

4.9 LAND USE

This chapter discusses land uses in Butte County and evaluates the potential land use impacts associated with General Plan 2030 and the Airport Land Use Compatibility Plan (ALUCP) override. The following evaluation assesses physical divisions of communities, conflicts with land use plans, and conflicting land uses resulting from the spatial location of development that would be allowed by General Plan 2030.

A. Regulatory Framework

This section summarizes key federal, State, County, and municipal plans, policies, and regulations pertaining to land use in Butte County.

1. Federal Plans

a. United States Forest Service Plans

The United States Forest Service is a major landowner in Butte County. Its holdings total 135,427 acres in the county,¹ including portions of Plumas National Forest and Lassen National Forest, which are displayed in Figure 4.9-1. The Forest Service's Land and Resource Management Plans for Plumas National Forest (1988) and for Lassen National Forest (1993, as amended) guide all Forest Service activities on these lands.

b. Bureau of Land Management Plans

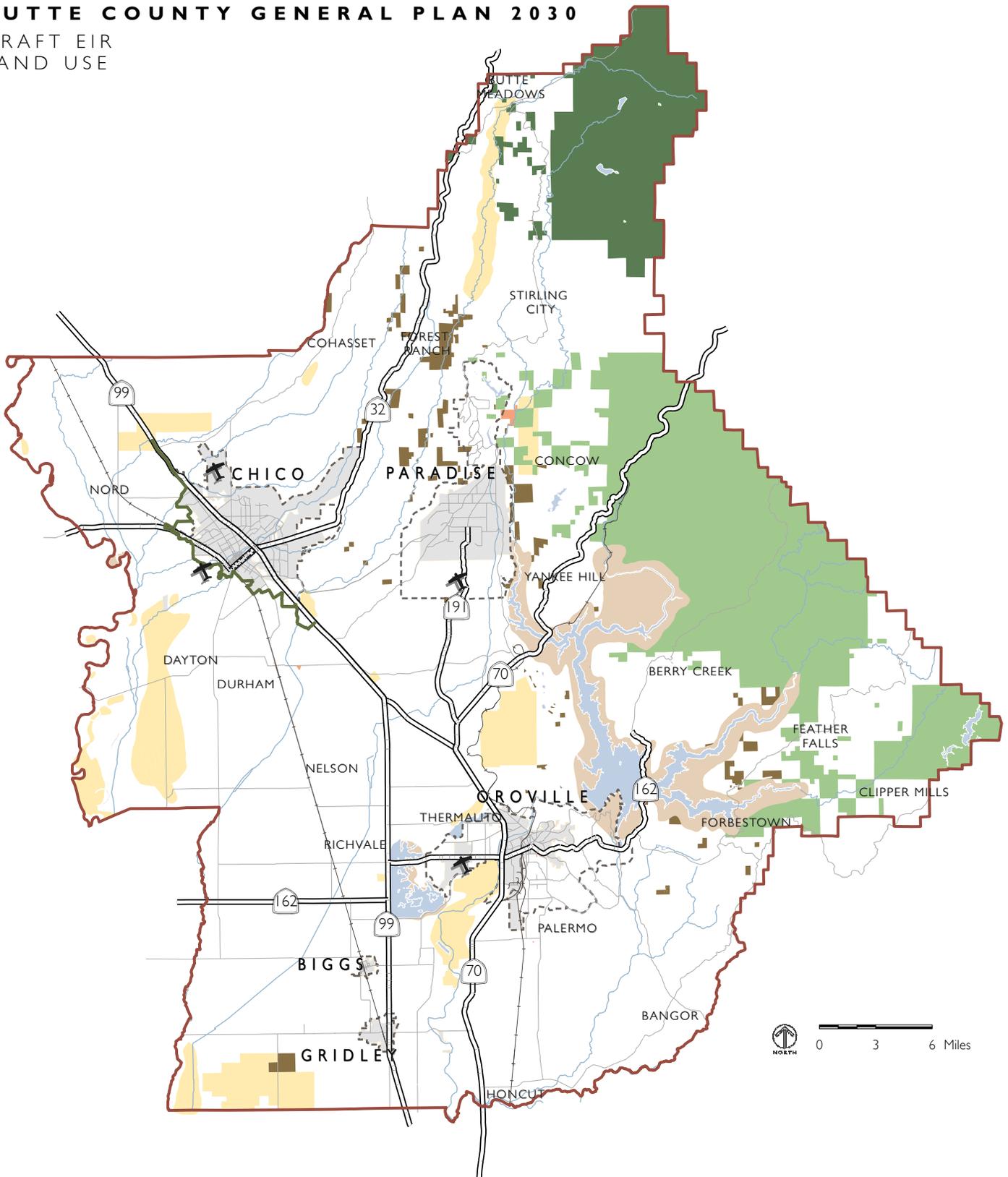
The United States Bureau of Land Management (BLM) owns 16,832 acres in Butte County,² consisting of scattered foothill lands, displayed in Figure 4.9-1. BLM completed a draft Resource Management Plan (RMP) in 1990, and the

¹ U.S. Department of the Interior, *Entitlement Land Acreage*, http://www.blm.gov/ca/pdfs/caso_pdfs/PILT_2006_Schedule3.pdf, accessed December 18, 2006.

² U.S. Department of the Interior, *Entitlement Land Acreage*, http://www.blm.gov/ca/pdfs/caso_pdfs/PILT_2006_Schedule3.pdf, accessed December 18, 2006.

BUTTE COUNTY GENERAL PLAN 2030

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LAND USE



Source: Butte County GIS, 2009.

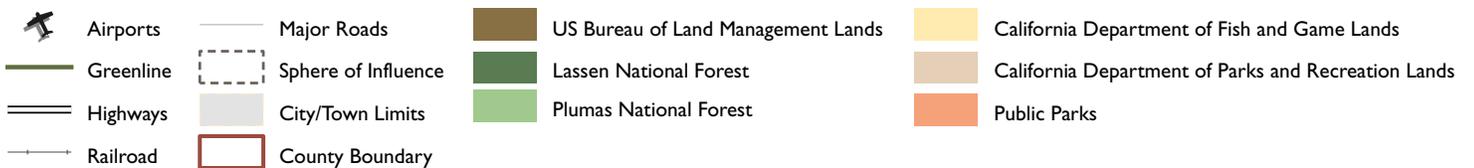


FIGURE 4.9-1
FEDERAL AND STATE LANDS

final Record of Decision was completed in June 1993. The BLM Redding Field Office has no plans to update the RMP at this time.³

The existing RMP is a 15-year strategy on where and how BLM will administer public lands within the Redding Resource area, which includes Butte County. The RMP has allowed for shifts in BLM public land ownership patterns of scattered parcels to combine into larger aggregates of accessible and useful public lands. The majority of land sales, exchanges, and interjurisdictional transfers between other agencies and organizations have taken place in Tehama and Trinity Counties. The goal of the RMP is to ensure that land sales, exchanges, and transfers meet the BLM's long term objectives for land preservation.

2. State Plans

The State of California manages significant land resources in the county through a variety of planning documents. State-owned lands, displayed in Figure 4.9-1, include the Lake Oroville State Recreation Area (42,000 acres), Thermalito Forebay/Afterbay (5,230 acres), Oroville Wildlife Area (5,500 acres), Gray Lodge Wildlife Area (8,375 acres), Table Mountain Ecological Reserve (7,100 acres), Sacramento River Wildlife Area, and over 750 miles of rivers and streams. Plans for State-owned lands include the following:

- ◆ **Lake Oroville State Recreation Area General Plan** addresses resource management, site development, and the provision of recreational facilities at the Lake Oroville State Recreation Area by the State Parks Department.
- ◆ **State Water Plan Update 2009** addresses land use, planning, and operations management by the Department of Water Resources for the State Water Project, which includes the Thermalito Forebay/Afterbay.
- ◆ **Land Management Plans** for wildlife areas and ecological reserves.

³ Cook, David, Planning and Environmental Specialist, Bureau of Land Management, Redding Field Office, personal communication with Lisa Katz, DC&E, September 24, 2009.

3. Butte County Plans, Policies and Regulations

a. Butte County Airport Land Use Compatibility Plan

On December 20, 2000, the Butte County Airport Land Use Commission (ALUC) adopted the Butte County Airport Land Use Compatibility Plan (ALUCP), although it was not adopted by the Board of Supervisors. It establishes procedures and criteria for the ALUC to review proposed land use development and affected municipalities for compatibility with airport activity. State law requires public access airports to develop comprehensive land use plans, designating airport vicinity land use and clear zones. Such plans are to be adopted by the County's ALUC, which includes two members appointed by the municipalities, two members appointed by the airport managers, two members appointed by the County Board of Supervisors and one member from the public-at-large appointed by the ALUC.

The Butte County ALUCP is distinct from airport master plans, which address planning issues within a specific airport. The purpose of a compatibility plan is to ensure that incompatible development does not occur on lands surrounding the airport. The 2000 ALUCP encompasses the four largest airports in the county: Chico Municipal Airport, Oroville Municipal Airport, Paradise Skypark Airport and Rancharero Airport.

b. Butte Regional Habitat Conservation Plan and Natural Community Conservation Plan

The County is currently participating in a comprehensive conservation planning effort that includes the Butte Regional Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP). Coordinated by the Butte County Association of Governments (BCAG), the Butte Regional HCP/NCCP is an assessment of the county's natural resources and a strategy for protecting those resources while allowing for future growth and development in Butte County. The Butte Regional HCP/NCCP focuses on the western half of the county, where there is the greatest conflict between urban development and federal and State protected species. The goals of the Butte Regional HCP/NCCP include mapping the range of federal- and State-protected species, important habitats, and ecosystems; providing for the re-

covery of endangered species; and allowing for a streamlined process of environmental permitting. Since the summer of 2007, two of the five phases of the Butte Regional HCP/NCCP have been completed with a final project completion date expected in mid-2011.

4. Municipal General Plans

Butte County contains five incorporated municipalities: Biggs, Chico, Gridley, Oroville, and Paradise. Each municipality has adopted a general plan guiding development within its limits and larger planning area. The following discussion briefly summarizes the provisions of each municipal general plan.

a. City of Biggs

The City of Biggs adopted its current General Plan in November 1998. The 1998 General Plan covers a planning period through 2015. The Plan prescribes land uses for the area within the city limits and Sphere of Influence (SOI), which was adjusted by LAFCO in 1994. A primary land use goal of the General Plan is to “maintain and promote the qualities which make Biggs a desirable community.”⁴ In addition, economic development is a guiding principle throughout the 1998 Biggs General Plan. The City is currently pursuing another update to the General Plan and an amendment to its SOI boundary. One of the goals of the General Plan Update is to increase retail, industrial, and office uses to increase employment opportunities.

b. City of Chico

The City of Chico adopted its current General Plan in November 1994, with an update in February 1999. The Plan’s guiding policies are to promote orderly and balanced growth, promote infill development, ensure a long-term compact urban form, maintain long-term boundaries between urban and agricultural/rural uses and ensure consistency between the General Plan and im-

⁴ City of Biggs, 1997, *City of Biggs General Plan*, page 1-7.

plementing ordinances and regulations.⁵ The City is currently updating its General Plan, which will cover a planning period through 2030.

c. City of Gridley

The City of Gridley General Plan consists of nine elements that were recently adopted in December 2009, and covers a planning period through 2030. The Plan designates land uses within the city limits and primary SOI, and includes policies that promote a safe and healthy living environment, provide adequate and well-maintained public facilities and services, maintain a rural atmosphere, preserve agricultural land, provide jobs, maintain the quality of life, and minimize restrictions on the use of private property.

d. City of Oroville

The City of Oroville adopted an updated General Plan in June 2009. The guiding principles of the Oroville 2030 General Plan address livability, enhanced mobility, a vibrant local economy, natural resources and the environment, recreation, community infrastructure, health and safety, and an involved citizenry.

e. Town of Paradise

The General Plan for the Town of Paradise was adopted in 1994. Key land use policies of the General Plan address physical constraints of the region, such as topography and soils; the need for a specific plan for a planning area south of the town limits; the Butte County urban reserve area; and the need to consider annexation of the undeveloped area between Neal Road and the Feather River.

B. Existing Conditions

This section provides an overview of the existing land use pattern in unincorporated Butte County, based on data provided by the Butte County Asses-

⁵ City of Chico, November 1994 (updated 1999), *City of Chico General Plan*, pages 10 to 11.

sor's Office and BCAG in 2008. Table 4.9-1 shows the acreages of various existing land uses in the unincorporated county, while Figure 4.9-2 illustrates existing land uses.

1. Existing Land Uses

a. Agriculture

Agriculture is the dominant land use within unincorporated Butte County, accounting for approximately 599,040 acres (60 percent of the county's area) spread across the county. Agricultural lands include field and row crops, orchards, rice, grazing, dry farming and timber.

b. Single-Family Residential

Most households in unincorporated Butte County are in single-family dwelling units.⁶ Single-family units are dispersed throughout the unincorporated county, with approximately 30,000 units on 117,210 acres (10 percent of the county's area). This acreage includes large parcels that have only one house on them.

c. Multi-Family Residential

Multi-family residential development includes any housing type with more than one unit in a building, including duplexes, triplexes, fourplexes, apartment buildings and condominiums. Approximately 5,000 multi-family units are interspersed throughout much of the same residential areas as the single-family units, although they are built on only 9,700 acres (1 percent of the county's area).

d. Commercial and Office

Commercial uses include retail, office, service and lodging uses. There are 4,140 acres of land (0.4 percent of the county's area) within the unincorporated county in commercial use. Commercial and office uses are concentrated near the municipalities and in unincorporated communities.

⁶ State of California's Department of Finance, 2009, *E-5 Population and Housing Estimates for Cities, Counties and the State 2001-2009, with 2000 Benchmark*. Sacramento, California.

TABLE 4.9-1 **ACREAGE OF EXISTING LAND USES**

Land Use	Acres
Agriculture	599,040
Residential – Single-Family	117,210
Residential – Multi-Family	9,700
Commercial and Office	4,140
Industrial	1,400
Public/Quasi-Public	178,400
Tribal Lands	400
Vacant	93,800
Undefined	26,820
Total	1,030,910

Source: Butte County GIS, 2009.

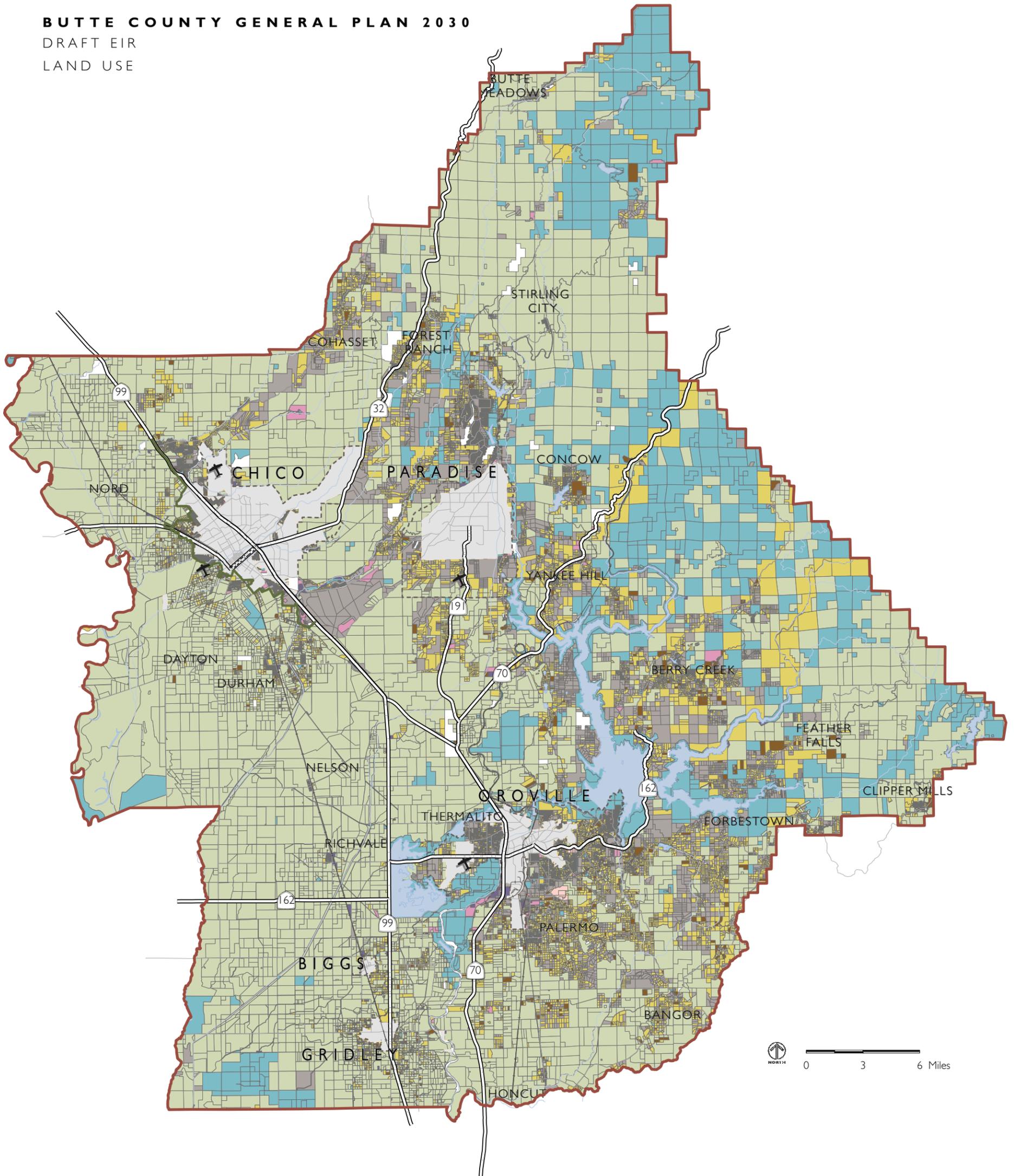
e. Industrial

Existing industrial uses include light manufacturing, heavy industrial, service and repair, processing, and warehousing, as well as industrial uses related to timber, oil, and gas rights. Currently there are approximately 1,400 acres (0.1 percent of the county’s area) in industrial use within the unincorporated county. Industrial uses are primarily located near the municipalities, along major transportation corridors, and in timber-producing regions.

f. Public/Quasi-Public

The Public/Quasi-Public category encompasses several types of uses, including parcels owned by federal, State, County, and municipal agencies; parcels owned by special districts; and parcels that accommodate civic and institutional uses such as churches, hospitals, and utilities. Public and quasi-public uses account for approximately 178,400 acres (15 percent of the county’s area) within the unincorporated county.

BUTTE COUNTY GENERAL PLAN 2030
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Source: Butte County GIS, 2009.

- | | | |
|--|-----------|---------------------|
| Agriculture | Airports | Major Roads |
| Residential - Single family | Greenline | Sphere of Influence |
| Residential - Multifamily | Highways | City/Town Limits |
| Commercial and Office | Railroad | County Boundary |
| Industrial | | |
| Public/Quasi-Public | | |
| Tribal | | |
| Vacant | | |

FIGURE 4.9-2
EXISTING LAND USE

g. Tribal Lands

There are two tribal reserves in Butte County comprising approximately 400 acres in the Oroville area. Both reserves are anchored by casinos. Gold Country Casino occupies about 90 acres located off of Olive Highway and is operated by the Tyme Maidu of Berry-Creek Rancheria. The Feather Falls Casino and tribal reserve lands occupy over 300 acres off Ophir Road. The casino is operated by the Concow Maidu of Mooretown Rancheria.

h. Vacant Land

Defined as land with no structure or building improvement and that is not used for active agricultural production, vacant land is distributed throughout the county and comprises 93,800 acres (10 percent of unincorporated Butte County). The average vacant parcel size is approximately 10 acres.

2. Existing Butte County General Plan

This section describes the land use designations in the existing Butte County General Plan, which would be updated and replaced by the proposed General Plan 2030.

The existing Butte County General Plan consists of a collection of eleven elements that have been variously adopted between 1971 and 2004. Since its initial adoption, portions of the existing General Plan have been amended and supplemented. Portions of the Plan have also been superseded by the adoption of area plans and updates to existing elements. The existing General Plan complies with State General Plan requirements (Government Code Section 65300 et seq.) and related State mandates.

All development in the unincorporated county must conform to the land use designations outlined in the existing General Plan. Goals, policies and programs contained in the Land Use Element of the existing General Plan provide additional direction on how the various land use designations should be developed. Per State law, the County's General Plan is the primary planning document and all other County plans and policies must be consistent with the adopted General Plan.

The existing Land Use Element sets forth 14 land use designations that are applied to unincorporated areas of the county. As shown in Figure 4.9-3, most of the unincorporated eastern third of the county is designated Timber Mountain, while most of the unincorporated area in the central part of the county is designated Grazing and Open Land. The unincorporated western part of the county is primarily designated Orchard and Field Crops.

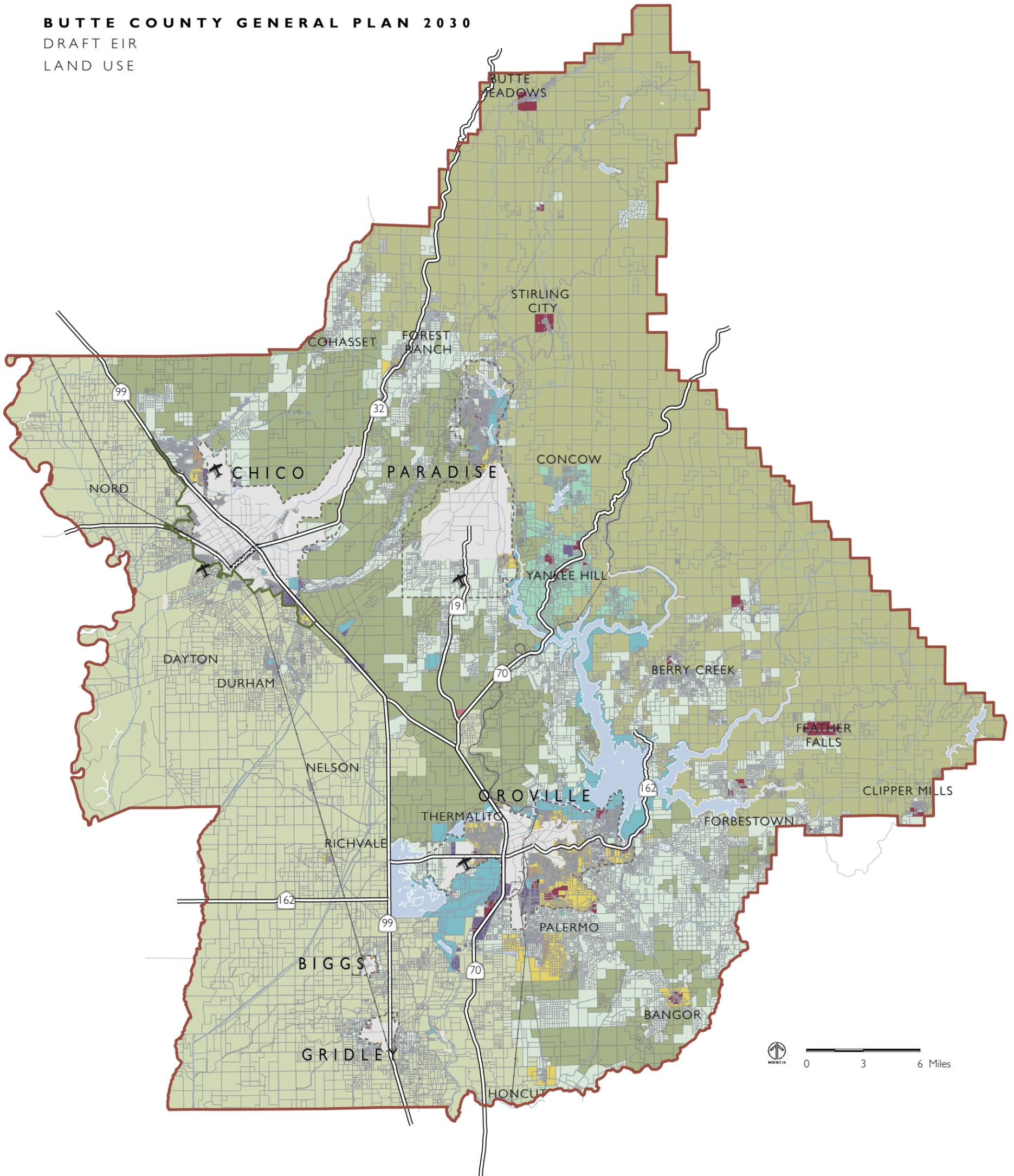
For each land use category, the Land Use Element describes applicable principles and standards, including primary and secondary uses (i.e. other uses that are similar, compatible or necessary to the primary use), site designation criteria (i.e. preferred site attributes for that category), intensity of use (i.e. limitations on parcel size, residential densities and other factors), zoning districts consistent with the land use category, and factors to be considered in determining the appropriate zoning classification. Table 4.9-2 lists the 14 land use categories in the existing Land Use Element, along with the primary allowable land uses for each designation.

3. Existing Area Plans

The “area plan” concept of the existing General Plan was initiated through the adoption of the Land Use Element in 1979 as a means to supplement the broader, county-wide land use and policy framework of the General Plan, and to provide more fine-grained guidance reflective of the unique issues and physical, environmental and social diversity in various parts of the county.

The County’s area plans are not separate documents; rather, they consist of policies applicable to a specific planning area that are written within the existing Land Use Element. These policies provide extra detail beyond what the General Plan was designed to accomplish and supplement and provide more specific direction to these various planning areas.

BUTTE COUNTY GENERAL PLAN 2030
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 LAND USE



Source: Butte County GIS, 2009.

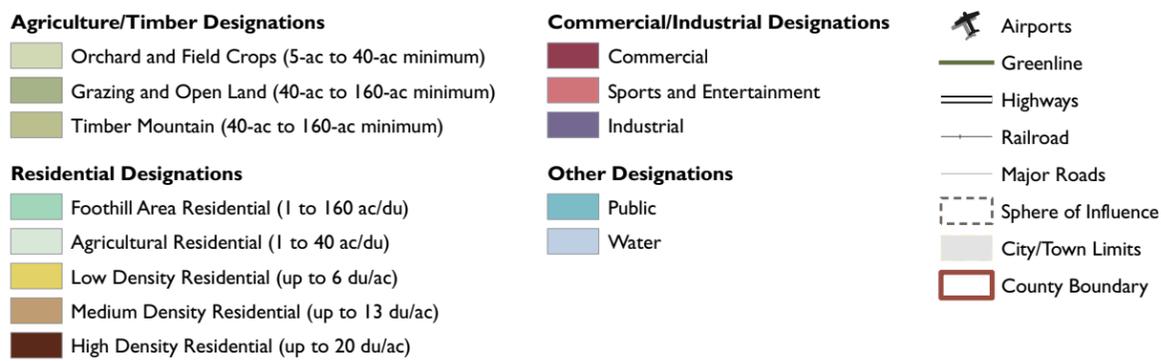


FIGURE 4.9-3
EXISTING BUTTE COUNTY GENERAL PLAN LAND USE MAP

TABLE 4.9-2 **SUMMARY OF EXISTING LAND USE DESIGNATIONS**

Land Use Designation	Symbol	Primary Land Uses
Orchard and Field Crops	OFC	Cultivation, harvest, storage, processing, sale and distribution of all plant crops, especially annual food crops.
Grazing and Open Land	GOL	Livestock grazing, animal husbandry, intense animal uses and animal matter processing.
Timber-Mountain	TM	Forest management and the harvesting and processing of forest products.
Agricultural Residential	AR	Agricultural uses and single-family dwellings at rural densities.
Foothill Area Residential	FAR	Single-family dwellings at rural densities.
Low Density Residential	LDR	Detached single-family dwellings at urban densities.
Medium Density Residential	MDR	A mixture of urban residential uses, including detached single-family homes, condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes.
High Density Residential	HDR	Higher-density urban residential uses, including condominiums, multiple-dwelling structures, mobile home parks, group quarters, and care homes.
Commercial	C	Structures and activities providing a full range of merchandise and services to the general public.
Industrial	I	Processing, manufacturing, packaging, storage, and distribution of goods and commodities.
Research & Business Park*	RBP	Narrowly defined uses to assure compatibility between uses. Industrial uses limited to those manufacturers engaged in the production of low volume, high value products, particularly advanced technology products. Businesses requiring outdoor production and storage are prohibited. Following is a partial, representative listing of the primary permitted uses:

TABLE 4.9-2 **SUMMARY OF EXISTING LAND USE DESIGNATIONS**
(Continued)

Land Use Designation	Symbol	Primary Land Uses
		<ol style="list-style-type: none"> 1. High and advanced technology, research and development uses, laboratories, including university-based research, and facilities used for testing and analysis of products or uses. 2. Business and professional corporate headquarters, regional offices, and data processing facilities. 3. Uses that emphasize product development over high volume production in order to minimize traffic associated with the transportation of raw materials and products, and other nuisance factors.
Public	P	Large facilities owned and operated by government agencies, including schools, colleges, airports, dams and reservoirs, disposal sites, recreation facilities, conservation areas, fire stations, and other government buildings and property.
Sports and Entertainment	SE	Examples of uses that are considered appropriate under this classification include, but are not limited to: golf courses; amphitheaters for use as open air entertainment facilities; eating and drinking establishments; food and beverage sales; vehicle repair services; gasoline service stations; public buildings; hotels and motels; offices; RV parks.
Solid Waste Management Facility Combining Designation*	N/A	Uses that are accessory and/or related to solid waste and/or septage disposal.

* The Research & Business Park and Solid Waste Management Facility Combining Designations have not been applied on the existing General Plan land use map.

The following is the list of Butte County’s area plans:

<u>Area Plan</u>	<u>Date Adopted</u>
Paradise Urban Reserve	1981
Chico	1982
Oroville	1984
Gridley-Biggs	1986
Durham-Dayton-Nelson	1992
Concow*	1982
Palermo/Honcut*	1990
Butte Meadows	Not completed
Forest Ranch	Not completed
Richvale	Not completed
Bangor	Not completed
Stirling City	Not completed

* Area plan maps were integrated into the *Countywide Land Use Map*; no separate policies were adopted.

In most cases, policies specific to each area were adopted along with maps. However, the Concow and Palermo/Honcut Area Plans are exceptions with no separate policies adopted. For the communities of Butte Meadows, Forest Ranch, Richvale, Bangor and Stirling City, the County’s existing Land Use Element diagram (1979) applies, since the area plans for these communities were not completed.

A special circumstance exists for the Cohasset-Forest Ranch area. While this area does not have an adopted area plan, specific development policies for the Cohasset-Forest Ranch area are incorporated into Title 24, Butte County Zoning Code, which are described in Section B.3.h below.

The following discussion briefly summarizes the existing area plans.

a. Paradise Urban Reserve Area Land Use Plan

The Paradise Urban Reserve Area Land Use Plan, adopted in 1981, recognizes the development constraints created by the canyons surrounding the South Paradise Area, adjacent to the Town of Paradise. The Plan designates this area an urban reserve and establishes accompanying policies. Specifically, rural residential development may occur on parcels 40 acres or larger in areas designated by the California Department of Fish and Game as “No Development Zones” for protection of critical deer herd winter ranges, and on parcels 20 acres or larger in all other parts of the Urban Reserve until they are needed for development and adequate services are available. The Area Plan also calls for coordination of County land use policy, zoning and subdivision regulations with the Town of Paradise and any other service districts within whose jurisdiction the urban reserve falls.

b. Chico Area Plan

The Chico Area Land Use Plan establishes the Chico Greenline. The Greenline constitutes the boundary between urban and agricultural uses on the western side of the Chico urban area. First formed in 1982, the Greenline was further refined in 1990, with the adoption of the Chico Area Land Use Plan. The Plan states that all land use on the “agricultural side” of the Greenline “shall consist solely of Agricultural land uses as provided by the Orchard and Field Crop designation.” Agricultural Residential land uses are also permitted on the agricultural side of the Greenline, where so designated by the Chico Area Land Use Plan. The Plan further states that land uses on the urban side of the Greenline “shall be guided by the policies of the Land Use Element and the applicable urban land use designation contained in the Land Use Element.”

The Plan also established Urban Reserve policies for the Highway 32 corridor, which passes through eastern Chico. However, all of the parcels within this Urban Reserve Area have since been annexed to the City of Chico, and

policies for this area are thus no longer applicable, since they fall under City, rather than County jurisdiction.

c. Oroville Area Plan

The Oroville Area Plan, adopted in 1984, covers unincorporated land adjacent to the City of Oroville, including the Thermalito area, and the Wyman Ravine area to the southeast of the city. Development in the area surrounding Wyman Ravine, designated Low Density Residential, is constrained by a lack of water and sewer services, downstream flood hazards, drainage and circulation. Therefore, the Plan establishes urban reserve policies for the approximately 2,000 acres south and east of the Wyman Ravine:

- ◆ This area shall be managed as an urban reserve, permitting rural residential development and uses on parcels of not less than 10 acres.
- ◆ Plans for the extension of sewers, water, circulation and means to control downstream flooding shall be developed before development and uses on parcels of less than 10 acres are permitted.

Recognizing that the constraints to development included in the policy statements above will only partially address the drainage problems in the Wyman Ravine watershed and have no effect in the Thermalito area, the Plan establishes a policy for the Wyman Ravine watershed and Thermalito basin that requires development in these areas “which significantly increases runoff from pre-development levels... to annex to (or from) the appropriate district formed for drainage or retain the increased runoff onsite using appropriate techniques.”

The Area Plan also addresses traffic problems in the region. Highway 162 provides the main access route for residents east of Oroville to and through the planning area, and traffic forecasts completed at the time of the Area Plan adoption indicated that congestion will become extreme as development proceeds east along this highway. To avoid further contribution to projected traffic congestion, the following policies are applicable within the planning area:

- ◆ Residential development at relatively higher densities (High, Medium and Low; R-3, R-2, and R-1 zones) should be emphasized and encouraged in the area south of Oroville between Oroville and Palermo adjacent to the community's planned industrial district.
- ◆ Urban development should be coordinated with the simultaneous provision of east-west collectors. Planning in the area should recognize the need for road improvements to increase the carrying capacity of Lincoln Boulevard.

The Plan's other policy specifically deals with access issues for Highway 70, and is dependent on the financing of a frontage road and single central ingress-egress point and turn lanes. Opportunities may exist to coordinate this effort with Yuba County and Caltrans.

d. Gridley-Biggs Area Plan

The Gridley-Biggs Area Plan, adopted in August 1986, addresses the period through the year 2000. The intent of the Plan is to regulate the conversion of agricultural land to urban uses in the planning area, which includes and is surrounded by valuable agricultural lands. The Plan calls for City-County coordination of land use, zoning, and subdivision regulation in the plan area, and establishes an urban reserve designation for the planning area within the City of Gridley's SOI. However, since the Plan's adoption, land use designations within the City of Gridley's SOI have been amended to allow for urban development, thus requiring modifications to the urban reserve designation and policies.

e. Durham-Dayton-Nelson Area Plan

The Durham-Dayton-Nelson Area Plan, adopted in 1992, covers the unincorporated communities of Durham, Dayton and Nelson in west-central Butte County. The Plan establishes area-wide land use policies and designates the area as an urban reserve. Policies for the area include a restriction on rural residential development to parcels of 3 acres or more, until such time as it is determined the area is "needed for development," and adequate services are available to serve that development.

f. Concow Area Land Use Plan

The Concow Area Land Use Plan was adopted in August 1982 to address the Concow/Big Bend/Jarbo Gap area, east of the Town of Paradise. A General Plan amendment and rezoning was adopted for this area, including a map and text amendment to the Land Use Element to create a new land use category, Foothill Area Residential, which allows single-family dwellings at rural densities with minimum parcel sizes ranging from 1 to 40 acres. The revised Area Plan maps are integrated into the overall Countywide General Plan Land Use Map, and no separate policies for this area were adopted.

While the Concow Area Land Use Plan map designates the majority of the planning area as Timber-Mountain, with a minimum parcel size of 40 acres, a number of large areas in the southern portion of the planning area are designated Foothill Area Residential. The Land Use Plan also provides for pockets of commercial, industrial and low-density residential uses near the Concow reservoir and the Feather River.

g. Palermo/Honcut Area Land Use Plan

The Palermo/Honcut Area Land Use Plan was adopted in 1990 for the Palermo and Honcut areas southeast of Oroville. Like the Concow Area Land Use Plan, area plan maps were integrated into the Countywide Land Use Map and no separate policies were adopted.

h. Cohasset-Forest Ranch Area

Special development policies, standards and implementation measures for the Cohasset portion of the Cohasset-Forest Ranch Planning Area were incorporated into the Butte County Zoning Ordinance in May 1986. The purposes of these special development standards are to:

- ◆ Provide in written form the guidelines for responsible development in the Cohasset Planning Area.
- ◆ Mitigate environmental concerns peculiar to the foothill character of the Cohasset Planning Area.
- ◆ Identify areas which are more suitable for development and identify areas with serious environmental concerns.

- ◆ Prevent significant environmental degradation within the Cohasset Planning Area.

These general goals are supported by policies which focus on septic tanks, wells, housing construction, erosion, drainage, geologically hazardous building sites and fire safety for all new development.

i. Specific Plans

A specific plan is fundamentally a tool for the “systematic implementation” of a general plan, typically within a defined area. Because the General Plan must address policy issues on a broad scale throughout the agency’s jurisdiction, it lacks specificity in order to deal with the needs of a smaller area. Although the specific plan must be consistent with the General Plan, it can address infrastructure, land use and financial issues in a more appropriately focused and detailed manner.

Specific plans represent an opportunity for a local government to protect environmental resources and implement the General Plan for an identified area of the community. A specific plan contains the regulations, conditions, programs and legislation necessary to implement each of the seven mandated elements of the General Plan. It offers a unique opportunity to combine zoning regulations, capital improvement programs, detailed site development standards and other regulatory schemes into one document tailored to the needs of a particular area.

There are two specific plans in Butte County: the Stringtown Mountain Specific Plan and the North Chico Specific Plan. A third specific plan completed for East Avenue in Chico is now under the City’s jurisdiction. The two specific plans are described below:

- ◆ **Stringtown Mountain Specific Plan.** This Plan was adopted in September 1994 and addresses design criteria and development standards for the future development of a health resort and residential community in the foothills east of Oroville, at Highway 162 and Forbestown Road. The development foreseen in the Plan has encountered obstacles to its imple-

mentation, primarily due to issues of with provision of sewer service. The proponent is working to overcome these constraints and develop the project. As explained in Section D.5.f of Chapter 3, Project Description, of this EIR, General Plan 2030 includes a Specific Plan Overlay that covers both the area of the existing Stringtown Mountain Specific Plan, as well as a larger geographic area that would be added to the plan in the future to encompass additional development.

- ◆ **North Chico Specific Plan.** This Plan was adopted in January 1995 and encompasses 3,590 acres bounded by Sycamore Creek to the south, Highway 99 to the west, Rock Creek to the north and the Chico Municipal Airport to the east. The Board of Supervisors initiated the preparation of the Plan to comprehensively respond to development proposals and incorporate them into a concept of land use for the area, while evaluating and providing for area-wide solutions to drainage, circulation and provision of public services. Although development impact fees have been adopted to help fund various improvements within the Plan area, the funding mechanisms necessary to pay for all needed infrastructure have yet to be established. As explained in Section D.4.a of Chapter 3, Project Description, General Plan 2030 includes an Existing Specific Plan Overlay that recognizes the existence of the North Chico Specific Plan and carries its policies forward.

j. Chapman/Mulberry Neighborhood Plan

In addition to the area plans and specific plans described above, a neighborhood plan was adopted in 1999 for the Chapman/Mulberry area, which includes two unincorporated “islands” located within the Chico Urban Area. The purpose of this Plan is to preserve and enhance the single-family residential character of the neighborhood core and to promote the neighborhood’s revitalization.

The Plan includes modifications to zoning for the Plan area, identifies locations for street improvements, and establishes street design guidelines through standard street cross-sections. The street cross-sections identify lane widths, location of parking, location of sidewalk or shoulder, and location of plan-

ning strips. The zoning ordinance was modified to create a C/M (Chapman/Mulberry Combining) Zone, which is applied as an overlay in the Plan area. This zone includes design standards that focus on orienting homes toward the street and requires new homes to plant street trees from an approved list. It also requires screening of parking lots and regulates lighting, noise, and visual impacts associated with commercial and industrial land uses.

4. Zoning Ordinance

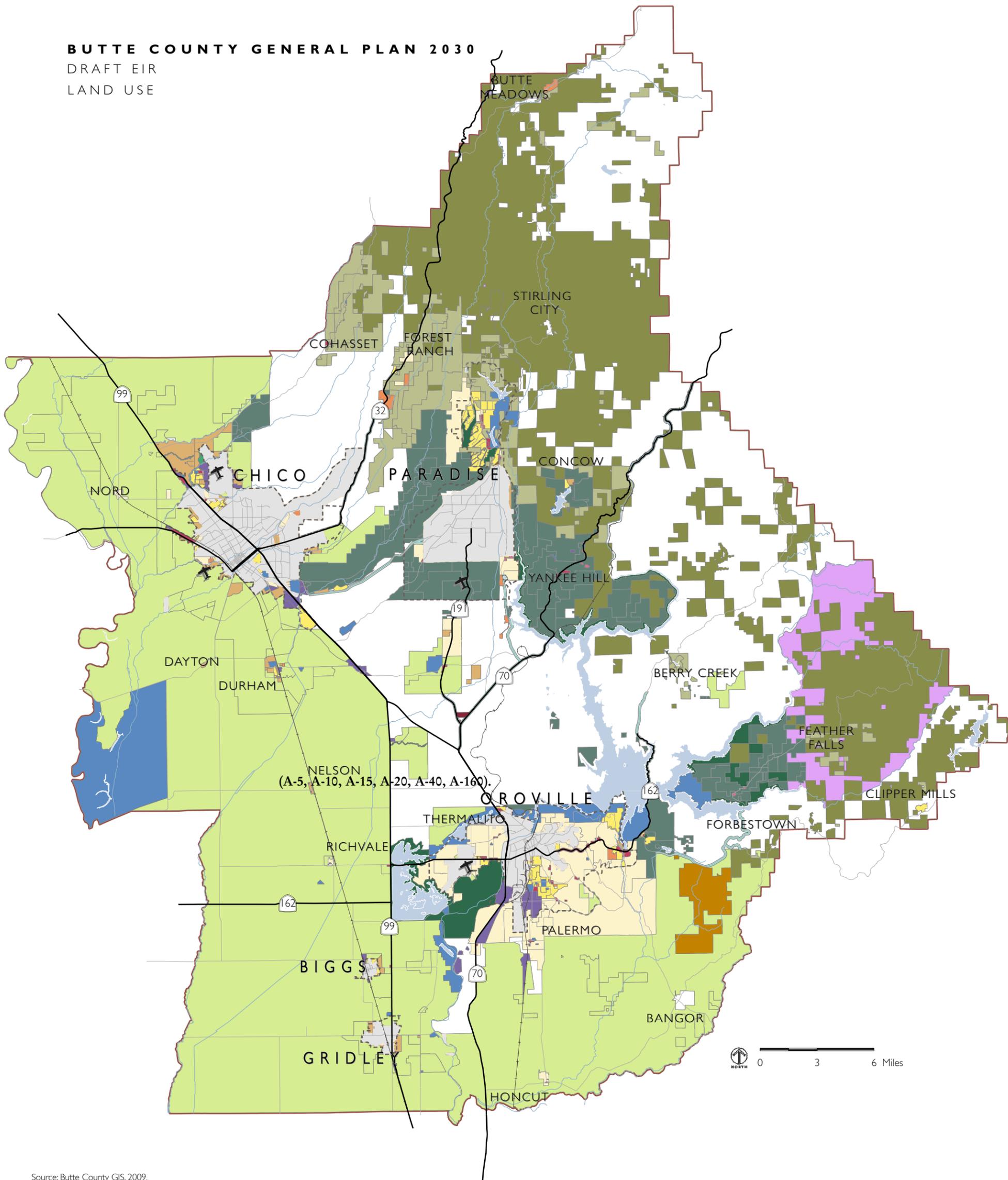
The Butte County Zoning Ordinance, approved January 1995, sets forth zoning regulations for the unincorporated areas of the county. The Zoning Ordinance regulates land uses, building heights, setbacks, provision of open space, and other factors that relate to development on individual properties.

Under State law, cities and counties have broad latitude in establishing zoning standards and procedures. One key requirement, however, is that zoning regulations be consistent with the General Plan.

Figure 4.9-4 provides a map of the existing zoning districts. The following is a brief summary of the primary zoning categories and their general standards.

- ◆ **Agricultural Zones (A-5, A-10, A-15, A-20, A-40, A-160).** These zones provide for agricultural uses. Permitted uses include one single-family dwelling per parcel, agricultural uses, and housing facilities for agricultural employees. Minimum lot acreages correspond to the suffix of the A zone; for example, the minimum lot size in the A-5 zone is 5 acres.
- ◆ **Timber Mountain Zones (TM-1, TM-2, TM-2½, TM-3, TM-5, TM-10, TM-20, TM-40, TM-160).** The Timber Mountain zones permit “management, raising, harvesting and removal of trees, shrubs, seedlings, flowers, herbs and all food crops for human or animal consumption.” Other permitted uses include one single-family dwelling per parcel, animal-keeping, and prospecting, claiming, drilling, mining, excavating and dredging of mineral, hydrocarbon and geothermal resources. Residential uses at higher densities (e.g. labor camps, commercial guest lodging and group quarters) are conditionally permitted. Minimum lot acreages correspond to the suffix of the TM zone.

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Source: Butte County GIS, 2009.

Natural Resource Zones

- Agricultural (A-5, A-10, A-15, A-20, A-40, A-160)
- Timber Mountain (TM-1, TM-2, TM-2½, TM-3, TM-5, TM-10, TM-20, TM-40, TM-160)
- Timber Preserve
- Open Space
- Resource Conservation
- Scenic Highway

Residential Zones

- Residential (R-1, R-2, R-3, R-4, R-N, RT-1, R-½, RT-1-A, R-P, M-R)
- Agricultural Residential (AR, AR-½, AR-1, AR-2½, AR-5, AR-10, AR-MH, A-SR)
- Suburban Residential (S-R, SR-½, SR-1, SR-3, SR-5)
- Foothill Recreational (FR-1, FR-2, FR-3, FR-5, FR-10, FR-20, FR-40, FR-160)
- Mountain or Recreation Subdivision Residential
- Mobile Home Park

Commercial and Industrial Zones

- Commercial (C-1, C-2, C-C, N-C)
- Highway Commercial
- Business Professional
- Commercial Forestry
- Sports & Entertainment
- Industrial (L-1, M-1, M-2)

Other Zones

- Public, Quasi-Public
- Planned Unit Development
- Airport Zone
- Unclassified

- Airports
- Highways
- Railroad
- Major Streams
- Major Roads
- Sphere of Influence
- City/Town Limits
- County Boundary

FIGURE 4.9-4

EXISTING ZONING MAP

- ◆ **Foothill Recreational Zones (FR-1, FR-2, FR-3, FR-5, FR-10, FR-20, FR-40, FR-160).** These zones apply to foothill areas of the county, and allow single-family dwellings, agricultural uses, mining and excavating, and pedestrian, equestrian and bicycle trails. The FR zones also permit uses for “protection of land and forests from fire, erosion, floods, slides, quakes, insects, diseases and pollution,” including arboretums and natural, experimental and study areas. The suffix of each FR zone specifies the minimum lot area in acres.
- ◆ **Agricultural-Residential Zones (AR, AR-½, AR-1, AR-2½, AR-5, AR-10, AR-MH, A-SR).** These zones permit residential uses at varying lot sizes and densities. The suffix of the zoning district indicates the minimum lot acreage. Single-family dwellings and agricultural uses are permitted in these zones. Duplexes and multi-family dwellings are conditionally permitted, except in the AR-MH (Agricultural-Residential-Mobile Home) and A-SR (Agricultural-Suburban Residential) zones, where they are prohibited.
- ◆ **Suburban Residential Zones (S-R, SR-½, SR-1, SR-3, SR-5).** The Suburban Residential zones permit single-family homes on lots ranging in size from a general minimum of 8,125 square feet (in the S-R zone) to 5 acres (in the SR-5 zone). These zones also permit agricultural uses.
- ◆ **Residential Zones (R-1, R-2, R-3, R-4, R-N, RT-1, R-½, RT-1-A, R-P, M-R).** These zones permit residential uses at varying densities. The highest residential density permitted is one dwelling unit per 2,150 square feet of lot area, in the R-4 zone. The RT zone also permits mobile homes at specified minimum densities. The R-P (Residential-Professional Office) zone permits offices in addition to single-family dwelling units. The M-R (Mountain or Recreation Subdivision - Residential) zone permits agricultural uses, arboretums and mining, along with single-family dwellings.
- ◆ **Commercial Zones (C-1, C-2, C-C, C-F, H-C, N-C).** These zones (Light Commercial, General Commercial, Community Commercial, Commercial Forestry, Highway Commercial and Neighborhood Commercial, respectively) allow various types of retail and other commercial

uses. Except for the C-F zone, these zones also permit specified types of residential uses. The C-F zone is intended primarily for commercial logging and wood processing uses.

- ◆ **Sports & Entertainment Zone.** This zone allows sports facilities, amphitheaters, theaters, golf courses, commercial uses, hotel, RV parks, and water parks.
- ◆ **Research & Business Park Zone (RBP).** The RBP zone is initiated on a case by case basis by a property owner. Primary uses in this zone include research and development, business and professional corporate headquarters, and light industrial and manufacturing geared toward high and advanced technology. Site development standards include extensive landscaping, open space and recreational opportunities. The RBP zone has not been implemented within the county.
- ◆ **Industrial Zones (L-I, M-1, M-2).** These zoning districts (Limited Industrial, Light Industrial and Heavy Industrial, respectively) permit varying intensities of manufacturing uses, including assembly, processing, fabricating, refining, repairing, packaging and treatment, as well as warehouse storage and distribution.
- ◆ **Resource Protection Zones (R-C, S-H, TPZ-160, WP).** The R-C (Resource Conservation) zone encompasses natural, wilderness and study areas; native fish, bird and wildlife preserves; water resource areas; archaeological and historical sites; agriculture; and recreational uses. The S-H (Scenic Highway) zone protects scenic highways designated by the General Plan. The TPZ-160 (Timber Preserve) zone applies to areas for which a forest management plan has been prepared and that comply with specified State standards regarding timber preserves. The WP (Watershed Protection) zone is an overlay zone (i.e. a zone that is combined with other zoning districts) that allows the County to impose specific regulations for protection of individual watersheds.
- ◆ **Planned Unit Development (PUD).** This zone is intended to accompany a master plan and tentative map for a development site. It allows diversification in land uses, structures, lot sizes and open spaces, consis-

tent with the General Plan and subject to County approval of a land use and development plan for the site.

- ◆ **Mobile Home Park (MHP).** This zone sets standards for mobile home park development, in conjunction with a master development plan for the site.
- ◆ **Airport Zone (A-Z).** This zone provides for the protection, promotion and development of aeronautics.
- ◆ **Public, Quasi-Public (P-Q).** This zone is intended exclusively for public facilities such as schools, parks, playgrounds, recreational areas, hospitals and other public buildings.
- ◆ **Unclassified (U).** This zone is an interim zone intended for areas that have not been specifically zoned. It is a “holding zone” that permits one single-family dwelling per parcel, agricultural uses and buildings, and conditionally permits multiple-family dwellings and commercial uses. The minimum parcel size in the U zone is 20 acres, and any proposed land division of 20 acres or less must first apply for and obtain specific zoning consistent with the General Plan or applicable area or specific plan.

C. Standards of Significance

General Plan 2030 and the ALUCP override would have a significant land use impact if they would:

- ◆ Physically divide an established community.
- ◆ Conflict with any applicable plan, policy, or regulation of a government agency with jurisdiction over land in unincorporated Butte County that has been adopted for the purpose of avoiding or mitigating an environmental effect.
- ◆ Create or exacerbate a conflict between land uses.

D. Impact Discussion

The following discussion provides an analysis of potential project and cumulative land use impacts that could occur as a result of implementation of General Plan 2030 and the ALUCP override.

1. Project Impacts

- a. Physically divide an established community.

General Plan 2030 is designed as a programmatic document, directing future growth on a countywide level. General Plan 2030 seeks to direct overall countywide development to already urbanized areas, including the SOIs of incorporated communities and within existing unincorporated communities. General Plan 2030 supports municipalities and the unincorporated communities in establishing desired growth patterns.

General Plan 2030 provides for cohesion and connectivity of established communities, and community involvement in development projects. Policy LU-P4.1 promotes and preserves the integrity and stability of existing residential neighborhoods. Policy LU-P3.1 encourages connectivity and a sense of community in all newly developed neighborhoods. Policy LU-P7.3 requires early and frequent communication between sponsors of new development projects and affected citizens and stakeholders.

General Plan 2030 encourages cooperative planning with municipalities. Land Use Element Policy LU-P1.7 directs the County to support and coordinate with planning efforts of the incorporated municipalities. In addition, Policies LU-P11.3 and LU-P11.4 direct County staff to coordinate plan amendments and development projects with applicable municipalities, and Actions LU-A11.1 and LU-A11.2 establish regular meetings between municipalities and the County to discuss planning and land use issues of concern. Furthermore, Action LU-A11.3 directs the County to adopt municipal design regulations within the respective municipality's SOI. The cooperative planning efforts and consistent standards required by General Plan 2030 policy and actions will help ensure that the project does not divide established communities within municipal planning areas.

General Plan 2030 policies also promote cooperative planning between the County and the residents of the unincorporated communities, providing existing communities with a voice and the tools to maintain cohesive neighborhoods. Policy LU-P1.8 directs the County to support community planning efforts by and for unincorporated communities. Policy LU-P2.3 makes available Butte County staff and materials to assist unincorporated communities with their future planning efforts. Policy LU-P2.4 directs the County to engage willing and interested unincorporated communities in community planning processes to set a community vision and develop area plans.

These proposed policies and actions would ensure that new development would be sensitive to the existing built environment and would unify rather than divide existing communities. As a result of these policies, implementation of General Plan 2030 would result in a *less-than-significant* impact associated with the physical division of existing communities.

The ALUCP override would itself not physically divide an established community, since the Plan addresses airport land use conflicts and airport safety. Therefore, the ALUCP override would have *no impact* regarding the physical division of existing communities.

- b. Conflict with any applicable plan, policy, or regulation of a government agency with jurisdiction over land in unincorporated Butte County that has been adopted for the purpose of avoiding or mitigating an environmental effect.

This discussion reviews potential conflicts with federal, State, County, and municipal plans with jurisdiction in Butte County, and is organized by each type of plan.

i. Federal Plans

As described in Section A.1, above, the US Forest Service and Bureau of Land Management (BLM) own significant amounts of land in Butte County. Butte County does not have direct regulatory authority over land owned by the federal government. General Plan 2030 would designate most land within the

Plumas and Lassen National Forests as Timber Mountain, with a 160-acre minimum parcel size. Smaller areas surrounding existing communities within the National Forests would be designated Public, Recreation Commercial, Rural Residential, and Foothill Residential. These designations are generally compatible with the range of uses allowed in the National Forests. General Plan Policy COS-P6.1 calls for the County to work with federal agencies on planning for areas with habitat and other natural resources. It also includes policies under Goal COS-11 that are designed to protect timber and the production of timber in the county. In particular, Policy COS-P11.1 supports federal legislation protecting timber resources, and Policies COS-P11.5, COS-P11.6, and COS-P11.7 are designed to protect the productive potential of Timber Production Zone properties.

BLM properties would generally be designated Public, Timber Mountain, or Agriculture in General Plan 2030. These designations are consistent with the types of uses that are allowed on the BLM's properties. General Plan Policy COS-P6.1 would also be applicable to County coordination with the BLM, including support for the BLM as it works towards its land aggregation goals. General Plan 2030 also includes policies under Goal COS-12 designed to protect mineral extraction, which may be a priority for some BLM properties.

As a result of General Plan 2030 policies, implementation of General Plan 2030 and the ALUCP override would result in a *less-than-significant* impact in relation to conflicts with federal plans.

ii. State Plans

As described above in Section A.2, the State owns and manages land throughout Butte County. Butte County does not have direct authority over these lands, which would generally be designated for Public, Resource Conservation, Timber Mountain, or Agriculture under General Plan 2030. General Plan 2030 Policy COS-P6.1 would also be applicable to County coordination with the State, allowing the County to work with the State in implementation of the Lake Oroville, State Water Project, and Land Management Plans that guide the State in management of these properties.

As a result of General Plan 2030 policies, implementation of General Plan 2030 and the ALUCP override would result in a *less-than-significant* impact in relation to conflicts with State plans.

iii. Butte County Plans, Policies and Regulations

Per State law, the General Plan is the primary planning document for the unincorporated county. Once adopted, General Plan 2030 would replace the existing Butte County General Plan.

General Plan 2030 proposes that some of the existing Area, Specific and Neighborhood Plans be maintained and/or incorporated into the General Plan. The Durham-Dayton-Nelson Area Plan, North Chico Specific Plan, Stringtown Mountain Specific Plan and Chapman/Mulberry Neighborhood Plan would remain as stand-alone documents that are separate from the General Plan. As described in Chapter 3, minor modifications to some of these plans are required in order to update the land use designations to reflect those under the proposed General Plan 2030 and to correct some inconsistencies between existing land uses, zoning and the General Plan within Area Plan and Specific Plan areas. In addition, the North Chico Specific Plan would be amended to allow second units in the residential and resource conservation designations, consistent with General Plan 2030 land use designations applied countywide. The existing Paradise Urban Reserve policies would be incorporated into the Paradise Urban Reserve Specific Plan Overlay under the proposed General Plan 2030. The Cohasset Planning Area development policies, standards and implementation measures would be maintained in the existing Zoning Ordinance.

Other Area Plans would be eliminated under the proposed General Plan 2030. Although the Chico Area Greenline would remain, the urban reserve policies under the Chico Area Land Use Plan apply to an area that has been annexed to the City of Chico, and have already been removed from County jurisdiction. The Gridley-Biggs Area Land Use Plan policies would no longer be consistent with the General Plan land use map, and would therefore be eliminated under the proposed Plan. The policies under the Oroville Area

Land Use Plan would no longer be consistent with the General Plan land use map, and would therefore be eliminated. Since the Concow and Palermo/Honcut Area Plans were incorporated into the existing General Plan land use map with no separate policies, they would be replaced by the land use map under the proposed General Plan 2030. As noted in Section A, the Butte Meadows, Forest Ranch, Richvale, Bangor and Stirling City Area Plans were never completed, and are therefore not included in General Plan 2030.

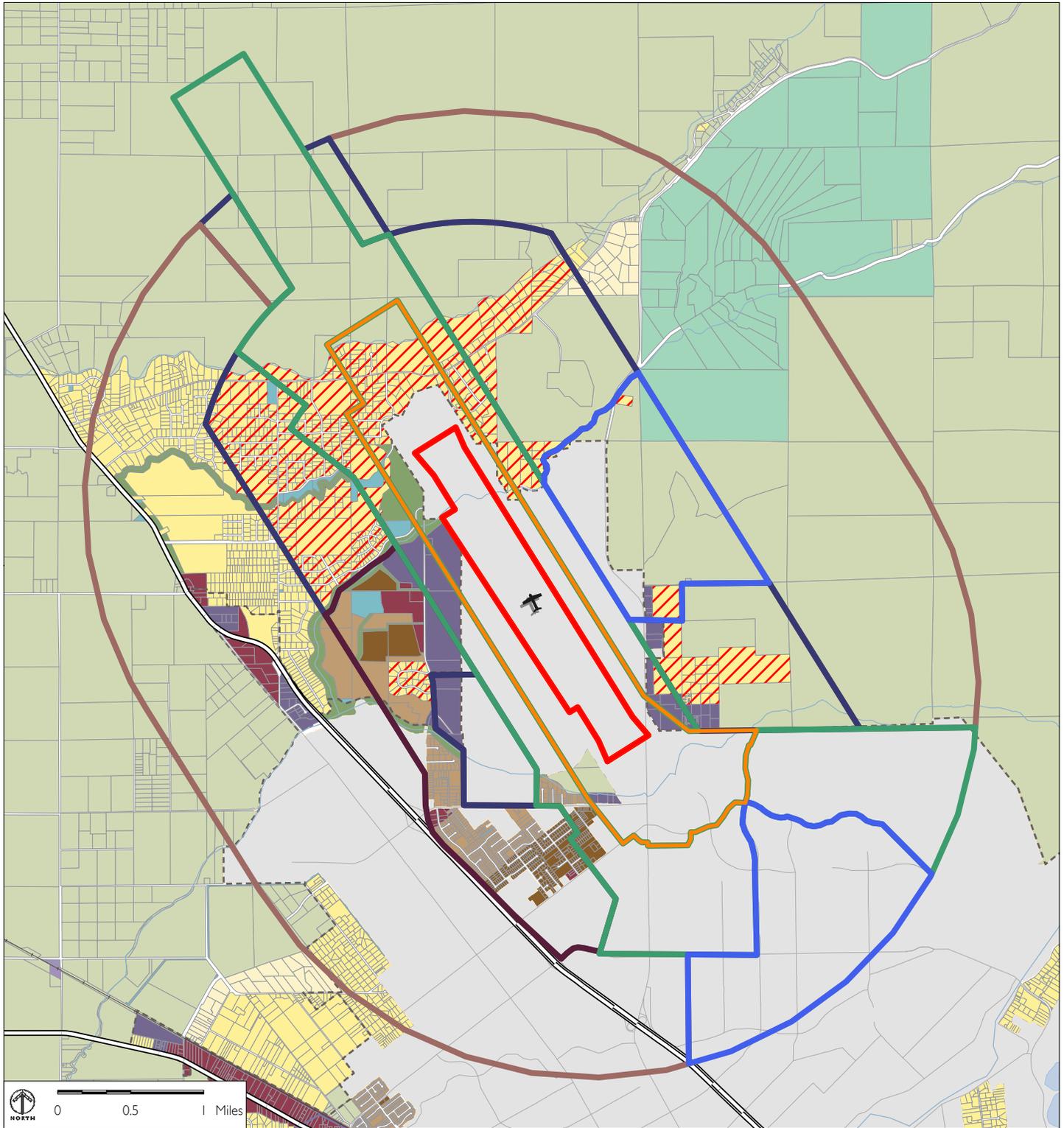
General Plan 2030 includes residential densities that are not consistent with the Airport Land Use Compatibility Zones in the ALUCP. Specifically, General Plan 2030 includes the following inconsistencies with the ALUCP for the Chico Municipal Airport, as shown in Figure 4.9-5:

- ◆ The Very Low Density Residential (VLDR) General Plan designation is inconsistent with the B1, B2 and C1 Compatibility Zones because it allows greater residential density. THE VLDR designation allows a density up to 1 unit per acre, while the B1 Compatibility Zone requires a minimum 10-acre lot size, and the B2 and C1 Compatibility Zones require a minimum 5-acre lot size.
- ◆ The VLDR General Plan designation is inconsistent with the C Compatibility Zone, which requires *either* a minimum 5-acre lot size *or* four dwelling units per acre density.
- ◆ The VLDR General Plan designation is inconsistent with the C2 Compatibility Zone because it would not allow sufficient residential density. The C2 Compatibility Zone requires a minimum density of 4 dwelling units per acre, while the VLDR designation would allow a maximum of 1 unit per acre.

General Plan 2030 also includes residential densities that are not consistent with the ALUCP for the Oroville Municipal Airport, as shown in Figure 4.9-6. Specifically, the Rural Residential General Plan and zoning designation, which allows lot sizes up to 5 acres in size, is inconsistent with the B1 Compatibility Zone, which requires a minimum 10-acre lot size.

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Airport Compatibility Zone

- A - No residential uses allowed
- B1 - Minimum 10 acre lot
- B2 - Minimum 5 acre lot
- C - Minimum 5 acre lot or 4 dwelling units per acre

- C1 - Minimum 5 acre lot
- C2 - Minimum 4 dwelling units per acre
- D - No limit on residential densities
- ALUCP Incompatibility
- Airports

- Highways
- Railroad
- Major Roads
- Sphere of Influence
- City/Town Limits

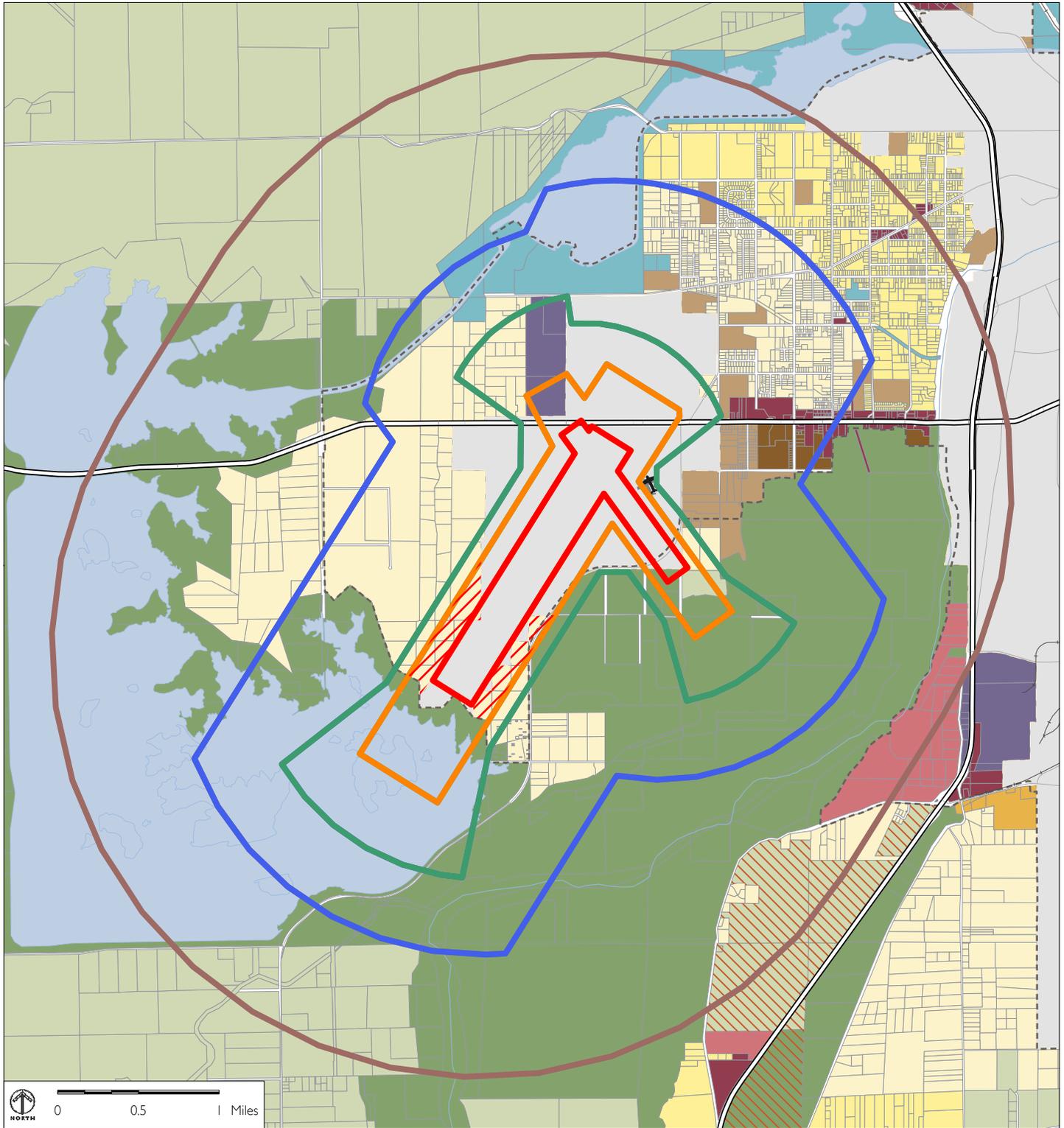
Note: Please see Figure 3-3 for General Plan Land Use Designations legend.
Source: Butte County GIS, 2009.

FIGURE 4.9-5

CHICO AIRPORT LAND USE COMPATIBILITY

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- | | | | | |
|-----------------------------------|---------------------------------------|---------------------|---|------------------|
| Airport Compatibility Zone | | | C - Minimum 5 acre lot or 4 dwelling units per acre | City/Town Limits |
| A - No residential uses allowed | D - No limit on residential densities | Airports | Highways | County Boundary |
| B1 - Minimum 10 acre lot | ALUCP Incompatibility | Railroad | Major Roads | |
| B2 - Minimum 5 acre lot | | Sphere of Influence | | |

Note: Please see Figure 3-3 for General Plan Land Use Designations legend.
Source: Butte County GIS, 2009.

FIGURE 4.9-6

OROVILLE AIRPORT LAND USE COMPATIBILITY

General Plan 2030 includes land uses that are not consistent with the ALUCP for the Paradise Skypark Airport, as shown in Figure 4.9-7.

- ◆ The Rural Residential General Plan designation extends into the A Compatibility Zone, which prohibits residential uses. However, only a portion of each of the parcels with this designation is within the A Compatibility Zone, and any residential development on the parcels would be required to be constructed outside of the A Compatibility Zone area.
- ◆ The Rural Residential General Plan designation is not consistent with the B1 Compatibility Zone. The Rural Residential designation allows up to 1 dwelling unit per 5 acres, while the B1 Compatibility Zone requires a minimum lot size of 10 acres.
- ◆ The VLDR General Plan designation is inconsistent with the C Compatibility Zone, which requires *either* a minimum 5-acre lot size *or* four dwelling units per acre density.

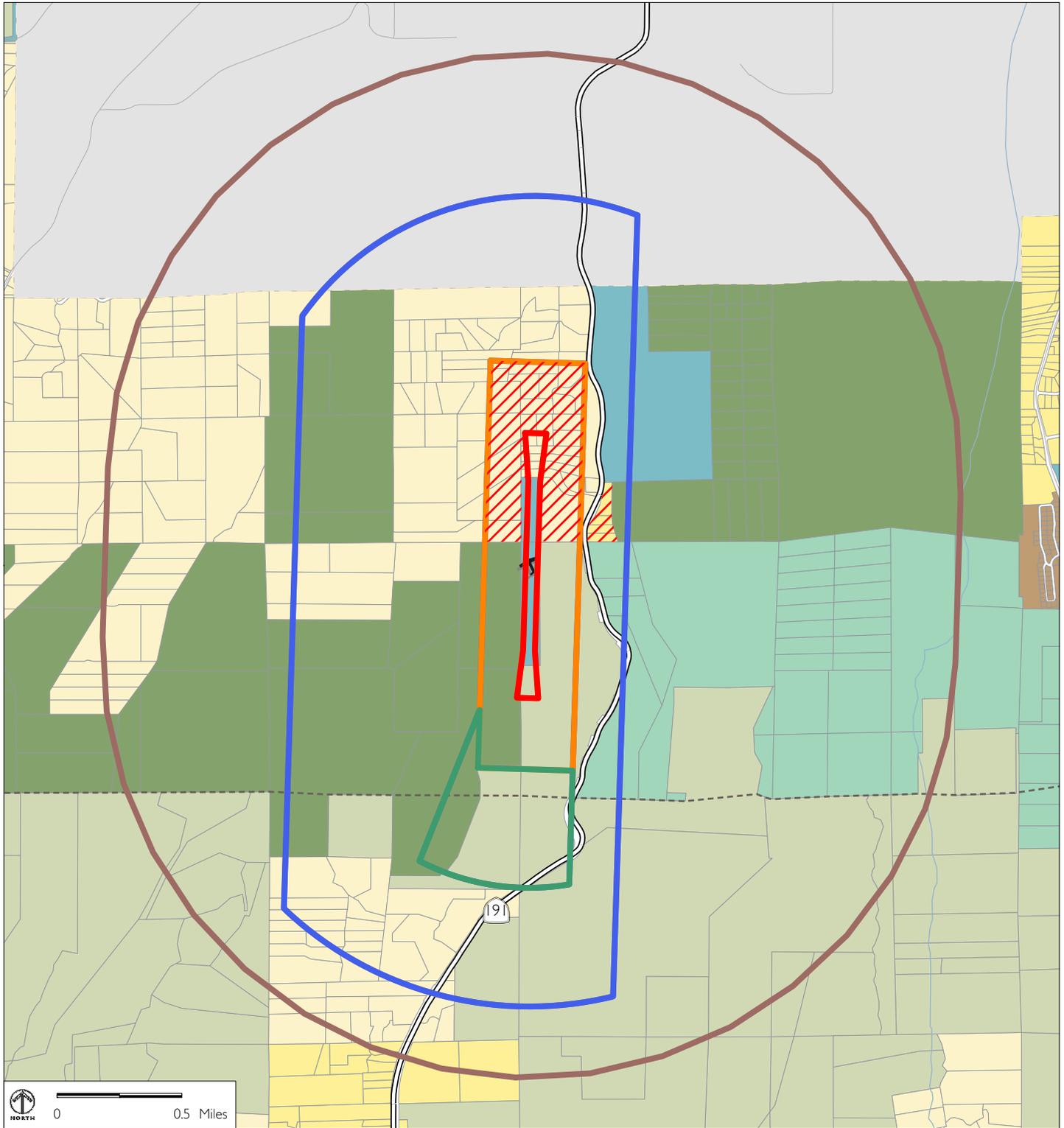
Finally, General Plan 2030 includes residential densities that are not consistent with the ALUCP for the Ranchoero Airport, as shown in Figure 4.9-8.

- ◆ The VLDR, Low Density Residential (LDR), and Medium Density Residential (MDR) General Plan designations are not consistent with the B1 and B2 Compatibility Zones. The VLDR, LDR and MDR designations allow densities up to 1, 3, and 6 units per acre, respectively, while the B1 Compatibility Zone requires a minimum lot size of 10 acres and the B2 Compatibility Zone requires a minimum lot size of 5 acres.
- ◆ There are two parcels with the VLDR General Plan designation, which allows a density up to 1 unit per acre, within the C Compatibility Zone. This would be inconsistent with the C Compatibility Zone requirement of either a minimum 5-acre lot size or four dwelling units per acre density.

In addition, the MDR General Plan designation extends into the A Compatibility Zone for the Ranchoero Airport, which prohibits residential uses. However, only a portion of each of the parcels with this designation is within

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- Airport Compatibility Zone**
- A - No residential uses allowed
 - B1 - Minimum 10 acre lot
 - B2 - Minimum 5 acre lot

- C - Minimum 5 acre lot or 4 dwelling units per acre
- D - No limit on residential densities
- ALUCP Incompatibility
- Airports

- Highways
- Railroad
- Major Roads
- Sphere of Influence
- City/Town Limits

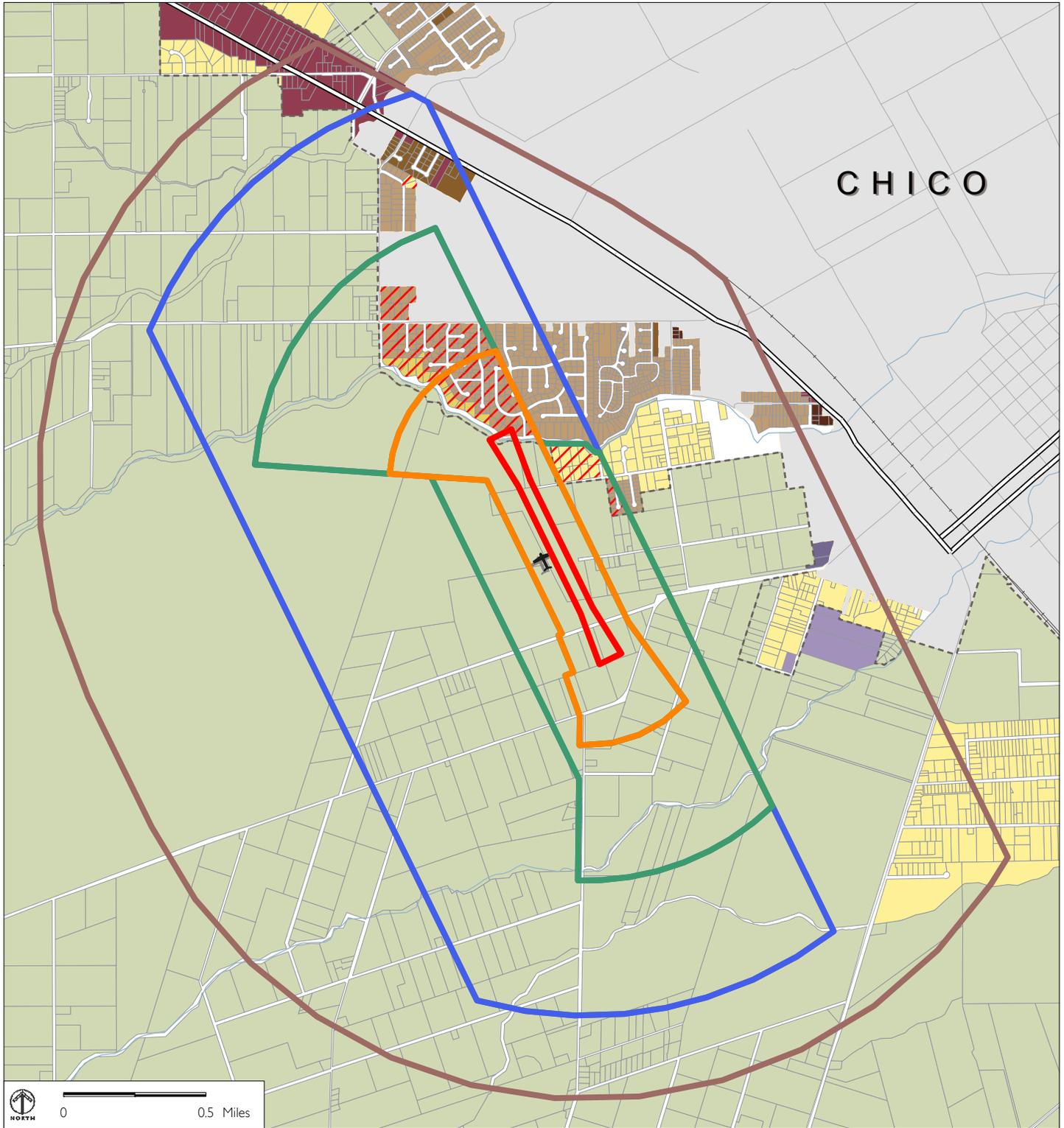
Note: Please see Figure 3-3 for General Plan Land Use Designations legend.
Source: Butte County GIS, 2009.

FIGURE 4.9-7

PARADISE SKYPARK LAND USE COMPATIBILITY

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- Airport Compatibility Zone**
- A - No residential uses allowed
 - B1 - Minimum 10 acre lot
 - B2 - Minimum 5 acre lot

- C - Minimum 5 acre lot or 4 dwelling units per acre
- D - No limit on residential densities
- ALUCP Incompatibility
- Airports

- Highways
- Railroad
- Major Roads
- Sphere of Influence
- City/Town Limits

Note: Please see Figure 3-3 for General Plan Land Use Designations legend.
Source: Butte County GIS, 2009.

FIGURE 4.9-8

RANCHAERO AIRPORT LAND USE COMPATIBILITY

the A Compatibility Zone, so any residential development on the parcels would be required to be constructed outside of the A Compatibility Zone area.

As indicated in Chapter 3, because of these inconsistencies between General Plan 2030 and the ALUCP, an ALUCP override is required. The ALUCP override would recognize the inconsistency with the ALUCP, and allow the County to adopt General Plan 2030.

To make this override possible, General Plan 2030 includes policies that promote consistency with the ALUCP. Policy LU-P12.5 directs the County to consider the ALUCP in General Plan and Zoning decisions, and to be consistent with it where appropriate. Policy LU-P12.6 encourages the ALUC to revise the density requirements in some compatibility zones where there are inconsistencies with the General Plan designations.

General Plan 2030 encourages consistency with other land use plans, policies and regulations. Goal LU-12 and its associated policies direct the County to coordinate planning efforts within the county and region. In particular, Policy LU-P12.1 directs the County to coordinate County government plans and programs so that they are mutually supportive.

To ensure consistency with the Butte Regional HCP/NCCP, Conservation and Open Space Element Action COS-A6.1 directs the County to continue to work with BCAG and the five municipalities to develop and implement the Butte Regional HCP/NCCP, and subsequently update it as necessary.

Much of the areas that conflict with the ALUCP are already parcelized to a density that is similar to the General Plan 2030 designations. Although there are a number of policies and actions that promote consistency with land use plans, policies, and regulations, they would not mitigate the significant impacts from inconsistencies with the ALUCP. Therefore, the impact is *significant and unavoidable*.

iv. Municipal General Plans

As indicated in Section A, the General Plans for the Cities of Biggs, Chico and Gridley are currently in the process of being updated, while the City of Oroville's updated General Plan was recently adopted in June 2009. Some of the County's proposed General Plan designations within the municipal SOIs are not consistent with those of the municipalities. For example, the Oroville 2030 General Plan includes higher density residential designations for the Thermalito area than General Plan 2030, and sets a vision for a specific plan that would allow a greater number of dwelling units and a greater density of development than General Plan 2030 in an area west of the Oroville airport. In addition, the draft land use plan for the City of Chico General Plan Update that is underway includes higher density residential designations than General Plan 2030 in the Bell Muir area, and sets a vision for a new neighborhood in the South Entler area, which is designated for industrial use under General Plan 2030.

However, land outside the city limits but inside the SOI is in the unincorporated county and is subject only to County land use regulations. Since only one set of land use policies apply at any given time, there cannot be a conflict between the County and municipal General Plans. As a result, adoption and implementation of General Plan 2030 would not result in a conflict with municipal land use plans and policies.

Furthermore, a number of policies and actions promote consistency in planning efforts between the County and the municipalities. Policy LU-P1.7 directs the County to support and coordinate with planning efforts of the incorporated municipalities. Policies LU-P11.3 and LU-P11.4 direct County staff to coordinate plan amendments and development projects with applicable municipalities, and Actions LU-A11.1 and LU-A11.2 establish regular meetings between municipalities and the County to discuss planning and land use issues of concern. Furthermore, Action LU-A11.3 directs the County to adopt municipal design regulations within the respective municipality's SOI.

Therefore, implementation of General Plan 2030 and the ALUCP override would result in a *less-than-significant* impact in relation to conflicts with municipal plans.

c. Create or exacerbate a conflict between land uses.

General Plan 2030 land use designations include some areas in which traditionally incompatible land use types are positioned immediately adjacent to each other, such as industrial and residential uses. In addition, General Plan 2030 designates some land for uses that may not be compatible with designations within the immediately adjacent municipality. Following is a comparison of the land use designations in General Plan 2030 and the general plan designations for the immediately adjacent portions of the municipalities in the county:

- ◆ **Chico.** General Plan 2030 calls for residential, agricultural, industrial, and public uses in the areas of Butte County immediately adjacent to Chico, including unincorporated pockets of the county within the city limits. Within Chico, industrial uses are adjacent to areas designated industrial in General Plan 2030, and residential areas are adjacent to areas designated residential. Some areas at the edge of the city are designated for residential use adjacent to agricultural uses in the county.
- ◆ **Oroville.** General Plan 2030 calls for a variety of residential densities, resource conservation, and industrial uses in the areas of Butte County immediately adjacent to Oroville. Within Oroville, the adjacent areas are primarily residential, except for industrial uses that are adjacent to industrial designations in Butte County.
- ◆ **Paradise.** General Plan 2030 calls for residential, commercial, agricultural, timber mountain, and resource conservation uses in the areas of Butte County immediately adjacent to Paradise. Residential designations under General Plan 2030 are primarily located adjacent to residential designations within Paradise. Some areas in Paradise are designated for residential use, and one area is designated for commercial use, adjacent to agricultural uses in the county. On the north side of Paradise, there is a commercial designation within the town immediately adjacent to an area

designated residential in the county, and on the south side of Paradise, there is a residential designation within the town immediately adjacent to an area designated commercial in the county.

- ◆ **Gridley.** General Plan 2030 calls for residential, agricultural, and industrial uses in the areas of Butte County immediately adjacent to Gridley. Within Gridley, the adjacent areas are primarily low or very low density residential uses. Industrial uses in both jurisdictions are adjacent to one another. Limited commercial uses are called for within Gridley, but these are adjacent to medium high density residential uses within the county.
- ◆ **Biggs.** General Plan 2030 calls for residential, agricultural, agriculture service, and industrial uses in the areas of Butte County immediately adjacent to Biggs. Within Biggs, the adjacent areas are primarily low or very low density residential uses where General Plan 2030 calls for residential. The adjacent areas in Biggs are light or heavy industrial in places that are adjacent to agriculture service and industrial uses. A very limited amount of area in Biggs is designated for low density residential use adjacent to agricultural uses in the county. Note that this discussion is based on the Preferred Land Use Alternative map for the 2030 City of Biggs General Plan, which is currently on hold due to budget constraints.

Overall, the majority of the land use designations in General Plan 2030 are consistent with the adjacent land use designations and the adjacent land use designations in the incorporated cities. Although the location of incompatible uses adjacent to one another may increase the potential for land use impacts, the Land Use Element of General Plan 2030 includes policies that address potential land use conflicts and serve to mitigate potential impacts. Policy LU-P5.3 requires the design of industrial uses to avoid adverse impacts to adjacent uses, and Policy LU-P5.2 directs the County to group industrial and heavy commercial uses into integrated industrial parks. In addition, Policy AG-P5.3 requires a buffer on property proposed for residential development adjacent to agricultural uses in order to protect existing agricultural uses from incompatible use conflicts. Also, Action AG-A5.1 directs the County to periodically update the agricultural buffer setback requirements and guidelines

to reduce conflicts between agricultural and urban uses, including both residential and non-residential urban uses.

General Plan 2030 includes land uses that are not consistent with the ALUCP, and an ALUCP override is required. The land use inconsistencies between General Plan 2030 and the ALUCP are nuisance-related, and discussed fully in D.1.b of this chapter.

As a result of General Plan 2030 policies and the land use map, implementation of General Plan 2030 and the ALUCP override would result in a *less-than-significant* impact in relation to conflicts between land uses.

2. Cumulative Impacts

Future development allowed by General Plan 2030 would be subject to the policies and actions set forth the Land Use Element, a number of which have been identified in this chapter. Implementation of the policies and actions would mitigate potential land use impacts related to physically dividing established communities and conflicts between land uses, but would not mitigate impacts related to consistency with applicable land use plans due to inconsistencies with the ALUCP.

As noted in Section A.4, Chico is currently updating its General Plan, and the Cities of Oroville and Gridley recently updated their General Plans in 2009. The Oroville 2030 General Plan is consistent with the ALUCP for the Oroville Municipal Airport. The existing Chico General Plan is not consistent with the ALUCP for the Chico Municipal Airport, but the City intends to resolve this inconsistency with the updated General Plan.

Because there are other jurisdictions with General Plans that are not consistent with the ALUCP, General Plan 2030 and the ALUCP override would contribute to a *significant and unavoidable* cumulative impact.

E. Impacts and Mitigation Measures

Impact LU-1: General Plan 2030 includes residential densities that are inconsistent with the Airport Land Use Compatibility Plan, which necessitates the Airport Land Use Compatibility Plan override.

Much of the areas that are inconsistent with the ALUCP are already parcelized to a density that is similar to the General Plan 2030 designations. General Plan 2030 policies and actions would promote consistency with land use plans, policies, and regulations, but would not mitigate the significant impacts from inconsistencies with the ALUCP. Therefore, the impact is *significant and unavoidable*.

Impact LU-2: General Plan 2030 and the Chico General Plan include residential densities that are inconsistent with the ALUCP, which necessitates the ALUCP override. This contributes to a significant cumulative impact.

Although General Plan 2030 policies and actions would promote consistency with land use plans, policies, and regulations, they would not mitigate the significant impacts from inconsistency with the ALUCP. Furthermore, decisions of the City of Chico regarding consistency with the ALUCP are outside the control of Butte County. Therefore, this cumulative impact is considered *significant and unavoidable*.

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