



**BUTTE COUNTY GENERAL PLAN 2030  
VOTING OUTCOMES  
FROM THE BOARD OF SUPERVISORS JULY 29, 2008 SPECIAL STUDY SESSION  
REVISED 2008-08-26  
Meeting Series #4-4A:  
Land Use Alternatives Evaluation & Selection of a Preferred Alternative**

**Study Area 5 – Magalia/Paradise Pines**

Confirm CAC & PC recommendation with amendment:

- CAC/PC recommendation: Alternative 4 with a cap of 400 new dwelling units in this area
  - Majority of area Rural Residential
  - Maintains Retail from Alternative 1
- Amendment: Overlay to continue retail designation between the two retail areas along the Skyway with a cap on the square footage allowed for retail (to be determined in consultation with consultant).
- Vote: 5-0

**Study Area 7 – Concow**

Confirm CAC & PC recommendation for Alternative 2:

- Majority of area Resource Conservation
- Small Retail area
- Not a significant number of new homes
- ♦ Vote: 5-0

**Study Area 8 – Berry Creek**

Confirm CAC & PC recommendation for Alternative 4:

- Community plan from Berry Creek Community Association
  - Expand boundaries to the North and Middle Forks of the Feather River and the county boundary
  - Rural Residential; Agriculture; Public; ~20 acres of Retail distributed along Bald Rock Road and Oro Quincy Highway
  - Allows ~300 new homes
- Vote: 5-0

**Study Area 10 – Skyway/Neal Road**

Confirm PC recommendation:

- Planned Unit Development at Tuscan Ridge portion of study area
- Alternative 1 (existing General Plan) for the rest of the area
- Vote: 3-2

### **Study Area 11 – Paradise Urban Reserve**

Confirm CAC & PC recommendation:

- Maintain existing General Plan designation of Urban Reserve
- Vote: 5-0

### **Study Area 12 – Southeast Paradise Specific Plan**

Confirm CAC & PC recommendation:

- Specific Plan for approx. 600 new homes with the Town of Paradise at the lead.
- Vote: 5-0

### **Study Area 13 – South Paradise/Pentz Road**

Confirm PC recommendation:

- Keep the existing residential designation to allow 1 unit per acre, clustered with a maximum of 335 dwelling units as part of a Planned Unit Development
- Vote: 3-2

### **Study Area 20 – Highway 191 (Clark Road)/Durham Pentz**

Confirm CAC recommendation

- Combination of Alternatives 1 and 2, majority of study area in Agriculture as per Alt 1, with 5-acres of additional retail located on Northeast corner of Durham Pentz/Clark Road (Highway 191) as per Alt 2
- Vote: 3-2

### **Study Area 21 – Thermalito**

Deviate from PC & CAC recommendation:

- Alternative 3, majority Rural and Very Low Density Residential, with portions of Medium Density Residential, Retail & Public
- Allows approximately 1,500 new homes
- Vote: 5-0

### **Study Area 23 – Eastern Oroville/Oroville Hills**

Support the Oroville General Plan with modifications:

- Add Retail and Residential mix along Miners Ranch Road between Oro Bangor Highway and Highway 162
- Replace large Resource Conservation designation in southwest section of study area with the County's existing General Plan, and hold discussions with the City of Oroville about why they designated this portion for Resource Conservation to inform County process.
- Explore the possibilities for protecting specialty agricultural uses.
- Work with the City of Oroville on potential reductions to the Sphere of Influence.
- Vote: 5-0

### **Study Area 24 – Stringtown Mountain**

Confirm CAC & PC recommendation for Alternative 4

- Residential development allowing approximately 2,700 new homes
- Resort, retail uses
- Vote: 5-0

### **Study Area 25 – Thermalito Afterbay Area**

Designate entire study area for Rural Residential

- Allows approximately 100 new homes
- Vote: 4-1

**Study Area 26 – Las Plumas/Southside/Ophir Road**

Confirm CAC/PC recommendation for Alternative 4, City of Oroville General Plan.

- Residential uses at a variety of densities, allowing ~9,000 new homes
- Majority of area in Residential and Mixed Use designations
- Vote: 5-0

**Study Area 27 – Pacific Heights Road/Highway 70**

Alternative 3:

- ♦ Residential uses at a variety of densities
- ♦ Allows ~2,700 new homes
- ♦ Retail, Public, and Resource Conservation uses
- ♦ Vote: 5-0

**Study Area 28 – Southern Oroville**

- Designate study area for Rural Residential, with Resource Conservation along Highway 70 and Mixed Use and Retail in northern section.
- Allows approximately 400 new homes
- Vote: 5-0

**Study Area 29 – Palermo**

Confirm CAC & PC recommendation for Alternative 2 & 3 with modifications:

- Majority of area in Agriculture and Very Low Density Residential
- Establish densities in town core that are consistent with existing parcelization.
- Vote: 5-0

**Study Area 30 – Bangor**

Confirm CAC/PC recommendation for Alternative 2 modified:

- Majority of area in Agriculture
- Restricts Retail designation to properties with current commercial uses
- Vote: 5-0