



TO: Butte County Board of Supervisors

FROM: Tim Snellings, Development Services Director

SUBJECT: April 21, 2009 Progress Report #53 on Butte County General Plan 2030

This memo is the 53rd in a series of updates provided to the Board of Supervisors at the beginning of each meeting to assist Board members in staying apprised of the progress on the Butte County General Plan 2030 process. I have the following developments to report:

1. April 14, 2009 Special Board Meeting on Countywide Land Use Map

At the April 14, 2009 Special Board of Supervisors Meeting held between 9:00 am and 2:00 pm, the Board of Supervisors reviewed Draft #2 of the Countywide Land Use Map for Butte County General Plan 2030 and made further revisions. This meeting was open to the public and the Board received additional public input at the meeting. Approximately 75 members of the public were in attendance. The following summary provides highlights from the Board's actions:

Agriculture Designations and Minimum Parcel Sizes

The Board acted to consolidate the two existing Agricultural General Plan designations, Orchard & Field Crops and Grazing & Open Land into one designation called "Agriculture". The previous Countywide Land Use Map (Draft #2) designated a 40-acre minimum parcel size for the Orchard & Field Crop designation and a 160-acre minimum parcel size for the Grazing & Open Land designation. The Board approved a new minimum parcel size for the new "Agriculture" General Plan designation at 20 acres. The Board also directed that the Ag Zoning be applied at a range of 20 to 160 acres minimum parcel size. The "Agriculture" designation will be located where the existing 'Orchard & Field Crops' and 'Grazing & Open Land' designations were located on Draft #2 of the Countywide Land Use Map. The Department is finalizing Draft #3 of the Countywide Land Use Map which should be released later this week.

Deer Herd Map

As part of the update to the technical information needed for Butte County General Plan 2030, an update to the previous Deer Herd mapping was undertaken, in order to develop more refined and accurate information for assessing where development may or may not interfere with important deer habitat. The *Technical Study and GIS Model for Land Use within the Migratory Deer Range* was prepared by Gallaway Consulting, Inc. in coordination with the Department of Fish and Game to address migratory deer herd ranges in Butte County. The Board approved using the Deer Herd Map with Winter Range (20-acre minimum parcel sizes) and Critical Winter Range (40-acre minimum parcel sizes) as an overlay zoning district. The Board also approved the use of “Designated Development Zones” (DDZs) for foothill and mountain communities located within the deer range in recognition of previously impacted areas. These communities would not be subject to the 20 and 40 acre minimum parcel sizes imposed by the Deer Range Mapping.

Agriculture Services (Ag-Reuse sites)

Pursuant to direction from the Board of Supervisors, the County is proposing an interim revision to Chapter 24 of the Butte County Code during preparation of Butte County General Plan 2030. The proposed amendment consists of an *Agricultural Re-Use Ordinance* allowing the re-use of certain agricultural properties and facilities for an expanded set of commercial and industrial uses directly supporting local agriculture.

The Board approved staff’s recommendation that the 29 currently identified sites be incorporated into the Countywide Land Use Map and that each receive a designation of “Agriculture Services”.

Research & Business Park General Plan 2030 Designation

The Board approved a “Research and Business Park” designation for an area at the intersection of Garden Drive and SR-70 immediately north of the City Limits of Oroville (Assessor Parcel Numbers: 031-010-053, 041-220-029). This area is proposed to be developed as the “Bay View Regional Innovation and Technology Park” by the landowner. The existing “Research & Business Park” designation had not been previously used in the existing or proposed new General Plan 2030 Land Use Map.

Development Services Staff and Landowner Requests

Development Services staff provided the Board with a list of approximately 30 minor adjustments to individual properties and areas that were recommended to improve land use designations. Additional requests were brought forward by several property owners who made specific requests or identified problems associated with split General Plan designations. The Board of Supervisors acted to approve the majority of the minor adjustments recommended by staff and other requests made by property owners.

The finalization of the Countywide Land Use Map will allow Development Services staff and the General Plan consultant DC&E to begin work on the Program Draft

Environmental Impact Report (EIR) for Butte County General Plan 2030. This direction will also allow for the implementation of Zoning Districts throughout the county under the new Butte County General Plan 2030 and Updated Zoning Ordinance.

2. Implementing the New 20-acre Minimum Parcel Size for Agriculture Designations Through Zoning

As noted in item #1 above, the Board of Supervisors approved a 20-acre minimum parcel size in the new “Agriculture” General Plan 2030 designation. The 20-acre minimum parcel size represents the minimum zoning classification that will be implemented within the Agriculture designation. For instance, areas that will be zoned for a 20-acre minimum will be zoned A-20 (Agriculture, 20-acre minimum parcel size). Development Services staff is recommending the use of several other Zoning Districts under the Agriculture General Plan designation, including A-40 and A-160 (a median designation such as A-80 and a high designation such as A-320 could also be considered). During Meeting Series #8, which will be devoted to the Draft Zoning Ordinance, staff will implement these new Agricultural zones on a Draft Zoning Map that will be reviewed by the public, the Board of Supervisors, the Planning Commission and the CAC.

It is important to note that the 20-acre minimum that has been approved by the Board for the new Agriculture General Plan 2030 designation will apply to all lands under this designation. If a landowner who is zoned under the new Zoning Ordinance as A-160 wishes to apply for a rezone to A-20 they may do so under the law. However, the Board of Supervisors may apply a set of Policies and other criteria to the new Agriculture General Plan designation that will help to guide the decision making process in those instances where a rezone is proposed to a lower parcel size (e.g., A-160 to A-20). Development Services staff is working with the General Plan consultant on some options the Board may wish to consider in developing criteria for these types of rezones. Further information concerning this subject will be presented during the Draft General Plan and Zoning Ordinance meeting series later this year.

3. April 16, 2009 Citizens Advisory Committee Meeting on the Housing Element (Meeting Series #6)



April 16, 2009 Citizens Advisory Committee Meeting on Housing Element

The Butte County Citizens Advisory Committee held a meeting on the new Housing Element on Thursday, April 16, 2009 from 5:00 pm – 8:00 pm at Butte College.

The Citizens Advisory Committee Meeting was open to the public and all parties and agencies interested in Butte County General Plan 2030 Housing Policy were encouraged to attend and provide comment. Sixteen members of the CAC attended along with approximately 10 members of the public.

The Citizens Advisory Committee reviewed input from the March 26, 2009 Public Workshop on the Housing Element and participated in a discussion facilitated by Butte County General Plan 2030 Housing Element consultant Matt Kowta of Bay Area Economics. Information and recommendations from this meeting are still being compiled at this time but will be provided to the Board of Supervisors in the next General Plan 2030 update.

The Citizens Advisory Committee's specific recommendations will be provided to the Planning Commission and Board of Supervisors, who will hold a Housing Element Joint Study Session on May 29, 2009 from 9:00 am – Noon at the Southside Community Center, 2959 Wyandotte Avenue, Oroville. After receiving direction from the Planning Commission and the Board of Supervisors, the County will prepare an updated Draft Housing Element Update, to submit to the State Department of Housing and Community Development in accordance with State law.

4. April 15, 2009 Meeting with Palermo Community Association

Butte County General Plan 2030 staff including Tim Snellings and Dan Breedon provided a presentation to the Palermo Community Association at their meeting of April 15, 2009 on the Butte County General Plan 2030 process, including the new Zoning Ordinance. Supervisor Connelly also attended and provided the perspective of their elected representative regarding the issues discussed. Approximately 12 members of the public and Association members attended the meeting.

General Plan 2030 staff provided an overview of the Butte County General Plan 2030 process and the actions taken by the Board of Supervisors at the April 14, 2009 Board of Supervisors Meeting held on the final Countywide Land Use Map for Butte County General Plan 2030. The various new General Plan 2030 designations, as well as the existing General Plan designations for the Palermo area were covered by staff. Staff also provided an overview of the Deer Herd Mapping for the foothill regions, and answered questions regarding the Williamson Act and how agriculture is defined under the General Plan.

Those in attendance at the meeting were interested in the continued viability of Agriculture in the Palermo area as well as opportunities for economic development and growth. Specific comments related to enhancing economic viability of small farms and ranches by allowing a variety of agricultural practices in the zoning ordinance, such as growing horticulture crops, and allowing equestrian related uses. Several in attendance also voiced support for allowing clustered residential development in agriculture areas, to

help provide farm families with housing opportunities without building on scattered parcels. Those present were provided Butte County General Plan 2030 Newsletters and were provided staff contact information for staying current on the Butte County General Plan 2030 process and for providing additional comment.