



**BUTTE COUNTY GENERAL PLAN 2030
VOTING OUTCOMES
FROM THE BOARD OF SUPERVISORS JULY 30, 2008 SPECIAL STUDY SESSION
Meeting Series #4:
Land Use Alternatives Evaluation & Selection of a Preferred Alternative**

Study Area 2: North Chico Specific Plan

Confirm CAC recommendation for Alternative 1, existing General Plan:

- ◆ Keep Public designation in Village Core if uses can be consistent with Airport Land Use Compatibility Plan
- ◆ Allows ~3,900 new homes
- ◆ Vote: 5-0

Study Area 3 – Bell Muir

- ◆ Designate the area south of Bell/Muir Streets Very Low Density Residential (1 du/ac)
- ◆ Designate the area north of Bell/Muir Streets Rural Residential (5-acre lots)
- ◆ Greenline to be relocated along Bell and Muir Road
- ◆ Vote: 5-0

Study Area 4 – Forest Ranch

- ◆ General Plan designations should reflect current zoning
- ◆ Designations may be refined in future based on community plans/input
- ◆ Vote: 5-0

Study Area 6 – Upper Stilson Canyon

- ◆ Specific Plan designation allowing up to 300 new homes
- ◆ Underlying designation is Resource Conservation
- ◆ Any development will be clustered in lower portion of study area with significant conservation in the remainder of the study area
- ◆ Specific Plan will ensure that there are no impacts to the neighbors to the south, including road access
- ◆ Specific Plan will solve water and access issues for the Buzztail CSD and the study area
- ◆ Specific Plan will only include retail uses that support agriculture
- ◆ Potential support for specialty agriculture
- ◆ Vote: 4-1

Study Area 9 – Doe Mill/Honey Run

Confirm CAC recommendation for Alternative 4:

- ◆ Allows up to 1,500 new units through a Specific Plan
- ◆ Agriculture as underlying designation
- ◆ Project could happen under County auspices
- ◆ If annexation is pursued by the City, the County would seek revenue-sharing agreements
- ◆ Vote: 4-1

Study Area 14 – Nance Canyon/Highway 99

Confirm PC recommendation for Alternative 1, existing General Plan:

- ◆ All agriculture
- ◆ No new development
- ◆ Vote: 3-2

Study Area 15 – Hamlin Canyon/Highway 99

Modified Alternative 1:

- ◆ Match existing General Plan:
 - Majority Agriculture
 - Small area of existing Industrial to remain
- ◆ Vote: 3-2

Study Area 16 – Oroville-Chico Highway. Highway 99

Confirm CAC/PC recommendation for Alternatives 1 and 2, existing General Plan:

- ◆ All Agriculture
- ◆ No new development
- ◆ Vote: 3-2

Study Area 17 – Durham

Confirm CAC/PC Recommendation for Alternative 1, existing General Plan, and accept PC recommendation to expand the study area:

- ◆ Consistent with the Durham, Dayton, Nelson Area Plan
- ◆ Expanded study area includes the Alvarado parcel (located west of Goodspeed Street) and the parcel immediately to its west
 - Expansion area designated Very Low Density Residential (1 du/ac)
- ◆ Vote: 5-0

Study Area 18 – Durham Dayton/Highway 99

Confirm CAC recommendation:

- ◆ Retail/Industrial centered on the northeast part of the property, on both sides of the new frontage road (including the “island” of land between the frontage road and Highway 99)
- ◆ Vote: 3-2

Study Area 19 – Durham Pentz/Highway 99

Match existing General Plan:

- ◆ Agriculture
- ◆ *Note: The Board directed that any land with an existing Industrial designation should be maintained. However, the entire study area is currently designated for Agriculture and there is no existing Industrial designation. In addition, there are no existing development agreements for this study area. There is a development agreement with Bert Garland for land located near this study area in an existing Industrial designation, but it is outside of Study Area 19.*
- ◆ Vote: 3-2

Study Area 31 – Biggs Area

Alternative 1, existing General Plan:

- ◆ Majority Agriculture, including area west of W. Biggs Gridley Road
- ◆ Some residential, retail, industrial and public areas
- ◆ Allows ~1,600 new homes
- ◆ Continue to work cooperatively and assertively with the City of Biggs for this area as their General Plan process proceeds
- ◆ Ag. Buffer will apply at boundary of Area of Concern
- ◆ Vote: 5-0

Study Area 33 – South of Biggs

New designation for entire study area that allows only agriculture-related industrial uses that are complimentary to existing agricultural businesses.

- ◆ Vote: 5-0

Study Area 34 – North of Gridley

Alternative 1, existing General Plan:

- ◆ Majority Agriculture
- ◆ Some residential
- ◆ Allows ~300 new homes
- ◆ Ag. Buffer will apply at boundary of Area of Concern
- ◆ Vote: 5-0