

REVISED ATTACHMENT A
PROPOSED GENERAL PLAN AMENDMENT
TO BUTTE COUNTY GENERAL PLAN 2030

LAND USE ELEMENT

1. **Page 2 – 4**, under B General Plan 2030 Organization and Contents, Subheading 1. Elements: Add “Area and Neighborhood Plans Element” with the following additional text:

“The Area and Neighborhood Plans Element provides goals and policies from the Durham, Dayton, Nelson Plan and the Chapman-Mulberry Neighborhood Plan. This Element ensures that the land use plans previously developed for these two geographic areas are consistently applied in the General Plan, and that future area and neighborhood plans may be readily incorporated into the General Plan.”

2. **Page 19**. Guiding Principles, Amend Cooperative Planning Guiding Principle as follows:

Cooperative Planning. Through the Butte County General Plan and the municipalities’ General Plan update processes, the County will partner with municipalities, special districts and unincorporated communities on important regional planning issues. Furthermore the County will collaborate with the military to ensure the land uses within military operating areas (MOAs) are compatible with the military mission.

3. **Page 38**. Insert the a new Subheading: “Military Planning” and include the following new text for this subsection:

“California Government Code section 65302 (a)(2), states the land use element: “shall consider the impact of new growth on military readiness activities carried out on military bases, installations, and operation and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.”

In guiding growth and development in Butte County, it is important to consider the critical role of Military Operations Area (MOAs) in support of national defense. Within Butte County there are several MOAs that function as ‘highways in the sky’ used by military aircraft to practice high- and low-altitude training exercises and routes used

to traverse between military installations. Any development or new construction that seriously impacts or hinders the MOA's function and viability is considered incompatible land use. Planning to ensure that all future land uses are compatible must be an overarching goal of the Butte County General Plan."

4. Page 46. Under "Airport Land Use Compatibility Plan, include the following additional text in the first sentence: The Butte County Airport Land Use Commission is charged with promoting land use compatibility around the county's airports and the Military Operation Areas (MOA's) as a means to minimize public exposure to excessive noise and safety hazards.
5. **Page 51**, Table LU-2, Density and Intensity of Land Use Development: Amend as shown in underline and strikeout text:

TABLE LU-2 DENSITY AND INTENSITY OF LAND USE DEVELOPMENT		
Land Use Designation	Allowable Range of Residential Density*	Allowable Maximum Floor Area Ratio
Agriculture	1 unit per 20 to <u>160</u> 320 acres	
Agriculture Services	--0.8	
Timber Mountain	1 unit per 160 acres	
Resource Conservation	1 unit per 40 acres	
Foothill Residential	1 unit per 1 to 40 acres	
Rural Residential	1 unit per 5 to 10 acres	
Very Low Density Residential	up to 1 unit per 5 acres to 1 unit per 1 to 2.5 acres	
Low Density Residential	<u>up</u> 1 to 3 units per acre	
Medium Density Residential	<u>up</u> 3 to 6 units per acre	
Medium High Density Residential	<u>up</u> 6 to 14 units per acre	
High Density Residential	14 to 20 units per acre	
Very High Density Residential	20 to 30 units per acre	
Mixed Use	4 to 20 units per acre	0.5
Retail and Office	--	0.4
Recreation Commercial	--	0.4
Sports and Entertainment	--	0.4

Industrial	--	0.54
Research and Business Park --		0.5
* This is the allowable range of overall residential density and does not limit the parcel size, nor does it apply to second dwelling units.		

6. **Page 52.** Table LU-3, General Plan Land Use Designations Acreages: Amend total acreages to reflect amounts under amended Land Use Map.
7. **Page 53,** 1. Agriculture, Timber Mountain and Conservation Designations, Subheading Agriculture: Amend last sentence by deleting 320 and replacing it with 160.
8. **Page 54,** d. Resource Conservation: Amend by deleting typo “no” after “do” in first sentence.
9. **Page 54-55,** 2. Residential Designations, Subheadings for Very Low Density Residential, Low Density Residential and Medium Density Residential: Amend to reflect revised density changes in Table LU-2.
10. **Page 64,** Table LU-4: Amend to include Public Housing and Military Airspace Overlay Zones as shown in underline text:
11. **Page 64,** Subheading d. Unique Agriculture Overlay: Amend by including

TABLE LU-4 GENERAL PLAN OVERLAYS	
Overlay	Acres
Berry Creek Area Plan Overlay	50,153
Specific Plan Overlay (Specific Plans to be Developed)	12,754
Specific Plan Overlay (Existing Specific Plans)	92,292
Unique Agriculture Overlay	5,545
Retail Overlay	41
Solid Waste Management Facility Overlay	1,216
Airport Overlay	61,244
Deer Herd Migration Area Overlay	319,002
<u>Public Housing Overlay</u>	(To be determined)
<u>Military Airspace Overlay</u>	(To be determined)
Total	542,247
Source: DC&E GIS, 2009.	

the following text shown in underline:

“This overlay designation allows agricultural support and specialty agriculture uses either by right or under discretionary permit, regardless of whether such uses are allowed in the underlying Agriculture, Rural Residential or Foothill Residential designations, as a means to protect and promote small-scale agriculture. allowed uses include wineries, roadside stands, farm-based tourism, bed and breakfasts, and ancillary restaurants and/or stores, as well as the uses allowed by the underlying designation.”

12. **Page 65** add new Subheading: “ I. Public Housing Overlay”, and the following text: “This overlay is intended to support the continued operation of existing public housing facilities and those facilities under the direct ownership, operation, control, or oversight of a governmental or quasi-governmental agency. This overlay is intended to support the implementation of the County’s Housing Element and to support the County’s agricultural labor, special needs, and low- and moderate-income housing communities. This overlay may be combined with the “Public“ base zone.

13. **Page 65.** Include new title “Military Operations Area Overlay” with the following new text:

This overlay pertains to areas that are located within the Military Operation Areas (MOAs) as depicted in the Military Review Area Figure XX. The MOAs are comprised of a three dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude).

14. **Page 74** Land Use Element Policy LU-P4.2, amend as shown in underline text and strike-out text:

“Residentially-designated land with a High Density Residential and Very High Density Residential land use designations shall be developed at or above the minimum density range established by the land use designation for a given area or parcel.”

15. **Page 85**, Figure LU-6, Chico Area Greenline: Amend land use designation in the Bell Muir Extension area from Rural Residential to Very Low Density Residential.

16. **Page 86**, Land Use Element Policy LU-P13.4, amend as shown in underline text:

“Allow Rural Residential land uses on the Agricultural Side of the Chico Area Greenline only within those areas designated for **Very Low Density Residential and Rural Residential** use on the Official Chico Area Greenline Map shown in Figure LU-6.”

17. Page 90. Include the following new Goal, Policy, and Actions:

“Goal LU-17

Create a process to identify, coordinate and assist in resolving potential land use conflicts within the military operations areas to ensure that new development is compatible with military operations and to safeguard mission training requirements and support military readiness.”

“Policy LU-17.1

To ensure early notification to the military of proposed discretionary development projects within MOAs, implement California Government Code Sections 65352 (a)(5) and (6)(A), 65940, and 65944 to facilitate the exchange of project related information pertinent to military operations within the MOAs.”

“Policy LU-17.2

The County will evaluate the potential impact of new structures proposed within the MOAs Military Review Area Figure XX to ensure the safety of the residents on the ground and continued viability of military operations within the MOAs.”

“Action LU-A17.1

Utilize the zoning ordinance (including but not limited to minor use permits) to require discretionary review of all proposed development projects within the MOAs (Figure XX) that may produce height obstructions, glare, smoke, dust, and steam that could impact military operations.”

“Action LU-A13.2

The County shall coordinate with the military experts to site new structures in a manner that does not significantly impact military readiness. Issues to be considered include light and

glare, heat generation, smoke, dust, equipment testing and operation, personnel training, and flight operations.”

AGRICULTURE ELEMENT

1. **Page 135**, Agriculture Element Goal AG-1: Amend as shown to conform to the Guiding Principle for Agriculture in underline text:

“Protect, maintain, promote and enhance Butte County’s agriculture uses and resources, a major source of food, employment and income in Butte County.”

WATER RESOURCES ELEMENT

1. **Page 161**, Water Resources Element Policy W-P2.2: The amended language of W-P 2.2 is consistent with policy adopted by the Board and reflects the progress of the regional planning effort. Amend as shown in the underline and strikeout text:

“The County shall continue the Four-County Memorandum of Understanding (MOU) with Colusa, Glenn, Tehama and Sutter Counties, and will support the development of the Northern Sacramento Valley Integrated Regional Water Management Plan. shall continue to foster regional cooperation with other counties and water purveyors.”

CONSERVATION AND OPEN SPACE ELEMENT

1. **Page 206**. Include the following additional text after the second paragraph:

The Conservation and Open Space element of the general plan can prevent incompatible development and encroachment upon the Military Operation Areas (MOA’s). Open space areas can simultaneously support agriculture, protect critical habitat and endangered species, and function as a buffer between active MOAs and neighboring residential land uses.

2. **Page 207**, Table COS-1, Government Code Open Space Classifications: Amend Table to reflect correct page numbers under “Addressed In” column.

3. **Page 212.** Include the following additional text to Policy COS-A1.3: “All new proposed energy projects shall be compatible with the MOAs shown on the Military Review Area Figures XX.

4. **Page 215** Conservation and Open Space Element Policy COS-P2.3: Amend policy as shown in underline and strikeout text:

“All new County buildings and major renovations designed for public access and/or primary workspace shall meet, at a minimum, LEED-Silver or an equivalent rating system, and the County shall use these buildings to demonstrate green building practices to builders, developers, homeowners and others. ~~Minor buildings of an accessory nature that are not used as public spaces and that do not serve as a primary work space, are not required to meet LEED-Silver or equivalent, but shall implement practical building design, construction, and maintenance solutions as set forth under the LEED rating system or equivalent.~~”

5. **Page 221** Conservation and Open Space Policy COS-P3.7: Amend policy as shown in underline and strikeout text:

“Wind power generation facilities, solar power generation facilities, and other alternative energy facilities shall be encouraged in all ~~conditionally permitted in the General Plan Agriculture, Agriculture Services, Timber Mountain, Industrial and Public~~ land use designations, consistent with zoning and provided that significant adverse environmental impacts associated with such development can be successfully mitigated. All new proposed energy projects shall be compatible with the Military Operation Area (Figure XX)”

6. Page 221. Conservation and Open Space Policy COS-A3.1 a., add the following text shown in underline:

“Identify possible sites and resources for the production of energy using local renewable resources such as solar, wind, small hydro and biogas. Projects shall be located in areas compatible with the MOAs (Figure XX).”

7. **Page 224 – 225.** Amend the following Conservation and Open Space Element policies as shown in strikeout and underline text:

COS-P5.2

Developers shall implement best available mitigation measures ~~management practices~~ to reduce air pollutant emissions associated with the construction and operation of development projects.

COS-P5.3

~~Wood burning fireplaces and non~~ Only EPA-Phase II certified wood burning or equivalent devices may be installed in any new or existing interior stoves are prohibited in new and significantly renovated residential projects.

COS-P5.6

New sources of toxic air pollutants shall comply with the permitting requirements of the Butte County Air Quality Management District and prepare a Health Risk Assessment as required by Section 44300 et.seq. of the California Health and Safety Code. ~~The Assessment shall be used to establish appropriate land use buffer zones around those areas posing substantial health risks based upon the California Air Resources Board's guidance provided in the Air Quality Land Use Handbook.~~

COS-P5.7

The County shall cooperate with the ~~City of Chico and~~ Butte County Air Quality Management District in efforts to reduce traffic-related emissions ~~carbon monoxide~~ below levels that violate national ambient air quality standards in Butte County. ~~the Chico urban area.~~

8. Page 237, include the following additional policy COS-P7.11:

“The County shall work with the military to ensure that land uses under the MOAs encourage the fulfillment of the conservation and open space goals.”

9. Page 238. Include the following additional Action COS-A7.5:

“Consult with military experts on land use within MOAs to ensure compatibility with military activities.”

10. Page 248. Under Section VII. Military Installations, add the following additional text after the first paragraph:

“Beyond the boundaries of the Beale Air Force Base, there are several MOAs also known as ‘freeways in the sky’ that are training routes for the military. They have a floor which is the lowest operating height the aircrafts will fly. MOA boundaries and minimum altitudes are identified in the Military Review Area (Figures XX).

To protect the integrity of the MOAs, all new development that could penetrate the defined floor elevation within an MOA shall require a discretionary review for hazards to aircraft including but not limited to:

- Uses that release into the air any substance such as steam, dust and smoke which would impair pilot visibility;
- Uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting;
- Uses that physically obstruct any portion of the MOA due to relative height above ground level and;

As Butte County's population and economic activity grow in the future, public safety within the MOAs shall be coordinated with the military through compatible land use planning. State policy requires collaboration between communities and the military on land use compatibility issues. As such the military's operational decisions must take into consideration the community's land use and economic development plans and programs. Similarly, as communities grow, they must consider the mission of the military installations that operate nearby."

11. Page 248. Add text to Goal COS-13 as shown in underline:

Coordinate with the Beale Air Force Base and the Department of Defense (DoD) on planning issues within the Military Influence and Operating Area.

12. **Page 249.** Insert additional Figure COS 6-a, Military Review Area.

13. **Page 250.** Add text to the following Conservation and Open Space Policies as shown in underline:

"COS-P13.1

Beale Air Force Base and the Department of Defense (DoD) shall be consulted for review and comment on proposed development projects, General Plan changes, zoning changes, specific plans and other comprehensive plans within the Military Influence Area for Beale and throughout the County for the DoD that have the potential for significant regional impacts."

“COS-P13.2

The County shall consider the needs of the Beale Air Force Base for new and expanded infrastructure, as well as on-going maintenance needs for those infrastructure systems, within the Military Influence Area. The County shall utilize the zoning ordinance to require review of all proposed development projects within the MOAs (Figures XX).”

DURHAM DAYTON NELSON PLAN

1. **Page 358.** amend the following Durham Dayton Nelson Plan Objective and Policies as shown in strikeout and underline text:

D2N-O3.1, Regulation for clean air.

- a. Ensure development proposals adhere to the requirements of the Butte County Air Quality Management ~~Pollution Control~~ District.

D2N-P3.1

Encourage clean industries to locate within the Planning Area to minimize ~~reduce~~ stationary source air pollution.

D2N-P3.2

Require air pollution estimations be made on projects as recommended by the Butte County Air Quality Management District in the latest revision of the CEQA Air Quality Handbook. ~~any large development.~~

GLOSSARY

Page 397. Add the following new definition for Military Operations Area (MOA):

“**Military Operations Area (MOA):** A three dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). MOA boundaries and minimum altitudes are identified in the Military Review Area Figures XX. That the use shall be reviewed for hazards to aircraft within MOAs, including:

- Uses that release into the air any substance such as steam, dust and smoke which would impair pilot visibility;

- Uses that produce light emissions, glare or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting; and,
- Uses that physically obstruct any portion of the MOAs due to relative height above ground level.