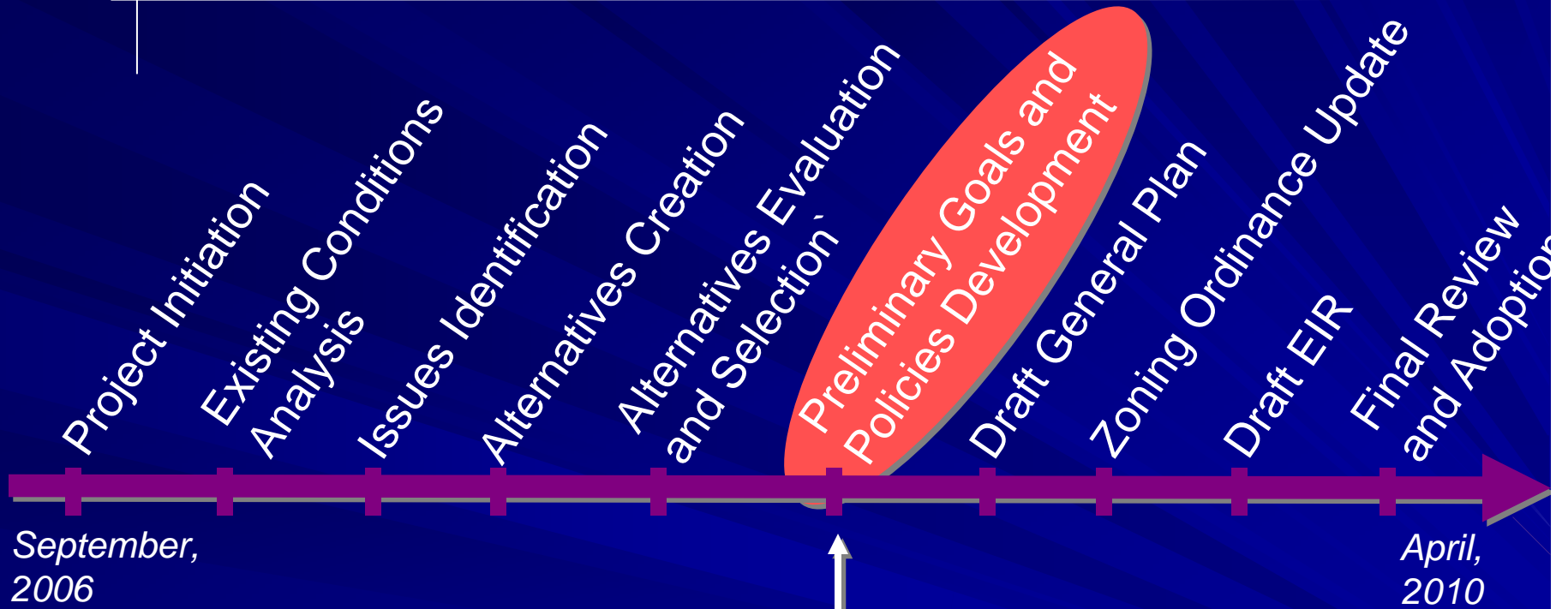
To create Butte County General Plan 2030, we are using the following Process. . .

- 8 “Meeting Series” each consisting of:
 - Public Workshop(s)
 - Citizens Advisory Committee Meeting(s)
 - Planning Commission Study Session(s)
 - Board of Supervisor Study Session(s)

Meeting Series Tasks

- Kick Off Citizens Advisory Committee (2 mtgs. November and December 2006)
- Series #1 – Issue Identification and Existing Conditions Analysis
- Series #2/3 – Land Use Alternatives Development
- Series #4 – Preferred Land Use Alternative Selection
- Series #5 – Goals and Policies Development
- Series #6 – Draft General Plan Elements
- Series #7 – Housing Element
- Series #8 – Zoning Ordinance

WHERE ARE WE TODAY?



We Are Here

Key Butte County GP 2030 Work Products so far

- City/County Summit (January 2007)
- Guiding Principles (February 2007)
- Key Issues Summary (May 2007)
- Setting and Trends Report (August 2007)
- Land Use Alternatives Evaluation Report (March 2008)
- Preferred Land Use Alternative (July 2008)
- Draft General Plan Outline (August 2008)

All information is on our website:

www.buttegeneralplan.net

Other City-County Coordination

- Eight “One-on-One” Meetings with City of Chico since 2007
 - 2 City Councilmembers
 - City staff
 - 2 County Supervisors
 - County staff

NOTES available at <http://www.buttegeneralplan.net>

Guiding Principles – Topics

1. Cooperative Planning
2. Circulation
3. Growth/Urban Development/Housing
4. Airport Land Use Planning
5. Natural Resources and Environment
6. Public Health and Safety
7. Economic Development
8. Agriculture
9. Rural Development
10. Recreational Opportunities and Protection of Cultural Resources
11. Sustainability
12. Public Services
13. Water Resources

NOTE: The Board of Supervisors has used these to frame & focus the whole process

Butte County General Plan 2030 Draft Outline

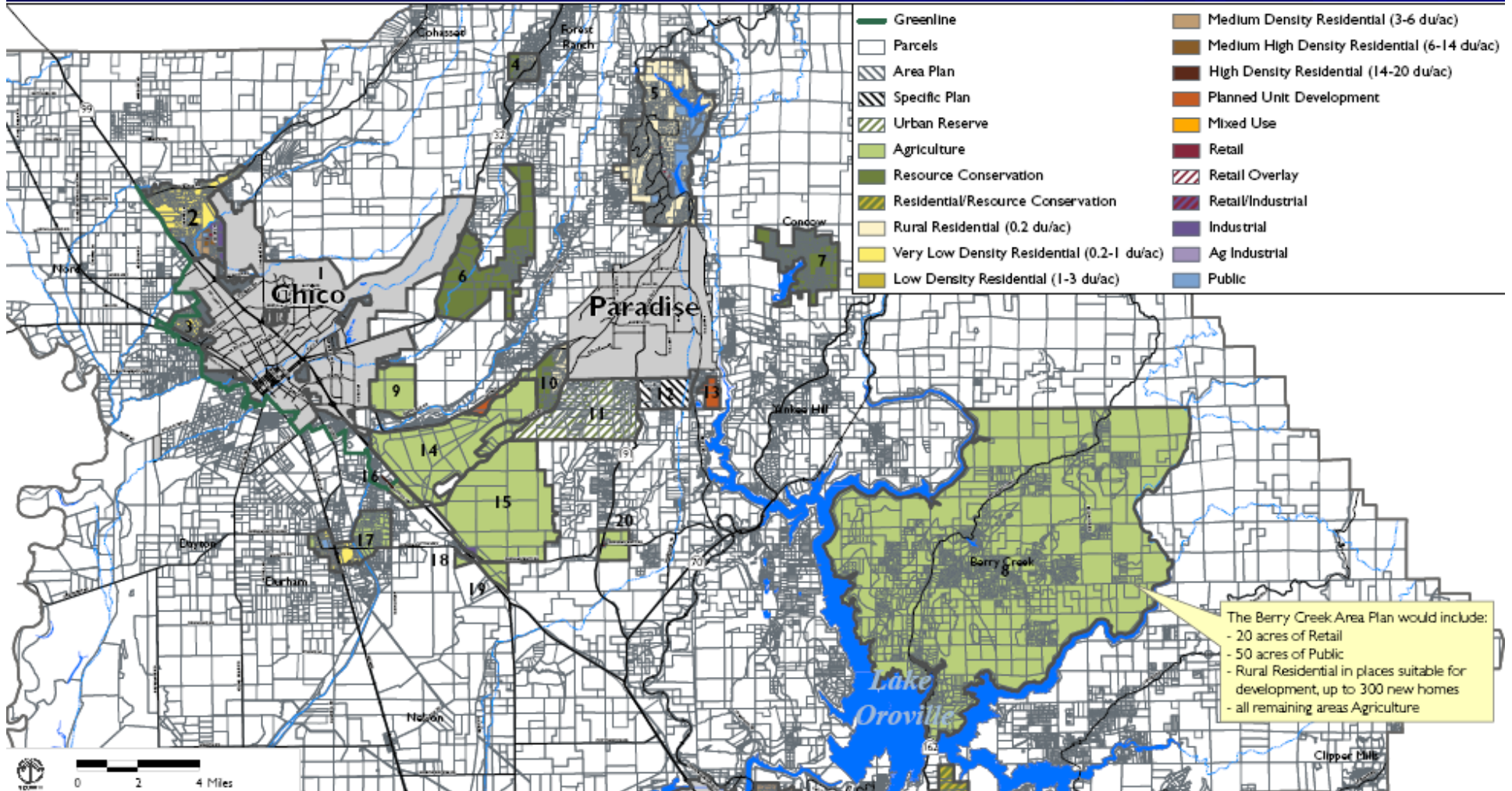
- Executive Summary (including discussions of sustainability and youth development as part of the County's Vision Statement)
- Introduction & Overview
- Land Use Element
- Housing Element
- *Economic Development Element*
- *Agricultural Element*
- *Water Element*
- Circulation Element
- *County Character Element*
- Conservation, Open Space & Recreation Element
- Health & Safety Element (including the Noise Element)
- *Public Facilities & Services Element*
- Action Plan

NOTE: Adopted
by the Board of
Supervisors

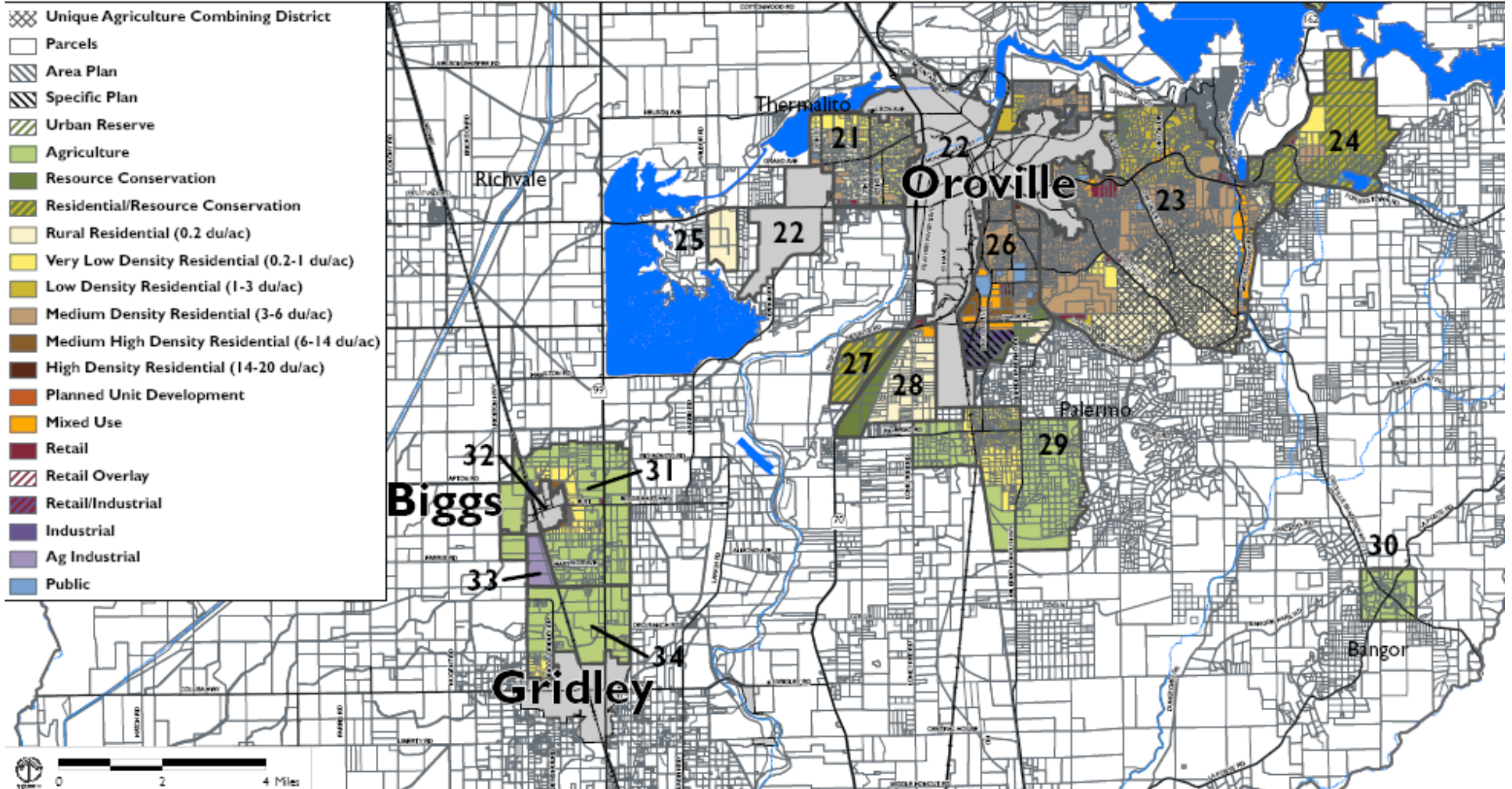
Butte County's Preferred Land Use Alternative

- Approved by the Board on July 29 & 30, 2008
- Incorporates recommendations from the public, Citizens Advisory Committee and Planning Commission
- Provides recommendations for 31 individual study areas throughout the County
- NOP of EIR released on 2008-09-15 and based on our Preferred Land Use Alternative

Preferred Land Use Alternative: North County



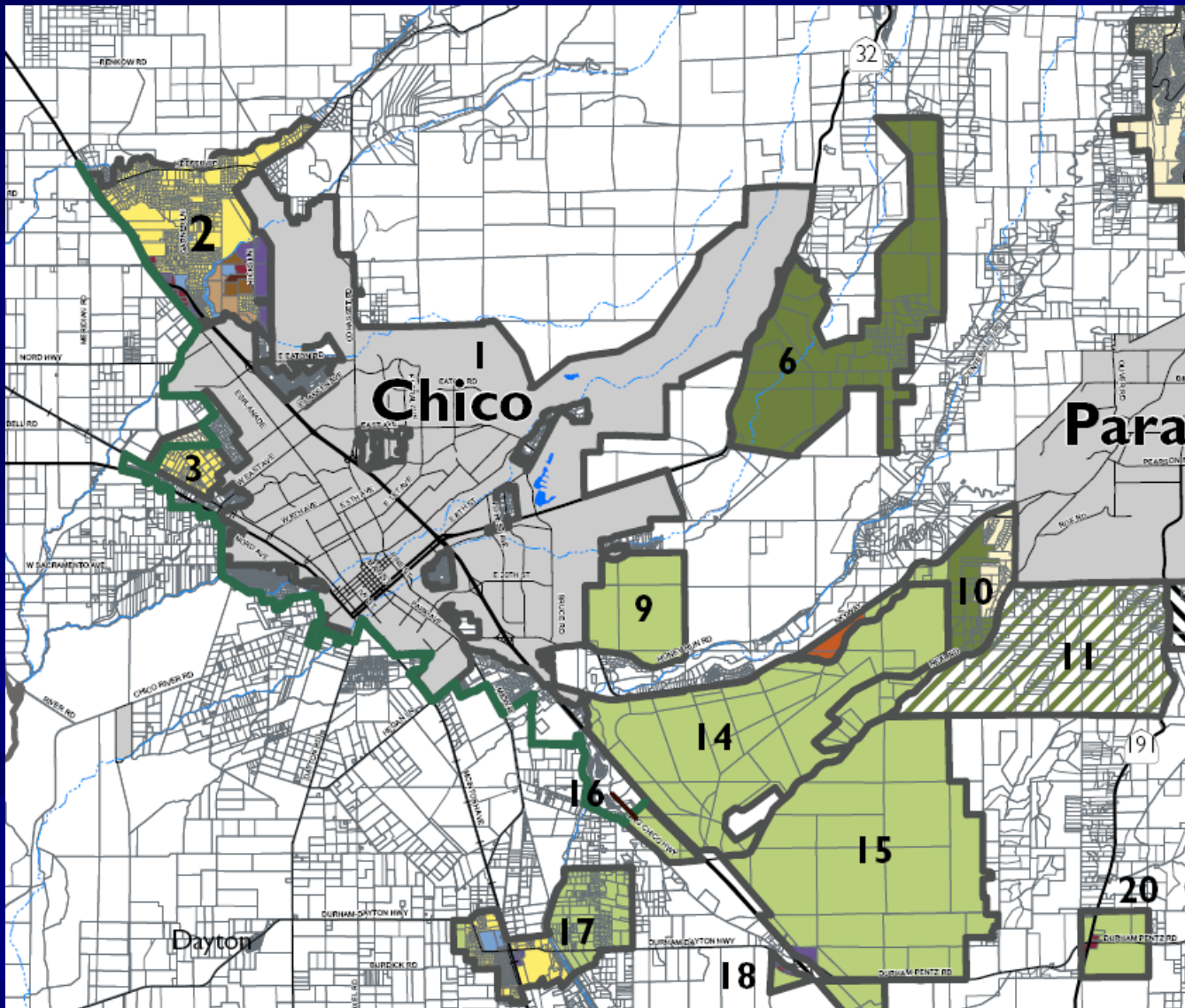
Preferred Land Use Alternative: South County



Preferred Land Use Alternative

Study Areas Around Chico

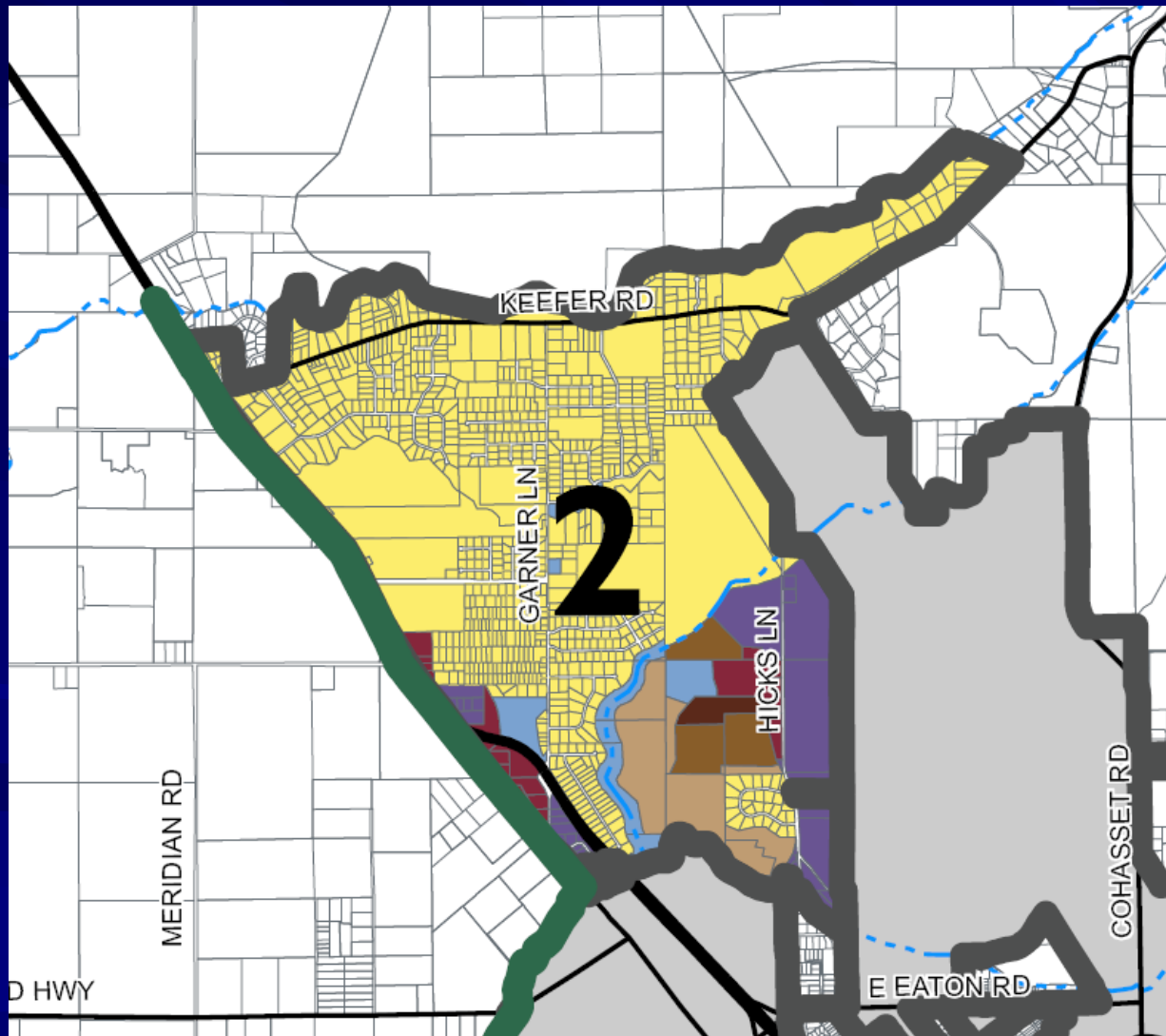
The Preferred Land Use Alternative in the Chico Area



Some have no
change over the
existing
General Plan

#2 North Chico Specific Plan

285 Acres in Village Core



DESIGNATIONS

- Specific Plan

PROS

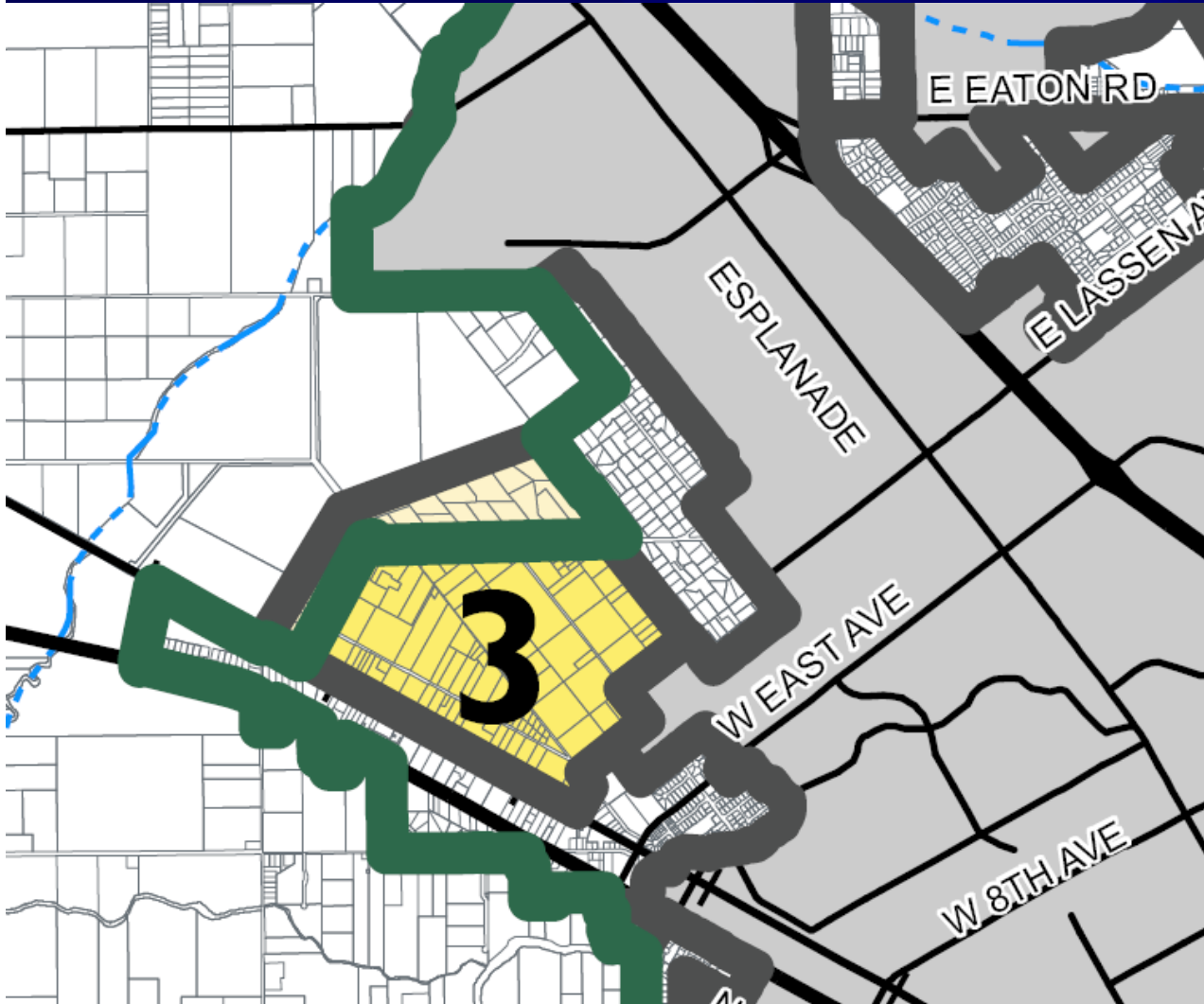
- Majority of area is free of biological constraints
- Adjacent to a State Highway & Transit
- Proximate to City
- Create Mixed Use Village

CONS

- Like all undeveloped areas, it lacks infrastructure (developer must improve)
- Airport Land Use Compatibility

#3 Bell Muir

495 Acres



DESIGNATIONS

- Very Low Density Res. (1 du/acre)
- Rural Residential (5-acre lots)
- Greenline

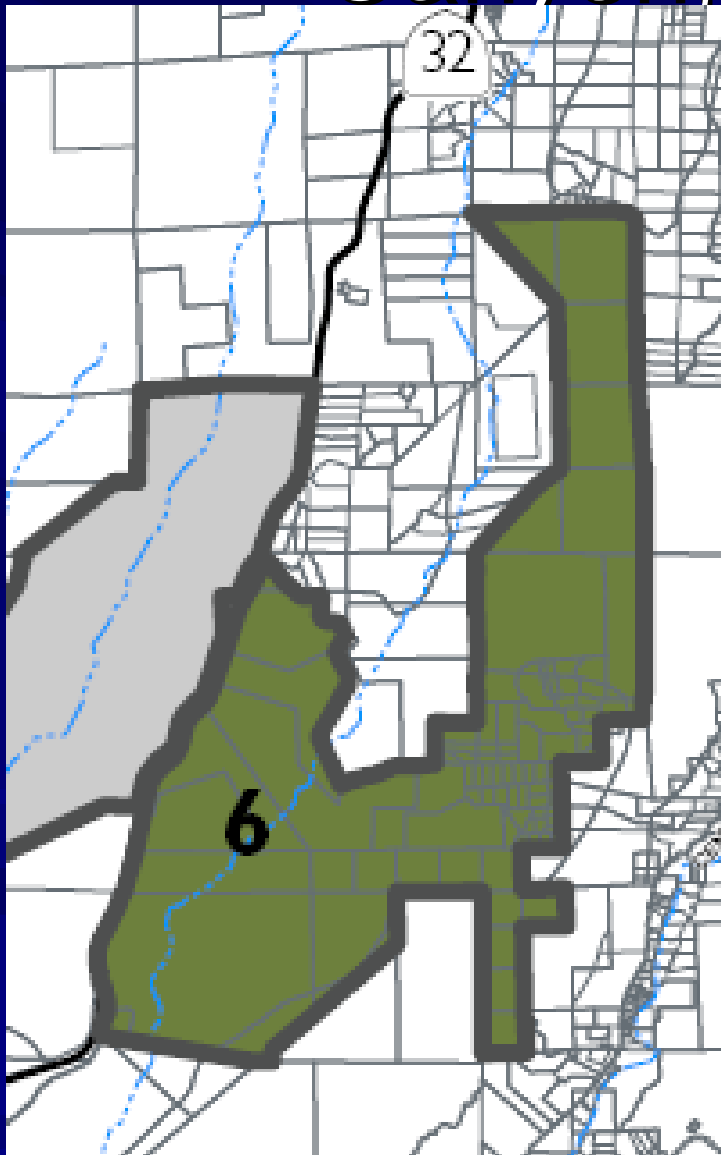
PROS (from AER)

- Within ¼ mile of existing transit line
- Good circulation potential
- No biological constraints
- Good public services

CONS

- Over 100 property owners...will take lots of coordination
- Would convert Ag. Land to urban use

Study Area #6 Upper Stilson Canyon, 435 Acres



DESIGNATIONS

- Specific Plan allowing up to 300 new clustered homes
- Resource Conservation as underlying Designation

PROS (from AER)

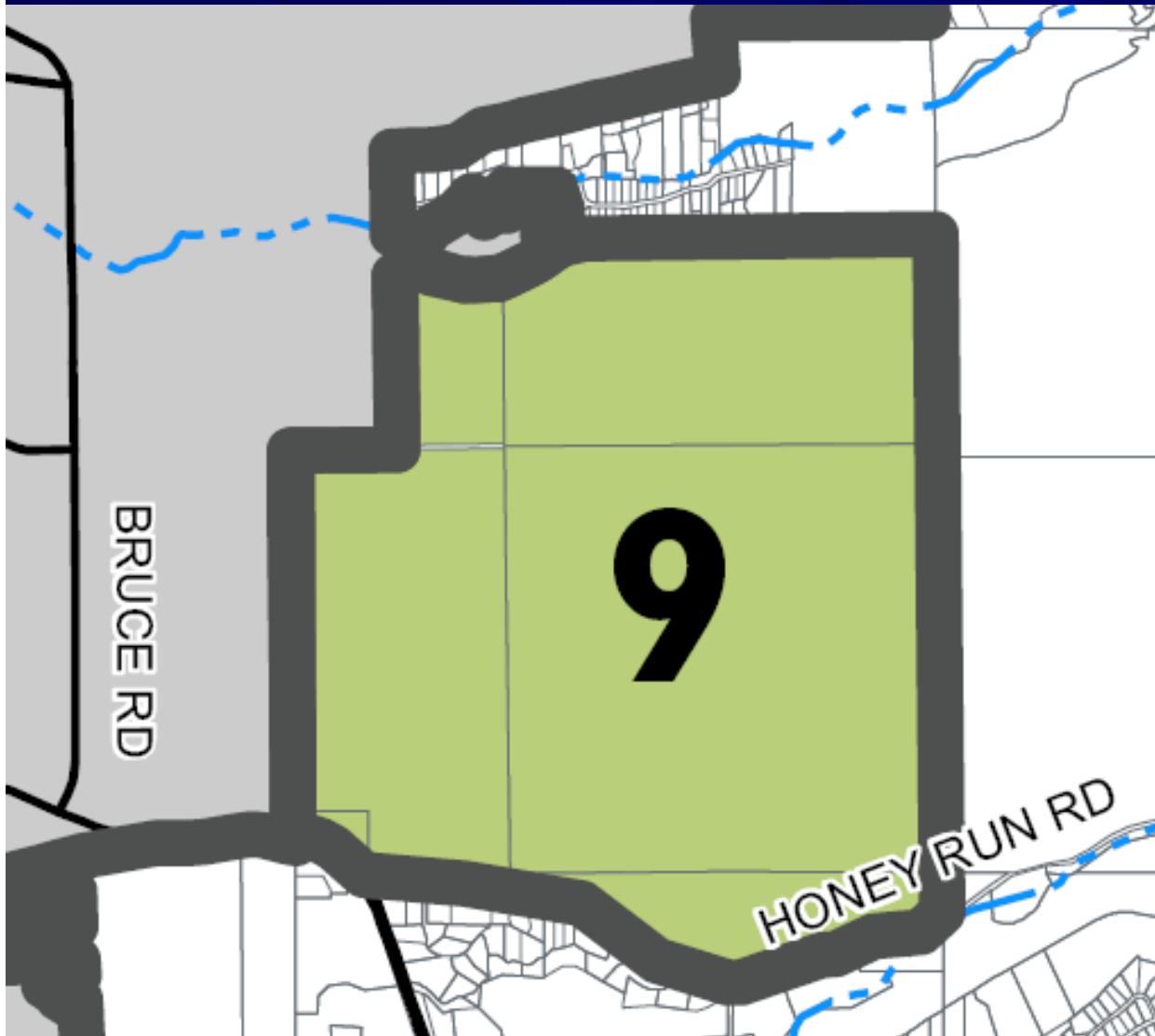
- Large tract, can be comprehensively planned
- Potential for habitat protection

CONS

- Biological constraints
- High and very high fire severity zones

#9 Doe Mill/Honey Run

1,445 Acres



DESIGNATIONS

- Specific Plan allowing up to 1,500 new homes
- Agriculture as underlying designation

PROS (from AER)

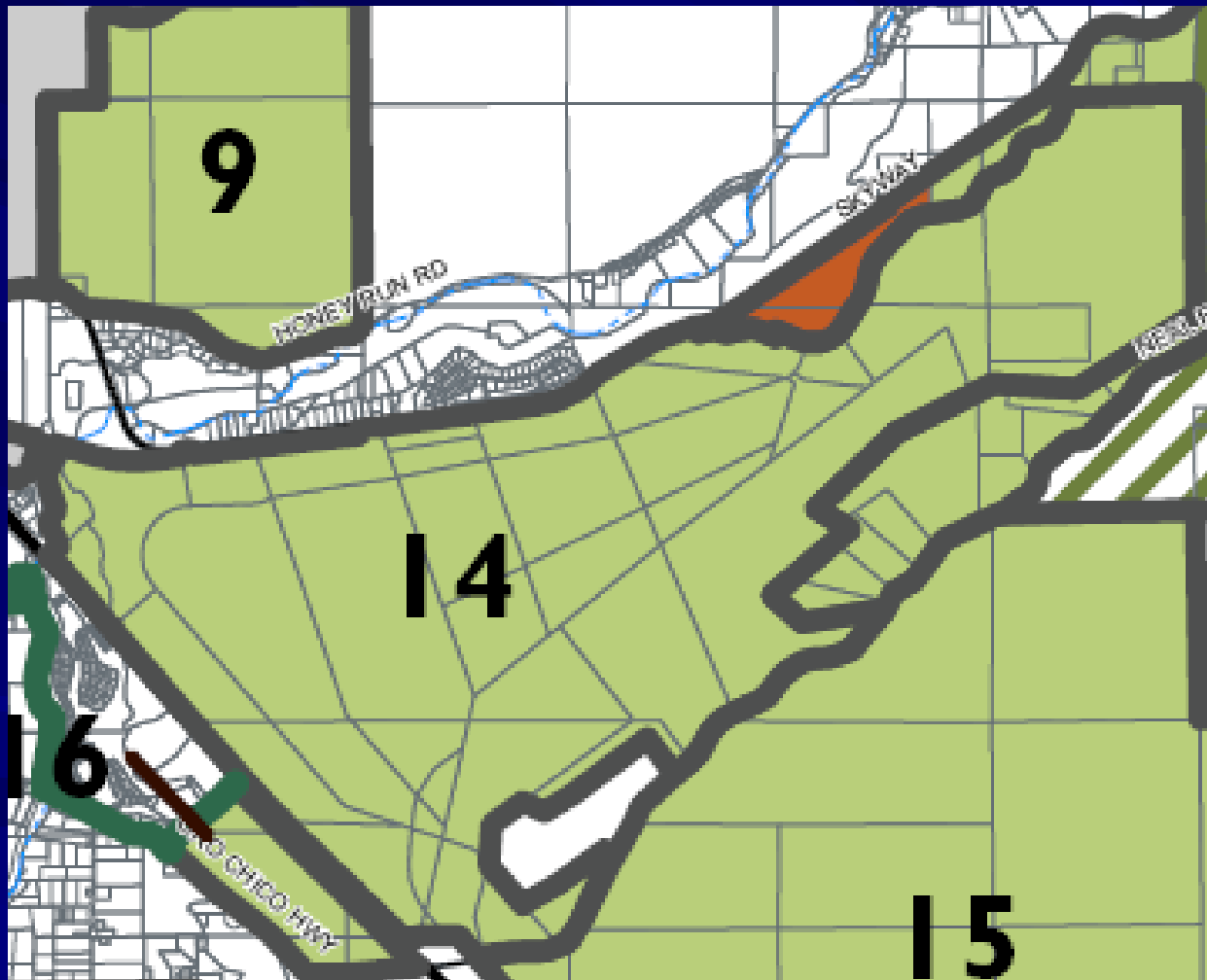
- Within 1/2 mile of existing transit line
- Adjacent to major roadway
- Limited Safety and Hazard Constraints

CONS

- Biological Constraints
- Would convert ag. Land (grazing) to non-ag. use

#14 Nance Canyon/SR-99

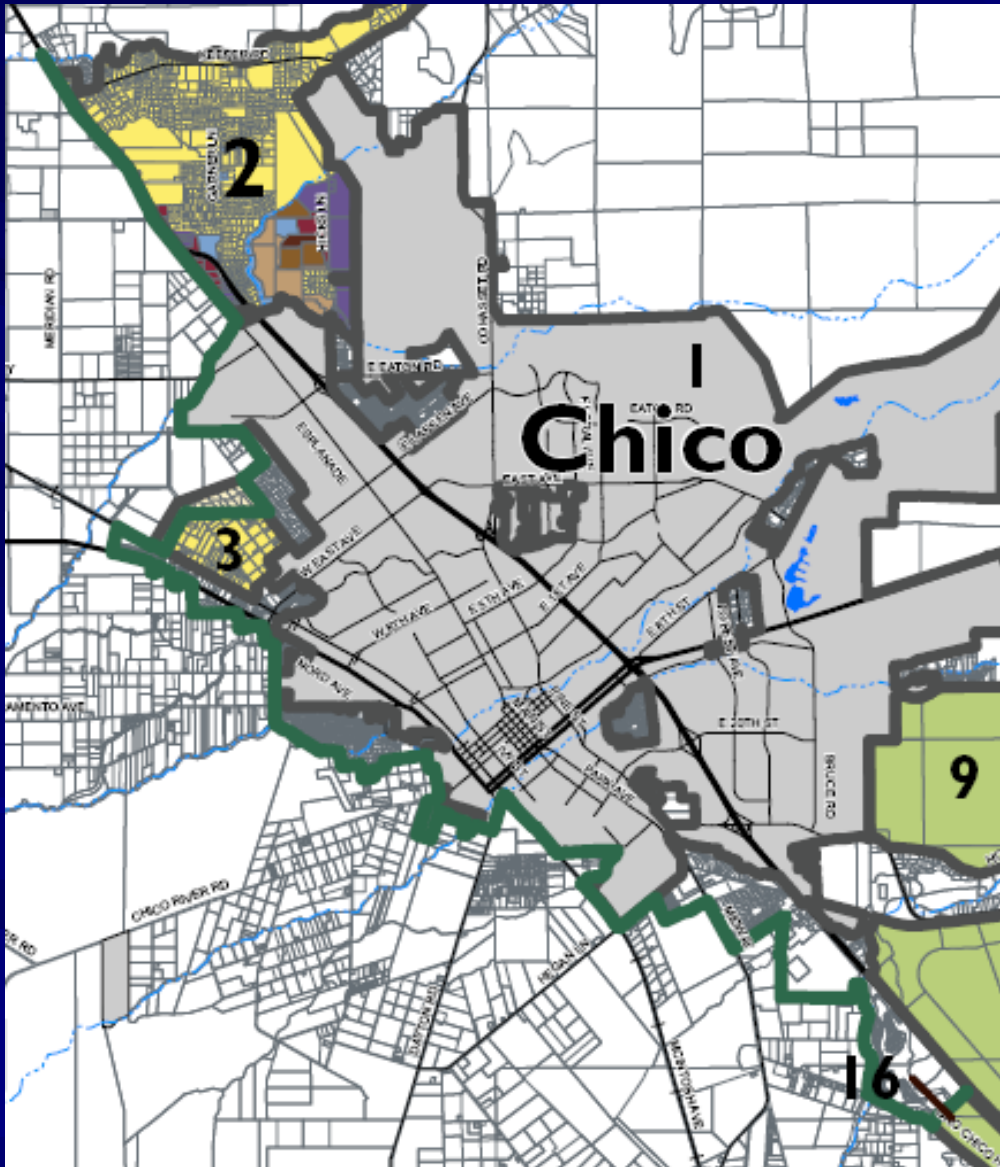
5,520 Acres



DESIGNATIONS

- Agriculture
- No new development
- HCP identified constraints
- Concerns about impact to County landfill and its future needs, adequate capacity closer to existing urban areas, etc.

The Greenline



The Butte County Board of Supervisors unanimously approved maintaining the Greenline without changes, with the exception of fulfilling the 1983 Study Area commitment allowing low density development with appropriate infrastructure (Study Area No. 1 Bell Muir – LUE-85).

Upcoming Schedule: Goals and Policy Development

- Citizens Advisory Committee
 - October 9, 2008 – Butte College (5-9 pm)
 - October 16, 2008 - Butte College (5-9 pm)

- Planning Commission Special Study Sessions
 - November 7, 2008 (9-5 pm)
 - November 14, 2008 (9-5 pm)

- Board of Supervisors Special Study Sessions
 - January 21, 2009
 - January 22, 2009

Questions, Comments, Discussion



Tim Snellings, Director
Butte County Department of Development Services (DDS)

tsnellings@buttecounty.net

530-538-6821

www.buttegeneralplan.net