
Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

GENERAL PLAN FOLLOW-UP & IMPLEMENTATION

MONTHLY UPDATE

MAY 10, 2011

Updated information is in boldface.

Action Number	Action/Item	Primary Responsible Agency	Additional Parties Involved	FY 2010/11 Target	STATUS/ FORECAST
Development Services					
Continuing Actions					
LU-A11.1	Hold annual or more frequent “one-on-one” meetings with each of the municipalities to discuss planning and land use issues of concern.	Development Services Dept.	Municipalities	✓	Use existing staff and budget.
LU-A11.2	Hold annual or more frequent meetings between Butte County Planning Division staff and each of the municipalities planning staffs to discuss planning and land use issues of concern. Publish summary notes of the findings of those meetings.	Development Services Dept.	Municipalities	✓	On April 19, 2011 Planning staff met with City of Oroville staff to discuss joint grant funding opportunities for planning in the Oroville area.
Code “Fix” Items					
	SMARA Update. The County Surface Mining and Reclamation Ordinance, Chapter 13, Article II, as adopted in 1993 needs to be updated.			✓	On April 26, 2011 the Board of Supervisors directed staff to return with an amended draft on July 26, 2011.
	Nuisances in Residential Neighborhoods – Off-Highway Vehicles. Concerns regarding noise, dust, traffic, glare, and hours of operation have been raised by neighbors of several informal OHV tracks in Butte County. On August 10, 2010 the Board of Supervisors provided the following clarified direction: 1) do not address standards for dust emissions; 2) prepare a draft ordinance for recreational OHV use, including reasonable options for noise. The draft ordinance should include a recommended standard for limiting			✓	Staff has been working with the Division of Environmental Health, Sheriff’s Office, and District Attorney’s office to address the Board’s updated direction through new County standards and/or existing state and local regulations. On May 10, 2011 staff will provide an update to the Board of Supervisors.

	hours of operation.				
	Small Wind Energy Systems. On 12/14/10 the Board of Supervisors adopted a local wind ordinance and directed staff to refine its applicability in the AG areas. On 01/19/11, staff met with industry and ag. representatives, the Agricultural Commissioner, and aerial applicators to discuss. Meeting results indicated that "Ag Turbine" regulations should be developed for AG zones, to be permitted with an administrative permit. General Plan policy COS-P.3.7 would need to be amended to allow "Ag Turbines" with an ADMIN permit in Ag zones. Draft 2 of the ZO can be amended only after the General Plan policy is amended.			✓	The Planning Commission will consider this item on May 24, 2011. The Board of Supervisors will consider this item on June 28, 2011.
	Policies and Procedures for Implementing Countywide Response to Marijuana. This issue consists of regulation and enforcement for both dispensaries and growing sites. On 6/8/10 the Board of Supervisors directed staff to begin formulating policies and procedures in response to this issue. On November 18, 2010 the Planning Commission Recommended adoption of the ordinance to the Board of Supervisors.			✓	On May 4, 2011 the Board of Supervisors held a special meeting to consider the revised ordinance. The meeting will be held at the Chico Elks Lodge, 1705 Manzanita Ave., Chico at 5:30 p.m.
	Potential Future Amendment - Mobile Homes. <u>Topic/Problem Statement:</u> On 2/21/08, the Board directed staff to research standards among other jurisdictions for managing the visual, public health, safety, and quality-of-life impacts of allowing aging or derelict mobile homes to remain			✓	The draft update of the Butte County Zoning Code defines a mobile home as "...A housing structure...not older than ten years of age measured from the date of manufacture of the unit to the date of building permit application...." (Glossary, p. 10). Staff is

	in place. Standards for habitability should be explored, including age, quality, and condition. Further direction on 3/25/08 included working with Public Works to explore options for retiring or recycling derelict mobile homes or those older than 10 years. Direction to staff on 2/09/10 clarified that the key issue is concerns regarding the relocation of aging/derelict mobile homes into the County from elsewhere.				working to clarify the applicability of the draft code to existing mobile homes that are older than 10 years.
New Actions FY 2010/11					
LU-A5.1	Audit current land-use permit processes to identify opportunities to streamline permit processes for small business owners.	Development Services Dept.	Public Works Dept., Public Health Dept., Fire Dept., Agricultural Commissioner	✓ Ongoing	In spring 2011, under the Board's direction, the Department of Development Services began a meeting series to identify improvements to become more business friendly and efficient. On April 13, 2011 the Department held a discussion with the Users Group, facilitated by a consultant, to identify issues and ideas for process improvement. The consultant has also met with members of the Board of Supervisors to gather their ideas. On May 12, 2011, key staff from several departments will meet with the consultant to discuss potential improvements. The consultant will then prepare a report with specific recommended goals and clear timelines that respond to the input gathered through the process.
LU-A5.2	Develop and publish one-page print- and web-based summaries describing the types of land-use permits that small business owners may seek, and explaining the major steps in the permit process for each.	Development Services Dept.	Public Works Dept., Public Health Dept., Fire Dept., Agricultural Commissioner	✓ ongoing	Use existing staff and budget.
LU-A5.3	Review existing County land-use permit fees for business owners and determine whether there are any conditions under which these fees could be	Development Services Dept.	Public Works Dept., Public Health Dept., Fire Dept.,	✓ ongoing	On Dec. 14, 2010 the Board of Supervisors determined to not increase user fees, to not

	reduced.		Agricultural Commissioner		increase development impact fees, and to allow for the deferral of development impact fee finalization.
LU-A14.1	The Director of Development Services shall create and maintain a list of development projects occurring within the South Oroville/Las Plumas area, as shown on Figure LU-6.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
H-A1.1	<p>Provide Adequate Sites for Housing by Expanding Infrastructure: The County shall work with the incorporated cities to expand the supply of developable land, particularly for multifamily housing projects within each City's sphere of influence (SOI).</p> <p>a. When requested by an eligible project applicant in order to provide adequate sites for affordable and/or high-density housing, apply for available State and federal funding for water, sewer, and storm drainage improvements.</p> <p>b. Seek financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments.</p> <p>c. Work with the Cities of Chico and Oroville on appropriate financing arrangements to charge reasonable fees on new development to pay for the expansion of water and sewer services within their SOIs.</p> <p>d. Provide technical assistance to developers interested in establishing the appropriate mechanism to finance needed infrastructure and services where these are financially feasible, at full cost to the developer; and</p> <p>e. Identify appropriate areas for high-density housing within existing undeveloped, residentially-focused Specific Plans, and future specific plans identified under the Butte County General Plan 2030 process</p>	Public Works Dept., Chief Administrator's Office, Development Services Dept.	Municipalities	✓ ongoing	<p>Use existing staff and budget.</p> <p>Identification of appropriate areas for high-density housing to be completed with adoption of the Zoning Ordinance in late 2011. See Butte County Draft Zoning Ordinance Article 10 <i>Overlay Zones</i>.</p>

	which have not yet been approved.				
H-A1.2	Parking Requirements: The County shall review its parking requirements for multifamily housing and reduce the number of required spaces in order to reduce costs for multifamily housing development. At a minimum, the County will modify the Zoning Ordinance to reduce the parking requirements for studio and one-bedroom units.	Development Services Dept.		✓	To be completed with adoption of Zoning Ordinance update in late 2011. See Draft Butte County Zoning Ordinance - Article 19 <i>Parking and Loading</i>
H-A1.3	Development of Sites for Multi-Family Housing: The County shall provide developers with information about suitable sites for small-scale multifamily projects located in unincorporated communities that are closest to employment and services. The information will be disseminated by the Development Services Department when developers inquire about opportunities to build housing in the Unincorporated Area. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, and expedite permit processing, for housing units affordable to lower-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities, with priority given to developers of projects that would include units affordable to extremely low-income households and/or provide affordable studio and/or one-bedroom units.	Development Services Dept.	Chief Administrator's Office, General Services Dept.	✓ ongoing	Use existing staff and budget. Offer of density bonuses to be completed with adoption of Zoning Ordinance in late 2011. See Draft Zoning Ordinance Article 23 <i>Density Bonuses</i> .
H-A1.4	Take All Steps Necessary to Effectuate the Transfer of a Portion of the County's Regional Housing Need Allocation (RHNA) in Conjunction with Annexations: If cities will annex residential sites that would accommodate a portion of the County's current RHNA, the County will work with the affected cities, LAFCo, and BCAG, to	Development Services Dept.	Chief Administrator's Office, Municipalities, LAFCO, BCAG	✓ ongoing	Use existing staff and budget.

	transfer an appropriate portion of the County's RHNA to the City.				
H-A1.6	Zoning for Single-Room Occupancy Units: The County will amend the zoning regulations to clarify that Single-Room Occupancy (SRO) units are allowed in zoning districts where multi-family housing units are allowed, and to provide appropriate development standards for SROs.	Development Services Dept.		✓	To be completed with adoption of Zoning Ordinance in late 2011. See Part 2 – <i>Zoning Districts, Land Uses, and Development Standards</i> , and Part 7 – <i>Definitions (Multiple-Family Dwelling)</i> .
H-A1.7	Zoning for Transitional and Supportive Housing Units: The County will amend the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district.	Development Services Dept.	Behavioral Health	✓	To be completed with adoption of the Zoning Ordinance in late 2011. See draft Butte County Zoning Ordinance Article 6 <i>Residential Zones</i> and Part 7 – <i>Definitions – Residential Care Homes</i> .
H-A1.8	General Plan Land Use Designations and Zoning for Lower-Income Housing Development: Given that many sites identified to accommodate the County's RHNA for construction of units affordable to lower-income households currently lack appropriate zoning to support high density multifamily development, the County, in conjunction with the 2030 General Plan update, will update General Plan land use designations and amend the Zoning Ordinance as necessary to assign sites numbered 1 through 7 on Table 36 of the Housing Needs Assessment, with a minimum of 72.94 acres and a realistic unit capacity of 1,170 units, zoning designations that will, allow high density multifamily residential development by right. At a minimum, these updates will ensure the provision of adequate sites zoned to allow multifamily residential development by right, without a conditional use permit or other discretionary action or approval, allowing densities at a minimum of 20 dwelling units per acre, and permitting a minimum of 16 units per site (except sites 6 and 7), and ensuring that at least 50 percent of the lower-income need is accommodated on	Development Services Dept.		✓	PARTIALLY COMPLETE General Plan designations were adopted with General Plan update in Oct. 2010. Conforming zoning amendments to be completed with adoption of the Zoning Ordinance in late 2011. See Draft Zoning Ordinance Article 3 – <i>Zones and Zoning Map</i> and Article 6 – <i>Residential Zones</i> .

	<p>sites designated for residential use only. In addition, Program H-A1.9 below will facilitate the subdivision of large parcels included in the inventory into smaller parcels that could be more easily developed for affordable housing. As part of this action, the County will also work with the owner/developer of Parcel #4 in Table 36 of the Housing Needs Assessment (APN #007-010-058) to prioritize the site, which is within the North Chico Specific Plan Area, for infrastructure development to make the site available for multifamily housing as soon as possible within the Housing Element planning period..</p>				
H-A1.9	<p>Lot Subdivision: The County recognizes that most assisted housing developments utilizing State and federal financial resources include 50 to 150 units. The County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 15 acres, including sites 2, 4, and 5 in the inventory on Table 36. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.</p>	Development Services Dept.		✓ ongoing	Use existing staff and budget.
H-A2.1	<p>Explore Possibilities of Affordable Housing Goals for Large-Scale Residential Developments: Large-scale developments can include a range of residential categories and therefore have the potential to include affordable housing. Although the County cannot initiate development proposals for large-scale development, through the development agreement process, the County can seek commitments from developers that a percentage of dwelling units be affordable to lower-income households.</p>	Development Services Dept.	Chief Administrator's Office	✓ ongoing	Use existing staff and budget.

H-A2.3	Identify Surplus Government Land for Affordable Housing: The General Services Department shall provide records on surplus County-owned property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income housing via a developer RFP process, with preference given for developers who commit to provide units affordable to extremely low-income households and/or that address identified special needs, such as young adults transitioning from foster care to living independently.	General Services Dept., Development Services Dept.	Information Systems Dept., Chief Administrator's Office, Public Works Dept.	✓ (issue RFP)	Use existing staff and budget.
H-A2.4	Work with Cities: Thus far, all subsidized housing projects, with the exception of the Gridley Farm Labor Housing and the Palm Crest Village Subdivision, which is currently under construction, have been built in the incorporated areas of the County where there is easy access to sewer lines as well as services. County staff will work with Chico and Oroville housing staff to increase the supply of affordable housing in the incorporated cities and their spheres of influence since infrastructure and services are limited in the Unincorporated Area. The cities and County will consider applying for some State or federal funds together. By working with these cities and the Housing Authority of Butte County, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.	Development Services Dept., Chief Administrator's Office	Cities of Chico and Oroville, Housing Authority of Butte County	✓ (begin discussions with the Cities of Chico and Oroville)	Depending on the scope of the project, may require additional budget and staff resources.
H-A2.7	Delivery of Housing Element to Water and Sewer Providers: The County shall deliver the completed Housing Element to all area Water and Sewer Providers within one month of adoption in accordance with Government Code section 65589.7. The Code requires the providers to give priority to proposed housing projects that will include units affordable to lower income households when capacity is limited.	Development Services Dept.		✓	COMPLETE November 2010

H-A3.1	Code Enforcement and Abatement: Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances. A component of this Ordinance calls for the case-by-case removal of dilapidated dwellings. Another component of this Ordinance requires the property owners to pay for the costs of abatement.	Development Services Dept.		✓ ongoing	The Department of Development Services has completed numerous code enforcement and abatement actions in 2010/11.
H-A4.3	Reasonable Accommodation: The County shall adopt a Reasonable Accommodations Ordinance with rules, policies, practices, and procedures that ensure equal access to housing, in accordance with State law.	Development Services Dept.	Chief Administrator's Office	✓	To be completed with adoption of the Zoning Ordinance in late 2011. See Article 34 <i>Reasonable Accommodations</i> .
H-A4.6	Emergency Shelters: The County shall amend the Butte County Zoning Ordinance to allow homeless shelters as a permitted use in the Light Industrial zoning district, to provide sites where the unmet demand for shelters within the Unincorporated Area can be accommodated without the need for discretionary approvals. The County will establish development standards that will encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.	Development Services Dept.		✓	To be completed in late 2011 with adoption of the Zoning Ordinance. See Draft Zoning Ordinance Article 8 <i>Industrial Zones</i> and Section 24-155 <i>Emergency Shelters</i> .
H-A4.7	Farmworker Housing: The County shall amend the Butte County Zoning Ordinance to allow agricultural employee housing for six persons or less as a permitted use in all zones that allow single-family housing by-right. Clarifying language will also be added to the Butte County Zoning Ordinance to specify that the agricultural zones allow housing by-right for up to 12 farmworker families or group quarters with up to 36 beds in compliance with Health and Safety Code section 17021.5-	Development Services Dept.	Agriculture Commissioner	✓	To be completed with adoption of the Zoning Ordinance in late 2011. See Draft Butte County Zoning Ordinance Part 2 – <i>Zoning Districts, Land Uses, and Development Standards</i>

H-A4.9	Rehabilitation of Existing Farmworker Housing: The County will support the efforts of the Housing Authority of Butte County to rehabilitate the existing Gridley Farm Labor Housing facility, including providing expedited permit processing, plan checking and inspections. In addition, the County will assist the Housing Authority with support such as available data, letters of support, or similar assistance in the event that the Housing Authority requires County assistance in pursuing grant funding or other financial assistance for this project.	Development Services Dept., Chief Administrator's Office		✓ ongoing as requested by the Housing Authority	On August 10, 2010: Butte County provided a letter to the California Department of Housing and Community Development's Joe Serna Jr. Farmworker Housing program, in support of a \$2.5 million grant for this project. On December 2, 2010 DDS staff met with Ed Mayer of the Gridley Farm Labor Housing Development. They discussed a variety of issues, including how the County could assist in the rehabilitation of many of the homes in the area. The goal is to maintain this housing stock for farm labor housing.
H-A5.1	Fair Housing Information will be available at the County Department of Development Services, and at other public locations in the County as deemed appropriate by County staff.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
H-A6.1	Building Code Standards: The County will stay informed of the impending regulations related to green building as the State government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code. The codes were adopted in 2008, and the currently voluntary standards will become mandatory for all new construction, both residential and nonresidential, in 2011.	Development Services Dept.		✓ ongoing	COMPLETE On Nov. 9, 2010 the Board of Supervisors adopted the new <i>CalGreen</i> Building Code Standards, effective January 1, 2011.
H-A6.2	Energy Conservation Assistance: Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website will provide links to these funding programs.	Development Services Dept.		✓ ongoing	Use existing staff and budget.

H-A6.3	Develop site design guidelines for energy conserving development patterns.	Development Services Dept.		✓	Update May 10, 2011: Planning staff is working to identify potential funding opportunities for developing these guidelines.
H-A6.4	Energy Efficiency Incentives: The County shall promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County will offer priority processing for projects that will improve upon Title 24 requirements by at least 10 percent.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
AG-A1.1	Maintain County policies to address consistency with the Williamson Act and future amendments.	Development Services Dept.	Agriculture Commissioner, Land Conservation Act Committee, Butte County Assessor	✓ ongoing	On November 23, 2010 the Board of Supervisors considered information regarding SB 863, which amended the Williamson Act, and possible modification of the County's Williamson Act program. The Board directed that there would be no modification of the County's program in 2011.
AG-A2.1	Create an agricultural mitigation ordinance in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is redesignated from Agriculture to a non-agricultural designation. This ordinance may include the option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land. The ordinance will establish mitigation standards that address the valuation and geographic location of agricultural land.	Development Services Dept.	Agriculture Commissioner, Municipalities	✓	\$80,000 for this item has been included in the 2011-2012 budget expansion request.
CIR-A4.1	Support efforts by the Butte County Association of Governments to evaluate alternative sources of funding for public transit, such as advertising revenue from buses and bus shelters.	Development Services Dept.		✓	Use existing staff and budget.
COS-A1.1	Within one year of adoption of General Plan 2030, coordinate with regional agencies to develop a	Development Services Dept.	BCAG, BCAQMD	✓	\$150,000 for this item has been included in the 2011-12 budget expansion request.

	<p>Climate Action Plan, which, in combination with other existing policies and regulations by other agencies and business sectors of the economy, would reduce greenhouse gas (GHG) emission in the county by 15 percent below existing levels by 2020. Include the following as components in the Climate Action Plan:</p> <ul style="list-style-type: none"> o Establish a detailed inventory of current (2006) GHG emissions in Butte County, including, but not limited to, residential, commercial, industrial and agricultural emissions. o Forecast GHG emissions for areas within the jurisdictional control of the County for “business as usual” conditions in 2020 o Identify methods to reduce GHG emissions to a level that is 15 percent below current (2006) levels by 2020, if feasible. o Quantify the 2020 reductions in GHG emissions from the identified methods. o Require monitoring and reporting of GHG emissions. o Establish a schedule of actions for implementation through 2020. o Identify funding sources for implementation through 2020. o Identify a process to set a reduction goal for 2030 by 2020. o Update the Climate Action Plan by 2020 to include reduction measures to achieve the adopted 2030 reduction goal. o Develop a Climate Change Preparedness Plan that will prepare for the impacts of climate change on the county’s economic and natural ecosystems and promote a climate-resilient community. 				
COS-A1.5	Coordinate with the Butte County Air Quality Management District to prepare an anti-idling ordinance that will reduce idling by heavy duty vehicles.	Development Services Dept.	BCAQMD	✓	Use existing staff and budget.

COS-A2.4	Train all plan review and inspection staff in green building materials, techniques and practices.	Development Services Dept.		✓	COMPLETE On December 16, 2010 the Butte County Department of Development Services coordinated with the State Department of Housing and Community Development to provide training in the new <i>CalGreen</i> Building Code Standards to over 100 staff and members of the public.
COS-A4.2	Review and update the Zoning Ordinance and building codes to allow for innovative energy efficient technologies so long as they do not conflict with other goals in the General Plan.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
COS-A6.1	Continue to work with the Butte County Association of Governments and the five municipalities to develop and implement the Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan, and subsequently update it as necessary.	Development Services Dept.	BCAG, Municipalities	✓ ongoing	Use existing staff and budget.
COS-A6.2	Work with Butte Creek Canyon residents and local groups toward adopting a planning strategy for a Butte Creek Canyon Overlay. The purpose of the planning strategy is to facilitate the protection and preservation of the historical and ecological foundation of Butte Creek Canyon, including the survival of salmon, steelhead and other sensitive plants and animals such as the East Tehama Deer Herd, preservation of historical sites, ecological preserves, and the optimum balance of recreation and residential use.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
COS-A10.1	Coordinate with the California Department of Fish and Game to monitor the effects of development on migratory deer herds.	Development Services Dept.	California Department of Fish & Game	✓ ongoing	Use existing staff and budget.
COS-A12.1	Apply zoning regulations permitting extraction as a conditional use on any lands classified by the State Mining and Geology Board as Mineral Resource Zone 2 (MRZ-2) or Scientific Zone (SZ).	Development Services Dept.		✓	To be completed with adoption of Zoning Ordinance in late 2011. See Draft Zoning Ordinance Part 2 – <i>Zoning Districts, Land Uses, and Development Standards</i> .

HS-A2.4	Annually review all areas subject to flooding as identified by FEMA or the Department of Water Resources, as required by AB 162.	Development Services Dept.	Chief Administrator's Office, Public Works Dept.	✓	Use existing staff and budget.
HS-A6.1	Continue to require applicants to seismically retrofit existing homes where required under existing building codes.	Development Services Dept.		✓ ongoing	Use existing staff and budget.
PUB-A6.1	Coordinate with park and recreation districts to allow the development of park and recreation facilities on publicly-owned land.	Development Services Dept.	General Services Dept.	✓ ongoing	On May 3, 2011 Planning staff met with the Feather River Parks and Recreation District to discuss potential park and recreation planning opportunities in the Oroville area.