

I INTRODUCTION

A. Butte County General Plan 2030 Project Overview

The Butte County General Plan 2030 process started in September 2006 with the formation of the Butte County General Plan 2030 Citizens Advisory Committee (CAC) by the Butte County Board of Supervisors. Meeting Series #1, lasting from March 2007 to May 2007, was devoted to the identification of issues and existing conditions in communities throughout Butte County. This wide-ranging public outreach and community meeting process helped to shape the alternative creation process described below. During Meeting Series #2/3, which lasted from May 2007 through November 2007, community members, the CAC, Planning Commissioners and the Board of Supervisors created a set of countywide land use alternatives.

Other important documents completed to date include the Butte County General Plan 2030 Briefing Book (March 2007), Key Issues Summary (May 2007), and the Draft Setting and Trends Report (August 2007), which provide important background information about Butte County. All of these documents and reports are available at <http://www.buttegeneralplan.net> or upon request from County staff.

B. The Countywide Land Use Alternatives

Consistently referred to as development “bookends” throughout Meeting Series #2/3, the General Plan 2030 land use alternatives provide three diverse approaches to development within Butte County, briefly summarized below. The land use alternatives were approved by the Board of Supervisors on November 27, 2007. By this action, the Board of Supervisors approved all three alternatives for further evaluation and consideration, but did not endorse or choose any single alternative.

The three land use alternatives are described in detail in Appendix A of this report. These alternatives are also summarized in Table I-1 at the end of this chapter, which provides the approximate number of new dwelling units that could be built, the approximate square footage of retail and industrial uses,

and the acreages of the different land uses under each alternative for each study area. The following is a summary of the themes of each alternative.

1. Alternative 1: Existing General Plan or Character

This alternative provides for minimal change in land use and intensity. In most cases, this alternative retains the existing General Plan's land use designations. However, there are a few locations in which the designation would be changed to maintain or enhance the area's existing character.

2. Alternative 2: Concentrated Growth

In this alternative, development is directed toward the existing urban areas. Concentrated growth would occur at a county-wide scale, in which little or no development occurs in outlying areas, which are instead designated for very low density residential, agriculture and resource conservation. Meanwhile, higher density development would occur in and around the existing urban areas.

3. Alternative 3: Rural Extension

In this alternative, development is distributed more widely throughout the county with less emphasis on the existing urban areas. Typically, outlying areas under this alternative allow more dwelling units than under Alternative 2, and densities are often lower in and around the existing urban areas.

C. Study Areas

The alternatives are made up of "study areas," which are locations where different land uses are assigned for each of the alternatives. This report is organized into separate chapters for each of the 34 study areas. This organization allows the study areas to be considered separately, so that decision-makers can later combine the most desirable alternative for each study area to create a preferred alternative for General Plan 2030. It is not expected that the same alternative will be selected for all study areas.

Alternatives are evaluated only within the 31 study areas that are in the unincorporated portion of Butte County. There are three study areas that encompass the city limits of Chico, Oroville and Biggs. These study areas were included so that anticipated growth could be considered for the county as a whole; however, there are no land use alternatives for these study areas, and they were therefore not evaluated. The City of Gridley and the Town of Paradise do not expect significant growth within their existing city limits; they were therefore not included in the study areas.

D. Alternatives Evaluation Report

The goal of this Alternatives Evaluation Report is to provide an extensive evaluation of the 34 study areas that make up the Land Use Alternatives, and to provide a basis for selecting a Preferred Land Use Alternative.

1. Report Organization

This report includes the following sections:

- ◆ This *Introduction*, which explains the issues that were analyzed and summarizes each of the three alternatives.
- ◆ *Executive Summary*, which includes nine summary tables that present a scoring of each alternative and development scenario.
- ◆ Chapters 1 through 34 present the analysis for each study area under the three alternatives.
- ◆ *Roadway Operations*, which describes the impacts on roadway levels of service and vehicle miles traveled each land use alternative would have if it were fully built out.
- ◆ *Evaluation Maps*, including the land use alternatives maps and the maps used for evaluation purposes.

There are two appendices that provide crucial reference material for the analysis and supporting figures and tables. They are:

- ◆ *Appendix A: Description of Alternatives.* A full description of each alternative is included in this appendix.
- ◆ *Appendix B: Methodology.* This appendix clearly explains the methodology used to analyze each issue, as well as explanations of the scoring criteria for each issue.

2. Issues Evaluated in this Report

This report evaluates the following issues for each study area under each alternative:

- ◆ Economics
 - Market Viability
 - Fiscal Impacts
 - Jobs/Housing Balance
- ◆ Public Services
 - Fire and Emergency Services
 - Police Service
 - Capacity of School Districts
- ◆ Water
- ◆ Wastewater
- ◆ Circulation
 - Proximity to Major Freeways/Major Roadways
 - Bicycle Circulation
 - Transit Service
- ◆ Airport Compatibility Zone Conflicts
- ◆ Potential Loss of Agricultural Land
- ◆ Biological Resources
 - Special-Status Animal and Plant Species

- Critical Habitat and Other Protected Lands
- Sensitive Habitats
- Deer Herd Habitat
- ◆ Safety and Hazards
 - Fire Hazards
 - Flood Hazards
 - Geologic Hazards
- ◆ Cultural Resources

These issue areas were chosen by the Butte County Board of Supervisors as the most critical subject areas worthy of evaluation based upon information garnered from the General Plan 2030 process to date.

3. Alternatives Evaluation System

For each issue listed above, the outcomes of each alternative are scored on a four-point scale: A, B, C and D. In some cases, the issue is not relevant without development. For example, whether or not a study area is located close to transit is not relevant if no new development would be located there. Therefore, alternatives that would not include any new development were assigned a “zero” for certain subtopics.

The specific criteria for application of each score are described in Appendix B. Tables summarizing scores for each study area are part of the Executive Summary.

E. How to Use This Report

This report is intended to inform participants in the General Plan 2030 process as you select a preferred land use alternative. This Alternatives Evaluation Report has been designed and formatted to provide both a brief topical look at all of the study areas and a more in-depth analysis on individual study areas and topics.

Although this Alternatives Evaluation Report provides a great deal of valuable information about each study area, it is not designed to evaluate all topics at a site-specific level of detail. Rather, it is meant to compare the possible outcomes of different land use scenarios and to provide guidance for the Alternative Selection process at a more general level of detail.

The Alternatives Evaluation Report should not be viewed as a way to rank individual study areas with an overall “score.” Many different variables make up a study area’s positive and negative attributes. For example, a study area that is well served by existing services and infrastructure may be constrained by sensitive habitats. A study area with many high scores for economic or circulation topics may not necessarily be the right place for new development if it also includes significant flooding hazards or valuable farmland. Moreover, a low score in a given topic does not necessarily mean the study area cannot overcome that particular constraint with careful planning based on more detailed site-specific studies.

The following information is provided as a way to help the reader navigate through all of the material when using this report for the first time.

1. Where to Begin?

The summary tables provided in the Executive Summary are a good place to begin your own evaluation process. These tables include the score for each alternative in each study area, as well as a brief explanation of the score. However, the Executive Summary Tables do not provide the detailed explanation necessary to fully understand the analysis of each study area. For this more detailed explanation, you should refer to the study area chapter itself.

A second critical piece of this report is the Methodology discussion found in Appendix B, which explains how the analysis of each topic was conducted and lists the scoring criteria for each topic. You may want to start by reading the Methodology appendix first. Another approach could be to read several

chapters covering the study areas you are most familiar with and then refer to the Methodology section and the Evaluation Maps to understand how particular topics are being evaluated. Once you have become familiar with the contents of the Methodology appendix and the study area chapters, you will find that the Executive Summary Tables provide a quick way to find and compare information.

2. Meeting Series #4

The information on the various study areas and scoring contained in the Alternatives Evaluation Report will be most useful if it is used and understood within the greater context of the Preferred Alternative selection process, which includes many opportunities for discussion, feedback and review during Meeting Series #4.

During Meeting Series #4, which is expected to last through the spring and summer of 2008, participants will use this Alternatives Evaluation Report to inform their discussions of the land use alternatives. Through these discussions, participants will select a Preferred Land Use Alternative that will serve as the basis for General Plan 2030. This Report will be used by the public in a Public Workshop, by the Citizens Advisory Committee, by the Planning Commission, and ultimately will help to inform the decision on the selection of a Preferred Alternative by the Butte County Board of Supervisors.

The current Meeting Series #4 meeting schedule is provided below:

- ◆ Public Workshop - Thursday, March 27, 2008
- ◆ 1st Citizens Advisory Committee Meeting - Thursday, April 10, 2008
- ◆ 2nd Citizens Advisory Committee Meeting - Thursday, April 17, 2008
- ◆ 3rd Citizens Advisory Committee Meeting - Thursday, April 24, 2008
- ◆ Planning Commission Study Session - Friday, May 9, 2008
- ◆ Board of Supervisors Study Session - Tuesday, July 29, 2008

NOTE: Please check <http://www.buttegeneralplan.net> for meeting locations and the most current meeting schedule, since meeting dates may change after the printing of this report or new meeting dates may be added.

3. What Comes Next?

The Alternatives Evaluation Report was released on March 13, two weeks prior to the start of Meeting Series #4. Over the course of Meeting Series #4, through the spring and summer of 2008, participants, the CAC and the Planning Commission will work together to understand the possible outcomes of each alternative and to come to consensus on a Preferred Alternative for each study area. The Preferred Alternative will most likely be a combination of aspects of two or more of the current Alternatives. The Board of Supervisors will have the responsibility for making any final refinements to the Preferred Alternative and approving it as the basis for General Plan 2030.

Upon the Board of Supervisors approval of the Preferred Alternative, the General Plan 2030 process will begin Meeting Series #5, Goals and Policy Development. During Meeting Series #5, the Policy Alternatives Document that was created during Meeting Series #2/3 from extensive input from the public, Citizens Advisory Committee, Planning Commission, and the Board of Supervisors, will be used to form the basis of new policy strategy for General Plan 2030. Participants will also review the Transportation Alternatives to help guide the discussion of appropriate transportation goals and policies to support the final Preferred Alternative.

**BUTTE COUNTY GENERAL PLAN 2030
ALTERNATIVES EVALUATION
INTRODUCTION**

TABLE I - LAND USE ALTERNATIVES OVERVIEW TABLE

ID	Name	New DU			Square Footage			Land Use Acres										
		SF	MF	RTL	RTL	IND	RES	RTL	IND	PUB	AG	RC	UR					
Total																		
ALTERNATIVE 1 - EXISTING GENERAL PLAN/CHARACTER																		
1	Existing City of Chico Limits	21,080	10,000															
2	North Chico Specific Plan	2,980	380	1,424,410	5,192,350	2,455	110	300	115	0	0	0	0	0	0	0	0	0
3	Bell Muir	515	100	0	0	515	0	0	0	0	0	0	0	0	0	0	0	0
4	Forest Ranch	525	1,350	150	287,495	0	505	20	0	0	0	0	0	0	0	0	0	0
5	Magalia/Paradise Pines	6,700	1,260	140	2,195,425	0	3,850	170	0	1,265	1,420	0	0	0	0	0	0	0
6	Upper Stilson Canyon	4,245	100	0	0	1,710	0	0	0	0	2,535	0	0	0	0	0	0	0
7	Concow	2,470	450	50	52,270	0	880	5	0	0	0	1,585	0	0	0	0	0	0
8	Berry Creek	9,425	300	0	352,835	0	7,100	25	0	0	2,300	0	0	0	0	0	0	0
9	Doe Mill/Honey Run (Shuster Property)	1,445	0	0	0	0	0	0	0	0	1,445	0	0	0	0	0	0	0
10	Skyway/Neal Road	1,965	20	0	0	360	0	0	0	0	935	670	0	0	0	0	0	0
11	Paradise Urban Reserve	4,015	100	0	0	0	0	0	0	0	0	4,015	0	0	0	0	0	0
12	Southeast Paradise Specific Plan	1,200	200	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0	0
13	South Paradise/Pentz Road (Lago Vista Site)	335	0	0	0	0	0	0	0	0	0	335	0	0	0	0	0	0
14	Nance Canyon/Highway 99 (Nance Canyon Property)	5,405	0	0	0	0	0	0	0	0	5,405	0	0	0	0	0	0	0
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	0	0	0	0	0	0	0	0	7,405	0	0	0	0	0	0	0
16	Oroville Chico Hwy/Highway 99 (Blakely-Western Property)	290	0	0	0	0	0	0	0	0	290	0	0	0	0	0	0	0
17	Durham	1,750	45	5	117,610	696,960	585	10	40	70	1,045	0	0	0	0	0	0	0

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TABLE I-1 | LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

ID	Name	Total Acres	New DU				Square Footage				Land Use Acres				
			SF	MF	RTL	IND	RES	RTL	IND	PUB	AG	RC	UR		
18	Durham Dayton/Highway 99	115	0	0	0	0	0	0	0	0	0	0	115	0	0
19	Durham Pentz/Highway 99	390	0	0	0	0	0	0	0	0	0	0	390	0	0
20	Highway 191 (Clark Road)/Durham Pentz (Gunn Property)	640	0	0	261,360	0	0	20	0	0	0	0	620	0	0
21	Thermalito	1,810	6,300	700	1,149,985	0	1,700	90	0	20	0	0	0	0	0
22	Existing City of Oroville Limits	8,355	3,500												
23	Eastern Oroville/Oroville Hills	10,030	16,560	1,840	6,730,020	0	8,680	515	0	10	0	820	0	0	0
24	Stringtown Mountain	2,750	900	100	196,020	0	425	15	0	0	0	2,315	0	0	0
25	Thermalito Afterbay Area (Oro Bay Site)	410	100	0	0	0	410	0	0	0	0	0	0	0	0
26	Las Plumas/Southside/Ophir Road	2,060	6,480	720	1,136,915	12,754,370	1,075	85	730	165	0	0	0	0	0
27	Pacific Heights Road/Highway 70 (Rio D'Oro Site)	560	100	0	1,319,870	0	460	100	0	0	0	0	0	0	0
28	Southern Oroville	1,515	800	0	7,631,710	1,075	0	440	0	0	0	0	0	0	0
29	Palermo	3,620	7,110	790	182,950	104,545	2,980	15	6	20	600	0	0	0	0
30	Bangor	665	1,440	160	1,542,025	0	550	120	0	0	0	0	0	0	0
31	Biggs Area	3,600	1,440	160	104,545	557,570	485	10	32	0	3,070	0	0	0	0
32	Existing City of Biggs Limits	385	150												
33	South of Biggs	275	800	0	0	0	275	0	0	0	0	0	0	0	0
34	North of Gridley	1,840	270	30	0	0	175	0	0	0	1,665	0	0	0	0
		Unincorporated County	108,910	63,025	5,195	17,053,740	26,937,505	37,280	1,305	1,545	1,665	27,566	5,720	4,015	4,015
		Total County	81,870												

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TABLE I-1 LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

ID	Name	New DU				Square Footage				Land Use Acres			
		SF	MF	RTL	IND	RTL	IND	RES	RTL	IND	PUB	AG	RC
Total Acres													
ALTERNATIVE 2 - CONCENTRATED GROWTH													
1	Existing City of Chico Limits	21,075	10,000										
2	North Chico Specific Plan	2,975	5,400	600	2,208,490	4,826,450	2,420	170	275	115	0	0	0
3	Bell Muir	515	2,700	300	130,680	0	505	10	0	0	0	0	0
4	Forest Ranch	525	0	0	287,495	0	0	20	0	0	505	0	0
5	Magalia/Paradise Pines	6,700	0	0	0	0	1,485	0	0	1,265	600	3,350	0
6	Upper Stilson Canyon	4,245	0	0	0	0	0	0	0	0	0	4,245	0
7	Concow	2,470	0	0	52,270	0	0	5	0	0	0	2,465	0
8	Berry Creek	9,425	0	0	0	0	0	0	0	0	9,425	0	0
9	Doe Mill/Honey Run (Shuster Property)	1,445	2,700	300	0	0	500	0	0	0	0	945	0
10	Skyway/Neal Road	1,965	100	0	0	0	1,030	0	0	0	935	0	0
11	Paradise Urban Reserve	4,015	700	0	0	0	765	0	0	0	0	3,250	0
12	Southeast Paradise Specific Plan	1,200	200	0	0	0	1,200	0	0	0	0	0	0
13	South Paradise/Pentz Road (Lago Vista Site)	335	200	0	0	0	70	0	0	0	0	265	0
14	Nance Canyon/Highway 99 (Nance Canyon Property)	5,405	1,530	170	1,306,800	17,424,000	370	100	1,000	0	0	3,935	0
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	8,100	900	0	26,136,000	500	0	1,500	0	0	5,405	0
16	Oroville Chico Highway/Highway 99 (Blakely-Western Property)	290	0	0	0	0	0	0	0	0	290	0	0
17	Durham	1,750	270	30	117,610	696,960	585	10	40	70	1,045	0	0
18	Durham Dayton/Highway 99	115	0	0	0	0	0	0	0	0	115	0	0

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TABLE I-1 | LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

ID	Name	Total Acres	New DU			Square Footage			Land Use Acres						
			SF	MF	RTL	RTL	IND	RES	RTL	IND	PUB	AG	RC		
19	Durham Pentz/Highway 99	390	0	0	0	0	0	0	0	0	0	0	0	390	0
20	Highway 191 (Clark Road)/Durham Pentz (Gunn Property)	640	60	0	0	392,040	0	60	30	0	0	0	0	550	0
21	Thermalito	1,805	6,300	700	1,424,410	0	1,680	110	0	20	0	0	0	0	0
22	Existing City of Oroville Limits	8,355	3,500												
23	Eastern Oroville/Oroville Hills	10,030	2,600	0	6,730,020	0	8,680	515	0	10	0	0	0	820	0
24	Stringtown Mountain	2,750	900	100	196,020	0	320	15	0	0	0	0	0	2,415	0
25	Thermalito Afterbay Area (Oro Bay Site)	410	0	0	0	0	0	0	0	0	0	0	0	410	0
26	Las Plumas/Southside/Ophir Road	2,060	1,620	180	1,267,595	9,774,865	440	95	560	165	0	0	0	795	0
27	Pacific Heights Road/Highway 70 (Rio D'Oro Site)	560	0	0	0	0	0	0	0	0	0	0	0	560	0
28	Southern Oroville	1,515	100	0	0	0	1,080	0	0	0	0	0	0	440	0
29	Palermo	3,620	100	0	182,950	104,545	880	15	6	20	2,700	0	0	0	0
30	Bangor	665	0	0	1,542,025	0	0	120	0	0	550	0	0	0	0
31	Biggs Area	3,600	0	0	0	3,310,560	0	0	190	0	3,410	0	0	0	0
32	Existing City of Biggs Limits	380	150												
33	South of Biggs	275	0	0	196,020	1,672,705	0	15	95	0	165	0	0	0	0
34	North of Gridley	1,840	1,105	120	1,411,345	0	465	110	0	30	900	260	0	0	0
Unincorporated County			47,230	3,280	16,034,435	63,946,080	22,560	1,225	3,670	1,695	21,610	28,335	0	0	0
Total County			64,160												

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TABLE I-1 LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

ID	Name	New DU				Square Footage				Land Use Acres								
		SF	MF	RTL	IND	RTL	IND	RES	RTL	IND	PUB	AG	RC	GC				
Total																		
ALTERNATIVE 3 - RURAL EXTENSION																		
1	Existing City of Chico Limits	21,075	10,000															
2	North Chico Specific Plan	2,975	1,440	160	3,397,680	6,882,480	2,210	260	395	115	0	0	0	0	0	0	0	0
3	Bell Muir	515	200	0	0	0	515	0	0	0	0	0	0	0	0	0	0	0
4	Forest Ranch	525	0	0	287,495	0	0	20	0	0	505	0	0	0	0	0	0	0
5	Magalia/Paradise Pines	6,700	400	0	0	0	5,435	0	0	1,265	0	0	0	0	0	0	0	0
6	Upper Stilson Canyon	4,245	600	0	392,040	0	1,120	30	0	0	0	0	0	0	0	3,095	0	0
7	Concow	2,470	180	20	52,270	0	75	5	0	0	0	0	0	0	0	2,390	0	0
8	Berry Creek	9,425	0	0	0	0	0	0	0	0	0	0	0	0	9,425	0	0	0
9	Doe Mill/Honey Run (Shuster Property)	1,445	1,500	0	392,040	0	750	30	0	0	0	0	0	0	0	665	0	0
10	Skyway/Neal Road	1,965	180	20	0	1,742,400	25	0	100	0	0	0	0	0	1,700	135	0	0
11	Paradise Urban Reserve	4,015	400	0	0	0	3,550	0	0	0	0	0	0	0	465	0	0	0
12	Southeast Paradise Specific Plan	1,200	200	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0
13	South Paradise/Pentz Road (Lago Vista Site)	335	420	0	0	0	275	0	0	0	0	0	0	0	60	0	0	0
14	Nance Canyon/Highway 99 (Nance Canyon Property)	5,405	0	0	0	33,105,600	0	0	1,900	0	0	0	0	0	3,505	0	0	0
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	1,500	0	0	26,136,000	500	0	1,500	0	0	0	0	0	5,405	0	0	0
16	Oroville Chico Highway/Highway 99 (Blakely-Western Property)	290	0	0	0	2,613,600	0	0	150	0	0	0	0	0	140	0	0	0
17	Durham	1,750	450	50	117,610	696,960	1,630	10	40	70	0	0	0	0	0	0	0	0
18	Durham Dayton/Highway 99	115	0	0	196,020	1,707,550	0	15	98	0	0	0	0	0	0	0	0	0

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TABLE I-1 | LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

ID	Name	Total Acres	New DU			Square Footage			Land Use Acres							
			SF	MF	RTL	IND	IND	RES	RTL	IND	PUB	AG	RC	GC		
19	Durham Pentz/Highway 99	390	810	90	2,848,825	0	170	220	0	0	0	0	0	0	0	0
20	Highway 191 (Clark Road)/Durham Pentz (Gunn Property)	640	385	45	392,040	0	300	30	0	0	310	0	0	0	0	0
21	Thermalito	1,805	1,350	150	1,424,410	0	1,680	110	0	20	0	0	0	0	0	0
22	Existing City of Oroville Limits	8,355	3,500													
23	Eastern Oroville/Oroville Hills	10,030	5,310	590	6,272,640	0	8,715	480	0	10	0	820	0	0	0	0
24	Stringtown Mountain	2,750	1,620	180	196,020	0	620	15	0	0	0	2,115	0	0	0	0
25	Thermalito Afterbay Area (Oro Bay Site)	410	2,400	0	87,120	0	405	5	0	0	0	0	0	0	0	0
26	Las Plumas/Southside/Ophir Road	2,060	3,600	0	0	0	1,895	0	0	165	0	0	0	0	0	0
27	Pacific Heights Road/Highway 70 (Rio D'Oro Site)	560	2,430	270	365,905	0	320	30	0	50	0	165	0	0	0	0
28	Southern Oroville	1,515	2,600	0	0	0	1,075	0	0	0	0	440	0	0	0	0
29	Palermo	3,620	100	0	182,950	104,545	880	15	6	20	2,700	0	0	0	0	0
30	Bangor	665	300	0	1,542,025	0	550	120	0	0	0	0	0	0	0	0
31	Biggs Area	3,600	2,700	300	392,040	3,310,560	1,285	30	190	0	2,095	0	0	0	0	0
32	Existing City of Biggs Limits	380	150													
33	South of Biggs	275	1,530	170	0	0	275	0	0	0	0	0	0	0	0	0
34	North of Gridley	1,840	5,040	560	3,018,710	0	1,440	230	0	30	140	0	0	0	0	0
Unincorporated County			46,255	2,045	18,539,135	76,299,695	35,430	1,415	4,380	1,740	15,030	20,695	135			
Total County			61,950													

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TABLE I-1 | LAND USE ALTERNATIVES OVERVIEW TABLE (CONTINUED)

Notes:

New Dwelling Unit Types

- SF = New Single-family Dwelling Units
- MF = New Multi-family Dwelling Units

Dwelling Unit Assumptions

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% single-family and 10% multi-family units. In instances where residential densities are not specified, it is assumed that very rural areas will be 100% single-family and less rural areas will be 90% single-family and 10% multi-family units.

Land Use Types

- RES = Residential
- RTL = Retail
- IND = Industrial
- PUB = Public
- AG = Agriculture
- RC = Resource Conservation
- UR = Urban Reserve
- GC = Golf Course

FAR Assumptions

It is assumed that Retail will have an FAR of 0.3 and Industrial will have an FAR of 0.4. Study Area 14 (Thermalito Afterbay Area) is an exception, as it uses the project's planned FAR of 0.4 for Retail.

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