

STUDY AREA			New DU			New Square Footage		Approx # New Jobs	Residential Land Use Acres								Other Land Use Acres								Ag Land Loss (ac)			
ID	Name	Acres	TOTAL	SF	MF	RTL	IND		UR	RR	VLDR	LDR	MDR	MHDR	HDR	PUD	RTL	RTL OV	MU	IND	AG IND	PUB	AG	RC		AP	SP	
1	Existing City of Chico Limits	21,080	10,000																									
2	North Chico Specific Plan	2,980	3,900	3,510	390	705,672	3,362,832	6,052	0	0	2,180	0	175	80	20	0	110	0	0	300	0	115	0	0	0	0	1,285	
3	Bell Muir	495	250	250	0	0	0	0	0	130	365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	270	
4	Forest Ranch	525	100	100	0	3,920	0	9	0	225	90	20	0	0	0	0	5	0	0	0	0	0	185	0	0	0		
5	Magalia/Paradise Pines	6,700	400	400	0	TBD	0	TBD	0	5,195	0	0	0	0	0	0	0	240	0	0	0	1,265	0	0	0	0		
6	Upper Stilson Canyon	4,435	300	300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,435	unknown		
7	Concow	2,475	0	0	0	6,534	0	15	0	0	0	0	0	0	0	0	5	0	0	0	0	0	2,470	0	0	5		
8	Berry Creek	50,155	300	300	0	182,952	0	407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,155	0	unknown		
9	Doe Mill/Honey Run	1,445	1,500	1,350	150	392,040	0	871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,445	unknown		
10	Skyway/Neal Road	2,040	195	195	0	0	0	0	0	450	0	0	0	0	0	170	0	0	0	0	0	0	765	655	0	0	85	
11	Paradise Urban Reserve	4,015	100	100	0	0	0	0	4,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	unknown	
12	Southeast Paradise Specific Plan	1,205	600	540	60	39,200	0	87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,205	unknown		
13	South Paradise/Pentz Road	335	335	335	0	0	0	0	0	0	0	0	0	0	0	335	0	0	0	0	0	0	0	0	0	0	35	
14	Nance Canyon/SR-99	5,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,520	0	0	0	0	0	
15	Hamlin Canyon/SR-99	7,100	0	0	0	0	1,132,560	1,510	0	0	0	0	0	0	0	0	0	0	0	65	0	0	7,035	0	0	0	65	
16	Oroville Chico Highway/SR-99	290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	290	0	0	0	0	0	
17	Durham	1,785	500	450	50	26,136	52,272	128	0	0	530	0	50	25	0	0	10	0	0	40	0	70	1,060	0	0	0	160	
18	Durham Dayton/SR-99	110	0	0	0	196,020	348,480	900	0	0	0	0	0	0	0	0	15	0	0	20	0	0	75	0	0	0	35	
19	Durham Pentz/SR-99	360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	360	0	0	0	0		
20	SR-191 (Clark Road)/Durham Pentz	640	0	0	0	78,408	0	174	0	0	0	0	0	0	0	0	30	0	0	0	0	610	0	0	0	30		
21	Thermalito	1,775	1,500	1,350	150	78,408	0	174	0	585	920	0	170	0	0	0	80	0	0	0	0	20	0	0	0	0	385	
22	Existing City of Oroville Limits	8,355	3,500																									
23	Eastern Oroville/Oroville Hills	10,240	26,000	23,400	2,600	6,777,936	0	15,362	0	3,480	165	1,670	3,880	0	20	0	200	0	630	0	0	25	0	170	0	0	unknown	
24	Stringtown Mountain	2,750	2,700	2,700	0	93,200	0	207	0	0	205	300	100	15	0	0	15	0	0	0	0	0	2,115	0	0	0	0	
25	Thermalito Afterbay Area	410	100	100	0	0	0	0	0	410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	410	
26	Las Plumas/Southside/Ophir Road	2,060	9,000	8,100	900	3,310,560	5,227,200	14,326	0	105	0	0	785	190	25	0	35	0	325	0	0	160	0	200	0	335	865	
27	Pacific Heights Road/SR-70	650	2,700	2,430	270	522,720	0	1,162	0	0	30	45	115	110	25	0	30	0	0	0	50	0	245	0	0	0	unknown	
28	Southern Oroville	1,510	400	360	40	993,168	0	2,207	0	1,020	0	0	0	0	0	0	30	0	55	0	0	0	405	0	0	0	905	
29	Palermo	3,645	500	500	0	39,204	52,272	157	0	0	720	165	0	0	0	0	15	0	0	5	0	20	2,720	0	0	0	310	
30	Bangor	665	0	0	0	6,534	0	15	0	0	0	0	0	0	0	0	5	0	0	0	0	0	665	0	0	0	5	
31	Biggs Area	3,275	1,600	1,440	160	0	200,376	267	0	0	390	0	0	95	0	0	10	0	0	30	0	0	2,750	0	0	0	430	
32	Existing City of Biggs Limits	385	150																									
33	South of Biggs	275	0	0	0	0	5,989,500	5,990	0	0	0	0	0	0	0	0	0	0	0	0	275	0	0	0	0	0	275	
34	North of Gridley	1,840	400	360	40	0	0	0	0	0	110	0	0	25	0	0	0	0	0	0	0	1,705	0	0	0	0	135	
TOTALS (unincorporated county)			121,705	53,380	48,570	4,810	13,452,612	16,365,492	50,019	4,015	11,600	5,705	2,200	5,275	540	90	505	595	240	1,010	460	275	1,725	23,555	6,445	50,155	7,420	5,690
TOTAL UNITS (entire county)			67,030																									

NOTES							
New Dwelling Unit Types							
SF	New Single Family Dwelling Units						
MF	New Multifamily Dwelling Units						
Land Use Types							
UR	Urban Reserve	MDR	Medium Density Residential	RTL	Retail	PUB	Public
RR	Rural Residential	MHDR	Medium High Density Residential	RTL OV	Retail Overlay	AG	Agriculture
VLDR	Very Low Density Residential	HDR	High Density Residential	MU	Mixed Use	RC	Resource Conservation
LDR	Low Density Residential	PUD	Planned Unit Development	IND	Industrial	AP	Area Plan
				AG IND	Ag Industrial	SP	Specific Plan
Buildout Assumptions							
All buildout assumptions are based on a maximum potential buildout of the preferred alternative. It is unlikely that the preferred alternative will build out to this extent during the planning timeframe of General Plan 2030.							
Dwelling Unit Assumptions							
Dwelling unit figures were calculated based on vacant and underutilized parcels. For the Mixed Use designation, it was assumed that 25% of the area would be developed for residential uses at a density of 20 du/ac. It is assumed that Rural Residential, Very Low and Low Density Residential (0.2, 1 and 3 du/ac, respectively) will consist entirely of single-family units, and that Medium, Medium High and High Density Residential (6, 14 and 20 du/ac, respectively) will consist of 90 percent single-family and 10 percent multifamily units.							
FAR Assumptions							
It is assumed that Retail will have a FAR of 0.3, Industrial will have a FAR of 0.4, and Ag Industrial will have a FAR of 0.5. For the Mixed Use designation, it was assumed that 75% of the area would be developed for retail/professional-only uses at a FAR of 0.4 and that 25% of the area would be developed as mixed use with a retail/professional FAR of 0.8. For all FAR assumptions, only the area of vacant land under each designation was included in the calculation.							
Jobs Assumptions							
The following employment density factors were used: 450 square feet per employee for retail land uses, 750 square feet per employee for industrial uses, and 1,000 square feet per employee for ag industrial uses. In Study Area 23, a Unique Agriculture area is assumed to create 300 jobs.							
Study Area 5 Note/Retail Overlay							
The Retail Overlay designation will have a cap on the retail square footage, to be determined in consultation with the consultant.							
Study Area 23 Note/Unique Agriculture							
In Study Area 23, a Unique Agriculture combining district will be established, generally in the Rural Residential portion of the study area.							