

# Berry Creek and Butte County General Plan 2030

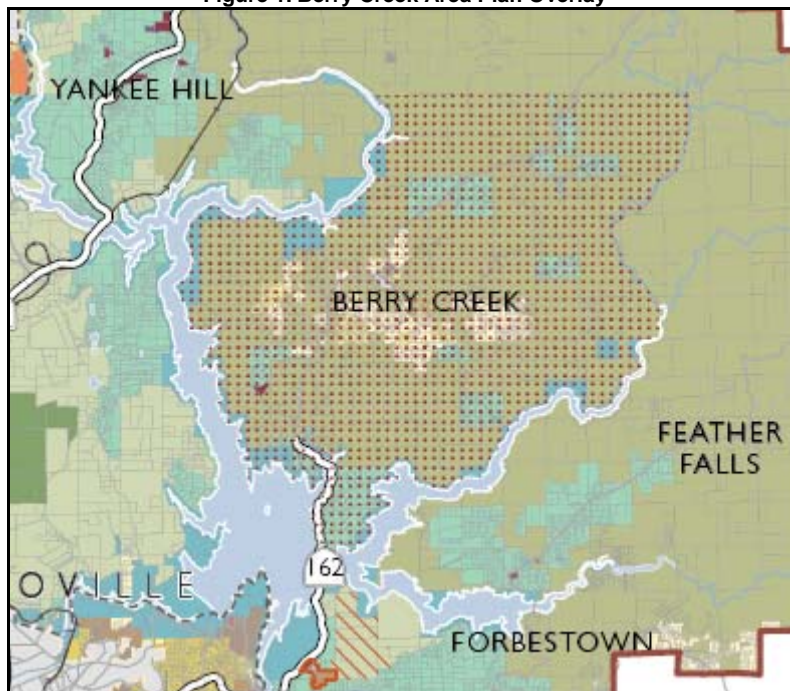
## Background

The Board of Supervisors adopted the Butte County General Plan 2030 on October 26, 2010. During the 4-year update process, extensive public outreach and meetings were held concerning all parts of Butte County. Citizens from Berry Creek, along with representatives of the Berry Creek Community Association, participated in the update process. General Plan 2030 staff worked with representatives from the Berry Creek Community Association in defining the boundaries of the Berry Creek Area Plan Overlay and the general parameters of the Berry Creek Area Plan. The Berry Creek Area Plan is not yet prepared. Rather, the General Plan identifies the location and sets policy for general land use intensities and categories, such as the total number of new dwellings and the amount of new retail development allowed.

## Berry Creek Area Plan Overlay

This overlay designation calls for the preparation of an Area Plan for the Berry Creek area by the Berry Creek community. The Berry Creek Area Plan Overlay includes approximately 50,153 acres (see Figure 1 below).

Figure 1. Berry Creek Area Plan Overlay



## Future Berry Creek Area Plan

The Butte County General Plan identifies that the Berry Creek community will prepare an Area Plan. The Butte County General Plan indicates that the Area Plan will maintain the rural character of Berry Creek while improving opportunities to locate jobs and services. Any development that occurs prior to adoption of the Area Plan will be subject to the underlying land use designations of

General Plan 2030 until the Area Plan is adopted, at which point the land use designations in the new Area Plan will replace the designations in the General Plan.

In accordance with the Butte County General Plan, the future Berry Creek Area Plan will limit development to not more than 300 additional dwelling units. Dwellings will be at rural residential densities (5-acre parcels or more) in locations suitable for residential development. The Area Plan will allow a total of approximately 20 acres of retail and office uses, primarily located along major roads and highways, as well as public uses at locations accessible to Berry Creek residents. The remainder of the area will be designated for Agriculture.

## Preparing an Area Plan

Area Plans are used to address a variety of land use issues. Area Plans are specific to individual geographic areas and therefore the solutions and policy they create are specific to the geography and community where they are located. The Area Plan becomes an extension of the County's General Plan, and all of the goals, policies and actions set forth in the Area Plan must be consistent with the County's General Plan.

"Area plan" and "community plan" are terms for plans that focus on a particular region or community within the overall general plan area. An area or community plan is adopted by resolution as an amendment to the general plan, in the manner set out in §65350, et seq of the California Government Code. The Area Plan refines the policies of the general plan to a smaller geographic area and is implemented by ordinances and zoning. The area or community plan process also provides a forum for public participation. Each area or community plan need not address all of the issues required under State General Plan law when the overall general plan satisfies these requirements. For example, an area or community plan need not discuss fire safety if the jurisdiction-wide plan adequately addresses the subject and the area or community plan is consistent with those policies and standards.

The General Plan indicates that the Berry Creek community will prepare the Area Plan. This could involve a process of community meetings lead by a facilitator or a more formal process lead by a professional consultant. The process should engage the public, be consistent with General Plan 2030, and include a technically accurate and competent final plan, to ultimately be reviewed and adopted by the Butte County Board of Supervisors. Butte County General Plan 2030 sets forth one Goal and two corresponding policies related to the review of community Area Plans:

*Goal LU-2 Provide for orderly, well-planned, and balanced growth that maintains private property rights.*

*LU-P2.3 The County shall support planning efforts in unincorporated communities by providing knowledge, time and materials to community efforts.*

*LU-P2.4 As resources become available, the County shall engage willing and interested unincorporated communities in community planning processes to set a community vision and develop Area Plans. Urban growth boundaries, community boundaries and spheres of influence may be developed as part of such processes.*

*(Source: Page 72 and 73 of the Butte County General Plan Land Use Element)*