

APPENDIX A: DESCRIPTION OF ALTERNATIVES

This appendix summarizes the three land use alternatives, which were approved by the Board of Supervisors on November 27, 2007.

A. The Three Alternatives

The general themes of each of the three alternatives are provided below.

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.

B. Land Use Designations

The land use designations used for these alternatives are not necessarily the land use designations that will be included in the General Plan. The 2030 General Plan land use designations will be based on the current General Plan land use designations and will be refined based on the results of Meeting Series #4 and #5.

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The residential land use designations included in these three alternatives are similar to, but do not precisely match those of the existing General Plan. Residential land use designations used by the Land Use alternatives are as follows:

- ◆ Urban Reserve (20-acre lots)
- ◆ Rural Residential (0-0.2 dwelling units per acre (du/ac), typically)
- ◆ Very Low Density (0.2-1 du/ac)
- ◆ Low Density (1-3 du/ac)
- ◆ Medium Density (3-6 du/ac)
- ◆ Medium-High Density (6-14 du/ac)
- ◆ High Density (14-20 du/ac)
- ◆ Residential Mix

The land use designations also include non-residential categories, including:

- ◆ Retail (FAR is assumed to be 0.3)
- ◆ Industrial (FAR is assumed to be 0.4)
- ◆ Public (e.g. schools, reservoirs, infrastructure)
- ◆ Agriculture (includes grazing, row crops, orchards, and timber, as well as 40-acre lots)
- ◆ Resource Conservation (allows the following uses under special permits, provided that they also include resource management: 40-acre residential lots; grazing; limited recreational uses such as pedestrian, equestrian and bicycle trails; limited commercial recreation and tourist-serving facilities)
- ◆ Golf Course

In some study areas, the exact distribution of land uses has not yet been determined. The Land Use alternatives maps display these areas with hatching, indicating the presence of multiple uses within the study area, the exact boundaries of which are yet to be determined. These designations include:

- ◆ Residential/Retail
- ◆ Residential/Industrial
- ◆ Residential/Resource Conservation
- ◆ Residential/Golf Course
- ◆ Residential/Agriculture

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- ◆ Agriculture/Resource Conservation
- ◆ Industrial/ Resource Conservation
- ◆ Retail/Industrial

C. Description of Land Use Alternatives by Study Area

The following section describes the three Land Use alternatives for each study area. A summary table is provided at the end of each study area description to indicate the distribution of the various land uses for each alternative in acres. In addition, the summary table includes the approximate number of new units allowed under each alternative; this figure is based on buildout calculations of vacant and underutilized parcels within the study area.

1. Existing City of Chico Limits

The City of Chico is estimated to be able to accommodate approximately 10,000 new units within existing city limits, according to City staff. These include units that have already been approved or are likely to be approved.

2. North Chico Specific Plan

Study Area 2, the North Chico Specific Plan, is located northwest of the City of Chico, and generally bounded by Rock Creek to the north, the Chico city limits to the east and south, and Highway 99 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing North Chico Specific Plan designates the majority of this study area Very Low Density Residential (1 du/ac). The Plan also calls for pockets of Retail, Industrial and Public, as well as a village core with Medium, Medium-High, and High Density Residential (6, 13 and 20 du/ac, respectively). The North Chico Specific Plan is currently not compatible with the Airport Land Use Compatibility Plan (ALUCP). Development under this alternative will avoid impacts to special status species. The existing North Chico Specific Plan allows approximately 3,800 new units, and designates approximately 405 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the village core of the North Chico Specific Plan would be modified as follows: the Very Low Density Residential (1 du/ac) would change to Medium Density Residential (6 du/ac); a portion of the Medium-High Density Residential (14 du/ac) would change to High Density Residential (20 du/ac); and a portion of the Medium Density Residential (6 du/ac) would change to Retail. The portion of the study area outside of the village core is not compatible with the ALUCP. Development under this alternative will avoid impacts to special status species. This alternative would allow approximately 6,000 new units, and designates approximately 446 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the village core of the North Chico Specific Plan would be modified as follows: the Very Low Density Residential (1 du/ac) and portions of the Medium-High Density Residential (14 du/ac) would change to Medium Density Residential (6 du/ac), and the Medium and High Density Residential (6 and 20 du/ac, respectively) and portions of the Medium-High Density Residential (14 du/ac) would change to Retail and Industrial. The portion of the study area outside of the village core is not

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compatible with the ALUCP. Development under this alternative will avoid impacts to special status species. This alternative would allow approximately 1,600 new units, and designates approximately 655 acres for commercial and industrial purposes.

STUDY AREA 2 - North Chico Specific Plan

Alternative	1	2	3
<i>Residential Land Uses</i>			
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
VLDR	2,180	2,135	2,140
MDR	175	40	70
MHDR	80	50	0
HDR	20	190	0
Total Residential	2,455	2,415	2,210
<i>Non-Residential Land Uses</i>			
Retail	110	170	260
Industrial	300	275	395
Public	115	115	115
Total Non-Residential	520	560	770
Total Study Area	2,975	2,975	2,975
<i>New Dwelling Units</i>	<i>3,800</i>	<i>6,000</i>	<i>1,600</i>

3. Bell Muir

Study Area 3, Bell Muir, is located west of the City of Chico, and is generally bounded by an area north of Bell Road to the north, Jones Avenue and Alamo Avenue to the northeast, Henshaw Avenue to the southeast, Union Pacific Railroad to the southwest, and an area west of Muir Avenue to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan and Zoning Ordinance designates this entire area for Rural Residential (0.2 du/ac). The existing General Plan allows approximately 100 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the majority of the study area a Residential mix with a small retail zone. The residential mix will include higher densities along major transportation corridors, transitioning to lower densities close to the western boundary of the study area and the adjacent agricultural uses. Under this alternative, the Chico Greenline would be moved and the required buffers would be established. This alternative would allow approximately 3,000 new units, and designates approximately 10 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area Very Low Density Residential (1 du/ac). The Chico Greenline would be moved and the required buffers would be established. This alternative would allow approximately 200 new units.

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STUDY AREA 3 - Bell Muir

Alternative	1	2	3
<i>Residential Land Uses</i>			
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Rural Residential	515	0	0
VLDR	0	0	515
Residential Mix	0	505	0
Total Residential	515	505	515
<i>Non-Residential Land Uses</i>			
Retail	0	10	0
Total Non-Residential	0	10	0
Total Study Area	515	515	515
<i>New Dwelling Units</i>	<i>100</i>	<i>3,000</i>	<i>200</i>

4. Forest Ranch

Study Area 4, Forest Ranch, is located along Highway 32 in northern Butte County, and is generally bounded by Shuffleton Drive to the north, Cody Lane to the east, and Scotty Lane to the south.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Medium Density Residential (6 du/ac) and Retail. The existing General Plan allows approximately 1,500 new units, and designates approximately 22 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the residential designation from the existing General Plan would change to Agriculture (timber). The retail designation would remain. This alternative would not allow a significant number of new units, and designates approximately 20 acres for commercial purposes.

c. Alternative 3 – Rural Extension

This alternative provides the same land use designations as Alternative 2, including Agriculture (timber) and Retail. This alternative would not allow a significant number of new units, and designates approximately 20 acres for commercial purposes.

STUDY AREA 4 – Forest Ranch

Alternative	1	2	3
<i>Residential Land Uses</i>			
MDR	505	0	0
Total Residential	505	0	0
<i>Non-Residential Land Uses</i>			
Agriculture	0	505	505
Retail	20	20	20
Total Non-Residential	20	525	525
Total Study Area	525	525	525
<i>New Dwelling Units</i>	<i>1,500</i>	<i>0</i>	<i>0</i>

5. Magalia/Paradise Pines

Study Area 5, Magalia/Paradise Pines, is located north of the Town of Paradise, and is generally bounded by Hupp Coutolenc Road to the north, Coutolenc Road to the east, the Paradise Town limits to the south, and Nimshew Road to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates a mix of Very Low, Medium, and Medium-High Density Residential (1, 6, and 14 du/ac, respectively), as well as some Retail, Agriculture (Grazing and Open Land, Timber Mountain), and Public (associated with the Magalia and Paradise Reservoirs). The existing General Plan allows approximately 1,400 new units, and designates approximately 170 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the undeveloped portions of the study area for Agriculture and Resource Conservation. Areas with existing development, such as the Paradise Pines subdivision, would remain at the Medium Density Residential designation from the existing General Plan. In addition, the Public designation from the existing General Plan would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the entire area Rural Residential (0.2 du/ac). As in Alternative 2, areas with existing development, such as the Paradise Pines subdivision, would remain at the Medium Density Residential designation from the existing General Plan, and the Public designation from the existing General Plan would remain. This alternative would allow approximately 400 new units.

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STUDY AREA 5 - Magalia/Paradise Pines

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
Rural Residential	0	0	3,950
VLDR	2,325	0	0
MDR	1,485	1,485	1,485
MHDR	40	0	0
Total Residential	3,850	1,485	5,435
<i>Non-Residential Land Uses</i>			
Agriculture	1,420	600	0
Retail	170	0	0
Public	1,265	1,265	1,265
Resource Conservation	0	3,350	0
Total Non-Residential	2,850	5,215	1,265
Total Study Area	6,700	6,700	6,700
<i>New Dwelling Units</i>	<i>1,400</i>	<i>0</i>	<i>400</i>

6. Upper Stilson Canyon

Study Area 6 (Upper Stilson Canyon) is located adjacent to and east of the existing Study Area 1 (Existing City of Chico Limits). This study area is generally bounded by Crown Point Road to the north, Doe Mill Road to the east, and Highway 32 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates the majority of this study area as Agriculture. The existing General Plan also designates a portion of this study area as Agricultural Residential, which includes a range of residential densities from 1 to 40 acres. The underlying zoning designation is Unclassified, which permits one single family dwelling unit per parcel and establishes a 20-acre minimum parcel size. Therefore, this alternative designates a portion of the study area for Rural Residential with a minimum parcel size of 20 acres. This alternative would allow approximately 100 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this entire area for Resource Conservation. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including clustered Low Density Residential (3 du/ac), Retail and Resource Conservation. The site may also accommodate a vineyard and associated agricultural tourism, and it includes opportunities for trail development. This alternative would allow approximately 600 new units, and designates approximately 30 acres for commercial purposes.

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STUDY AREA 6 - Upper Stilson Canyon

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
Rural Residential	1,710	0	0
VLDR	0	0	600
LDR	0	0	520
Total Residential	1,710	0	1,120
<i>Non-Residential Land Uses</i>			
Agriculture	2,535	0	0
Retail	0	0	30
Resource Conservation	0	4,245	3,095
Total Non-Residential	2,535	4,245	3,125
Total Study Area	4,245	4,245	4,245
<i>New Dwelling Units</i>	<i>100</i>	<i>0</i>	<i>600</i>

7. Concow

Study Area 7, Concow, is located along the Concow Reservoir in northeastern Butte County, and is generally bounded by Rim Road to the east, Concow Road to the south, and Griffin Gulch to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Rural Residential and Medium Density Residential (0.2 and 6 du/ac, respectively), as well as Retail and Resource Conservation. The existing General Plan allows approximately 500 new units through both infill of existing parcels and new subdivision activity, and designates approximately 4 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the residential designation from the existing General Plan would change Resource Conservation. The retail designation would remain. This alternative would not allow a significant number of new units, and designates approximately 5 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area Medium Density Residential (6 du/ac) and Resource Conservation. The retail designation would remain. This alternative would allow approximately 200 new units, which would be constructed as infill projects on existing parcels with no further subdivision activity, and designates approximately 5 acres for commercial purposes.

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STUDY AREA 7 - Concow

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
Rural Residential	780	0	0
MDR	100	0	75
Total Residential	880	0	75
<i>Non-Residential Land Uses</i>			
Retail	5	5	5
Resource Conservation	1,585	2,465	2,390
Total Non-Residential	1,585	2,470	2,395
Total Study Area	2,470	2,470	2,470
<i>New Dwelling Units</i>	500	0	200

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8. Berry Creek

Study Area 8, Berry Creek, is located northeast of Lake Oroville in eastern Butte County, and is generally bounded by the North Fork of the Feather River to the north, Bald Rock Road to the east, the East Fork of Canyon Creek to the south, and Bloomer Ravine to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Very Low Density Residential (1 du/ac) and Agriculture (timber). The existing General Plan allows approximately 300 new units, and designates approximately 25 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the study area for Agriculture. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

This alternative is the same as Alternative 2, in which the General Plan would designate the study area as Agriculture. This alternative would not allow a significant number of new units.

STUDY AREA 8 – Berry Creek

Alternative	1	2	3
<i>Residential Land Uses</i>			
VLDR	Acres 7,100	Acres 0	Acres 0
Total Residential	7,100	0	0
<i>Non-Residential Land Uses</i>			
Agriculture	2,300	9,425	9,425
Retail	25	0	0
Total Non-Residential	2,325	9,425	9,425
Total Study Area	9,425	9,425	9,425
<i>New Dwelling Units</i>	300	0	0

9. Doe Mill/Honey Run (Shuster Property)

Study Area 9, Doe Mill/Honey Run, is located east of the City of Chico, and is generally bounded by Doe Mill Road to the north, Honey Run Road to the south, and the Chico city limits to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area for Agriculture (Grazing and Open Land). The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would increase the density from the preliminary development proposal that is included under Alternative 3, and reduce the acreage devoted to residential and commercial uses. This alternative includes a mix of Medium Density Residential (6 du/ac) and Resource Conservation. This alternative would allow approximately 3,000 new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including a mix of Low Density Residential (3 du/ac) and Resource Conservation (including a golf course and developed recreation, such as soccer fields), as well as Retail along the Skyway frontage. This alternative would allow approximately 1,500 new units, and designates approximately 30 acres for commercial purposes.

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STUDY AREA 9 - Doe Mill/Honey Run

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
LDR	0	0	750
MDR	0	500	0
Total Residential	0	500	750
<i>Non-Residential Land Uses</i>			
Agriculture	1,445	0	0
Retail	0	0	30
Resource Conservation	0	945	665
Total Non-Residential	1,445	945	695
Total Study Area	1,445	1,445	1,445
<i>New Dwelling Units</i>	<i>0</i>	<i>3,000</i>	<i>1,500</i>

10. Skyway/Neal Road

Study Area 10, Skyway/Neal Road, is located west of the Town of Paradise, and is generally bounded by the Skyway to the north, Paradise town limits to the east, Neal Road to the south, and Study Area 14 (Nance Canyon/ Highway 99) to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area for Agriculture (Grazing and Open Land) and Resource Conservation, with some Rural Residential (0.2 du/ac) located adjacent to the Paradise town limits. The existing General Plan allows approximately 20 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the study area within the Paradise Sphere of Influence (SOI) for Rural Residential (0.2 du/ac), and the remainder for Agriculture. This alternative would allow approximately 100 new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for the Tuscan Ridge Golf Course area, designating a mix of Residential densities and a golf course. The Tuscan Ridge Golf Course development area is adjacent to the Rod and Gun Club, which could constrain development here. The remainder of the study area would be designated for Industrial and Resource Conservation. This alternative would allow approximately 200 new units, and designates approximately 100 acres for industrial purposes.

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STUDY AREA 10 -Skyway/Neal Road

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
Rural Residential	360	1,030	0
Residential Mix	0	0	25
Total Residential	360	1,030	25
<i>Non-Residential Land Uses</i>			
Agriculture	935	935	0
Industrial	0	0	100
Resource Conservation	670	0	1,700
Golf Course	0	0	135
Total Non-Residential	1,605	935	1,935
Total Study Area	1,965	1,965	1,965
<i>New Dwelling Units</i>	20	100	200

11. Paradise Urban Reserve

Study Area 11, Paradise Urban Reserve, is located southwest of the Town of Paradise, and is generally bounded by the Paradise Town limits to the north, Highway 191 (Clark Road) to the east, and Neal Road to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area as an Urban Reserve, which allows rural residential development on parcels not less than 20 acres until they are needed for development and adequate services are available. This alternative would allow approximately 100 new dwelling units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the study area for clustered Very Low Density Residential (1 du/ac) and Resource Conservation. The land uses assigned under this alternative are compatible with the existing ALUCP. This alternative would allow approximately 700 new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area Rural Residential (0.2 du/ac) and Resource Conservation. The land uses assigned under this alternative are compatible with the existing ALUCP. This alternative would allow approximately 400 new units.

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STUDY AREA 11 - Paradise Urban Reserve

Alternative	1	2	3
<i>Residential Land Uses</i>			
Urban Reserve	4,015	0	0
Rural Residential	0	0	3,550
VLDR	0	763	0
Total Residential	4,015	765	3,550
<i>Non-Residential Land Uses</i>			
Resource Conservation	0	3,250	465
Total Non-Residential	0	3,250	465
Total Study Area	4,015	4,015	4,015
<i>New Dwelling Units</i>	<i>100</i>	<i>700</i>	<i>400</i>

12. Southeast Paradise Specific Plan

Study Area 12, the Southeast Paradise Specific Plan, is located south of the Town of Paradise, and is generally bounded by the Paradise Town limits to the north, Pentz Road to the east, and Highway 191 (Clark Road) to the west. This study area coincides with the unincorporated portion of the Southeast Paradise Specific Plan, which is being developed by the Town of Paradise.

Although the Southeast Paradise Specific Plan study area has not been finalized, preliminary studies have identified significant constraints in the unincorporated portion of the study area. Unconstrained portions of the study area will likely be designated for planned mixed use, which could accommodate a variety of residential densities, as well as neighborhood commercial, public and conservation uses. Because the Plan has not yet been adopted with specific land use designations, Alternatives 1, 2 and 3 generally represent the Plan, designating the entire area as Rural Residential, which would allow approximately 200 new homes. The Plan will likely result in a more fine-tuned distribution of planning designations. It is assumed that the land uses assigned in this area will be compatible with the ALUCP.

STUDY AREA 12 – Southeast Paradise Specific Plan

Alternative	1	2	3
<i>Residential Land Uses</i>	Acres	Acres	Acres
Rural Residential	1,200	1,200	1,200
Total Study Area	1,200	1,200	1,200
<i>New Dwelling Units</i>	200	200	200

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13. South Paradise/Pentz Road (Lago Vista Site)

Study Area 13, South Paradise/Pentz Road, is located southeast of the Town of Paradise, and is generally bounded by the Paradise Town limits to the north, the Upper Miocene Canal to the east and south, and Lago Vista Way to the west.

a. Alternative 1 – Existing General Plan/Character

The existing deer herd policies require 20-acre minimum lot sizes on this site. These policies do not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the study area clustered Low Density Residential (3 du/ac) and Resource Conservation. This alternative would allow approximately 200 new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area Very Low and Low Density Residential (1 and 3 du/ac, respectively). This alternative would allow approximately 420 new units.

STUDY AREA 13 – South Paradise/Pentz Road

Alternative	1	2	3
<i>Residential Land Uses</i>			
VLDR	0	0	200
LDR	0	65	75
Total Residential	0	65	275
<i>Non-Residential Land Uses</i>			
Resource Conservation Constrained	335	265	60
Total Non-Residential	335	265	60
Total Study Area	335	335	335
<i>New Dwelling Units</i>	<i>0</i>	<i>200</i>	<i>420</i>

14. Nance Canyon/Highway 99 (Nance Canyon Property)

Study Area 14, Nance Canyon/Highway 99, is located southeast of the City of Chico, and is generally bounded by the Skyway to the north, Pullen Road to the east, Neal Road to the south, and Highway 99 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area for Agriculture (Grazing and Open Land). The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the area a mix of Medium and High Density Residential (6 and 20 du/ac, respectively), Industrial (Business and Research) and Resource Conservation. This alternative would attempt to ensure that development is consistent with the needs of the adjacent landfill, for example by requiring that development is situated out of sight of the landfill. In addition, this alternative would require full urban services. This alternative would allow approximately 1,700 new units, and designates approximately 1,100 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area a mix Industrial (Business and Research) and Resource Conservation. This alternative would attempt to ensure that development is consistent with the needs of the adjacent landfill. In addition, this alternative would require full urban services. This alternative designates approximately 1,900 acres for industrial purposes.

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STUDY AREA 14 - Nance Canyon/Highway 99

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
MDR	0	335	0
HDR	0	35	0
Total Residential	0	370	0
<i>Non-Residential Land Uses</i>			
Agriculture	5,405	0	0
Retail	0	100	0
Industrial	0	1,000	1,900
Resource Conservation	0	3,935	3,505
Total Non-Residential	5,405	5,035	5,405
Total Study Area	5,405	5,405	5,405
<i>New Dwelling Units</i>	<i>0</i>	<i>1,700</i>	<i>0</i>

15. Hamlin Canyon/Highway 99 (Horning Property)

Study Area 15, Hamlin Canyon/Highway 99, is located southeast of the City of Chico, and is generally bounded by Neal Road to the north, Williams Road to the east, Durham-Pentz Road to the south, and Highway 99 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area for Agriculture (Grazing and Open Land). The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate a mix of Medium, Medium-High and High Density Residential (6, 14 and 20 du/ac, respectively), as well as Industrial (Business and Research) on approximately 2,000 acres of the site; it is probable that the remainder of the site is constrained to development. This alternative would attempt to ensure that development is consistent with the needs of the adjacent landfill, for example by requiring that development is situated out of sight of the landfill. In addition, this alternative would require full urban services. This alternative would allow approximately 9,000 new units, and designates approximately 1,500 acres for industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate a mix of Low Density Residential (3 du/ac) and Industrial (Business and Research) on approximately 2,000 acres of the site; it is probable that the remainder of the site is constrained to development. This alternative would attempt to ensure that development is consistent with the needs of the adjacent landfill, for example by requiring that development is situated out of sight of the landfill. In addition, this alternative would require full urban services. This alternative would allow approximately 1,500 new units, and designates approximately 1,500 acres for industrial purposes.

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STUDY AREA 15 - Hamlin Canyon/Highway 99

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
LDR	0	0	500
MDR	0	50	0
MHDR	0	100	0
HDR	0	350	0
Total Residential	0	500	500
<i>Non-Residential Land Uses</i>			
Agriculture	7,405	0	0
Industrial	0	1,500	1,500
Resource Conservation	0	5,405	5,405
Total Non-Residential	7,405	6,905	6,905
Total Study Area	7,405	7,405	7,405
<i>New Dwelling Units</i>	<i>0</i>	<i>9,000</i>	<i>1,500</i>

16. Oroville Chico Highway/Highway 99 (Blakely-Western Property)

Study Area 16, Oroville Chico Highway/Highway 99, is located south of the City of Chico, and generally bounded by Highway 99 to the northeast, Neal Road to the south, and the Oroville Chico Highway to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area for Agriculture (Grazing and Open Land). The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation of Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area Industrial (Research and Business Park) and Resource Conservation. This alternative would not allow a significant number of new units, and designates approximately 150 acres for industrial purposes.

STUDY AREA 16 – Oroville Chico Highway/Highway 99

Alternative	1	2	3
<i>Non-Residential Land Uses</i>	Acres	Acres	Acres
Agriculture	290	290	0
Industrial	0	0	150
Resource Conservation	0	0	140
Total Non-Residential	290	290	290
Total Study Area	290	290	290
<i>New Dwelling Units</i>	<i>0</i>	<i>0</i>	<i>0</i>

17. Durham

Study Area 17, Durham, is located in western Butte County, and is generally bounded by Garden Road to the north, Esquon Road to the east, Hanlon Road to the south, and Turner Lane to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates a mix of Very Low, Medium, Medium-High, and High Density Residential (1, 6, 14, and 20 du/ac, respectively), as well as Agriculture, Retail, Industrial and Public (associated with the Durham Unified School District). The existing General Plan allows approximately 50 new units, and designates approximately 50 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designations would remain as they are described under Alternative 1, except that the Medium Density Residential (6 du/ac) designation would change to Medium-High Density Residential (14 du/ac). This alternative would allow approximately 300 new units, and designates approximately 50 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the existing General Plan would be modified to allow Very Low Density Residential (1 du/ac) on the western edge of town and Low Density Residential (3 du/ac) on a large parcel on the eastern edge of town, as proposed in current projects on file with the county. This alternative also allows Rural Residential (0.2 du/ac) in an area northeast of town. This alternative would allow approximately 500 new units, and designates approximately 50 acres for commercial and industrial purposes.

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STUDY AREA 17 - Durham

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	0	0	990
VLDR	510	510	450
LDR	0	0	115
MDR	50	0	50
MHDR	25	75	25
Total Residential	585	585	1,630
<i>Non-Residential Land Uses</i>			
Agriculture	1,045	1,045	0
Retail	10	10	10
Industrial	40	40	40
Public	70	70	70
Total Non-Residential	1,165	1,165	120
Total Study Area	1,750	1,750	1,750
<i>New Dwelling Units</i>	<i>50</i>	<i>300</i>	<i>500</i>

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18. Durham Dayton/Highway 99

Study Area 18 (Durham Dayton/Highway 99) is located near Study Area 15 (Hamlin Canyon/Highway 99). This study area is generally bounded by the Durham Dayton Highway to the north and Highway 99 to the east.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this entire area for Agriculture. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation for Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including a mix of retail and industrial uses. This alternative would not allow a significant number of new units, and designates approximately 115 acres for commercial and industrial purposes.

STUDY AREA 18 – Durham Dayton/Highway 99

Alternative	1	2	3
<i>Non-Residential Land Uses</i>			
Agriculture	115	115	0
Retail	0	0	15
Industrial	0	0	100
Total Non-Residential	115	115	115
Total Study Area	115	115	115
<i>New Dwelling Units</i>	<i>0</i>	<i>0</i>	<i>0</i>

19. Durham Pentz/Highway 99

Study Area 19 (Durham Pentz/Highway 99) is located adjacent to and south of Study Area 15 (Hamlin Canyon/Highway 99). This study area is generally bounded by Durham Pentz Road to the north and Highway 99 to the south and east.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this entire area for Agriculture. The existing General Plan does not allow a significant number of new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan designation for Agriculture would remain. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, including Medium Density Residential (6 du/ac) and Retail. This alternative would allow approximately 900 new units, and designates approximately 218 acres for commercial purposes.

STUDY AREA 19 – Durham Pentz/Highway 99

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
MDR	0	0	170
Total Residential	0	0	170
<i>Non-Residential Land Uses</i>			
Agriculture	390	390	0
Retail	0	0	220
Total Non-Residential	390	390	220
Total Study Area	390	390	390
<i>New Dwelling Units</i>	<i>0</i>	<i>0</i>	<i>900</i>

20. Highway 191 (Clark Road)/Durham Pentz

Study Area 20, Highway 191 (Clark Road)/Durham Pentz, is located at the intersection of Highway 191 and Durham Pentz Road in central Butte County. The study area includes all four corners of the intersection, and is generally bounded by Lake Hills Drive to the east and Butte College to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates the majority of this study area for Agriculture (Grazing and Open Land), as well as some Retail. The existing General Plan does not allow a significant number of new units, and designates approximately 20 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, very low density residential (1 du/ac) uses would be clustered on approximately 60 acres of the site, with retail uses at the intersection of Durham Pentz Road and Highway 191; the remaining area is designated agricultural. This alternative would allow approximately 60 new units on approximately 60 acres, and designates approximately 30 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the study area would be designated for Rural Residential (0.2 du/ac), as well as a mix of residential densities to provide student housing. This alternative also includes retail and agricultural uses. This alternative would allow approximately 430 new units, and designates approximately 30 acres for commercial purposes.

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STUDY AREA 20 - Highway 191 (Clark Road)/Durham Pentz)

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	0	0	150
VLDR	0	60	0
Residential Mix	0	0	150
Total Residential	0	60	300
<i>Non-Residential Land Uses</i>			
Agriculture	620	550	310
Retail	20	30	30
Total Non-Residential	640	580	340
Total Study Area	640	640	640
<i>New Dwelling Units</i>	<i>0</i>	<i>60</i>	<i>430</i>

21. Thermalito

Study Area 21, Thermalito, is located adjacent to the northwest portion of the City of Oroville, and is generally bounded by Nelson Avenue to the north, the Oroville city limits to the east, Highway 162 to the south, and Twentieth Street to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates the majority of this study area Medium Density Residential (6 du/ac), with pockets of Medium-High Density Residential (14 du/ac), Retail and Public. The existing General Plan is compatible with the existing ALUCP. The existing General Plan allows approximately 7,000 new units, and designates approximately 88 acres for commercial purposes. This figure is also approximately equivalent to the build-out figure for the Thermalito area under the City of Oroville's preferred land use alternative.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing General Plan would be modified slightly by increasing the retail area along Highway 162. This alternative would allow approximately 7,000 new units, and designates approximately 109 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, subdivision activity is targeted to locations that are suitable for development, such as large parcels that do not contain creeks. The General Plan would allow Medium Density Residential (6 du/ac) on such parcels under this alternative, while the remaining parcels would be designated Rural Residential (0.2 du/ac) in the B1 Airport Zone and Very Low Density Residential (1 du/ac) outside this Zone. This alternative also includes retail uses along Highway 162. The land uses assigned under this alternative are compatible with the existing ALUCP. This alternative would allow approximately 1,500 new units, and designates approximately 109 acres for commercial purposes.

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STUDY AREA 21 - Thermalito

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	0	0	555
VLDR	0	0	955
MDR	1,625	1,615	170
MHDR	75	65	0
Total Residential	1,700	1,680	1,680
<i>Non-Residential Land Uses</i>			
Retail	90	110	110
Public	20	20	20
Total Non-Residential	105	125	125
Total Study Area	1,805	1,805	1,805
<i>New Dwelling Units</i>	<i>7,000</i>	<i>7,000</i>	<i>1,500</i>

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22. Existing City of Oroville Limits

The preferred alternative for the City of Oroville's General Plan update calls for approximately 3,500 new units by 2030.

23. Eastern Oroville/Oroville Hills

Study Area 23, Eastern Oroville/Oroville Hills, is located east of the City of Oroville, and is generally bounded by Lake Forest Avenue to the north, Miners Ranch Road to the east, Lower Wyandotte Road to the south, and the Oroville city limits to the west.

a. Alternative 1 – Existing General Plan/Character

Under this alternative, the General Plan would be similar to the Preferred Land Use alternative for the City of Oroville, including a mix of Rural, Very Low, Low, Medium and High Density Residential (0.2, 1, 3, 6, and 20 du/ac, respectively), Retail, Resource Conservation, and Public. This alternative would allow approximately 18,400 new units, and designates approximately 515 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the Alternative 1 designations would be modified as follows: the Very Low and Low Density Residential (1 and 3 du/ac) would change to Rural Residential (0.2 du/ac); the Medium and High Density Residential (6 and 20 du/ac, respectively) in the eastern portion of the study area would change to Rural Residential (0.2 du/ac); and the Medium and High Density Residential (6 and 20 du/ac, respectively) in the western portion of the study area would change to clustered Low Density Residential (3 du/ac). The Rural Residential, Retail, Resource Conservation, and Public designations would remain the same as under Alternative 1. This alternative would allow approximately 2,600 new units, and designates approximately 515 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the Alternative 1 designations would be modified as follows: the Low Density Residential (3 du/ac) would change to Very Low Density Residential (1 du/ac); the Medium and High Density Residential (6 and 20 du/ac, respectively) in the eastern portion of the study area would change to Very Low Density Residential (1 du/ac); the Medium Density Residential (6 du/ac) in the western portion of the study area would change to Low Density Residential (3 du/ac); and the High Density Residential (20 du/ac) in the western portion of the study area would change to Medium

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Density Residential (6 du/ac). The Rural Residential, Very Low Density Residential, Retail, Resource Conservation, and Public designations would remain the same as under Alternative 1. This alternative would allow approximately 5,900 new units, and designates approximately 480 acres for commercial purposes.

STUDY AREA 23 – Eastern Oroville/Oroville Hills

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	3,810	6,915	3,900
VLDR	815	0	3,050
LDR	2,155	1,770	1,750
MDR	1,865	0	20
HDR	40	0	0
Total Residential	8,680	8,680	8,715
<i>Non-Residential Land Uses</i>			
Retail	515	515	480
Public	10	10	10
Resource Conservation	8202	820	820
Total Non-Residential	1,345	1,345	1,310
Total Study Area	10,030	10,030	10,030
<i>New Dwelling Units</i>	<i>18,400</i>	<i>2,600</i>	<i>5,900</i>

24. Stringtown Mountain

Study Area 24, Stringtown Mountain, is located east of the City of Oroville, and is generally bounded by Highway 162 to the west and Forbestown Road to the south.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates the existing Stringtown Mountain Specific Plan study area a mix of Very Low, Medium, and Medium-High Density Residential (1, 6, and 14 du/ac, respectively), as well as a small retail area. The remainder of the study area is designated for Very Low Density Residential (1 du/ac) and Resource Conservation. The existing General Plan allows approximately 1,000 new units, and designates approximately 15 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the existing Stringtown Mountain Specific Plan designations would remain. The remainder of the study area would be designated for Resource Conservation. This alternative would allow approximately 1,000 new units, and designates approximately 15 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the existing Stringtown Mountain Specific Plan designations would remain. The remainder of the study area would be designated for clustered Low Density Residential (3 du/ac) and Resource Conservation. This alternative would allow approximately 1,800 new units, and designates approximately 15 acres for commercial purposes.

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STUDY AREA 24 - Stringtown Mountain

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	310	205	205
LDR	0	0	300
MDR	100	100	100
MHDR	15	15	15
Total Residential	425	320	620
<i>Non-Residential Land Uses</i>			
Retail	15	15	15
Resource Conservation	2,315	2,415	2,115
Total Non-Residential	2,330	2,430	2,130
Total Study Area	2,750	2,750	2,750
<i>New Dwelling Units</i>	<i>1,000</i>	<i>1,000</i>	<i>1,800</i>

25. Thermalito Afterbay Area (Oro Bay Site)

Study Area 25, Thermalito Afterbay Area, is located west of the City of Oroville, and is generally bounded by Highway 162 to the north, Par Four Way to the east, and Wilbur Road to the west.

a. Alternative 1 – Existing General Plan/Character

Under this alternative, the General Plan would designate this study area Rural Residential (0.2 du/ac), which is compatible with the existing ALUCP. This alternative would allow approximately 100 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this for Agriculture, which is compatible with the existing ALUCP. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, designating a mix of residential densities with Retail uses along Highway 162. The land uses assigned under this alternative would be compatible with the existing ALUCP. This alternative would allow approximately 2,400 new units.

STUDY AREA 25 – Thermalito Afterbay Area

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
Rural Residential	410	0	0
Residential Mix	0	0	405
Total Residential	410	0	405
<i>Non-Residential Land Uses</i>			
Agriculture	0	410	0
Retail	0	0	5
Total Non-Residential	0	410	5
Total Study Area	410	410	410
<i>New Dwelling Units</i>	<i>100</i>	<i>0</i>	<i>2,400</i>

26. Las Plumas/Southside/Ophir Road

Study Area 26, Las Plumas/Southside/Ophir Road, is located southeast of the City of Oroville, and is generally bounded by the Oroville City limits to the north, Lower Wyandotte Road to the east and the Oroville city limits to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area a mix of Medium, Medium-High and High Density Residential (6, 14, and 20 du/ac, respectively), as well as Retail, Industrial and Public. The existing General Plan allows approximately 7,200 new units, and designates approximately 819 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would be similar to development proposals for this study area, including Low, Medium and Medium-High Density Residential (3, 6 and 14 du/ac, respectively), as well as Retail, Industrial, Public and Resource Conservation. This alternative would allow approximately 1,800 new units, and designates approximately 658 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the majority this study area Low Density Residential (3 du/ac), except that the Public designation from the existing General Plan would remain. This alternative would allow approximately 3,600 new units.

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STUDY AREA 26 - Las Plumas/Southside/Ophir Road

Alternative	1	2	3
<i>Residential Land Uses</i>			
VLDR	70	0	0
LDR	0	230	1,895
MDR	500	190	0
MHDR	460	20	0
HDR	40	0	0
Total Residential	1,075	440	1,895
<i>Non-Residential Land Uses</i>			
Retail	85	95	0
Industrial	730	560	0
Public	165	165	165
Resource Conservation	0	795	0
Total Non-Residential	985	1,620	165
Total Study Area	2,060	2,060	2,060
<i>New Dwelling Units</i>	<i>7,200</i>	<i>1,800</i>	<i>3,600</i>

27. Pacific Heights Road/Highway 70 (Rio D'Oro Site)

Study Area 27, Pacific Heights Road/Highway 70, is located southwest of the City of Oroville, and is generally bounded by Pacific Heights Road to the north and west, and Highway 70 to the east.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Rural Residential (0.2 du/ac), and Retail along Highway 70. The existing General Plan allows approximately 100 new units, and designates approximately 101 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the entire study area for Agriculture. This alternative would not allow a significant number of new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would be similar to a preliminary development proposal for this site, designating a mix of Very Low, Low, Medium, Medium-High, and High Density Residential (1, 3, 6, 14, and 20 du/ac, respectively), as well as Retail, Public, and Resource Conservation. This alternative would allow approximately 2,700 new units, and designates approximately 28 acres for commercial purposes.

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STUDY AREA 27 - Pacific Heights Road/Highway 70

Alternative	1	2	3
<i>Residential Land Uses</i>			
Rural Residential	460	0	0
VLDR	0	0	30
LDR	0	0	45
MDR	0	0	115
MHDR	0	0	110
HDR	0	0	25
Total Residential	460	0	320
<i>Non-Residential Land Uses</i>			
Agriculture	0	560	0
Retail	100	0	30
Public	0	0	50
Resource Conservation	0	0	165
Total Non-Residential	100	560	240
Total Study Area	560	560	560
<i>New Dwelling Units</i>	<i>100</i>	<i>0</i>	<i>2,700</i>

28. Southern Oroville

Study Area 28, Southern Oroville, is located southwest of the City of Oroville, and is generally bounded by Ophir Road to the north, the Oroville city limits to the east, Palermo Road to the south, and Highway 70 to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Very Low Density Residential (1 du/ac), with industrial uses along Highway 70. The existing General Plan allows approximately 800 new units, and designates approximately 440 acres for industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would be similar to the Preferred Land Use alternative for the City of Oroville. The industrial uses along Highway 70 would change to Resource Conservation, and the residential portion would change to Rural Residential (0.2 du/ac). This alternative would allow approximately 100 new units.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the study area along Highway 70 for Resource Conservation, and the residential portion would change to Low Density Residential (3 du/ac). This alternative would allow approximately 2,600 new units.

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STUDY AREA 28 – Southern Oroville

Alternative	1	2	3
<i>Residential Land Uses</i>			
	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Rural Residential	0	1,075	0
VLDR	1,075	0	0
LDR	0	0	1,075
Total Residential	1,075	1,075	1,075
<i>Non-Residential Land Uses</i>			
Industrial	440	0	0
Resource Conservation	0	440	440
Total Non-Residential	440	440	440
Total Study Area	1,515	1,515	1,515
<i>New Dwelling Units</i>	<i>800</i>	<i>100</i>	<i>2,600</i>

29. Palermo

Study Area 29, Palermo, is located south of the City of Oroville in southern Butte County, and is generally bounded by the Oroville city limits to the north, Reservoir Road to the east, Wyandotte Creek to the south, and Lone Tree Road to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Very Low, Medium, and Medium-High Density Residential (1, 6 and 14 du/ac, respectively), Retail and Public. The existing General Plan allows approximately 7,900 new units through both infill of existing parcels and subdivision activity, and designates approximately 20 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the areas outlying Palermo would be designated Agricultural. This alternative would allow approximately 100 new units, which would be constructed as infill projects on existing parcels with no further subdivision activity, and designates approximately 20 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

This alternative is the same as Alternative 2, in which the areas outlying Palermo would be designated as Agriculture. This alternative would allow approximately 100 new units, which would be constructed as infill projects on existing parcels with no further subdivision activity, and designates approximately 20 acres for commercial and industrial purposes.

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STUDY AREA 29 – Palermo

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	880	880	880
MDR	1,780	0	0
MHDR	315	0	0
Total Residential	2,980	880	880
<i>Non-Residential Land Uses</i>			
Agriculture	600	2,670	2,670
Retail	15	15	15
Industrial	5	5	5
Public	20	20	20
Total Non-Residential	640	2,740	2,740
Total Study Area	3,620	3,620	3,620
<i>New Dwelling Units</i>	<i>7,900</i>	<i>100</i>	<i>100</i>

30. Bangor

Study Area 30, Bangor, is located in southeastern Butte County, and is generally bounded by Damron Road to the east, Sunny Hills Road to the south, and Bangor Trail to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area Medium Density Residential (6 du/ac) and Retail. The existing General Plan allows approximately 1,600 new units, and designates approximately 120 acres for commercial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the residential designation from the existing General Plan would change to Agriculture. The Retail designation would remain. This alternative would not allow a significant number of new units, and designates approximately 120 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the residential designation from the existing General Plan would change to Very Low Density Residential (1 du/ac). The Retail designation would remain. This alternative would allow approximately 300 new units, and designates approximately 120 acres for commercial purposes.

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STUDY AREA 30 - Bangor

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	0	0	550
MDR	550	0	0
Total Residential	550	0	550
<i>Non-Residential Land Uses</i>			
Agriculture	0	550	0
Retail	120	120	120
Total Non-Residential	120	670	120
Total Study Area	670	670	670
<i>New Dwelling Units</i>	<i>1,600</i>	<i>0</i>	<i>300</i>

31. Biggs Area

Study Area 31, Biggs Area, is similar to the boundary of the Planning Area used by the City of Biggs for its General Plan Update. This study area surrounds the Biggs city limits, and is generally bounded by the Belding Lateral Canal to the north and west, Mead Avenue to the east, and South Avenue to the south.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates this study area a mix of Very Low and Medium-High Density Residential (1 and 14 du/ac, respectively), Agriculture (Orchard and Field Crops), Retail, Industrial and Public. The existing General Plan allows approximately 1,600 new units, and designates approximately 40 acres for commercial and industrial purposes.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the majority this study area for Agriculture, as well as some Industrial. This alternative would not allow a significant number of new units, and designates approximately 190 acres for industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the majority of this study area clustered Low Density Residential (3 du/ac) and Agriculture/Resource Conservation, as well as a Residential/Retail mix along Highway 99 and along B Street. In addition, this alternative includes an industrial area. The residential land uses assigned under this alternative would be clustered to avoid conflicts with industrial and agricultural uses. This alternative would allow approximately 3,000 new units, and designates approximately 220 acres for commercial and industrial purposes.

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ALTERNATIVES EVALUATION
APPENDIX A: DESCRIPTION OF ALTERNATIVES**

STUDY AREA 31 – Biggs Area

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	390	0	0
LDR	0	0	1,000
MHDR	95	0	0
Residential Mix	0	0	285
Total Residential	485	0	1,285
<i>Non-Residential Land Uses</i>			
Agriculture	3,070	3,410	2,095
Retail	10	0	30
Industrial	30	190	190
Public	0	0	0
Total Non-Residential	3,110	3,600	2,315
Total Study Area	3,600	3,600	3,600
<i>New Dwelling Units</i>	<i>1,600</i>	<i>0</i>	<i>3,000</i>

32. Existing City of Biggs Limits

Recent annexations have created the potential for approximately 150 new dwelling units within the existing City of Biggs limits, according to City staff.

33. South of Biggs

Study Area 33, South of Biggs, is located south of the City of Biggs, and is generally bounded by the Biggs city limit to the north, the Union Pacific Railroad to the east, the Lateral H Canal to the south, and West Biggs Gridley Road to the west.

a. Alternative 1 – Existing General Plan/Character

Under this alternative, the General Plan would designate this study area Low Density Residential (3 du/ac). This alternative would allow approximately 800 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate this study area as Agriculture. This alternative would not allow a significant number of new units, and designates approximately 110 acres for commercial and industrial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate this study area clustered Medium Density Residential (6 du/ac). The residential land use assigned under this alternative would be clustered to avoid conflicts with industrial and agricultural uses. This alternative would allow approximately 1,700 new units.

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STUDY AREA 33 – South of Biggs

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
LDR	275	0	0
MDR	0	0	275
Total Residential	275	0	275
<i>Non-Residential Land Uses</i>			
Agriculture	0	165	0
Retail	0	15	0
Industrial	0	95	0
Total Non-Residential	0	275	0
Total Study Area	275	275	275
<i>New Dwelling Units</i>	<i>800</i>	<i>0</i>	<i>1,700</i>

34. North of Gridley

Study Area 23, North of Gridley, is similar to the City of Gridley's proposed Sphere of Influence amendment. This study area is located north of the City of Gridley, and is generally bounded by South Avenue to the north, Mead Avenue to the east, the Gridley city limits to the south, and the western portion of West Biggs Gridley Road to the west.

a. Alternative 1 – Existing General Plan/Character

The existing General Plan designates the majority of this study area as Agriculture (Orchard and Field Crops), with Very Low Density Residential (1 du/ac) and pockets of Medium-High Density Residential (14 du/ac). The existing General Plan allows approximately 300 new units.

b. Alternative 2 – Concentrated Growth

Under this alternative, the General Plan would designate the study area west of the railroad tracks Agricultural and the study area east of the railroad tracks Medium Density Residential (6 du/ac) with a ¼-mile Resource Conservation buffer on the northern boundary. This alternative would designate a portion of the study area east of Highway 99 as Retail. This alternative would also designate the existing cemetery along Highway 99 as Public. This alternative would allow approximately 1,225 units, and designates approximately 108 acres for commercial purposes.

c. Alternative 3 – Rural Extension

Under this alternative, the General Plan would designate the majority of this study area Medium Density Residential (6 du/ac). This alternative also designates a retail area east of Highway 99 and a Residential/Retail mix extending north along Highway 99. In addition, the Public designation from Alternative 2 would remain. This alternative would allow approximately 5,600 new units, and designates approximately 220 acres for commercial industrial purposes.

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STUDY AREA 34 - North of Gridley

Alternative	1	2	3
<i>Residential Land Uses</i>			
	Acres	Acres	Acres
VLDR	150	0	0
MDR	0	465	1,305
MHDR	25	0	0
Residential Mix	0	0	130
Total Residential	175	465	1,440
<i>Non-Residential Land Uses</i>			
Agriculture	1,665	900	140
Retail	0	110	230
Public	0	30	30
Resource Conservation	0	260	0
Total Non-Residential	1,665	1,375	405
Total Study Area	1,840	1,840	1,840
<i>New Dwelling Units</i>	<i>300</i>	<i>1,225</i>	<i>5,600</i>

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