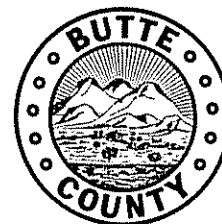


Butte County Department of Development Services
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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION GENERAL PLAN 2030 STUDY SESSION

April 13, 2007

TIME: 1:30 p.m.

PLACE: Board of Supervisors' Room
County Administration Center
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. PRESENT: Commissioners Nelson, Marin, Wilson, Leland, and Chair Lambert

ABSENT: No one

ALSO PRESENT:

Development Services Tim Snellings, Director
Dan Breedon, Principal Planner, Advanced Planning
Stacey Joliffe, Principal Planner, Current Planning
Tina Bonham, Commission Clerk
Agricultural Commission Richard Price

III. BUTTE COUNTY GENERAL PLAN 2030 STUDY SESSION

Workshop Series #1 Existing Conditions and Issue Identification

This is the 3rd meeting in Workshop Series #1 of the Butte County General Plan 2030 process that is focused on Butte County's existing conditions and the identification of issues. The Planning Commission will hold a Study Session for purposes of reviewing information generated from the previous 2 meetings of this series: A Public Workshop held on March 15, 2007 and a Citizens Advisory Committee held on March 29, 2007. Information from the City/County Summit Meeting held on January 27, 2007 will also be reviewed. The Planning Commission's comments will be provided to the Board of Supervisors at the fourth and final meeting of Workshop Series #1: A Study Session to be held by the Board on May 8, 2007.

Mr. Tim Snellings gave the Commission an update on General Plan 2030. He also went over the meeting calendar and the website. He told the Commission that the meetings that are videotaped are aired on Channel 11.

Mr. Dan Breedon went over the procedures of how the meetings are handled and information is gathered.

After going over the 13 Guiding Principle's with the Commission, the General Plan staff put the Planning Commission concerns into a spreadsheet to take to the Board of Supervisors. Please see attached document.

IV. ADJOURNMENT

Adjournment at 5:20 p.m.

Chair Lambert

Input	Guiding Principle	Sub Topic
There is a need for revenue-sharing between the County and the Cities, especially given the County's desire to limit development to the existing urban areas. The County should also revisit existing revenue-sharing agreements (such as the one with Chico for the Chico mall) and adjust as necessary.	1 Cooperative Planning	Fiscal health of County
The County should develop revenue-sharing agreements with the casinos.	1 Cooperative Planning	Fiscal health of County
Need to develop a strategy for determining which unincorporated communities are the most appropriate locations for growth, given that landowners in unincorporated regions will also want to develop. However, the County will also need to consider how development in the unincorporated communities will affect public services.	1 Cooperative Planning	Other relationships
Need to develop a strategy for determining which cities are the most appropriate locations for growth (e.g. some cities have more capacity than others).	1 Cooperative Planning	Relationships with Cities/Town
Need to coordinate with other Cities on billboard policies; specifically, the County needs to minimize the visual impacts of billboards and have consistent policies across the jurisdictions.	1 Cooperative Planning	Relationships with Cities/Town
Need to develop a policy for how transit dollars are spent, ensuring appropriate coordination with Cities and other counties.	1 Cooperative Planning	Relationships with Cities/Town; relationships with other counties
Need to coordinate with other Counties.	1 Cooperative Planning	Relationships with other counties
Need more information about deer herd migration routes and collaboration with adjacent counties regarding these routes.	1 Cooperative Planning	Relationships with other counties
Bikes conflict with agricultural uses; specifically, they are not safe on rural roads with agricultural traffic/machinery, they pose a hazard for these agricultural vehicles, and bikers can catch spray drift when riding by farms. If planning bike lanes, they should be located away from farm uses.	2 Circulation	Bicycle and pedestrian facilities
Railroad right-of-ways are appropriate locations for bike lanes.	2 Circulation	Bicycle and pedestrian facilities
Bike lanes should be constructed along levees.	2 Circulation	Bicycle and pedestrian facilities
There is an underused walking/bike path in Paradise that would provide a good route to connect Paradise with Magalia.	2 Circulation	Bicycle and pedestrian facilities
There should be bikeways between cities that are separate from the roads.	2 Circulation	Bicycle and pedestrian facilities
Need to revisit the 20-lot cul-de-sac rule.	2 Circulation	Road capacity and quality
Cul-de-sac road systems are a problem; new development should utilize a grid system.	2 Circulation	Road capacity and quality
Need to revisit public works road standards, including the method of road conditioning in subdivisions.	2 Circulation	Road capacity and quality

Input	Guiding Principle	Sub Topic
Need to revisit two-way traversable access conditions of approval in order to ensure that there is enough space for two cars to pass.	2 Circulation	Road capacity and quality
The Upper Skyway is important for emergency evacuation.	2 Circulation	Road capacity and quality
Need to improve access to Magalia.	2 Circulation	Road capacity and quality
Need to develop a policy for how transportation dollars are spent, ensuring appropriate coordination with Cities and other counties.	2 Circulation	Transportation planning
Need design standards.	3 Growth, Urban Development and Housing	Design standards
Need to investigate the use of growth boundaries.	3 Growth, Urban Development and Housing	Direct growth to urban areas
Need to revisit the issue of second units so that the policy doesn't encourage rural sprawl. It should encourage second units in urban areas and provide better guidelines and regulations for "as of right" second units in rural areas.	3 Growth, Urban Development and Housing	Direct growth to urban areas
TDR programs may be appropriate; need focused planning for where to send and receive development credits.	3 Growth, Urban Development and Housing	General growth management
Need incentives to promote cluster development.	3 Growth, Urban Development and Housing	General growth management
Need a balance of housing density across the county; avoid concentrations of affordable housing.	3 Growth, Urban Development and Housing	Housing
Need to provide student housing on campuses.	3 Growth, Urban Development and Housing	Housing
Need to locate housing in proximity to employment.	3 Growth, Urban Development and Housing	Housing
Need more senior housing, and it should be located in proximity to services for seniors.	3 Growth, Urban Development and Housing	Services specific to demographic group
Need to increase density of development.	3 Growth, Urban Development and Housing	Transportation planning/smart growth
Need to increase building heights.	3 Growth, Urban Development and Housing	Transportation planning/smart growth
Access to the Chico Airport is more appropriate on the west side of the airport.	4 Airport Land Use Planning	Airport access
Access to the Chico Airport should take into account growth over the next 20 years.	4 Airport Land Use Planning	Airport access
The Chico Airport could be utilized more fully; specifically, the Airport could add new airlines.	4 Airport Land Use Planning	Airport protection/expansion
The General Plan should be compatible with the Airport Land Use Compatibility Plan.	4 Airport Land Use Planning	Land use conflicts
Land use compatibility of private airports and agricultural/spray airports should also be addressed.	4 Airport Land Use Planning	Land use conflicts
Inversion days cause the worst air pollution.	5 Natural Resources and Environment	Air quality
Encourage contiguous oak woodlands through preservation.	5 Natural Resources and Environment	Biodiversity preservation

Input	Guiding Principle	Sub Topic
Need more information about deer herd migration routes and collaboration with adjacent counties regarding these routes	5 Natural Resources and Environment	Habitat preservation
Open space should connect to other open space and scenic highways.	5 Natural Resources and Environment	Open space preservation
Preserve agricultural open space, such as grazing land.	5 Natural Resources and Environment	Open space preservation
Need regional coordination for mosquito abatement	5 Natural Resources and Environment	Vector control
Need to adequately reflect the real costs of providing police, fire and rescue services to rural areas, possibly through impact fees, or the "zone of benefit" model, which would take into account distance from services.	6 Public Health and Safety	Police and fire services
Encourage application of the Research and Business Park designation.	7 Economic Development	Industrial development
The tourism industry is beneficial to the county's economy while providing other benefits, such as improved fishing.	7 Economic Development	Tourism and recreation industries
The county's scenic corridors (such as the Highway 30 to 32 corridor and Highway 70 towards the river) are assets that could help tourism.	7 Economic Development	Tourism and recreation industries
The Agricultural zones in the Zoning Code should have larger minimum lot sizes.	8 Agriculture	Agricultural land use policies
The Agricultural zones in the Zoning Code and designations in the General Plan should not be labeled "Agricultural Residential." If the land use is intended for residential purposes, the label should be changed to "Rural Residential."	8 Agriculture	Agricultural land use policies
The Agricultural Residential General Plan designation is too broad in lots sizes (ranges from 1 to 40 acres per dwelling unit). Consider breaking up the designation and potentially removing all the smaller lot sizes from the Agricultural Residential designation.	8 Agriculture	Agricultural land use policies
The agricultural buffer should be on the urban side.	8 Agriculture	Agricultural land use policies
Applicability of Program 2.2 policies to small grazing parcels.	8 Agriculture	Agricultural land use policies
Need to investigate compatibility of conservation lands with Williamson Act contracts.	8 Agriculture	Agricultural preservation
Need to protect grazing lands.	8 Agriculture	Agricultural preservation
Preserve agricultural open space, such as grazing land.	8 Agriculture	Agricultural preservation
Protect the timber industry.	8 Agriculture	Agricultural preservation
Need to mitigate impacts to agriculture at the agriculture/urban interface.	8 Agriculture	Agriculture/urban interface
Agritourism can cause potential conflicts with adjacent operations; specifically, special events and tastings can cause traffic issues.	8 Agriculture	Agritourism
Need to address ski lakes. The rise in ski lakes for purely recreational use indicates a recreational need, but they may not be compatible with agricultural uses.	8 Agriculture	Conflicts with other uses

Input	Guiding Principle	Sub Topic
Bikes conflict with agricultural uses; specifically, they are not safe on rural roads with agricultural traffic/machinery, they pose a hazard for these agricultural vehicles, and bikers can catch spray drift when riding by farms. If planning bike lanes, they should be located away from farm uses.	8 Agriculture	Conflicts with other uses
Agricultural uses can conflict with equestrian uses; specifically, horses are upset by late-night spraying, which is a practice for walnut orchards.	8 Agriculture	Conflicts with other uses
Need to minimize mosquito habitat by providing adequate water flow in rice operations.	8 Agriculture	Environmental impacts
Need incentives for small orchard farmers, especially for assistance when the orchards are replaced, which can offset income for many years.	8 Agriculture	Support for agriculture industry
Need to investigate possible farmland trust (examples include Sonoma and Marin Counties).	8 Agriculture	Support for agriculture industry
Need to adequately reflect the real costs of providing police, fire and rescue services to rural areas, possibly through impact fees, or the "zone of benefit" model, which would take into account distance from services.	9 Rural Development	Public Services
Should consider and learn from how other counties have dealt with rural development issues.	9 Rural Development	Rural development
The Agricultural Residential General Plan designation is too broad in lot sizes (ranges from 1 to 40 acres per dwelling unit). Consider breaking up the designation and potentially removing all the smaller lot sizes from the Agricultural Residential designation.	9 Rural Development	Rural land use policies
Eliminate 5-acre parcels.	9 Rural Development	Rural land use policies
Consider encouraging equestrian uses in the Foothill Area Residential designation.	9 Rural Development	Rural land use policies
Need to address ski lakes. The rise in ski lakes for purely recreational use indicates a recreational need, but they may not be compatible with agricultural uses.	10 Recreational Opportunities and Protection of Cultural Resources	Access to recreational opportunities
Consider marketing recreational facilities through the internet.	10 Recreational Opportunities and Protection of Cultural Resources	Access to recreational opportunities
Public access to grazing lands may cause conflicts.	10 Recreational Opportunities and Protection of Cultural Resources	Access to recreational opportunities
Need to review the requirements regarding cultural resources, Native American sacred sites and historical sites.	10 Recreational Opportunities and Protection of Cultural Resources	Preservation of historic resources
Need to help facilitate the education of the development community regarding solar energy.	11 Sustainability	Solar energy
Investigate the feasibility of using solar energy for agriculture irrigation.	11 Sustainability	Solar energy
The County's recycling program is important to maintain.	12 Public Services	Solid waste
Need to determine how to prioritize among water users.	13 Water Resources	Water supply
Need a vision for General Plan 2030.	Other	