
Butte County General Plan 2030
Special Meeting
04-14-2009

Tim Snellings, Director
Department of Development Services

Today's Agenda

- A couple of key definitions
 - Review of Existing GP
 - Background of “how we got here” today
 - Review of proposed refinements
 - Review of property owner requests
 - Board Member Questions
 - Public Comment
 - BREAK
 - Final Board discussion/direction to staff
-

Terms & Context to GP 2030

- Several terms cause concern in a general plan process. Two of these are Takings and Downzone.
 - A General Plan and/or zoning code update will often result in changes (more or less restrictive) to a land use classification and/or development standards.
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Takings

- The term takings refers to a range of situations where property is taken without compensation.
 - General Plan 2030 will be processed such that it does not result in a takings for property owners.
 - General Plan updates occur throughout California and the nation. These updates often result in increasing or decreasing density. A change in the land use classification or the allowed density for future development is not a takings.
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Downzone

- OPR's Guide to Planning in California: *This term refers to the rezoning of land to a more restrictive zone (for example, from multi-family to single-family residential or from residential to agriculture)*
 - General Plan 2030 includes a new Zoning Map and Code.
 - All properties will have a zoning designation. Some will be increased, decreased and no change – This is part of a typical General Plan and Zoning update process.
 - Downzoning does not equal a Taking.
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Existing GP Land Use Designations

- GOL – Grazing & Open Land (40 Ac/20 Ac Min*)
- OFC – Orchard & Field Crops (40 Ac Min/5 Ac CC)
- AR – Agricultural Residential (20 Ac Min/5 Ac CC)

* When Planned Unit Development (PUD)

Conditional Consistency

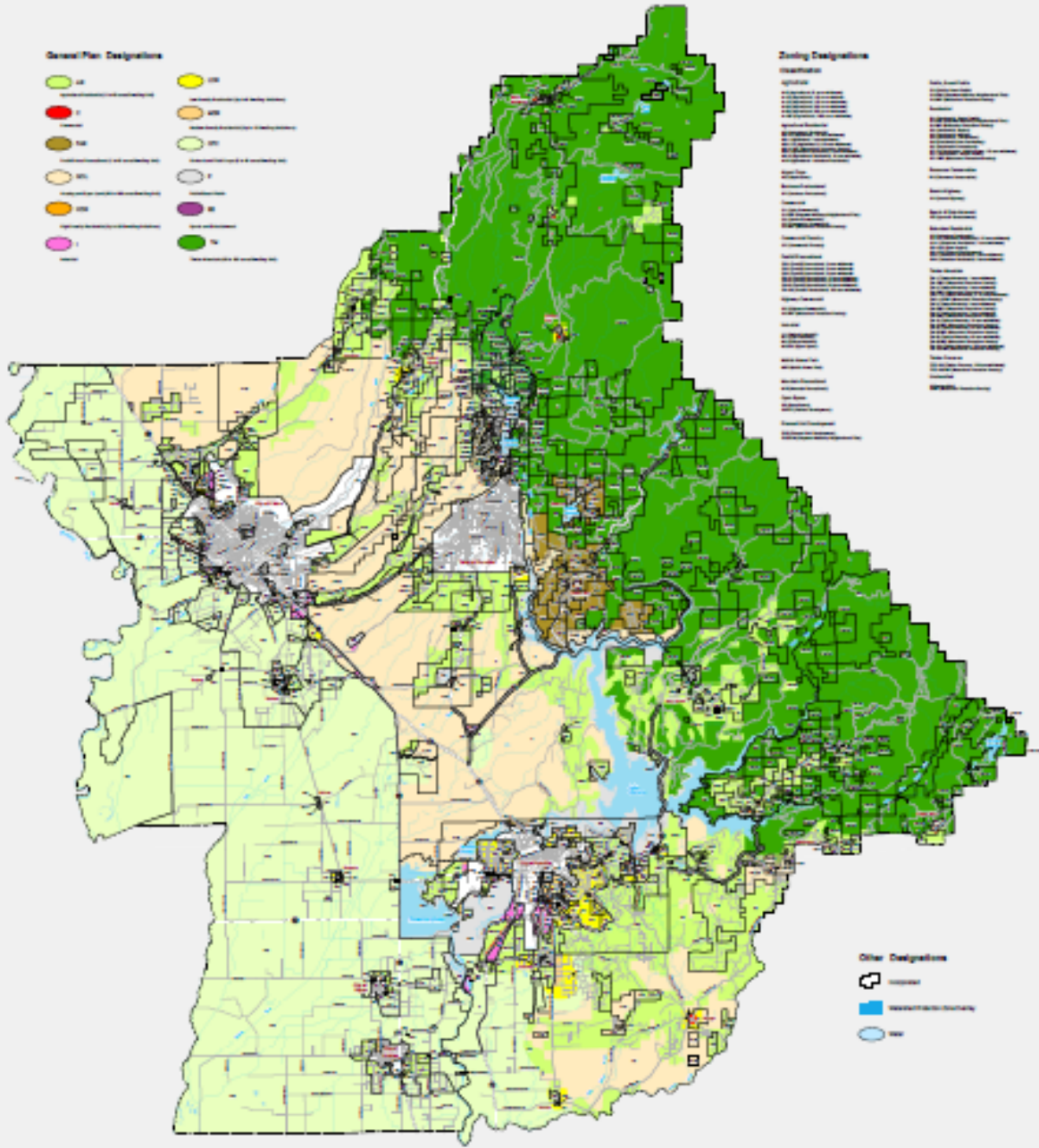
- Each designation establishes a minimum parcel size
 - Divisions proposed below the Minimum must pass a review of being Conditionally Consistent
 - Conditionally Consistent criteria are within each designation.
 - It is difficult to satisfy them with Ag Element and Ag Buffers
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BUTTE COUNTY GENERAL PLAN & ZONING DESIGNATIONS



Existing General Plan

GP Designations for Unincorporated Parcels		
General Plan Code	Number of Parcels	Total Acres
<i>Parcels With Multiple GP Designations</i>	2,987	168512
AR	15,699	119503
C	891	903
FAR	1,085	11199
GOL	1,270	118171
HDR	40	52
I	411	2612
LDR	14,256	13026
MDR	2,399	1306
OFC	6,451	280477
P	195	6478
SE	2	26
TM	2,155	297703
Water	5	82
Total	47,846	1,020,051

Developed Parcels in County

Developed** Unincorporated Acres		
Acre Ranges	Number of Parcels	Total Acres
<1 Acres	17,429	6,473.83
1-4.99 Acres	6,831	16,795.49
5 Acres	161	805.33
5.01-19.99 Acres	4,734	44,395.04
20 Acres	17	340.09
20.01-39.99 Acres	981	27,789.18
40 Acres	4	199.99
40.01-79.99 Acres	706	38,245.78
80 Acres	0	0.00
80.01-159.99 Acres	321	37,661.09
160 Acres	0	0.00
>160 Acres	319	111,905.28
Total	31,503	284,611.09

**Based on Improvement Values Equal Or Greater Than \$7,000

Note: Numbers Vary Based on Rounding Accuracy

Undeveloped Parcels in County

Undeveloped** Unincorporated Acres		
Acre Ranges	Number of Parcels	Total Acres
<1 Acres	4,560	1,696.18
1-4.99 Acres	3,509	9,801.73
5 Acres	104	475.12
5.01-19.99 Acres	3,869	39,208.96
20 Acres	9	180.05
20.01-39.99 Acres	1,244	36,478
40 Acres	8	319.99
40.01-79.99 Acres	1,029	57,476.73
80 Acres	1	80.00
80.01-159.99 Acres	789	93,975.48
160 Acres	0	0.00
>160 Acres	1,221	495,385.04
Total	16,343	735,077.33

**Based on Improvement Values Less Than \$7,000

Note: Numbers Vary Based on Rounding Accuracy

Address w/ Butte GP 2030 PLUA

- Elimination of Ag Residential (AR) due to conflicts - *is it Agriculture or is it Residential?*
(15,699 parcels)
 - Eliminate Split Zoning (2,987 parcels)
 - Make GP and Zoning Designations consistent
 - Learn from the past
 - Protect and enhance Ag
 - Focus growth around existing urban areas
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GP 2030 Process – 4yr Journey

- 2006-04-13 1st Public Workshop
 - 2007-02-13 Guiding Principles adopted
 - 2007-03-13 Briefing Book released
 - 2007-08-02 Setting & Trends Report
 - 2007-03-15 thru 2009-02-19 Completed five Workshop Series to arrive at Goals, Policies and PLUA
 - 2009 Summer – DRAFT GP/ZO/EIR
 - 2010 Adopt new GP & ZO & certify EIR
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Policies

- After a lengthy public process of discussion, Draft Policies were presented to BOS on 2009-02-18 & 19
 - BOS modified & approved these Policies
 - These Policies will guide the draft General Plan 2030 to be released at the end of this summer for public review/discussion.
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Role of Policies




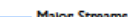

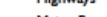
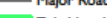
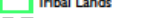
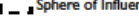

- Policies direct Goals & Actions
 - Policies shape the PLUA map
 - Policies can provide a means for incorporating flexibility
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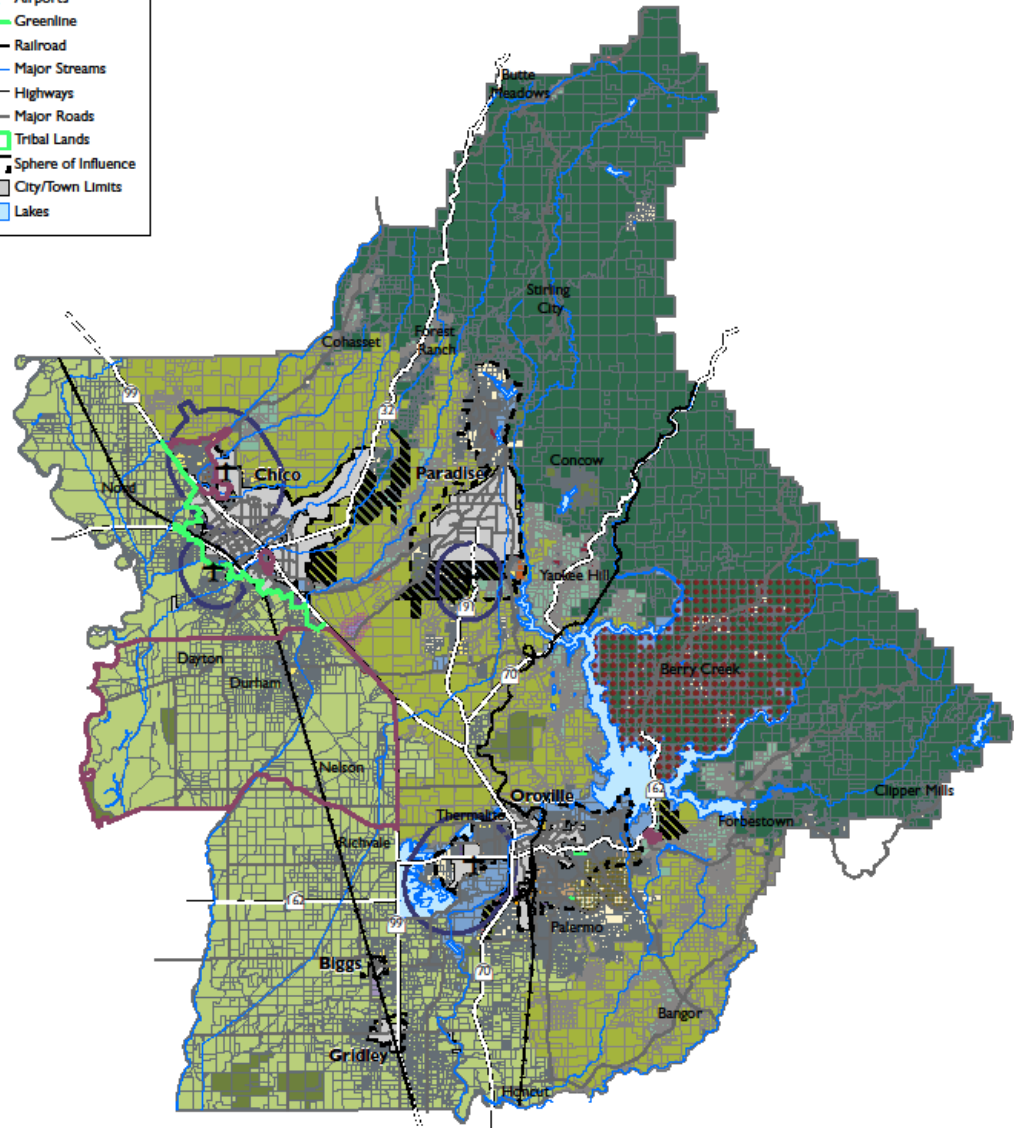
What else shapes the PLUA?

- Evaluation of 31 Study Areas
 - Led to conceptual approval of growth areas
 - These would conceptually allow for up to 50,000 new dwelling units & 50,000 new jobs
 - With future growth concentrated around existing communities (where services & infrastructure exist), this provides input to outlying areas
 - Policies about Ag provide direction on outlying areas
 - Deer Herds and DDZs provide guidance on outlying areas
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Butte GP 2030 Strategy

- Our strategy developed over nearly 3 years of public process/discussion is clear...focus future growth around existing communities/cities and
 - Protect/promote/enhance Agriculture and
 - Preserve natural resources
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-  Airports
-  Greenline
-  Railroad
-  Major Streams
-  Highways
-  Major Roads
-  Tribal Lands
-  Sphere of Influence
-  City/Town Limits
-  Lakes



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|---|---|--|
| <p>Agriculture/Timber/Conservation Designations</p> <ul style="list-style-type: none">  Orchard and Field Crops (40-ac minimum)  Grazing and Open Land (160-ac minimum)  Timber Mountain (160-ac minimum)  Resource Conservation (40-ac minimum) <p>Residential Designations</p> <ul style="list-style-type: none">  Rural Residential (up to 1 du / 5 ac)  Very Low Density Residential (1 du / 5 ac - 1 du/ac)  Low Density Residential (2-3 du/ac)  Medium Density Residential (4-6 du/ac) | <p>Commercial/Industrial Designations</p> <ul style="list-style-type: none">  Retail/Office  Recreation Commercial  Mixed Use  Industrial  Agriculture Services <p>Public Designations</p> <ul style="list-style-type: none">  Public | <p>Overlays</p> <ul style="list-style-type: none">  Berry Creek Area Plan  Existing Area or Specific Plan  Specific Plans to be Developed  Unique Agriculture Overlay  Retail Overlay  Solid Waste Management Facility Overlay  Airport Overlay |
|---|---|--|

GP & GP2030 Draft #2 comparison

GP Designations for Unincorporated Parcels		
General Plan Code	Number of Parcels	GP 2030 Draft #2
<i>Parcels With Multiple GP Designations</i>	2,987	This column of numbers is still being worked on - DRAFT.
<i>AR</i>	15,699	
<i>Ag Services (AS)</i>		46
<i>C</i>	891	
<i>Foothill Area Residential (FAR)</i>	1,085	4,727
<i>GOL</i>	1,270	3,194
<i>HDR</i>	40	72
<i>I</i>	411	350
<i>LDR</i>	14,256	1,557
<i>MDR</i>	2,399	9,121
<i>MHDR</i>		560
<i>Mixed Use</i>		507
<i>OFC</i>	6,451	7,514
<i>P</i>	195	583
<i>PUD</i>		9
<i>Recreation Commercial (RC)</i>		909
<i>REC</i>		50
<i>RR</i>		10,405
<i>Retail/Office (RTL)</i>		751
<i>SE</i>	2	
<i>TM</i>	2,155	3,202
<i>VLDR</i>		6,038
<i>Water</i>	5	
Total	47,846	49,595

1. Should the GOL and OFC be merged into a single Ag Designation?

Pro

- Set the GP to min for ALL Ag, address parcel sizes in Zoning

Con

- Some would argue that min parcel size for Grazing needs to be larger than needed for farming
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2. If it's merged into Ag, what should the min parcel size be – 20, 40, 80 or 160?

Pro

- GOL & OFC provide flexibility in setting policies and standards unique to each designation
- Ag & Resource Policies argue against more splitting
- We already have 29,172 developed parcels <20 Acres & 12,042 undeveloped parcels < 20 Acres

Con

- All Ag designations would have the same policy foundation, is this appropriate?
 - The larger the min parcel size and with re-designation to Ag (from AR)
-

3. If we keep GOL & OFC, what should the min parcel size be for each – 20, 40, 80 or 160?

Pro

- Set the GP to min for GOL & OFC, deal with maximum in Zoning
- Different Policies for each GOL/OFC

Con

- Some like a different min for OFC & GOL
 - Different Policies for GOL/OFC is confusing
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4. Do you agree with staff's recommendations on minor changes/fixes (one motion)?

Comments

- Designate public lands appropriately
 - Set Ag Services parcels
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5. Review each individual property owner proposal and vote (one motion each)

Comment

- **Maintain consistency of DRAFT GP 2030**
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Next Step

- Review Staff Recommended Changes
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Next Step

- Review Property Owner Proposed Changes
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Next Step

- Receive Public Comment
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Next Step

- Board discussion and direction on each of the questions of staff
 - Board motion on staff recommendations
 - Board motions on each property owner request
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