

## **POLICY ALTERNATIVES**

As Butte County creates Butte County General Plan 2030, a series of policy statements for topics such as land use and rural development, transportation, agricultural preservation, and economic development will be developed. During Meeting Series #1, and in the first two meetings in Meeting Series #2/3, a series of policy questions were identified, and ideas were put forth about how these questions should be resolved through the General Plan Update.

These ideas were refined and condensed into a list of policy questions and solutions, focusing on those where there was both a high level of community concern and a broad range of suggestions and ideas. The Citizens Advisory Committee (CAC) reviewed this list on September 6, 2007, the Planning Commission reviewed it on October 11, 2007, and the Board of Supervisors reviewed it on November 27, 2007. This document presents the most recent set of policy questions and solutions based on the Board's direction during Meeting Series #2/3, as well as additional policy input received during Meeting Series #4 (Land Use Alternatives Evaluation and Selection of a Preferred Alternative) and the September 8, 2008 Public Workshop held on Goals and Policies Development (Meeting Series #5).

These policy ideas are intended to establish a framework for the development of goals and policies during the Goals and Policies development phase of Butte County General Plan 2030 (Meeting Series #5).

Urban Growth Boundaries and Community Separators

- 1. Should the County implement additional urban growth boundaries, and if so, how?**
  - a. Work with the City of Oroville to develop an urban growth boundary for Oroville.
  - b. Work with the Town of Paradise to develop an urban growth boundary for Paradise.
  - c. Work with the City of Biggs to develop an urban growth boundary for Biggs.
  - d. Work with the City of Gridley to develop an urban growth boundary for Gridley.
  - e. Develop urban growth boundaries for unincorporated communities.
  
- 2. Should Gridley and Biggs have a community separator between them?**
  - a. Yes, and it should be an area that is wide enough to support agriculture.
  - b. Yes, but it could contain any type of non-developed uses, and need be of no specific width.
  - c. Yes, but only as a greenway or street.
  - d. No, there is no need for a community separator.
  - e. This is matter that should be decided strictly by Gridley and Biggs.
  
- 3. How should the public be involved in setting urban growth boundaries?**
  - a. Involve the community in any discussions about modifications to existing urban growth boundaries through workshops and meetings.
  - b. Set urban growth boundaries through votes of the Board of Supervisors.

- c. Follow the initiative process for the creation of urban growth boundaries, allowing the public to vote on the matter and ensuring that urban growth boundaries cannot be changed by future Boards of Supervisors.
  - d. Other \_\_\_\_\_
4. **What modifications, if any, should be made to the Chico Area Greenline, which establishes a boundary between urban and agricultural uses in the area west of Chico?**
- a. Make minor changes to the Greenline along its current extent on the west side of Chico.
  - b. Adjust the Greenline to follow both natural and man-made boundaries, such as creeks, drainages and roads.
  - c. Change the Greenline from a line to a 300-foot buffer area, located on the urban side of the existing Greenline.
  - d. Create a transitional zone within the Greenline that incorporates existing rural parcels between agriculture and urban uses.
  - e. Maintain the Greenline as it is along its current extent (as approved by the Board of Supervisors on July 30, 2008, when it was modified to follow Bell and Muir Roads in the Bell Muir Study Area).
  - f. Extend the Greenline to fully enclose Chico.
  - g. Rename the Greenline as an Urban Growth Boundary.
  - h. Other \_\_\_\_\_
5. **How should the County protect the Neal Road Landfill?**
- a. Establish a buffer area with specific use restrictions around the landfill.
  - b. If a buffer area is established, what width should it have?
  - c. If a buffer area is established, what uses should be allowed in it?

County Character, New Development and Housing

**6. How should the County improve the design and architectural quality of new development?**

- a. Develop illustrated design guidelines for single family residential development.
- b. Develop illustrated design guidelines for multi-family development.
- c. Develop illustrated design guidelines for commercial development.
- d. Develop illustrated design guidelines for industrial development.
- e. Develop illustrated design guidelines for all development occurring along regional arterials, highway frontages and important intersections.
- f. Develop illustrated design guidelines for streetscapes.
- g. Develop illustrated design guidelines addressing viewshed protection for all development occurring in scenic areas.
- h. Ensure design guidelines are appropriate to the intensity and density of development and do not burden developers.
- i. Establish a design review board or other body responsible for reviewing the design of major projects.
- j. Prohibit development that would be silhouetted against the sky along ridgelines when viewed from key locations such as recreational areas and scenic highways.
- k. No additional design regulation is needed.
- l. Other \_\_\_\_\_

7. How should the County work to provide more affordable housing? (For the purposes of the General Plan, “affordable housing” is defined as housing that is affordable for “very-low” and “low” income households, which are households that earn no more than 50% and 80% of the County’s median income, respectively. “Affordable housing” does not cost more than 30 percent of a household’s income.)
- a. Require a certain number of housing units that are affordable to low and very-low income households in larger residential developments (inclusionary zoning).
  - b. Provide incentives for developers to build more affordable housing as part of a project (e.g. through streamlined permitting, reduced development fees, exchange for concessions regarding density or site design).
  - c. Require new development to pay fees that can fund construction of affordable housing.
  - d. Use County funds to build new affordable housing, seeking funding from grants and other available sources.
  - e. Maintain adequate infrastructure and a supply of residential land.
  - f. Work with the municipalities to share regional housing needs allocations, so that housing is concentrated in incorporated areas.
  - g. Emphasize development projects that mix affordable and market rate housing (as opposed to stand-alone affordable projects).
  - h. Allow construction of second units in all areas of the county, provided that they meet affordability requirements.
  - i. Do not include inclusionary zoning practices that require low income housing in all developments.
  - j. Other \_\_\_\_\_

Regional and Local Coordination

- 8. How should the County more effectively coordinate its planning efforts with those of the five incorporated municipalities, other Counties and other planning and regulatory agencies?**
- a. Hold annual or more frequent meetings with each of the municipalities to discuss planning and land use issues of concern, and publish an annual report of the findings of those meetings.
  - b. Hold public meetings with each of the municipalities to discuss planning and land use issues of concern, and air recordings of these meetings on public access television.
  - c. Work with the Local Agency Formation Commission (LAFCO) to develop a coordinated, countywide growth and annexation strategy.
  - d. Negotiate revenue sharing agreements with the cities to ensure that if cities annex unincorporated areas, the County will have access to adequate revenues to maintain countywide services that benefit residents of both the County and the cities.
  - e. Cooperate to create a broader regional planning authority covering Butte County and its neighboring counties, and identify strategies for coordinated planning in the region.
  - f. Collaborate on planning and building within the municipalities' Spheres of Influence, so that development standards are essentially the same regardless of whether development occurs under municipal or County jurisdiction.
  - g. Work with the Butte County Association of Governments to coordinate development and conservation activities with the Butte Regional Conservation Plan (HCP/NCCP).
  - h. Coordinate planning efforts with those of special districts and school districts.
  - i. Other \_\_\_\_\_

- 9. How should the County work with local unincorporated communities in planning for their futures?**
- a. Support planning efforts in unincorporated communities such as recent efforts in Berry Creek and Forest Ranch.
  - b. Provide staff support for such community planning efforts.
  - c. Fund the creation of Area Plans (similar to the Durham Dayton Nelson Plan) in communities that request such planning.

Agriculture

10. **What, if any, modifications are needed to General Plan Program 2.2 (the Agricultural Buffers policy, which requires a buffer to be established on property proposed for residential development in order to protect, maintain, promote and enhance agricultural uses and resources)?**
- a. Refine buffer requirements to correspond to different agricultural zoning districts.
  - b. Refine buffer requirements based on natural site features and the type of agricultural use.
  - c. Support the use of Buffer Guidelines where adjustments to the buffer can be made to address unique circumstances.
  - d. Eliminate buffer requirements in areas that are expected to urbanize the future.
  - e. Develop buffer design policies in coordination with all relevant entities, including Cities.
  - f. Eliminate or adjust Policy 2.2 requirements for parcels under five acres.
  - g. There is no need to amend Program 2.2.
  - h. Other \_\_\_\_\_
11. **How should the County help to protect, maintain, promote and enhance its agricultural uses and resources?**
- a. Require developers to purchase development easements to preserve agricultural land when other agricultural lands are converted to non-agricultural uses.
  - b. Require developers to pay an impact fee when agricultural land is converted to non-agricultural uses, which would fund programs to protect farmland elsewhere in the county.
  - c. Work with municipalities and regional agencies to develop a transfer of development rights program that would allow agricultural landowners to sell the rights to develop their land to

- urban landowners, who would get the right to develop their properties at higher densities than normally allowed under base zoning.
- d. Work with municipalities to establish and collect mitigation fees for farmland conversion.
  - e. Work with State and federal agencies to provide and maintain transportation infrastructure to get goods to markets and ports.
  - f. Work with water agencies to improve the distribution of water in the southern portion of the county for agricultural uses.
  - g. Reduce County-imposed fees and taxes for agricultural properties.
  - h. Work to establish a sales tax that would fund open space and agricultural lands protection.
  - i. Continue to work with landowners in establishing new and maintaining existing Williamson Act contracts.
  - j. Redesignate targeted areas of existing agricultural land so farmers can sell small amounts of land in order to realize profits and continue agricultural practices in other areas, or to allow on-site housing for family members.
  - k. Develop a plan to support migrant farmworkers, addressing issues such as housing, medical care, education, childcare and pesticide exposure.
  - l. Provide housing for agricultural employees.
  - m. Ensure sustainable agriculture by requiring or encouraging agricultural users to conserve water, plant drought-tolerant crops, and protect natural resources.
  - n. Support agricultural education and research at Butte County educational institutions.
  - o. Other \_\_\_\_\_

**12. How should the County help to protect, maintain, promote and enhance its timber uses and resources?**

- a. Develop regulations that would ensure for sustainable forest practices in the County.
- b. Develop stronger protections for important timber harvesting areas through changes in zoning, such as additional restrictions in the Timber Preserve Zone, larger minimum lot sizes, and buffer requirements for adjacent development.
- c. Work to develop timber harvesting as a sustainable resource by providing education and outreach materials to local timber producers, and by reviewing and commenting on timber harvest plans.
- d. The County should maintain existing requirements under the Timber Preserve Zone to conserve and enhance its timber resources.
- e. Other \_\_\_\_\_

**13. How should the county address the conversion of smaller agricultural parcels to non-agricultural uses?**

- a. Increase minimum parcel sizes from 5 acres in areas with valuable agricultural lands; minimum parcel sizes should be set to 20, 40, 80 or 160 acres, depending on the physical characteristics of the area and the dominant type of agricultural use.
- b. Impose stricter regulations to avoid conversion of 5 acre parcels from viable agricultural uses.
- c. Allow 5-acre agricultural parcels only for specialty and/or unique crops in transition areas between agricultural and urban uses.
- d. Develop stricter site design standards for development on agricultural parcels, to allow for the continuation of viable agricultural uses.

- e. Require a conditional use permit in order to use small farms as homesites.
- f. Require the preparation of an Agricultural Production and Stewardship Plan for new residential development on agricultural parcels. The Plan would demonstrate how the property would be kept in agricultural use, and would be reviewed and approved by the Butte County Agriculture Commissioner.
- g. Allow agricultural support uses, such as processing facilities or outbuildings, on small parcels that are designated for agricultural uses if those parcels are no longer viable for active cultivation.
- h. Continue the existing General Plan policy (Policy 2.7 of the Agriculture Element) that permits limited conversion of agricultural land to urban uses when the potential urban uses would be supported by a General Plan Amendment and Rezone and additional criteria are met, including: adjacency to other urban land and urban infrastructure; ability to avoid impacts to existing agricultural operations; lack of feasible alternatives; build out of adjacent urban areas to at least 75 percent; and development defined as improvements to property.
- i. Do not prevent the conversion of smaller parcels from non-viable agricultural uses to non-agricultural uses.
- j. Other \_\_\_\_\_

**14. How should the County encourage and enhance niche and specialty agriculture, such as organic products, heritage livestock, and heirloom crops?**

- a. Facilitate the establishment of specialty farming areas that grow higher value crops.
- b. Encourage the establishment of small-scale agriculture uses such as specialty crops, organic farming, specialized animal facilities, and agricultural research operations on small parcels of land in existing agricultural areas.

- c. Recognize the role of smaller farms growing specialty products in Butte County. A unique land use and/or zoning designation may be applied to specialty farming areas to recognize the needs of smaller farms, specialty farms, and part-time farmers.
- d. Establish a buffer zone for small specialty crops that recognizes the characteristics of small-scale agriculture (e.g., reduced buffer width than what is required for large-scale agriculture).
- e. Recognize areas in the Zoning Ordinance where local conditions and microclimates, such as areas with minimal frost, are especially suited to growing unique crops such as citrus.
- f. Provide for agritourism uses such as farmstays, education and local retail sales in the Zoning Ordinance.
- g. Support marketplace initiated conversion from lower to higher value added crops and agricultural commodities.
- h. Support farmers in diversifying their products to produce and market healthful foods, specialty ethnic foods, and foods needed and desired by local consumers.
- i. Other \_\_\_\_\_

**15. The Board of Supervisors recently approved changes to the Right to Farm Ordinance to address conflicts between agricultural and non-agriculture land uses. What other strategies should be pursued to address these conflicts, if any?**

- a. Develop a dispute resolution process to resolve conflicts between agricultural and residential land owners.
- b. Increase educational efforts of the County to inform residents about rural living, such as the County's Realities of Rural Living brochure, which describes issues such as road maintenance, equipment noise, and fire hazards that new residents in rural areas may not have considered. The Realities of Rural Living brochure is available at <http://www.buttecounty.net/dds/rural/>
- c. Set lower service standards for rural areas and small towns, to make clear that the County will not attempt to meet urban standards in rural areas.

- d. Establish a “rural oath” program for rural areas. This voluntary pledge would be an acknowledgement by residents that they live in a rural area and that they accept both the potential nuisances of nearby agricultural uses and the lower levels of service that are often associated with rural life.
- e. Other \_\_\_\_\_

**16. What strategies should the County use to support the local agricultural economic sector?**

- a. Develop a Community Supported Agriculture (CSA) program. (Community Supported Agriculture consists of a community of individuals who pledge support to a farm operation so that the farmland becomes, either legally or cooperatively, the community's farm, with the growers and consumers providing mutual support and sharing the risks and benefits of food production. Typically, members or “share-holders” of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer's salary.)
- b. Support the development of an agricultural marketing and tourism program to coordinate private and public initiatives and to integrate them with County business attraction efforts.
- c. Consider providing a regionally focused agricultural center or business park.
- d. Develop a marketing plan to promote agricultural products that are grown in Butte County and develop a “brand recognition” for these products.
- e. Promote agritourism, such as through special events and themed “farm trails” and routes within Butte County’s agricultural areas.
- f. Establish agricultural business and agricultural manufacturing zoning districts that allow retail and industrial uses that support agriculture.
- g. Encourage development of food processing and other facilities that could support production of “value-added” farm products from Butte County.

- h. Prioritize agricultural water uses in decisions regarding water allocations.
- i. Support existing grower cooperatives in Butte County.
- j. Other\_\_\_\_\_

Water Resources

**17. How should the General Plan protect and enhance Butte County's water supply?**

- a. Seek funding for and conduct comprehensive, county-wide mapping of groundwater resources.
- b. Seek funding for and conduct comprehensive mapping of groundwater recharge areas.
- c. Seek funding for and conduct scientific analysis of the costs and water supply impacts of groundwater pumping.
- d. Protect groundwater recharge through the establishment of Recharge Zones in which development and constructed impermeable surfaces will be limited and groundwater recharge levels will be monitored.
- e. Continue to participate in the Four-County Memorandum of Understanding (MOU) with Colusa, Glenn and Tehama Counties, and cooperate with other adjacent counties and water districts to plan for and manage groundwater resources.
- f. Allow new development only when it can be shown that adequate water services exist to serve it.
- g. Require metering of non-domestic wells to allow the County to fund aquifer recharge programs.
- h. Provide stricter regulations to limit paving and increases in impermeable surfaces that reduce groundwater recharge, or require permeable surfaces to be installed for new development.
- i. Provide stricter limits on exports of agricultural water within the guidelines of the voter-established Chapter 33 of the Development Code, which restricts County water exports.
- j. Oppose the sale of water from within the county or from aquifers that serve the County to users outside of the region.
- k. Increase water conservation through incentives and regulations concerning aspects such as use of water efficient fixtures and landscaping, as well as educational programs.

- l. Use the County's State Water Project allocation in the highest and best manner.
- m. Continue to utilize the Butte County Water Commission and the Department of Water and Resource Conservation as an important part of the water resource planning process.
- n. Support efforts to transport Feather River water from Lake Oroville to the Paradise and Chico areas.
- o. Establish a program to capture runoff water and promote groundwater recharge.
- p. Other \_\_\_\_\_

**18. How should the General Plan seek to maintain and enhance Butte County's water quality?**

- a. Expand monitoring and reporting efforts of Butte County's Department of Water and Resource Conservation.
- b. Promote low impact development that is high density, has low amounts of impervious area, incorporates best management practices, and is walkable.
- c. Limit pollution from pesticides and nutrients from urban uses through incentives and regulations related to stream buffers and educational programs
- d. Maintain existing regulations that protect water quality from agricultural uses.
- e. Establish grading and construction regulations to minimize erosion and urban stormwater runoff.
- f. Promote the recharge of wetland areas.
- g. Require water quality testing with the drilling of new wells.
- h. Develop a watershed management plan for Butte County.
- i. Other \_\_\_\_\_

**19. How should septic systems and package sewage treatment plants be regulated to support water quality?**

- a. Require that any development served by septic systems include no more than one home per acre, as is generally required for traditional septic systems.
- b. Support on-going efforts of the Butte County Public Health Department to update on-site wastewater policies and standards.
- c. Allow case-by-case assessments of septic and other wastewater treatment systems to determine appropriate system designs and densities and allow consideration of new technologies supported by State and County practices.
- d. Prohibit establishment of package wastewater treatment plants as a means to avoid possible future system failures.
- e. Prohibit establishment of new Community Service Agencies (CSAs) to provide sewer service, as a means to avoid possible future system failures.
- f. Establish a program to monitor runoff into Paradise and Magalia Reservoirs.
- g. Manage wastewater treatment (similar to the Town of Paradise) in high density and sensitive areas where a sewer system is not feasible.
- h. Conduct education and outreach to homeowners about wastewater and its impacts on water quality.

**20. How should the County minimize flood hazards?**

- a. Prohibit development in areas mapped by FEMA as within the 100-year flood plain.
- b. Establish a “no net fill” policy to prevent a reduction in flood capacity in areas mapped by FEMA as within the 100-year flood plain.
- c. Require any development within FEMA’s mapped 100-year flood plain to be elevated above projected flood water elevations.

- d. Support and fund studies of levee stability throughout the County.
- e. Continue to seek funding to stabilize the Magalia Dam.

Economic Development

**21. How should the County seek to improve the local economy, attract higher wage jobs, and improve its fiscal health?**

- a. Create a countywide Economic Development Strategy that identifies key sectors for business expansion in the county and programs to achieve that expansion.
- b. Create a County-level economic development function.
- c. Partner with educational institutions and businesses to develop flexible Research & Development and incubator space in the county.
- d. Develop programs to retain all of Butte County's college graduates as county residents and employees.
- e. Develop programs to recruit new, high-quality workers to Butte County.
- f. Provide fiscal incentives, such as tax exemptions, to attract new industry.
- g. Provide additional support for local Chambers of Commerce and organizations that support small businesses.
- h. Promote local tourism and visitor-oriented recreation through more aggressive marketing programs (see question 22).
- i. Support existing and seek to attract new manufacturing, commercial and office uses (see question 23).
- j. Promote the agricultural sector through adoption of various policies (see question 16).
- k. Promote sustainable business and the development of new economic opportunities related to renewable energy.
- l. Conduct a workforce study to determine whether the County needs different businesses or employee base.
- m. Other \_\_\_\_\_

**22. What strategies should the County use to support the local tourism economic sector?**

- a. Encourage the redevelopment of historic sites as tourist destinations.
- b. Identify and protect all sites of cultural and historical interest.
- c. Encourage tour bus companies to visit to historic sites in Butte County.
- d. Celebrate Native American heritage in marketing Butte County as a tourist destination.
- e. Promote Butte County as a destination for large events such as conferences and sporting events, and support the development of conference centers, hotels, restaurants and transit options to serve large events.
- f. Promote Butte County as a destination for recreational, cultural, and amenity-based tourism by supporting the development of RV parks, agricultural tourism, performing arts centers, bird-watching, wildflower viewing areas and similar facilities.
- g. Create a County-level function to increase coordination of tourism and recreation development at a range of scales, including with other counties, with the cities in Butte County, among the various sectors of Butte County tourism, and through public/private partnerships.
- h. Increase the transient occupancy tax.
- i. Prioritize transportation infrastructure improvements that would support tourism, such as improved roadway access to Lake Oroville.
- j. Promote the development of high-quality tourist amenities, such as hotels and restaurants, in scenic areas such as the Feather River Canyon, Table Mountain and Lake Oroville.
- k. Establish a visitor's center for Butte County.
- l. Establish a visitor center in each County library.
- m. Other \_\_\_\_\_

**23. What strategies should the County use to support the local manufacturing, office and commercial sectors?**

- a. Ensure land is “shovel-ready” by allowing an increased range of light industrial uses by right in Industrial zones where applicants can demonstrate that adequate existing services are already available.
- b. Cooperate with the Cities to jointly plan for regional manufacturing, office and commercial development.
- c. Support training at trade and professional schools, such as Butte College, and promote expanded vocational programs.
- d. Improve infrastructure to support manufacturing, office and commercial development, and encourage airport, highway and rail development.
- e. Support small businesses and entrepreneurs by streamlining permit processes, providing information on the County permit process, and reducing permit fees for small business owners.
- f. Provide housing affordable to the workforce, including higher-density housing in residential and mixed use areas.
- g. Address new and emerging green technologies and businesses in the Zoning Ordinance such as biodiesel and ethanol production and distribution.
- h. Other \_\_\_\_\_

Transportation

**24. How should the County maintain and improve road conditions, and safe traffic flow?**

- a. Re-examine County road standards to ensure that they are adequate.
- b. Seek new and protect existing local, State and federal funding for increased road maintenance service.
- c. Work with other agencies to improve access for the movement of goods and services to Interstate 5 via Highway 162.
- d. Implement a traffic impact fee on new development to fund roadway construction and improvements.
- e. Create additional assessment districts to fund road maintenance.
- f. Assess road capacity and ensure it is adequate prior to approval of new development.
- g. Design roads to have a rural character.
- h. Allow new development to occur only in areas that have at least two vehicular access routes.
- i. Other \_\_\_\_\_

**25. How should the General Plan address bicycle issues?**

- a. Work with BCAG to implement new bike facilities identified in the 1998 Bicycle Master Plan, including new facilities (see also Figure 5 of the Land Use and Transportation Alternatives, *Transportation Alternatives – Bicycle Improvements*):
  - o Along River Road, Chico River Road and Old Humboldt Road in the Chico Area.
  - o Along Skyway, Neal Road, Pentz Road, and Midway to connect Chico with Paradise and Durham.
  - o Along Table Mountain Boulevard, Larkin Road, Gridley-Colusa Highway, Olive Highway, and Miners Ranch Road.
- b. Create and maintain a countywide map of bicycle routes and facilities.

- c. Seek local, State and federal funding for new bicycle facilities.
- d. Require new development to provide bicycle facilities.
- e. Provide bicycle amenities at all County facilities and park-and-ride lots, including bicycle racks, showers and lockers.
- f. Ensure new bicycle routes and paths create a safe bicycle environment.
- g. Require new bicycle lanes to be clearly demarcated from the roadway and 5 to 7 feet in width.
- h. Other \_\_\_\_\_

**26. How can the County help decrease reliance on automobile travel?**

- a. Support walkable and mixed use neighborhoods that provide shopping, services and jobs near to housing.
- b. Provide sidewalks in urbanized areas.
- c. Ensure that the Zoning Ordinance provides opportunities for basic retail services in rural unincorporated communities where appropriate.
- d. Require new neighborhoods and subdivisions to utilize a connected grid, or modified grid pattern of streets including short block lengths.
- e. Seek alternative sources of funding for public transit, such as advertising revenue from buses and bus shelters.
- f. Support better public transit to rural areas of the county, including expanded service geographically, more frequent buses at key times of the day, and improved transit amenities, such as bus shelters.
- g. Support improved bus service to major cities and destinations outside of Butte County.
- h. Support improved connections to other regional transportation services such as rail and regional/national bus lines.

- i. Support and promote rail service that would connect Butte County with other regions.
- j. Establish “slow streets,” alternative routes to fast roadways that utilize signs and physical barriers to slow down traffic.
- k. Encourage carpooling and telecommuting through employer incentives and the allowance of carpool pickup and park and ride locations.
- l. Encourage carpooling among County employees through preferred parking and financial incentives.
- m. Develop regulations to support and encourage home occupations.
- i. Other \_\_\_\_\_

Scenic Highways

**27. How should the County protect and enhance its network of scenic highways and/or create additional scenic highways?**

- a. Designate additional scenic highways in the county.
- b. Develop additional design guidelines for development located along scenic highways, such as building setbacks, heights and footprints, as well as landscaping standards.
- c. Strictly regulate signage, including prohibitions on installation of billboards along scenic highways.
- d. Remove existing billboards along scenic highways.
- e. Create special design and signage regulations along the Skyway between Chico and Paradise.
- f. Create special design and signage regulations for key gateway areas, such as Highway 70 as it enters Oroville or the Skyway entering Chico and Paradise.
- g. Clearly identify scenic highways on maps and through appropriate signage.
- h. Enhance the County's Scenic Highway zoning classification to provide for additional protection, possibly by widening the protected corridor or establishing stricter site development standards.
- i. Provide flexibility regarding the size and shape of the Scenic Highway Zone so that narrow lots are not unduly restricted by this Zone.
- j. Other \_\_\_\_\_

Utilities and Public Services

**28. How should the County ensure that the infrastructure needs of new development are met?**

- a. Assess infrastructure capacity and ensure it is adequate prior to approval of new development that the infrastructure is to serve.
- b. Set development fees so that needed infrastructure is adequately funded.
- c. Require new development to provide its own infrastructure in conjunction with each project as it is built.
- d. Work with municipalities and service providers to ensure that services are available prior to approving new development.
- e. Create additional assessment districts and Community Service Agencies to fund and manage new and improved infrastructure.
- f. Other \_\_\_\_\_

**29. How should the General Plan address the provision of police and fire service in rural areas?**

- a. Educate residents about the realities of rural living and expectations regarding response times for critical services.
- b. Explore additional funding opportunities for police and fire services such as Mello-Roos Districts and CSA's, to fund both capital and on-going operational costs.
- c. Encourage expansion of volunteer support for fire and police.
- d. Create new funding mechanisms for new development to pay for expanded police and fire services.
- e. Continue to work cooperatively with CAL FIRE on any adopted Standards of Cover for fire protection.
- f. Encourage defensible space, fire safe building construction, fuel management and wildfire preparedness, particularly by working in collaboration with the Butte County Fire Safe Council, the municipalities and State agencies.

- g. Encourage defensible space and projects which remove ladder fuels to reduce the risk of wildfire.
- h. Adopt fire safe building construction standards.
- i. Other \_\_\_\_\_

**30. How should the County work with schools to ensure adequate provision of schools and to minimize the impacts of new development on existing school facilities?**

- a. Incorporate new school sites into future growth areas as appropriate.
- b. Pursue funding for improvements to safe routes to schools where there are existing problems.
- c. Require private school developers to locate schools such that safe routes are possible, and to construct those safe routes when constructing new roadways and sidewalks.
- d. Coordinate infrastructure development projects to minimize cost to the public of building schools as needed.
- e. Approve new development only if the County finds that existing or planned schools will be adequate to serve it.
- f. Approve new development only if the applicable School District states that it will be able to serve it.
- g. Coordinate with school districts to determine and plan for capacity issues over time.
- h. Other \_\_\_\_\_

Airports

**31. How can the County most effectively limit land use conflicts around its airports?**

- a. Revise the General Plan and zoning to be consistent with the adopted Airport Land Use Compatibility Plan.
- b. Encourage the Airport Land Use Commission (ALUC) to consider revising density requirements in some compatibility zones.
- c. Impose stricter regulations on the amount of residential growth occurring near the county's airports.
- d. No changes are needed with regard to land use around the county's airports.
- e. Develop a program to regularly review and revise ALUC regulations.
- f. Other \_\_\_\_\_

Parks and Recreation

**32. How should the General Plan address parks and recreation issues?**

- a. The County should work with the park districts to develop additional regional and community parks.
- b. The County should work with the park districts to develop additional neighborhood parks.
- c. The County should work with the park districts to develop additional dog parks.
- d. The County should work with the park districts to develop additional river- and water-related recreational sites and facilities.
- e. The County should encourage parks and recreation districts to adhere to their stated service standards for provision of parks facilities.
- f. Encourage parks and recreation districts to evaluate the possibilities of collecting impact fees for park facilities.
- g. Where multiple park and recreation districts serve a single area, encourage these entities to work together to coordinate programs and facilities.
- h. Establish policies to allow the collection of Quimby Act fees to support park development.
- i. Allow density increases when small parks are incorporated into development projects.
- j. Provide for the development of recreational vehicle parks where such uses will not interfere with neighborhoods or other sensitive uses.
- k. Encourage national recreation events in Butte County, such as marathons, bicycle races, bird-watching events, rodeos or fishing tournaments.
- l. Other \_\_\_\_\_

Trails

**33. How should the General Plan address recreational trails facilities, such as hiking, bicycle, equestrian and off-highway vehicle trails?**

- a. Conduct a countywide trails study to identify new needed routes and connections to the existing trails network.
- b. Work with the cities to provide connections between trails in incorporated and unincorporated Butte County.
- c. Designate additional trails along unpaved County roads and fire roads.
- d. Pursue development of railroad right-of-way, levee tops, utility easements and waterways for new trails.
- e. Develop additional equestrian trails, including safe routes along roads.
- f. Develop additional off-road vehicle trails.
- g. Publish Butte County trail maps for the public.
- h. Require that new development incorporate bicycle trails and connections to existing trail networks.
- i. Other \_\_\_\_\_

Natural Resources and Habitat

**34. How should the General Plan address preservation of important habitat areas, including riparian (river and stream) corridors, vernal pools, oak woodlands and deer migration routes?**

- a. Prohibit development on those portions of lands that are to be developed and that have important habitat areas on them.
- b. Establish minimum parcel sizes for areas mapped within each category of deer herd range.
- c. Utilize conservation easements to protect habitat areas and corridors.
- d. Encourage clustered development in areas of known sensitive habitat and deer migration areas.
- e. Identify the minimum amount of land that is needed for permanent open space protection in clustered development projects in order to benefit deer herds, and amend the zoning code to require this amount of open space.
- f. In order to conserve habitat, establish a maximum size (e.g., 1 acre or less) for residential lots in clustered development projects.
- g. Establish flexible development standards in deer migration areas so that individual projects may be evaluated on a case-by-case basis.
- h. Require minimum 100-foot setbacks and buffers for new development along riparian corridors and adjacent to sensitive habitat, and even wider setbacks where warranted.
- i. Provide incentives to developers to preserve important habitat areas.
- j. Establish a mitigation bank program for deer herd impacts.
- k. Penalize developers who remove special status species from a site prior to submitting an application for development.
- l. Develop a heritage tree ordinance that protects significant specimen trees and tree groves.

- m. Create guidelines for evaluating project impacts to habitat, including specific mitigations for impacts that are identified.
- n. Coordinate with the Butte Regional Conservation Plan (HCP/NCCP).
- o. Coordinate with federal and State agencies that protect natural resources to ensure that their input is received in a timely manner.
- p. Coordinate with the cities and other jurisdictions on natural resources and habitat planning.
- q. Encourage the rehabilitation of creeks, wetlands and other natural areas.
- r. Consider the relationship of farming, logging and hunting activities on the deer herds.
- s. Establish a resource depletion surcharge for mining activities, which operators would pay to fund on- or off-site restoration efforts.
- t. Other \_\_\_\_\_

Green Building and Greenhouse Gas Reduction

**35. How should the County encourage the development of sustainable communities and energy-efficient and cost-savings buildings?**

- a. Expand General Plan policies to include green building principles.
- b. Provide incentives for the construction of green buildings, such as expedited permitting, additional allowed square footage or reduced building fees.
- c. Require developers to give homebuyers the option of having solar paneling incorporated into new homes.
- d. Encourage solar-oriented design in new residential development.
- e. Encourage new development to provide above-ground and natural stormwater facilities.
- f. Require that new development meet the guidelines of the California Energy Star New Homes Program by exceeding the State standards for energy efficiency by at least 15 percent.
- g. Require all new public buildings to adhere to green building standards such as LEED or Greenpoint systems, and use these buildings to demonstrate green building practices to builders, developers, homeowners, etc.
- h. Continue to use alternative energy sources such as solar for county facilities, which sets an example for others to follow.
- i. Provide education to builders, developers and homeowners regarding green building practices.
- j. Require all new subdivisions and developments to meet green planning standards such as LEED-ND.
- k. Review zoning ordinance and building codes to allow for energy efficient technologies so long as they do not conflict with other goals in the General Plan.
- l. Require developers to use low- or no-toxicity building materials in new construction.

- m. Encourage the use of pervious concrete or asphalt to assist with groundwater recharge.
- n. Address existing problems by pursuing grants for energy efficiency.
- o. No green building requirements should be mandated by the County; instead, any programs should be voluntary only.
- p. Other \_\_\_\_\_

**36. In response to Chapter 488 of the California Health and Safety Code (Assembly Bill 32, the California Global Warming Solutions Act), in what specific ways could the County, and county residents, help to minimize contributions to global warming and depletion of natural resources?**

- a. Provide fee exemptions, subsidized fees or other incentives for homeowners to install renewable energy systems such as solar and wind power.
- b. Provide fee exemptions, subsidized fees or other incentives or sponsorship for purchase of energy efficient appliances.
- c. Provide fee exemptions, subsidized fees or other incentives or sponsorship for building retrofits, such as installation of thermally efficient windows and extra insulation.
- d. Where appropriate replace the County's vehicle fleet with alternative fuel or hybrid vehicles.
- e. Set and develop an action program to achieve more aggressive recycling goals.
- f. Develop and publicize a certified green business/institution program for the County.
- g. Establish a motor vehicle emissions budget, including a plan to reduce motor vehicle emissions.
- h. Other \_\_\_\_\_

Tribal Coordination

**37. How should the County respect Native American culture and planning concerns?**

- a. Add a General Plan policy that establishes a process for consultation regarding proposed development projects with local Indian tribes.
- b. Establish Memoranda of Agreement regarding development consultation procedures with local Indian tribes.
- c. Develop a formal consultation protocol that includes a definition of terms, notification procedures, review periods, and procedures regarding sharing of confidential information.
- d. Include General Plan requirements and develop procedures to document and evaluate Traditional Cultural Properties within the county.
- e. Develop and adopt a Cultural Resources Management Plan for the County, including policies and procedures for the curation and disposition of objects, and protection, preservation and long-term monitoring of Traditional Cultural Properties.
- f. Adopt standards for County and private development retention of professional archaeologists and cultural resource specialists to monitor construction on sensitive sites.
- g. Engage with local Indian tribes to create a confidential cultural resources inventory of the county.
- h. Re-evaluate sites of past archaeological investigations to assess cultural sensitivity, using state-of-the-art methods.
- i. Recognize the importance of deer herds, as well as other plants and animal species, to Native Americans through consultations and other coordination for habitat preservation efforts.
- j. Other \_\_\_\_\_

Community Health and Safety

**38. How should the County address community health and safety?**

- a. Establish a program to track community health information, such as incidence of diabetes or heart disease, and use this information when making decisions about the built environment that could affect community health, such as approving new fast food restaurants.
- b. Promote healthy communities by modeling healthy practices in County offices and County-sponsored events, for example, by offering safe and ample bicycle parking at County offices or by offering healthy food choices at County events.
- c. Promote physical recreation events, such as track and field competitions, amateur sports leagues, bicycle rides or “fun runs.”
- d. Create a County slogan that emphasizes the community’s value for health and well-being.
- e. Work collaboratively with neighborhood associations and other similar organizations to address health issues at the neighborhood level.
- f. Work to improve access to markets, gardens, parks and transportation in low-income neighborhoods.
- g. Encourage community gardens and farmers markets.
- h. Provide educational materials to the public about healthy eating habits.
- i. Other \_\_\_\_\_

**39. How should the County address youth services?**

- a. Provide transition housing for foster youth 18 to 24 years of age and homeless shelters for homeless youth and their families.
- b. Collaborate with existing community coalitions and the Children's Services Coordination Council's Strategic Plans regarding positive youth development, including drug and violence prevention.

- c. Collaborate with existing community coalitions and the Children's Services Coordination Council's Strategic Plans to ensure adequate pre-school education opportunities.
- d. Make a special effort to outreach to and include youth in County planning efforts such as recreation and trail planning and transit service.
- e. Locate recreational opportunities for low-income youth throughout the county.
- f. Establish a committee of youth to provide input on bicycle safety education.
- g. Support bus services that provide low cost service to schools and youth centers.
- h. Establish a Safe Routes to Schools program.
- i. Other \_\_\_\_\_

Noise

**40. How should the County address noise issues?**

- a. Establish a noise ordinance that includes the following restrictions:
  - Establish noise regulations for all uses.
  - Limit noise levels to 60 decibels in residential areas.
  - Allow only temporary residential generator uses, such as during power outages.
  - Prohibit generator noise that extends past property lines at night.
  - Prohibit motocross uses in residential areas.
- b. Provide staff and funding to measure and enforce noise levels during nights and weekends.
- c. Other \_\_\_\_\_