



**TO: Butte County Board of Supervisors**

**FROM: Tim Snellings, Development Services Director**

**SUBJECT: August 10, 2010 Progress Report #81 on Butte County General Plan 2030**

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This memo is the 81<sup>st</sup> 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.

Also attached is the Planning Commission's meeting schedule for the review of the Draft Zoning Ordinance and Zoning Map (Meeting Series #8). This series of eight meetings will take place beginning on August 5, 2010 and ending on November 2, 2010. The Planning Commission will meet at 25 County Center Drive, Oroville, from 9:00 am to 3:00 pm at each of these eight meetings.

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

The Board of Supervisors concluded Meeting Series #7 devoted to the development of the Draft General Plan 2030 document and Land Use Map on January 19 and 21, 2010. At these meetings, the Board provided direction to staff on a variety of policy issues and requests related to General Plan 2030 and the associated Land Use Map.

This direction allowed for the start of Meeting Series #8, devoted to the development of a new Butte County Zoning Ordinance and Zoning Map. During staff's comprehensive review of the Zoning Map, staff identified clean-ups, which in-turn requires updating to the General Plan 2030 Land Use Map.

On July 27, 2010, the Board of Supervisors reviewed a variety of clean-ups to the General Plan land use map supported by staff, and five specific requests concerning General Plan 2030 received from individuals and community groups. The Board of Supervisors approved the majority of the staff-supported clean-ups to General plan 2030, but continued the discussion concerning specific changes to the Deer Herd Overlay zone until August 24. The Board approved three of the specific public requests as follows:

- ◆ Included a new Action item in GP 2030 directing the development of a planning strategy for a Butte Creek Canyon overlay; and additionally include new background information in the General Plan 2030 Conservation Element concerning the importance of salmon and steelhead fisheries in Butte Creek and other creeks.
- ◆ Made corrections and amendments to the Butte County General Plan 2030 policy related to Timber Resources and Energy contained in the Conservation Element
- ◆ On a 3-2 vote, changed from a Medium Density Residential (3 to 6 dwelling units/acre) to a Medium High Density Residential (6 to 14 dwelling units/acre) Butte County General Plan 2030 designation, for two parcels totaling 4 (+/-) acres located on Greenville Street, east of the Southside Oroville neighborhood (APNs: 078-290-044 and -045)

The Board of Supervisors denied the following three specific requests (the Ernesto Alvarado request was made during oral public comment):

- ◆ A Request to change General Plan 2030 designations for an existing subdivision of four, one-acre parcels located on Hegan Lane in the south Chico area. The Board further instructed staff to work with the landowner concerning a property line setback related to a proposed new garage.
- ◆ A Petition requesting the removal of the General Plan 2030 Doe Mill/Honey Run Specific Planning Area
- ◆ A request made at the meeting from Ernesto Alvarado for the Board to reconsider the decision concerning his Jones Ave property in Durham.

The Board of Supervisors instructed staff to bring the following items back for further review and consideration on August 24, 2010:

- ◆ General Plan 2030 designations west of the Forest Ranch Area (as requested by Supervisor Kirk and property owners)
- ◆ General Plan 2030 designations for the Commercial and Retail Overlay along the Skyway in the Magalia area (as requested by Supervisor Yamaguchi)
- ◆ General Plan 2030 designations for a property in Forbestown (as requested by Supervisor Connelly)
- ◆ General Plan 2030 designation for parcels along Nimshew Road in Magalia (as requested by Supervisor Yamaguchi)

- ◆ General Plan 2030 designations for the Stringtown Mountain Specific Plan
- ◆ Review a request for implementing the Unique Agriculture Overlay on several parcels in the North Table Mountain area along Coal Canyon Road due to its unique historic qualities
- ◆ Review a request for an Agriculture Services designation at 4933 Anita Road, Nord.

The August 24, 2010 Board of Supervisors meeting will be held at 25 County Center Drive, at the Butte County Board of Supervisors Chambers, beginning at 1:00 pm.

### 3. Meeting Series #8 – Draft Zoning Ordinance

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
- ◆ August – November 2010: Eight individual Planning Commission meetings devoted to the detailed review of the Draft Zoning Ordinance (see attached schedule)
- ◆ February/March 2011: Planning Commission and Board of Supervisors Final Hearings on Zoning Ordinance Adoption.

#### July 28, 2010 Public Workshop on Draft Zoning Ordinance and Map



July 28, 2010 Public Workshop on Draft Zoning Ordinance

A Public Workshop on the Draft Zoning Ordinance and Draft Zoning Map prepared in conjunction with the Butte County General Plan 2030 process was held on July 28, 2010 at the Southside Community Center in Oroville. Approximately 80 members of the public attended this workshop. A presentation was provided by General Plan 2030 staff on the Draft Zoning Ordinance and a time for questions and answers was provided for meeting participants. Members of the public also had the opportunity to provide both oral and written comments during the meeting. An open house portion of the meeting allowed participants to circulate to five stations, which were devoted to various sections of the Draft Zoning Ordinance, and to provide questions and comments directly to staff. Members of the public were also able to look-up draft zoning information for their property or community during the meeting. General Plan 2030 staff is currently compiling this information and will be providing the Board of Supervisors with a meeting summary, including all public comments, at the next Board Update.

### August 5, 2010 Planning Commission Meeting

The August 5, 2010 Planning Commission meeting was devoted to Part 1 –Enactment and Applicability and Part 2 –Zoning Districts, Land Uses and Development Standards (Articles 4 – 8). The Zoning Map for the Durham, Dayton, Nelson and Richvale areas was also reviewed. During the Morning Session, General Plan 2030 staff provided a presentation on General Plan 2030 and the new Zoning Ordinance and provided an overview of Parts 1 and 2 of the Zoning Ordinance, as well as the Durham, Dayton, Nelson and Richvale areas of the Draft Zoning Map. A time for public input was provided during which three people provided comment to the Planning Commission. During the afternoon session, the Planning Commission provided their recommendations on Parts 1 and 2 (Articles 4 – 8) as well as on the Draft Zoning Map. Official Minutes of the Planning Commission's recommendations are being compiled at this time and will be made available at a future Board Update. The Official Minutes as well as the audio files will be posted on-line at [www.buttegeneralplan.net](http://www.buttegeneralplan.net).

The next Planning Commission meeting will take place on August 19, 2010. This meeting will take place at 25 County Center Drive, Oroville starting at 9:00 am. The Planning Commission will continue with their review of Part 2 (Articles 9 – 10), including Special Purpose Zones (this includes the Public, Airport, Research and Business Park and Planned Development Zones and all of the proposed Overlay Zones). The Planning Commission will also review the Zoning Map for the Chico, Nord, and the Cohasset areas.

### **4. August 24, 2010 Board of Supervisors Meeting**

In addition to the items continued from the July 27, 2010 Board of Supervisors meeting (see item #2 above), this meeting will include the following two major items:

- ♦ Course Correction: Proposed Consistency between General Plan 2030 and the 2000 Airport Land Use Compatibility Plan

Butte County General Plan 2030 staff has completed a review of findings provided by the Airport Land Use Commission (ALUC) concerning inconsistencies between General Plan 2030 and the 2000 Airport Land Use Compatibility Plan (ALUCP). Staff has developed an approach that will achieve consistency under General Plan 2030 with the ALUCP. This approach presents a policy change from the original direction provided by the Board of Supervisors under General Plan 2030. This policy change will involve amending the General Plan 2030 Land Use Map and other General Plan policy to be consistent with the 2000 ALUCP. In order to consider this policy change, this item has been scheduled for consideration by the Board on August 24, 2010. This would allow policy changes approved by the Board to be incorporated into the General Plan 2030 document and Land Use Map prior to scheduled adoption on September 29, 2010. Recommendations from the August 24, 2010 meeting will be provided to ALUC on August 31, 2010.

- ◆ General Plan 2030 Draft Action Plan

The Action Plan specifies when individual actions are scheduled, who the responsible parties are for implementing each action, and the overall estimated costs for each action. The Action Plan is a valuable tool that helps to implement Butte County General Plan 2030. Generally, actions are implemented during the first 5-years after General Plan adoption, although some actions may take longer to implement. The scheduling of such actions is at the discretion of the Board of Supervisors in most cases. The Action Plan will be adopted under a separate resolution from the General Plan itself, thereby allowing the Board to revisit the Action Plan on a yearly basis to make scheduling adjustments based upon Board priorities and fiscal considerations. On August 24, 2010, staff will ask the Board to review the Draft Action Plan and provide any needed adjustments before finalization and proposed adoption on September 29, 2010.

<b>BUTTE COUNTY GENERAL PLAN 2030 FINAL PROJECT SCHEDULE</b>			
<b>TASK</b>		<b>Start Date</b>	<b>Completion</b>
1.	Draft GP 2030 EIR 60-day Review Period closes	06/07/10	✓
2.	Airport Land Use Commission Consistency Meeting	06/09/10	✓
3.	Publish Draft Zoning Ordinance and Zoning Map	07/02/10	✓
4.	Board of Supervisors Meeting on Staff-Supported Clean-ups and five Public Requests on GP 2030	07/27/10	✓
5.	Public Workshop on Zoning Ordinance	07/28/10	✓
6.	Tribal Consultation (GP 2030/EIR/Housing Element.)	08/02/10	9/29/10(target date)
7.	Technical Meeting Series with Planning Commission on Draft Zoning Ordinance and Map (8 meetings)	08/05/10	11/2010(target date)
8.	Board of Supervisors Meeting on GP 2030 (continuing discussion on Deer Range and various issues from July 27 Board Meeting)	08/24/10	
9.	Board of Supervisors Meeting on Airport Land Use Consistency and GP 2030 / Draft Action Plan	08/24/10	
10.	Constructive Notice of GP 2030 Adoption (GC 65094)	08/25/10	
11.	Final EIR (FEIR) Published	08/30/10	
12.	Airport Land Use Commission Meeting on GP 2030 Consistency with ALUCP	08/31/10	
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	

<b>Planning Commission Meeting Schedule – Draft Zoning Ordinance</b> (All meetings held at Butte County Board Chambers, 25 County Center Drive, Oroville, 9:00 am to 3:00 pm)		
Planning Commission Meeting	Zoning Map Review - Locations	Zoning Ordinance Review - Sections
August 5, 2010	Durham, Dayton, Nelson, Richvale	Part 1 –Enactment and Applicability Part 2 –Zoning Districts, Land Uses and Development Standards (Articles 4 – 8)
August 19, 2010	Chico, Nord, Cohasset	Part 2 –Zoning Districts, Land Uses and Development Standards (Articles 9 – 10)
September 2, 2010	Forest Ranch, Butte Meadows, Jonesville	Part 3 –General Regulations (Articles 11 – 17)
September 16, 2010	Paradise, Magalia, Concow, Yankee Hill, Stirling City	Part 3 –General Regulations (Articles 18 – 24)
September 30, 2010	Cherokee, Butte Valley	Part 4 –Supplemental Use Regulations Part 5 –Land Use and Development Approval Procedures (Articles 25 – 29)
October 7, 2010	Oroville, Palermo, Bangor, Honcut	Part 5 –Land Use and Development Approval Procedures (Articles 30 – 35)
October 21, 2010	Berry Creek, Feather Falls, Clipper Mills, Forbestown	Part 6 –Zoning Ordinance Administration
November 2, 2010	Biggs, Gridley	Part 7 -Definitions Parts 1 – 7 Adjustments