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MEMORANDUM

DATE February 4, 2009
TO Butte County Board of Supervisors
FROM Department of Development Services staff and DC&E
RE **Draft General Plan Land Use Map**

The Board of Supervisors will consider the final draft General Plan 2030 land use map at its meeting on February 19, 2009. The attached draft General Plan 2030 land use map has been created by combining the Preferred Land Use Alternative (designations within the 34 study areas considered in Meeting Series #4) and the existing General Plan (designations outside those 34 study areas). This memo summarizes the refinements that DC&E has made to both of these components.

When the Zoning Ordinance is updated as part of the General Plan 2030 process, zoning designations will be made consistent with General Plan land use designations, as required by California Government Code §65860.

It should be noted that the Unclassified (U) Zoning District under the existing Zoning Ordinance will be discontinued as part of the Zoning Ordinance Update concurrently underway. Some of the refinements to the General Plan land use map described in this memo are related to zoning. In cases where the zoning is intended to guide a General Plan designation, but the area is zoned U, DC&E typically relied on the existing land uses in areas that are already developed, or on the surrounding land use designation in areas that are undeveloped.

A. Refinements to the Preferred Land Use Alternative

1. Area Plans and Specific Plans

The Board-approved Preferred Land Use Alternative (PLUA) included designations for Area Plans, Specific Plans, Urban Reserve and Planned Unit Development (PUD). To provide clarity and consistency among these different designations, DC&E has combined the Specific Plan, Urban Reserve and PUD designations, established that these will be overlay designations rather than base designations, and developed the following criteria to distinguish between Area Plans and Specific Plans:

An Area Plan:

- will be prepared by the County.

- covers a large area with many different landowners.
- is intended to consolidate and maintain the area's existing character.
- will provide General Plan-level policies and designations.

A Specific Plan:

- will either be prepared by a landowner/developer or by one of the incorporated municipalities.
- covers a relatively small area with fewer landowners.
- is intended to encourage change.
- will provide policies and designations that are more specific than the General Plan and implement its policies.

For land covered by either an Area Plan or a Specific Plan overlay, underlying designations will remain in effect until and unless the Area Plan or Specific Plan is adopted, at which point the land use designations in that Plan would replace the designations in the General Plan. In most areas to be covered by an Area Plan or a Specific Plan, DC&E has selected restrictive underlying land use designations so as to prevent significant development from occurring until a plan has been adopted.

The PLUA included Area Plan or Specific Plan overlays for:

- Berry Creek Area Plan
- Upper Stilson Canyon Specific Plan
- Doe Mill Specific Plan
- Southeast Paradise Specific Plan
- South Ophir Specific Plan

The Board-approved PLUA did not identify an underlying land use designation for the Berry Creek Area Plan or the Southeast Paradise Specific Plan areas. DC&E has recommended underlying designations based on the surrounding land uses. However, in cases where there is existing development, the area's designation is based on the existing parcel pattern (for residential uses) or existing use for non-residential uses. In Berry Creek, DC&E recommends underlying designations of Timber Mountain; Rural Residential, Very Low Density Residential and Medium Density Residential in areas of existing development; and Retail/Office and Public in areas where such uses exist. In the Southeast Paradise Specific Plan area, DC&E recommends underlying designations of Very Low Density Residential and Retail/Office in areas of existing development and Grazing and Open Land in undeveloped areas.

In addition to those areas designated for Specific Plans in the PLUA, DC&E recommends that the following areas also be designated as a Specific Plan in order to be consistent throughout the land use map. The attached map shows these areas as Specific Plans. This section discusses each of these suggested Specific Plan areas in more detail.

- **Paradise Urban Reserve Specific Plan:** Under the current General Plan, the Paradise Urban Reserve establishes development restrictions in order to preserve the area for future urban development, after services have reached the area. The Paradise Urban Reserve was included as a study area (#11) in the General Plan 2030 process based on a one-on-one meeting with the Town of Paradise, during which Town representatives indicated that they consider the Paradise Urban Reserve to be a long-term growth area after the Southeast Paradise Specific Plan area develops. Therefore, it

is anticipated that the Paradise Urban Reserve will not urbanize until the Town is ready to expand to this area and provide the needed services. Because future development would occur under the auspices of the Town of Paradise and the area is intended for future change, DC&E recommends that it be treated as a Specific Plan. DC&E also recommends that the underlying designation be a mix of Resource Conservation on undeveloped parcels and Rural Residential on parcels with existing development. These designations will replace the existing General Plan designation of Agricultural Residential, which will not be used in General Plan 2030 (see section below B.4.a, below).

- **Skyway/Neal Road Specific Plan:** Lands along the Skyway around the Tuscan Ridge golf course were designated as Planned Unit Development under the PLUA. The intent of this designation was to allow some future development. Because future development would be developer-driven, and because these areas are expected to change, DC&E recommends that they be treated as a Specific Plan overlay. DC&E recommends an underlying designation of Recreation Commercial to reflect the existing golf course use. Recreation Commercial is DC&E's suggested replacement name for the Sports and Entertainment designation under the existing General Plan, which allows golf courses, as discussed further in Section B.4.c of this memo.
- **South Paradise/Pentz Road Specific Plan:** The South Paradise/Pentz Road study area (#13) was designated as Planned Unit Development under the PLUA. The intent of this designation was to identify this areas as a location for future development. Because future development would be developer-driven, and because this area is expected to change, DC&E recommends that it be treated as a Specific Plan overlay. DC&E recommends an underlying designation of GOL.
- **Stringtown Mountain Specific Plan:** The PLUA designated a portion of the Stringtown Mountain study area (#24) for a mix of residential, resource conservation and other uses, and did not specify the location or boundaries of those different uses. This development would happen under a new Specific Plan or an amendment to the adopted Stringtown Mountain Specific Plan, which covers another part of the same study area, so DC&E recommends this area be covered by a Specific Plan overlay with underlying designations of GOL on undeveloped parcels, Very Low Density and Rural Residential in areas of existing development, and pockets of Public and Retail/Office where such uses already exist.
- **Pacific Heights Road/Highway 70 Specific Plan:** The PLUA designated the entire Pacific Heights Road/Highway 70 study area (#27) for a mix of residential, resource conservation and other uses, but did not specify the boundaries of these land uses. Future development would be developer-driven and the area is intended for change, so DC&E recommends that this area be within a Specific Plan overlay with an underlying designation of GOL. This underlying designation is similar to the existing General Plan designation of Agricultural Residential and reflects the desire to keep this area undeveloped unless a Specific Plan is adopted.

2. Other Overlays

In addition to the Area and Specific Plan overlays, the final draft General Plan 2030 land use map contains the following other overlays:

a. Unique Agriculture Overlay

The Unique Agriculture Overlay will support and enhance specialty and small-scale agriculture, particularly in rural residential areas such as the foothills southeast of Oroville. This overlay is applied to residentially-designated areas and will allow agricultural support, retail and hospitality uses directly related to the agricultural activity taking place on or near the property, such as wineries, roadside stands or farm-gate sales, bed and breakfasts, and pedestrian and bicycle paths.

b. Retail Overlay

DC&E recommends a “Retail overlay” in two areas:

- In the Magalia Retail Overlay area, the Retail overlay will allow for retail development along the Skyway. When the Board of Supervisors directed that this overlay be established, it was anticipated that a cap on the amount of retail square footage would be established. However, subsequent economic analysis and consideration by the Board Subcommittee found that the demand for new retail in this area will likely be self-regulating, and a cap is therefore unnecessary. The Board of Supervisors did not establish an underlying designation for this area. DC&E recommends an underlying designation of Rural Residential, which matches the surrounding land use designation.
- DC&E also recommends that the Retail Overlay be applied to approximately 35 acres near the intersection of the Durham Dayton Highway and Highway 99. This area was designated in the PLUA for a mix of industrial (20 acres) and retail (15 acres) uses, but the specific boundaries for these different uses were not established. DC&E recommends that this area be designated as Industrial, but with the Retail Overlay to permit up to 15 acres of retail uses.

3. Agriculture and Timber Designations

Under the existing General Plan, there are three General Plan land use designations that include agriculture and timber uses: Grazing and Open Land, Orchard and Field Crops, and Timber Mountain. These three land use designations will be carried forward in General Plan 2030. However, the land use alternatives considered during the Alternatives Evaluation and Selection phase did not distinguish among different agriculture/timber designations, so DC&E needed to select which agriculture/timber designation to apply within study areas where the PLUA simply called for “Agriculture.”

To do this, DC&E used existing agriculture and timber designations wherever they currently exist. In areas where the Board directed that new agriculture designations be applied to areas not currently designated for agriculture, DC&E used the dominant type of agricultural designation surrounding the area. For example, the Board directed that the majority of the Bangor study area (#30) be changed to “Agriculture.” The area outside the Bangor study area is designated for Grazing and Open Land (GOL), so DC&E also used this designation in the agricultural portions of the Bangor study area.

In the Concow study area (#7), the Board-approved PLUA explicitly changed the existing General Plan land use designation from the Foothill Area Recreational designation to Resource Conservation, and this is reflected in the final draft land use map.

4. Forest Ranch

In the Forest Ranch study area (#4), the Board of Supervisors directed that General Plan designations be updated to reflect current zoning designations. Much of the Forest Ranch study area is zoned for Timber Mountain (TM)-1, TM-2 1/2 and TM-5. Although General Plan 2030 will include a Timber Mountain designation, this designation will not allow subdivision to, 1-, 2½- and 5-acre lots. Instead, as discussed in Section B.3 of this memo, DC&E recommends that the Timber Mountain land use designation require a minimum lot size of 160 acres. In order to more closely follow the Board's direction regarding zoning and land use patterns in the Forest Ranch study area, DC&E recommends that parcels zoned for TM-1, TM-2½ and TM-5 in the Forest Ranch study area be designated for Very Low Density and TM-5 in the Forest Ranch study area be designated for Very Low Density Residential and Rural Residential, as shown in the attached map. This is a departure from the treatment of the TM zoning district in other instances, in which land zoned TM was typically assigned a General Plan land use designation of Timber Mountain as well, as described in Section B.4.a of this memo.

B. Refinements to the Existing General Plan

As discussed during Meeting Series #2-3 and #4, the General Plan 2030 alternatives process focused on a set of study areas. Outside of those study areas, few changes to existing General Plan land use designations are needed or desired. However, County staff, the community, elected officials and the General Plan consultant team have identified several changes to existing land use designations and definitions that are needed to address deficiencies or inconsistencies in the current Land Use Element and bring it into step with twenty-first century planning practice.

1. Parcel-Based Designations

The existing General Plan designations are not parcel-based, which results in some parcels having different General Plan designations applied to different parts of the parcel. Although this is allowed under State law, it can be confusing for landowners and County officials and is increasingly uncommon as GIS enables more accurate and sophisticated mapping. DC&E strongly recommends that each parcel contain a single General Plan designation. In the final draft land use map, the dominant General Plan designation on a split parcel was applied to the entire parcel.

2. Land Use Definitions

DC&E and County staff have reviewed and refined the list of land use designations for the General Plan 2030. The designations, and their definitions, are based on the preliminary definitions provided on page A-2 of the Alternatives Evaluation Report, as well as the current General Plan. The proposed General Plan 2030 designations and their definitions are provided in Table I.

3. Increased Minimum Parcel Sizes in Agriculture and Timber Designations

The Policy Alternatives to be considered by the Board on February 18 include a policy to "Establish minimum allowable parcel sizes for agriculturally-designated lands that do not promote the expansion of existing, or creation of new ranchette areas." As has been discussed in previous Meeting Series and in the Agricultural Enhancement Report, minimum

lot sizes in agricultural areas can help to ensure that land is retained in parcel sizes that are viable for agriculture and undesirable for urbanization or ranchette development. The American Farmland Trust suggests that lot sizes should be no smaller than 20 acres to support agricultural use;¹ however, even parcel sizes as large as 20 acres can be attractive for ranchettes instead of viable agriculture.

During the Planning Commission Study Sessions for Meeting Series #5, the Planning Commission recommended that minimum parcel sizes for cropland increase to 40 acres and for grazing land increase to 160 acres. DC&E has followed this recommendation by increasing the minimum parcel size in OFC from the existing 5 to 40 acres and in GOL from the existing 40 to 160 acres. In addition, DC&E recommends that the minimum parcel size in TM increase from the existing 40 to 160 acres. In all designations, existing parcels would remain unchanged, and one single-family dwelling per legal parcel would be allowed.

These increases in minimum parcel sizes will cause a significant change for some areas. For example, in the Bangor/Honcut/Palermo area, there is a significant amount of land that is currently zoned A-5, but will increase to a minimum parcel size of 40 or 160 acres with the OFC and GOL designations.

To provide a sense of the scale of this change, the number of new parcels that could be created Countywide under the current A-5 and A-10 zoning is compared to the allowed number of new parcels under the updated OFC and GOL designations below:

- ◆ Up to 14,900 new parcels would be allowed Countywide in areas currently zoned A-5. The updated General Plan land use map allows approximately 700 new parcels in that same A-5 area.
- ◆ Up to 1,200 new parcels would be allowed Countywide in areas currently zoned A-10. The updated General Plan land use map allows approximately 150 new parcels in that same A-10 area.

4. Land Use Designation Transitions from Existing General Plan

DC&E recommends that several land use designations in the existing General Plan not be carried forward into General Plan 2030. This section documents the translations from existing General Plan designations to the updated list of General Plan 2030 designations, as shown in Tables 2 and 3.

a. Agriculture Residential to a range of designations

Based on input received through the General Plan 2030 process, the existing Agricultural Residential (AR) designation, which encompasses a wide range of densities from 1- to 40-acre lots, will not be carried forward into General Plan 2030. Table 3 details how DC&E translated the AR General Plan designation into new General Plan 2030 designations. DC&E recommends that General Plan 2030 designations be based on existing zoning designations for former AR parcels. Using this process, most AR designations change to agricultural, timber or residential designations.

¹ American Farmland Trust, *Agricultural Protection Zoning Fact Sheet*, September 1998, page 1.

However, there are some instances in which commercial, industrial, public and resource conservation zoning designations are currently applied to parcels designated AR. In most cases, the zoning designations reflect the intended use for the area, and DC&E made the General Plan 2030 designation match the Zoning designation. In a few instances, where the zoning designation seemed inappropriate, DC&E used an adjacent residential or other designation more accurately reflective of the existing uses on and around the parcel.

b. Low Density Residential to a range of residential designations

The existing designation of Low Density Residential (LDR) allows a wide range of residential densities, from 1 dwelling unit per acre (du/ac) to 6 du/ac. DC&E recommends that General Plan 2030 designate most LDR parcels with one of four separate designations:

- ◆ Rural Residential (minimum 5 acres per dwelling unit),
- ◆ Very Low Density Residential (1 to 5 acres per dwelling unit),
- ◆ Low Density Residential (2 to 3 du/ac), and
- ◆ Medium Density Residential (4 to 6 du/ac).

As detailed in Table 3, the existing zoning designations were used to assign the appropriate one of these four land use designations to all areas currently designated LDR. Since the existing zoning was used as a basis, this transition did not result in downzoning any property.

However, some LDR parcels are zoned with agricultural and commercial zoning designations. In these cases, DC&E recommends that the parcel be designated with an agricultural or Retail/Office General Plan 2030 designation.

c. Sports and Entertainment to Recreation Commercial

Under the existing General Plan, the designation of Sports and Entertainment allows for a range of commercial uses related to the recreation and tourism industry, from gas stations to golf courses and amphitheaters. DC&E suggests Recreation Commercial as a new name for this designation to more accurately convey the range of allowed uses. Because of the wide range of uses permitted on parcels with this designation, DC&E recommends that all development require a conditional use permit to ensure that the project is appropriate for the specific area.

In the attached final draft land use map, DC&E has applied this designation to several existing commercial recreation uses in the county, as recorded in the assessor's parcel data, including the following:

- ◆ Butte Creek Country Club
- ◆ Skyway Park Golf Course
- ◆ Tuscan Ridge Golf Course (as described in Section A.1 of this memo)
- ◆ Butte County Sheriff's Mounted Posse Camp
- ◆ Kelly Ridge Country Club
- ◆ Dingerville Golf Course and Park
- ◆ Paint-ball course and RV parks along the Feather River southwest of Oroville

This designation has also been applied to the commercial component of the existing Stringtown Mountain Specific Plan, which is intended for resort use.

In addition, under the existing General Plan, the Sports and Entertainment designation was only applied to three parcels near the intersection of Highways 70 and 191. Because there is no longer a recreation use on these sites, nor interest in such a use, these parcels have been changed to match the surrounding designation of GOL.

d. Research and Business Park

The Research and Business Park designation, an existing General Plan land use designation, is not applied on the existing General Plan land use map, nor was it included in the Board-approved PLUA. Therefore, DC&E recommends that it not be included in the designations for General Plan 2030, unless further direction is received from the Board of Supervisors.

5. Public Lands

Based on direction from County staff, all parcels owned by Butte County have been designated as Public. In most cases, County-owned land supports public road maintenance and public works.

6. Retail Circles

Within the PLUA, the Board's direction was to refine the existing General Plan's "retail circles" in Forest Ranch, Berry Creek and Bangor down to much smaller specific parcels with existing retail uses.

Outside of the study areas, the existing General Plan includes several additional "retail circles" that were not addressed through the PLUA. DC&E applied the Board's direction for the retail circles within the PLUA to all other retail circles in the County. DC&E recommends designating parcels with an existing commercial land use as Retail/Office and designating the remaining parcels without an existing commercial land use to match the surrounding land use designation.

A few current "retail circles" contain no existing retail uses. In those areas, DC&E recommends designating a few key parcels for Retail/Office so as to ensure that every designated community has the potential to see some retail development. This would be consistent with the public input taken in many unincorporated communities where basic commercial services were not available.

7. Existing Area Plans

There are a number of Area Plans included or proposed in the existing General Plan. These Area Plans are either no longer relevant, and will not be included in General Plan 2030, or they are still relevant and will be carried forward. The status of each such plan is summarized in Table 4.

8. New Deer Herd Overlay

Butte County's Zoning Ordinance currently includes a Deer Herd overlay zone. Given the importance of this issue in the County, DC&E recommends that the updated overlay zones developed by Gallaway Consulting as part of the General Plan 2030 process be used to define the Winter and Critical Winter Range areas. The resulting General Plan overlay will be implemented through the Zoning Ordinance, ensuring consistency between the zoning ordinance and deer herd provisions.

County staff has indicated that it may be more effective to consider using the existing General Plan's minimum parcel sizes in the Winter and Critical Winter Ranges as guides for density rather than as minimum parcel sizes. General Plan 2030 could allow variable lot sizes that would *average* one dwelling unit per 40 acres. This would enable clustered development and preserve a larger amount of undeveloped land to be used as migration corridors.

9. Possible Changes to Airport Overlay

The Board will consider policies within Airport Land Use Compatibility Plan areas as part of the Goals and Policies discussion on February 19. DC&E will ensure that the Airport Overlay requires the appropriate level of consistency with the Airport Land Use Compatibility Plan.

TABLE I SUMMARY OF GENERAL PLAN 2030 LAND USE DESIGNATIONS

Land Use Designation	Symbol	Primary Land Uses
AGRICULTURE/TIMBER		
Orchard and Field Crops	OFC	Cultivation, harvest, storage, processing, sale and distribution of all plant crops, especially annual food crops. Minimum parcels size of 20- acres. Existing parcels would remain. Residential uses limited to one single-family dwelling per legal parcel.
Grazing and Open Land	GOL	Livestock grazing, animal husbandry, intense animal uses and animal matter processing. Minimum parcels size of 80 acres. Existing parcels would remain. Residential uses limited to one single-family dwelling per legal parcel.
Timber Mountain	TM	Forest management and the harvesting and processing of forest products. Residential uses limited to one single-family dwelling per legal parcel. Existing parcels would remain. Minimum parcels size of 160 acres.
RESIDENTIAL		
Rural Residential	RR	Single-family dwellings at rural densities of 5 acres or more per dwelling unit.
Foothill Area Residential	FAR	Single-family dwellings at rural densities of 1 to 40 acres per dwelling unit.
Very Low Density Residential	VLDR	Single-family dwellings at densities of 1 to 4 acres per dwelling unit.
Low Density Residential	LDR	Single-family dwellings at densities of 1 to 3 dwelling unit per acre (du/ac).
Medium Density Residential	MDR	Detached single-family dwellings at urban densities of 4 to 6 du/ac.
Medium High Density Residential	MHDR	A mixture of urban residential uses, including detached single-family homes, condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes, at densities of 7 to 14 du/ac.
High Density Residential	HDR	Higher-density urban residential uses, including condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes, at densities of 15 to 20 du/ac.

TABLE I SUMMARY OF GENERAL PLAN 2030 LAND USE DESIGNATIONS (CONT.)

Land Use Designation	Symbol	Primary Land Uses
COMMERCIAL/INDUSTRIAL		
Retail/Office	RTL	Structures and activities providing a full range of merchandise and services to the general public, as well as professional/office uses.
Mixed Use	MU	Different, but compatible uses in close proximity to each other, including residential, commercial and office uses.
Recreation Commercial	REC	Recreation and tourism-related uses. Examples of uses that are considered appropriate under this classification include, but are not limited to: golf courses; amphitheaters for use as open air entertainment facilities; eating and drinking establishments; food and beverage sales; vehicle repair services; gasoline service stations; public buildings; hotels and motels; offices; RV parks. All uses are subject to a conditional use permit.
Industrial	I	Processing, manufacturing, packaging, storage and distribution of goods and commodities.
Agriculture Services	AS	Agriculture-related services that are complimentary to existing agricultural businesses.
Research & Business Park	RBP	Disposition to be determined pending Board direction.
PUBLIC/CONSERVATION		
Public	P	Large facilities owned and operated by government agencies, including schools, colleges, airports, dams and reservoirs, disposal sites, recreation facilities, conservation areas, fire stations and other government buildings and property.
Resource Conservation	RC	Natural, wilderness and study areas; limited recreational and commercial recreational uses. Residential uses limited to one single-family dwelling per legal parcel. Minimum parcel size of 40 acres; parcels smaller than 40 acres would be required to merge or buy development rights in order to build a home on the parcel.

TABLE I SUMMARY OF GENERAL PLAN 2030 LAND USE DESIGNATIONS (CONT.)

Land Use Designation	Symbol	Primary Land Uses
OVERLAYS		
Berry Creek Area Plan	-AP	Berry Creek community will develop a plan for this area, including rural residential, retail, public and agricultural uses.
Specific Plan	-SP	A Specific Plan either has already or will be developed for this area, intended to implement the vision identified in the General Plan. Existing Specific Plans should be consulted for policies specific to the area.
Unique Agriculture Overlay	-UAG	Allows agricultural support and specialty agriculture uses to protect and promote small-scale agriculture, regardless of whether such uses are allowed in the underlying designation, including animal slaughtering, wineries, roadside stands, farm-based tourism, and ancillary restaurants and/or stores.
Retail Overlay	-RTL	Retail uses are allowed in addition to the uses allowed in the underlying designation.
Solid Waste Management Facility Overlay	-SWM	Uses that are accessory and/or related to solid waste and/or septage disposal.
Airport Overlay	-AIR	This overlay pertains to areas that are within Airport Land Use Compatibility Zones, and are subject to additional restrictions under the Airport Land Use Compatibility Plan.
Deer Herd Migration Area Overlay	-DHW -DHC	Includes Winter, and Critical Winter deer herd migration areas. Continuing existing General Plan policies, Winter areas require a 20-acre minimum parcel size; and Critical Winter areas require a 40-acre minimum parcel size.

TABLE 2 EXISTING AND NEW GENERAL PLAN LAND USE DESIGNATIONS

Existing General Plan Designation	New General Plan Designation
Orchard and Field Crops (OFC)	Orchard and Field Crops (OFC)
Grazing and Open Land (GOL)	Grazing and Open Land (GOL)
Timber Mountain (TM)	Timber Mountain (TM)
Agricultural Residential (AR)	New designations based on Zoning (see Table 3)
Low Density Residential (LDR) (up to 6 du/ac)	New designations based on Zoning (see Table 3)
Medium Density Residential (MDR) (7 to 13 du/ac)	Medium High Density Residential (MHDR) (7 to 14 du/ac)
High Density Residential (HDR) (14 to 20 du/ac)	High Density Residential (HDR) (15 to 20 du/ac)
Foothill Area Residential (FAR) (1 to 40 ac/du)	Foothill Area Residential (FAR) (1 to 40 ac/du)
Commercial (C)	Retail/Office (RTL)
Sports and Entertainment (SE)	Recreation Commercial (REC)
Industrial (I)	Industrial (I)
Research and Business Park (RBP)	Research and Business Park (RBP) (pending Board direction)
Public (P)	Public (P)
Solid Waste Management Facility Combining Designation	Solid Waste Management Facility Overlay (-SWM)

TABLE 3 **DESIGNATION CHANGES APPLIED TO REPLACE AGRICULTURAL RESIDENTIAL (AR) AND LOW DENSITY RESIDENTIAL (LDR) DESIGNATIONS**

Existing Zoning District	New General Plan Designation
Agricultural Zones (A-5, A-10, A-20, A-40, A-160)	Grazing and Open Land (GOL) or Orchard and Field Crops (OFC), based on surrounding type of agricultural designation
Timber Mountain Zones (TM-1, TM-2, TM-3, TM-5, TM-10, TM-20, TM-40, TM-160)	Timber Mountain (TM)
Timber Preserve Zone (TPZ-160)	Timber Mountain (TM)
Commercial Forestry Zone (C-F)	Timber Mountain (TM)
Agricultural Residential Zones:	Residential designations, based on density allowed by zoning districts:
A-R	Medium Density Residential (MDR) (4 to 6 du/ac)
AR-1, AR-2 ½	Very Low Density Residential (VLDR) (0.2 to 1 du/ac)
AR-5, AR-10	Rural Residential (RR) (up to 0.2 du/ac)
Foothill Recreational Zones:	Residential or Resource Conservation designations, based on density allowed by zoning districts:
FR-2, FR-5, FR-10, FR-20, FR-40	Foothill Area Residential (1 to 40 ac/du)
FR-160	Resource Conservation (RC)
Residential Zones:	Residential designations, based on density allowed by zoning districts:
R-4	High Density Residential (HDR) (15 to 20 du/ac)
R-2, R-3	Medium High Density Residential (MHDR) (7 to 14 du/ac)
S-R, A-SR, R-1, RT-1	Medium Density Residential (MDR) (4 to 6 du/ac)
SR-1/2, RT-1/2	Low Density Residential (LDR) (2 to 3 du/ac)
RT-1A, SR-1, SR-3	Very Low Density Residential (VLDR) (0.2 to 1 du/ac)
SR-5, M-R	Rural Residential (RR) (up to 0.2 du/ac)
Commercial Zones, with the exception of Commercial Forestry (C-1, C-2, H-C)	Retail/Office (RTL)
Industrial Zones (L-1, M-1, M-2)	Industrial (I)
Public, Quasi Public Zone (P-Q)	Public (P)
Resource Conservation Zone (R-C)	Resource Conservation (RC)
Planned Unit Development Zone (PUD)	If development exists, designation is based on the existing use or parcel density. If development has not occurred, designation is based on the surrounding designation.
Scenic Highway Zone (S-H)	Designation is based on the surrounding/adjacent designation. If development exists, designation is based on the existing use or parcel density.
Unclassified Zone (U)	If development has not occurred, designation is based on the surrounding designation.

TABLE 4 STATUS OF EXISTING AREA PLANS

To be Eliminated:	
Chico Area Land Use Plan	The area covered by this Plan has been annexed by the City of Chico.
Gridley-Biggs Area Land Use Plan	The urban reserve policies in this area are superseded by the Board-approved PLUA.
Oroville Area Plan	The urban reserve policies in this area are superseded by the Board-approved PLUA.
Concow Area Plan Palermo/Honcut Area Plan	This Area Plan consisted only of land use designations, which were integrated into the General Plan land use map. These designations have now been superseded by the Board-approved PLUA. No separate policies were adopted.
Paradise Urban Reserve Area Plan	The urban reserve policies in this area are now expressed through the restrictive designations applied on undeveloped land. This area will remain within a Specific Plan overlay in General Plan 2030.
Butte Meadows Forest Ranch Richvale Bangor Stirling City	These Area Plans were never completed and are no longer needed.
To be Carried Forward Unchanged:	
Durham-Dayton-Nelson Area Plan North Chico Specific Plan Stringtown Mountain Specific Plan Chapman Mulberry Neighborhood Plan	These are shown on the attached map as completed plans (purple outline). General Plan 2030 will carry forward the land use designations of these plans unchanged. The plans themselves are and will continue to be separate documents.