



TO: Butte County Board of Supervisors

FROM: Tim Snellings, Development Services Director

SUBJECT: June 22, 2010 Progress Report #78 on Butte County General Plan 2030

This memo is the 78th 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. Butte County General Plan 2030 Final Schedule

A final Butte County General Plan 2030 schedule is attached to this update. This schedule sets-forth important meeting dates and tasks that will take place from now until the Board of Supervisors considers General Plan 2030 adoption on Wednesday, September 29, 2010. Key tasks concerning the Zoning Ordinance Meeting Series are included.

The Board of Supervisors September 29, 2010 hearing will be devoted to several major tasks including:

1. Certification of the Final Environmental Impact Report for GP 2030
 - i. Includes all necessary CEQA Findings
 - ii. Statement of Overriding Considerations and Findings
2. Adoption of Butte County General Plan 2030
 - i. Includes Findings Supporting Overrule of Airport Land Use Compatibility Plan (see Item #2)
3. Adoption of the Action Plan (under separate Resolution) for GP 2030
4. Adoption of changes to the Housing Element
5. Adoption of any needed modifications to existing Specific Plans

The Planning Commission will hold a separate meeting on September 9, 2010, in accordance with the Government Code, and make recommendations on the Final EIR and Butte County General Plan 2030 for the Board's consideration.

In addition to the Final EIR and the General Plan 2030 adoption, staff will be preparing the Action Plan and modifications to the Housing Element. The Action Plan reflects all of the proposed actions set-forth under Butte County General Plan 2030 and prioritizes each action for completion within an initial 5-year period after General Plan 2030 adoption. The Action Plan will also identify those actions that may take longer than 5-years to implement. Staff also proposes an amendment to the Housing Element, originally adopted on August 25, 2009, in keeping with recommendations from the State Department of Housing and Community Development, which has conducted a review of the Housing Element in accordance with State law.

Lastly, General Plan 2030 staff is reviewing the North Chico Specific Plan, Chapman Mulberry Plan, Durham, Dayton, Nelson Plan and Stringtown Mountain Specific Plan. Amendments to these plans will incorporate the General Plan 2030 designations proposed for these areas. In most cases, these changes are limited to updating designations to reflect General Plan 2030 designations.

2. June 9, 2010 Butte County Airport Land Use Commission (ALUC) Hearing

On June 9, 2010, the Butte County Airport Land Use Commission (ALUC) held a public hearing on the Draft Butte County General Plan 2030 to determine consistency with the 2000 Butte County Airport Land Use Compatibility Plan (ALUCP). This review included the Chico Municipal, Oroville Municipal, Paradise Airport, and Ranchoero Airport. For each airport, ALUC reviewed the Airport Compatibility Zones identified under the ALUCP. ALUC compared each Compatibility Zone with the Land Use Designations proposed under Butte County General Plan 2030, and identified inconsistencies. At this time, staff is reviewing the official findings of inconsistency from ALUC. General Plan 2030 staff will develop findings that support an “overrule” (see note below) of the ALUCP, in conformance with the California State Aeronautics Act. Staff will also consider where minor modifications to General Plan 2030 may be appropriate to comply with the ALUCP, and will bring these recommendations forward for the Board’s consideration.

Note: The California State Aeronautics Act (section 21670 et seq. of Public Utilities Code) provides a process where the Board of Supervisors may vote to overrule ALUC’s determination. At least 45 days before the County intends to take a vote to overrule the ALUC determination of inconsistency, the County must provide ALUC and the Caltrans Division of Aeronautics “Notification of Intent to Overrule”, including a draft resolution that contains overrule findings. ALUC and Caltrans have 30-days after receiving the County’s notification to review and comment on the findings. After the 45-days have passed, the County may adopt the resolution and findings overruling ALUC’s determination by a 2/3 (in practice 4/5) vote.

3. July 27, 2010 Board of Supervisors Meeting on Butte County General Plan 2030

Development Services staff has completed a very comprehensive review of the Administrative Draft Zoning Map over the last two months. Because of this review,

approximately 50 individual minor fixes will be necessary to the General Plan Land Use Map. Some of these individual fixes include numerous assessor parcel numbers. As an example, 46 individual parcels in one location were incorrectly listed as Resource Conservation, when they should have been Medium Density Residential. Development Services will bring these minor fixes to the Board Subcommittee for review, and then to the full board for final approval at an upcoming Board meeting. The recommended fixes will then be incorporated into the Final General Plan 2030 and Land Use Map scheduled for final adoption on September 29, 2010.

Development Services staff has also received a short list of requests from landowners (not previously discussed) and a community group concerning the General Plan 2030 and Land Use Map. Some of these requests may be characterized as routine fixes and others will require further consideration by the Board.

4. Meeting Series #8 – Draft Zoning Ordinance

Dates have been set for the release of the Public Draft of the new Butte County Zoning Ordinance. The Zoning Ordinance will implement the land use related policies of General Plan 2030. The Draft Zoning Ordinance will be available for public review on July 2, 2010. The Zoning Ordinance will include detailed explanations of all zoning districts, land uses and development standards. Each zoning district will include uses that are permitted as-of-right within each zone, as well as uses that may require additional permits. The Zoning Ordinance will also include land use and development approval procedures. In addition, the Zoning Ordinance includes the zoning map, which identifies the location of all zoning districts throughout the unincorporated area of Butte County. Once published on July 2, 2010, members of the public will be able to identify the proposed zoning for any given area or individual property. In the coming weeks, staff will provide further details concerning the release of the Zoning Ordinance to the Board of Supervisors. Outreach will be provided to the public through the General Plan 2030 email listserve, Facebook, press releases, website postings, and newspaper ads. The overall schedule for the Zoning Ordinance Meeting Series is as follows:

- ◆ Friday July 2, 2010 – Release of the Draft Zoning Ordinance
- ◆ Wednesday, July 28, 2010 – Zoning Ordinance Public Workshop, 5:00 pm – 8:00 pm, Southside Community Center, 2959 Lower Wyandotte Avenue, Oroville, CA
- ◆ July – November 2010: Ten individual Planning Commission meetings devoted to the detailed review of the Draft Zoning Ordinance.
- ◆ February/March 2011: Planning Commission and Board of Supervisors Final Hearings on Zoning Ordinance Adoption.

BUTTE COUNTY GENERAL PLAN 2030 FINAL PROJECT SCHEDULE

TASK		Start Date	Completion
1.	Draft GP 2030 EIR 60-day Review Period closes	06/07/10	✓
2.	ALUC Consistency Meeting	06/09/10	✓
3.	Airport Plan Overrule Findings Development	06/15/10	08/15/10(target date)
4.	Publish Draft Zoning Ordinance and Zoning Map	07/02/10	
5.	Board of Supervisors Meeting on Minor Staff-Supported Adjustments and Public Requests on GP 2030	07/27/10	
6.	Public Workshop on Zoning Ordinance	07/28/10	
7.	Tribal Consultation (GP 2030/EIR/Housing Element.)	08/02/10	9/29/10(target date)
8.	Preliminary Action Plan to Board at GP 2030 Update	08/10/10	
9.	Technical Meeting Series with Planning Commission on Draft Zoning Ord. (10 meetings)	07/2010	11/2010(target date)
10.	45-day Notice to ALUC/Caltrans of Intent to Overrule Airport Plan	08/15/10	
11.	Constructive Notice of GP 2030 Adoption (GC 65094)	08/25/10	
12.	Final EIR (FEIR) Published	08/30/10	
13.	Planning Commission Hearing on GP 2030/FEIR/Action Plan/Housing Element	09/09/10	
14.	Board Packet Due to Clerk for 09/29 Board Meeting	09/14/10	
15.	Board Adoption Hearing on GP 2030/FEIR/Action Plan /Housing Element	09/29/10	