

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

TABLE I-I CORRECTED **LAND USE ALTERNATIVES OVERVIEW TABLE**

ID	Name	Total Acres	New DU		Square Footage			Land Use Acres						
			SF	MF	RTL	IND	RES	RTL	IND	PUB	AG	RC	UR	
ALTERNATIVE 1 - EXISTING GENERAL PLAN/CHARACTER														
1	Existing City of Chico Limits	21,080	10,000											
2	North Chico Specific Plan	2,980	3,420	380	1,424,410	5,192,350	2,455	110	300	115	0	0	0	
3	Bell Muir	515	100	0	0	0	515	0	0	0	0	0	0	
4	Forest Ranch	525	1,350	150	287,495	0	505	20	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	
6	Upper Stilson Canyon	4,245	100	0	0	0	1,710	0	0	0	2,535	0	0	
7	Concow	2,470	450	50	52,270	0	880	5	0	0	0	1,585	0	
8	Berry Creek	9,425	300	0	352,835	0	7,100	25	0	0	2,300	0	0	
9	Doe Mill/Honey Run (Shuster Property)	1,445	0	0	0	0	0	0	0	0	1,445	0	0	
10	Skyway/Neal Road	1,965	20	0	0	0	360	0	0	0	935	670	0	
11	Paradise Urban Reserve	4,015	100	0	0	0	0	0	0	0	0	0	4,015	
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	0	0	0	0	0	0	0	0	0	335	0	
14	Nance Canyon/Highway 99 (Nance Canyon Property)	5,405	0	0	0	0	0	0	0	0	5,405	0	0	
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	0	0	0	0	0	0	0	0	7,405	0	0	
16	Oroville Chico Hwy/Highway 99 (Blakely-Western Property)	290	0	0	0	0	0	0	0	0	290	0	0	
17	Durham	1,750	45	5	117,610	696,960	585	10	40	70	1,045	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	115	0	0
19	Durham Pentz/Highway 99	390	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	620	0	0
21	Thermalito	1,810	6,300	700	1,149,985	0	1,700	90	0	20	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
24	Stringtown Mountain	2,750	900	100	196,020	0	425	15	0	0	0	2,315	0	0
25	Thermalito Afterbay Area (Oro Bay Site)	410	100	0	0	0	410	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
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
28	Southern Oroville	1,515	800	0	0	7,631,710	1,075	0	440	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
30	Bangor	665	1,440	160	1,542,025	0	550	120	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
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
34	North of Gridley	1,840	270	30	0	0	175	0	0	0	1,665	0	0	0
Unincorporated County		108,910	49,645	5,225	17,053,735	26,937,505	37,450	1,310	1,545	1,665	29,240	5,725	4,015	
Total County			68,520											

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TABLE I-I CORRECTED **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	
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	
3	Bell Muir	515	2,700	300	130,680	0	505	10	0	0	0	0	
4	Forest Ranch	525	0	0	287,495	0	0	20	0	0	505	0	
5	Magalia/Paradise Pines	6,700	0	0	0	0	1,485	0	0	1,265	600	3,350	
6	Upper Stilson Canyon	4,245	0	0	0	0	0	0	0	0	0	4,245	
7	Concow	2,470	0	0	52,270	0	0	5	0	0	0	2,465	
8	Berry Creek	9,425	0	0	0	0	0	0	0	0	9,425	0	
9	Doe Mill/Honey Run (Shuster Property)	1,445	2,700	300	0	0	500	0	0	0	0	945	
10	Skyway/Neal Road	1,965	100	0	0	0	1,030	0	0	0	935	0	
11	Paradise Urban Reserve	4,015	700	0	0	0	765	0	0	0	0	3,250	
12	Southeast Paradise Specific Plan	1,200	200	0	0	0	1,200	0	0	0	0	0	
13	South Paradise/Pentz Road (Lago Vista Site)	335	200	0	0	0	70	0	0	0	0	265	
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	
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	8,100	900	0	26,136,000	500	0	1,500	0	0	5,405	
16	Oroville Chico Highway/Highway 99 (Blakely-Western Property)	290	0	0	0	0	0	0	0	0	290	0	
17	Durham	1,750	270	30	117,610	696,960	585	10	40	70	1,045	0	
18	Durham Dayton/Highway 99	115	0	0	0	0	0	0	0	0	115	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	
19	Durham Pentz/Highway 99	390	0	0	0	0	0	0	0	0	0	390	0
20	Highway 191 (Clark Road)/Durham Pentz (Gunn Property)	640	60	0	392,040	0	60	30	0	0	0	550	0
21	Thermalito	1,805	6,300	700	1,424,410	0	1,680	110	0	20	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	820
24	Stringtown Mountain	2,750	900	100	196,020	0	320	15	0	0	0	0	2,415
25	Thermalito Afterbay Area (Oro Bay Site)	410	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	795
27	Pacific Heights Road/Highway 70 (Rio D'Oro Site)	560	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	440
29	Palermo	3,620	100	0	182,950	104,545	880	15	6	20	2,700	0	0
30	Bangor	665	0	0	1,542,025	0	0	120	0	0	0	550	0
31	Biggs Area	3,600	0	0	0	3,310,560	0	0	190	0	3,410	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
34	North of Gridley	1,840	1,105	120	1,411,345	0	465	110	0	30	900	260	0
Unincorporated County			34,685	3,400	17,445,770	63,946,085	23,035	1,340	3,665	1,695	22,550	28,590	0
Total County			51,735										

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TABLE I-I CORRECTED **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	GC
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
3	Bell Muir	515	200	0	0	0	515	0	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	400	0	0	0	5,435	0	0	1,265	0	0	0
6	Upper Stilson Canyon	4,245	600	0	392,040	0	1,120	30	0	0	0	3,095	0
7	Concow	2,470	180	20	52,270	0	75	5	0	0	0	2,390	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	1,500	0	392,040	0	750	30	0	0	0	665	0
10	Skyway/Neal Road	1,965	180	20	0	1,742,400	25	0	100	0	0	1,700	135
11	Paradise Urban Reserve	4,015	400	0	0	0	3,550	0	0	0	0	465	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	420	0	0	0	275	0	0	0	0	60	0
14	Nance Canyon/Highway 99 (Nance Canyon Property)	5,405	0	0	0	33,105,600	0	0	1,900	0	0	3,505	0
15	Hamlin Canyon/Highway 99 (Horning Property)	7,405	1,500	0	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	2,613,600	0	0	150	0	0	140	0
17	Durham	1,750	450	50	117,610	696,960	1,630	10	40	70	0	0	0
18	Durham Dayton/Highway 99	115	0	0	196,020	1,707,550	0	15	98	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	GC	
19	Durham Pentz/Highway 99	390	810	90	2,848,825		0	170	220	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
21	Thermalito	1,805	1,350	150	1,424,410		0	1,680	110	0	20	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
24	Stringtown Mountain	2,750	1,620	180	196,020		0	620	15	0	0	0	2,115	0
25	Thermalito Afterbay Area (Oro Bay Site)	410	2,400	0	87,120		0	405	5	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
27	Pacific Heights Road/Highway 70 (Rio D'Oro Site)	560	2,430	270	365,905		0	320	30	0	50	0	165	0
28	Southern Oroville	1,515	2,600	0	0		0	1,075	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
30	Bangor	665	300	0	1,542,025		0	550	120	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
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
34	North of Gridley	1,840	5,040	560	3,018,710		0	1,440	230	0	30	140	0	0
Unincorporated County			37,645	2,605	21,557,840	76,299,695	36,895	1,655	4,380	1,745	15,175	20,965	135	
Total County			53,900											

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TABLE I-I CORRECTED 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.