

30 STUDY AREA 30: BANGOR

The Bangor study area consists of approximately 665 acres located in southeastern Butte County. The unincorporated community of Bangor is included within this study area. The center of Bangor is developed with retail uses, a school and residential uses. The outer portions of this study area are used for agriculture and dispersed residential.

- ◆ Alternative 1 follows the existing General Plan, designating the majority of the study area for Medium Density Residential, allowing approximately 1,600 new homes. The existing General Plan also designates approximately 120 acres in the center of town for retail uses.
- ◆ Alternative 2 would change the residential designation from the existing General Plan to Agriculture, and would maintain the 120 acres of Retail.
- ◆ Alternative 3 would change the residential designation from the existing General Plan to Very Low Density Residential, allowing approximately 300 new homes, and would maintain the 120 acres of Retail.

A. *Economics*

1. **Market Viability**

All three alternatives include approximately 120 acres of land designated for retail, which would translate into over 1.5 million square feet of retail space.

Due to the “off the beaten track” location of Bangor, absorption potential of the large amount of new retail development included in all the alternatives is questionable. Typically, this level of retail development would require easy access via major roadways to a trade area population of 300,000+ people. Instead, the 1,600 new homes allowed under Alternative 1 would likely mean that some new local-serving retail uses such as a gas station, convenience store, small grocery store, and/or fast food restaurant would locate in Bangor.

In regard to the residential development called for under each alternative, the lack of available jobs in the study area would likely mean that this study area might only be attractive as a master-planned retirement community location;

however, this location would be hindered by a lack of amenities such as cultural, medical, entertainment, and educational facilities that are often desired. Overall, the market viability of the amount of development under any of the alternatives is poor, and all alternatives receive a D.

2. Fiscal Impacts

a. Alternative 1

Bangor lies within TRAs where the county receives a relatively weak 15.8 to 16.5 percent of the property tax revenues. Nevertheless, any weakness in property tax revenue-generating potential under Alternative 1 would be offset by the strong fiscal benefits associated with the large amount of new retail development potential in this study area, if it were feasible that the retail development would fully build out. Under a more realistic retail absorption scenario, such as described under Alternative 1, the fiscal benefits associated with the retail component would largely be eliminated, leaving Alternative 1 with little or no fiscal surpluses. Alternative 1 receives a C.

b. Alternatives 2

With only new retail development potential, this alternative would generate fiscal benefits for the county if fully built out. Under a more realistic retail absorption scenario, such as described under Alternative 1, the fiscal benefits associated with the retail component would be significantly less. However, even if a smaller portion of the retail builds out over the General Plan horizon, fiscal impacts would likely be positive. Therefore, Alternative 2 receives a B.

c. Alternative 3

As discussed under Alternative 2 above, this alternative would generate fiscal benefits for the county, if fully built out. However, under a more realistic retail absorption scenario, the fiscal benefits associated with the retail component would largely be eliminated. This, combined with the low property tax revenues in the area, would result in little or no fiscal surpluses, so Alternative 3 receives a C.

3. Jobs/Housing Balance

a. Alternatives 1 and 3

Alternatives 1 and 3 call for both new retail jobs and new homes in the Bangor study area, meaning that both could contribute to an improved jobs/housing balance in the area. However, it is unlikely that enough job-generating retail uses could be absorbed during the General Plan horizon to help improve jobs/housing balance. The development of new homes under Alternatives 1 and 3 would further exacerbate the Bangor study area's existing jobs/housing imbalance, so both alternatives receive a D.

b. Alternative 2

Because Alternative 2 only include new retail development, it would help to somewhat improve the jobs/housing balance in the Oroville area, even if only a small amount of residential development were absorbed by the market. Therefore, Alternative 2 receives a B.

B. Public Services

1. Fire and Emergency Services

The Butte County Fire Department and CAL FIRE provide fire protection and emergency services to the Bangor study area. In general, there is not adequate staffing to handle more than two serious fire events or several less-serious emergencies at once in Butte County. Any new development in the county will impact the level of fire protection and emergency services.

There is one fire station within the boundaries of the Bangor study area, the Butte County/CALFIRE Fire Station 55, a career- and volunteer-staffed station.

The majority of the Bangor study area has adequate service levels for rural and very low density residential development, as it is located within an eight-minute travel area for a first-due unit. None of the study area has adequate service levels for suburban residential, retail or industrial development.

Alternatives 1, 2 and 3 call for significant retail development, which typically requires high fire and emergency service levels because it includes assets of high economic value and generate customers that depend on those services. Alternatives 1 and 3 also call for very low and suburban density residential development. The majority of the development under Alternatives 1, 2 and 3 would not have adequate fire and emergency service levels due to the high travel times and low concentration of fire stations in the immediate area. Moreover, the level of development under these alternatives would not support a new fire station, so there would be little opportunity to improve fire protection. Therefore, these alternatives receive a D.

2. Sheriff Services

The Bangor study area is served by the Southern Division of the Butte County Sheriff's Office (BCSO). The BCSO is currently understaffed and has limited capacity for expansion of its services. The Southern Division typically has about three to four deputies on duty in the Oroville area. Because of the distance and access issues between the Bangor study area and the Oroville area, response times to this location can be slow.

There is no police station located within the boundaries of the Bangor study area. The Butte County Sheriff Department in the City of Oroville is located within 15 miles from the study area.

a. Alternative 1

Alternative 1 would allow approximately 1,600 new homes and significant retail development, generating the need for more than five new officers in this area with slow response times. Therefore, this alternative receives a D.

b. Alternatives 2 and 3

Alternatives 2 and 3 call for significant retail development. Alternative 3 also calls for approximately 300 new homes. This development would likely generate the need for between one and five new officers in this area with slow response times. Therefore, these alternatives receive a C.

3. Capacity of School Districts

The Bangor study area is served by the Bangor Union Elementary School District (BUESD) (K-8) and the Oroville Union High School District (OUHSD) (9-12).

Currently, the BUESD is at capacity with 140 students, and there are no existing plans for expansion.

The OUHSD has been experiencing declining enrollment. As discussed in more detail under the Concow and Thermalito study areas, the District currently has capacity for approximately 440 additional students, with a project underway that would expand capacity by another 100 students.

a. Alternative 1

Under Alternative 1, approximately 530 new students could be generated within the BUESD, all from the Bangor study area. All 530 students would exceed the current capacity, and would be triple the current enrollment. The new students generated by this alternative could support one to two new K-8 schools. This would significantly increase the size of the BUESD and require additional administration and other services.

Under Alternative 1, the Bangor study area could generate approximately 260 new students within the OUHSD, which could be accommodated by the existing capacity. The total amount of development foreseen under Alternative 1 in all of the study areas within the OUHSD could generate approximately 7,250 new students, more than double the current enrollment and about 6,810 students beyond current capacity.

Because the number of new high school students generated by this study area could be accommodated by the existing capacity, and the number of new K-8 students generated by this study area could support the construction of a new K-8 school, this alternative receives a C.

b. Alternative 2

Under Alternative 2, the Bangor study area would not generate any new students, so schools are not an issue.

c. Alternative 3

Under Alternative 3, approximately 100 new students could be generated within the BUESD, all from the Bangor study area. All 100 students would exceed the current capacity.

Under Alternative 3, the Bangor study area could generate approximately 50 new students within the OUHSD, which could be accommodated by the existing capacity. The total amount of development foreseen under Alternative 3 in all of the study areas within the OUHSD could generate approximately 3,220 new students, about 2,780 students beyond current capacity.

Because this study area could generate more students than could be accommodated by the existing capacity of the BUESD, but would not generate enough students to support the construction of a new K-8 school, this alternative receives a D.

C. Water

1. Water Supply

The Bangor study area is located within the Mountain Inventory Unit. The steep terrain in the mountains limits groundwater accessibility and the fractured aquifers limit localized recharge potential, contributing to very low groundwater supplies. In the past, there has been limited development in the mountain area, so the water demand is low. However, there is significant uncertainty about what level of long-term supply is sustainable in this region.

The Bangor study area is served by the South Feather Water and Power Agency, which provides water for agricultural, residential and commercial

purposes using surface water from four major reservoirs, including Sly Creek, Lost Creek, Ponderosa and Miner's Ranch. Although the South Feather Water and Power Agency does not use groundwater, there are some pockets of land within the District that have independent private wells.

Alternatives 1, 2 and 3 call for significant retail development, and Alternatives 1 and 3 also call for residential development. All development under Alternatives 1, 2 and 3 would be served by the South Feather Water and Power Agency. Therefore, these alternatives receive an A.

2. Groundwater Recharge Potential

The Bangor study area is located within the Mountain Inventory Unit. It is unlikely to serve as a potential recharge area due to steep slope and/or low permeability. Alternatives 1, 2 and 3 call for significant retail development, and Alternatives 1 and 3 also call for residential development. Because this development would occur in a region that is unlikely to serve as a potential recharge area, Alternatives 1, 2 and 3 receive a B.

D. Wastewater

There is currently no publicly managed sewer service in the Bangor study area. The current wastewater treatment method is individual septic systems.

Alternative 1 calls for approximately 1,600 new homes at a medium density. Alternatives 1, 2 and 3 all call for about 120 acres of retail uses. Although this development could conceivably be served by septic or package plants, the existing parcelization and infill type of much of this development would make this difficult. Therefore, Alternatives 1, 2 and 3 receive a C.

E. Circulation

The Bangor study area is served by two major regional roadways, Oroville-Bangor Highway and LaPorte Road.

1. Proximity to Freeways and Major Roadways

Two major regional roadways, Oroville-Bangor Highway and LaPorte Road, run through the study area. This study area receives an A for access proximity to major roadways.

2. Bicycle Circulation

Adjacent to or through the Bangor study area, planned bicycle facilities are located along LaPorte Road and Oroville-Bangor Highway. Due to the study area's high level of access to planned bicycle facilities and location more than 1 mile from an existing urban area, the study area receives a C.

3. Transit Service

Transit service is currently provided along Lincoln Boulevard and Palermo Road in the study area. The service is more than a mile from the Bangor study area. This receives a D.

F. Airport Compatibility Zone Conflicts

The South Paradise/Pentz Road study area is not located within an Airport Compatibility Zone. Therefore, airport compatibility issues would not affect development under Alternatives 1, 2 or 3.

G. Potential Loss of Agricultural Land

In the Bangor study area, there are approximately 615 acres identified as Grazing Land, located throughout the study area.

a. Alternatives 1 and 3

Under Alternatives 1 and 3, the entire study area is designated for non-agricultural uses, which would convert all 615 acres of Grazing Land to non-agricultural uses. Therefore, Alternatives 1 and 3 receive a D.

b. Alternative 2

Alternative 2 designates approximately 120 acres for non-agricultural uses, which would convert 95 acres of Grazing Land to non-agricultural uses. Therefore, Alternative 2 receives a C.

H. Biological Resources

This study area is a square mile section located in the lower foothills at elevations of 750 to 1,020 feet. The study area is within the Butte Regional Conservation Plan (HCP/NCCP) area.

The predominant land cover types are blue oak woodland and savanna, mixed oak woodland, and grassland, with open ranchettes and orchard occupying the central portion of the study area. The upper reach of Wilson Creek is within the study area.

No occurrences of special-status plants or animals are recorded in the study area.

There is Butte Regional Conservation Plan (HCP/NCCP)-modeled habitat in this study area for the following 17 species:

- ◆ Ahart's dwarf rush
- ◆ Bald eagle
- ◆ Conservancy fairy shrimp
- ◆ Foothill yellow-legged frog
- ◆ Greene's tuctoria
- ◆ Hairy Orcutt grass
- ◆ Hoover's spurge

- ◆ Northwestern pond turtle
- ◆ Swainson's hawk
- ◆ Tricolored blackbird
- ◆ Valley elderberry longhorn beetle
- ◆ Vernal pool fairy shrimp
- ◆ Vernal pool tadpole shrimp
- ◆ Western burrowing owl
- ◆ Western spadefoot
- ◆ White-tailed kite
- ◆ Yellow-breasted chat

There is no Critical Habitat or other protected lands in the study area.

Mixed and blue oak woodlands are common throughout the study area. Willow scrub is found along creeks and valley in the central portion of the study area. One small vernal pool is mapped in the study area just south of the Bangor study area.

The study area is entirely within Winter Range habitat for deer herd.

1. Alternative 1

Alternative 1 designates approximately 120 acres as Retail and the remaining approximately 550 acres as Medium Density Residential, allowing approximately 1,600 new homes, much of which would be located within oak woodlands. Although oak woodlands are common in the region, it would not be possible to avoid large-scale impacts on oak woodlands. Therefore, this alternative receives a C for Special-Status Animal and Plant Species, an A for Critical Habitat and other protected lands, a D for Sensitive Habitats, and a C for Deer Herd Habitat.

2. Alternative 2

Under Alternative 2 the Retail designation would be the same, but the remainder of the study area would be designated Agriculture. It is assumed that this designation would avoid large-scale impacts on the oak woodlands.

Therefore, this alternative receives a B for Special-Status Animal and Plant Species, an A for Critical Habitat and other protected lands, a B for Sensitive Habitats, and a B for Deer Herd Habitat.

3. Alternative 3

Under Alternative 3 the Retail designation would be the same, but the remainder of the study area would be designated Very Low Density Residential, allowing 300 new homes dispersed throughout the oak woodlands. New homes could be located to reduce impacts on oak woodlands, however, there would be development and fragmentation of the contiguous oak woodlands. Therefore, this alternative receives a C for Special-Status Animal and Plant Species, an A for Critical Habitat and other protected lands, a C for Sensitive Habitats, and a C for Deer Herd Habitat.

I. Safety and Hazards

1. Fire Hazards

The Bangor study area is located in a high fire severity zone. Under Alternatives 1 and 3, approximately 650 acres of land designated for development is in the high fire severity zone. Under Alternative 2, approximately 100 acres of land designated for development is in the high fire severity zone. Therefore, Alternatives 1, 2 and 3 receive a D.

2. Flood Hazards

There are no flood hazards in the Bangor study area. Therefore, Alternatives 1, 2 and 3 receive an A.

3. Geologic Hazards

The majority of the Bangor study area has moderate erosion potential but approximately 1 acre of land in the south of the study area has severe erosion potential. The Bangor study area has zero to low subsidence potential, low to moderate landslide potential, and low potential for liquefaction. The majority of the study area has low potential for soil expansion but

approximately 190 acres of land in the southwest of the study area have high potential for soil expansion. A pre-Quaternary fault traverses the study area. Pre-Quaternary faults do not show any evidence of displacement in the last 1.6 million years and are not considered to present a high risk of fault rupture and so would not constrain development.

a. Alternatives 1 and 3

Under Alternatives 1 and 3, approximately 1 acre of land designated for development has severe erosion potential and some 190 acres have severe potential for soil expansion. Alternatives 1 and 3 receive a D.

b. Alternative 2

Under Alternative 2, approximately 30 acres of land designated for development have severe potential for soil expansion. Alternative 2 receives a C.

J. Cultural Resources

The Bangor study area lies within the Bangor USGS 7.5' quadrangle. Approximately 25 percent of the land in the Bangor Quadrangle has been surveyed for cultural resources. To date, three cultural resource sites have been recorded in the Bangor study area, two multi-feature historic sites and one prehistoric petroglyph site. The prehistoric site has been evaluated as eligible for listing in the National Register of Historic Places. This study area lies within a foothill region, and has a scattering of local water sources, mostly small ponds. The multi-feature historic find, as well as the eligible petroglyph site indicate that this study area has a high sensitivity potential.

1. Alternative 1

Because of the density of development, the high sensitivity of the study area for cultural resources, and the lack of any Resource Conservation areas that could be used to protect significant cultural resources, Alternative 1 receives a D.

2. Alternative 2

Alternative 2 designates most of the study area as Agricultural and would likely be used for grazing activities. Grazing is not particularly destructive for most types of cultural resources. The remaining acreage would be designated for retail developments. The Bangor study area has a high sensitivity for cultural resources, which could be impacted by future development. However, the large portion of the study area that would be used for grazing would be exposed to only a minimal risk of destruction of cultural resources. For these reasons, Alternative 2 receives a C.

3. Alternative 3

Alternative 3 allows extensive very low density residential development and approximately 120 acres of retail development. No acreage is designated as Resource Conservation land that could be used to protect significant cultural resources. Because the residential development and lack of Resource Conservation could impact cultural resources in this highly-sensitive area, Alternative 3 receives a C.

K. Notes

BUTTE COUNTY GENERAL PLAN 2030
ALTERNATIVES EVALUATION
STUDY AREA 30: BANGOR