

Butte County Association of Governments

Land Use Allocation Model

Technical Methodology for Preparing 2020 Regional Transportation Plan / Sustainable Communities Strategy Land Use Allocations



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INTRODUCTION

In 2012, BCAG, in coordination with local agency members, California State University-Chico, and the University of California at Davis, developed the Butte County region's first land use allocation model for the purpose of preparing the forecasted development pattern included in BCAG's 2012 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). The model was used by BCAG in developing land use scenarios to be analyzed as part of the 2012 RTP/SCS development process and in preparing the final preferred land use scenario and allocation.

The 2016 RTP/SCS update of the land use allocation model included the addition of five (5) new job categories, new K-12 school enrollment forecasts, an occupancy adjustment of residential and non-residential land uses, and a process of normalizing the data to state sources.

In preparing the 2020 RTP/SCS, the land use allocation model is being used to generate the base year (2018) and update the preferred land use scenarios developed as part of the 2016 RTP/SCS for the forecast years 2020, 2035, and 2040. The model has been updated to include the latest regional growth forecasts, local general plan information, and planned projects. In addition, the model includes an adjustment to account for the loss and rebuilding of housing units and non-residential structures associated with the Camp Fire.

The following sections of the document provide an overview of the modeling process as well as details regarding specific inputs and assumptions associated with the land use allocations.

BASE YEAR DEVELOPMENT (2018)

As in 2016, the base year land use file was prepared using the latest available existing regional land use and school datasets. The regional existing land use dataset is updated annually as part BCAG's data maintenance program and contains the most up-to-date information regarding existing residential and non-residential land uses. School data is updated every four years and includes the latest enrollments for K-12, Chico State University, and Butte Community College.

Prior to finalizing the base year land uses, the dataset was normalized to the California Department of Finance (DOF) housing estimates and California Employment Development Department (EDD) labor force data.

Table 1 provides a summary of the base year assumptions for population, housing, and jobs.

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Table 1 - Base Year (2018) Assumptions	
Population ¹	227,896
Household Population ¹	222,378
Housing Units ¹	99,353
Households ¹	91,107
Jobs ² (Non-Farm)	82,900
Jobs/Housing Unit	0.83

BACK-CAST YEAR (2005)

In consultation with the California Air Resources Board (ARB), BCAG has decided to utilize the 2005 back-cast year from the 2016 RTP/SCS. This is the same back-cast utilized in the most recent round of Senate Bill 375 (SB 375) target setting. Therefore, there was no need to prepare a new land use dataset, as there will be no travel model runs of the dataset. For reference, Table 2 provides a summary of the 2005 back-cast year assumptions for population, housing, and jobs.

Table 2 - Back-Cast Year (2005) Assumptions	
Population ³	214,582
Household Population ³	208,322
Housing Units ³	91,666
Households ³	85,478
Jobs (Non-Farm)	73,400
Jobs/Housing Unit	0.80

FORECAST YEARS DEVELOPMENT (2020, 2035, & 2040)

The 2020 RTP/SCS land use allocations for the forecasted years of 2020, 2035, and 2040 utilize the land use patterns developed and adopted as part the 2016 RTP/SCS preferred “balanced” scenario.

¹ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2018, with 2010 Benchmark. Sacramento, California, May 2018.

² State of California, Employment Development Department, Butte County Industry Employment & Labor Force – by Annual Average, March 2018 Benchmark, for Butte County (Chico MSA).

³ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark. Sacramento, California, May 2010.

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It is important to recognize that although the land use patterns are carried over from the 2016 RTP/SCS, there have been changes which affect the overall forecasted land use for the region. The 2020 RTP/SCS includes revised growth forecasts which call for less population, housing, and jobs over the same planning period. In addition, minor changes in local general plans, planned development, and the accounting of growth occurring over the past four (4) years also affect the future allocations. Lastly, adjustments have been made to the model in order to account for the loss and rebuilding of housing units and non-residential structures associated with the Camp Fire.

The future year forecasts have been prepared using the same process developed as part of the 2016 RTP/SCS, with an additional step to account for the Camp Fire. First, data is prepared utilizing the latest general plans and development activity. Second, housing units and non-residential square footage are removed within the Camp Fire burn area and returned as rebuilt under the specific scenario associated with the forecast year. Third, future growth is allocated utilizing the prepared data and defined “growth area” types. Lastly, an occupancy adjustment is applied to residential and non-residential uses.

DATA PREPERATION

The data preparation process follows the same overall process that was used with the 2016 RTP/SCS. The latest general plans are cross-walked into the model and planning areas are established at the jurisdictions level, land use assumptions are applied by planning area, and masks are applied to “no growth” areas or areas with planned development. The result of the data preparation is an “available lands” layer which represents those areas which are available for future growth.

General Plan Classifications

A standard list of general plan classification code values was developed for use in the model as part of the 2012 RTP/SCS. Each of the jurisdiction’s general plan land use classes were cross-walked into one of twenty standard modeling classifications (See Appendix A). This addressed any variations in general plans across the county, and allowed for the implementation of a single regional general plan classification system. The purpose of the general plan modeling classifications is to restrict the type and location of new growth to designated areas when preparing the forecasted allocations. For the 2020 RTP/SCS the same twenty standard land use classifications were carried over and the latest local general plans were applied.

Planning Areas

As with the 2016 RTP/SCS model, growth has been modeled individually at the jurisdiction level for each of the forecast years. This approach allows for each jurisdiction to retain individual land use assumptions. BCAG member jurisdictions include Chico, Paradise, Oroville, Gridley, Biggs, and the remaining unincorporated area of Butte County.

In 2012, planning area boundaries were created to define the extent of each jurisdiction, for planning purposes. The Oroville planning area was further divided into an Oroville-City and Oroville-County due to the overlap in anticipated growth planned by both the City and County. Planning areas were adapted from a combination of jurisdiction city limits, Local Agency Formation Commission (LAFCo) spheres of influence, general plan and special planning area considerations. Planning areas do not overlap one another and together they encompass the entirety of Butte County (See Appendix B). For the 2020 RTP/SCS, the Magalia planning area was added north of the Town of Paradise. This unincorporated community lost ~50% of housing and non-residential structures, as a result of the Camp Fire.

Land Use Assumptions

Land Use (LU) modeling assumptions for regional and jurisdiction specific employment and housing characteristics were carried over from the model prepared in 2016, unchanged. The LU modeling assumptions are applied to each of the modeling classifications where new growth is assigned (See Appendix C). These assumptions included metrics for the following:

- Dwelling units per acre (DU/AC): Density of homes for a specific residential or mixed use land classification.
- Average square footage per employee (Avg. SF/E): Density of employees working in a business (Retail, Office, Industrial, or Mixed Use).
- Floor Area Ratio (FAR): Described as the relationship between the total useable floor space inside of a building(s) and the total area of the lot where building(s) are located.
- Mixed Use Ratio: Mixed use LU classifications receive a percentage of two or more different LU types (Residential, Retail, Office, and Industrial).

Land Use Masks

In developing the 2012 model layers were utilized to prepare a land use “mask” of areas where new growth is not permitted or reasonably foreseeable not to occur. Areas such

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as existing development, public parks, and protected lands are all examples of areas where growth is not permitted.

In preparing the model for the 2020 RTP/SCS, staff reviewed and updated the latest available datasets to be applied to the mask. This ensured that locations newly designated for non-development or which have been developed within the past four years were accounted for.

Table 3 lists the data layers used in preparing the land use mask.

Table 3 - Mask Layers
Public Park Lands
Existing Protected Lands
Existing Developed Lands
Lakes
Rivers
Existing Right of Ways
Areas of Slope > 25%
Public Lands
Federal Lands
Utility Lands
State Lands
Union Pacific Lands
Proposed/Approved Development Areas

Appendix D is included and illustrates the areas which make up the “mask” layer within the region.

Available Lands

For each jurisdiction, an “available lands” layer was created for the 2020 RTP/SCS. The layer represents the areas within each jurisdiction which can accept new growth. This layer is created by simply applying the mask to the general plan layer for each planning area.

Appendix E is included and illustrates the areas designated as “available lands” within the model.

ALLOCATING FUTURE LAND USES

Following the data preparation, the preferred “balanced” regional allocation of growth was executed for each of the three forecast years. Revised population, housing, and jobs were applied to each jurisdiction using a spreadsheet tool which has the ability to allocate growth within specific defined growth areas. The tool also has the ability to allocate future development as planned, mixed use (employment and housing), redevelopment, or to standard available land locations.

Growth Areas

As in 2012 and 2016, each planning area was further broken down into Growth Areas. Planning areas were split into five Growth Areas; Center, Established, New, Rural, and Agricultural. Center growth areas are downtown and central business areas where higher densities of commercial LU's are present or planned. Established growth areas are within the current built environment and represent areas where infill and redevelopment opportunities are present. New growth areas are where new development is planned to occur outside of the currently established built environment. Rural and agricultural growth areas are only present in the unincorporated county and represent areas for new growth that are separated from any incorporated area in the county. Appendix F illustrates the locations of Growth Areas.

Allocation Process

In order to retain the land use pattern of the preferred "balanced" scenario developed as part the 2016 RTP/SCS, allocations were distributed by growth area at equal portions to those prepared in 2016. Once allocations were completed in the spreadsheet tool, they were converted back to a GIS format and aggregated at the traffic analysis zone (TAZ) level for input into the travel demand model.

Planned Projects Allocation

In the case of planned projects, or projects which have been or are likely to be approved by local agencies and can reasonably be assumed to develop within the 2020 RTP/SCS planning period, details on the location and development is pre-determined. For these situations growth was allocated into specified parcels, split by TAZ. Appendix G-1 contains the locations of planned projects allocated in the model. In addition, Appendix G-2 contains the detailed listing of planned projects by plan area.

Redevelopment Allocation

Redevelopment was allocated into designated parcels where redevelopment opportunities existed, based on input from local jurisdiction planning staff. Appendix H illustrates the general location of areas receiving redevelopment allocations.

Camp Fire Adjustment and Rebuild Allocation

In order to account for the estimated loss of housing units and non-residential structures associated with the Camp Fire, and the subsequent estimated recovery rate in which housing units and structures will be rebuilt, BCAG added an additional component to the land use model. The new component simply removes those units and structures lost in the Camp Fire in November 2018, based on the CalFire destroyed structures inventory,

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and adds them back at a rate determined by BCAG’s Provisional Long-Term Regional Growth Forecasts 2018-2040. All units are returned as rebuilds, rather than new housing or development, at a rate equal to all land use categories (i.e., single-family housing, multi-family housing, mobile homes, retail, industrial, etc.). Appendix I illustrates the Camp Fire burn area in which rebuild allocations have been applied.

Final Allocation Files

The results of each forecast years allocation is combined at the region level by TAZ. Appendix J illustrates the areas receiving allocations of population, housing, and/or employment for the year 2040.

Table 4, 5, and 6 provide a summary of the year 2020, 2035 and 2040 assumptions for population, housing, and jobs accommodated by the final allocations.

Table 4 - Year 2020 Assumptions⁴	
Population	228,694
Household Population ⁵	223,157
Housing Units	86,929
Households	80,844
Jobs (Non-Farm)	83,452
Jobs/Housing Unit	0.96

Table 5 - Year 2035 Assumptions⁴	
Population	258,113
Household Population ⁵	251,863
Housing Units	111,339
Households	103,545
Jobs (Non-Farm)	89,071
Jobs/Housing Unit	0.80

Table 6 - Year 2040 Assumptions⁴	
Population	265,964
Household Population ⁵	259,524
Housing Units	115,235
Households	107,169
Jobs (Non-Farm)	92,188
Jobs/Housing Unit	0.80

⁴ BCAG Provisional Long-Term Regional Growth Forecasts 2018-2040

⁵ Household population based on the 2018 ratio of group quarters population to overall population

MODEL UPDATES AND IMPROVEMENTS

After receiving several improvements for the 2016 RTP/SCS, the land use model has been carried over for use in developing the 2020 RTP/SCS with minimal updates and improvements. In 2018, the states 6 small Metropolitan Planning Organizations (MPOs) partnered and applied for Caltrans Senate Bill 1 (SB 1) Planning Grant Funds for the development of new land use models within a single standard platform. The SB 1 grant was not selected for funding and was revised and submitted again in 2019.

Unfortunately, the 2019 grant proposal was not selected for funding. BCAG is hoping to explore other funding opportunities to develop a new model for use in the 2024 RTP/SCS, as the current model is cumbersome and not able to accept minor changes without extensive use of time and limited resources.

Below are the general updates and improvements made to the BCAG land use allocation model for the 2020 RTP/SCS.

UPDATES

Existing Land Use

The 2020 RTP/SCS includes an updated base year representative of January 1, 2018. As such, the existing land use for year 2018 was updated with BCAG's annually updated Geographic Information System (GIS) database which is compiled from local jurisdiction building report data. In addition, school enrollment is updated at the K-12, Community College, and University levels based on district and state reported data.

General Plan Information

BCAG maintains an annually updated local general plan GIS dataset. Annually, local jurisdictions are asked to report general plan land use updates. Typically, these are minor changes effecting one or two parcels. BCAG then adjusts the regional general plan dataset which provides the basis for developing the "available lands" dataset.

Planned Projects

Prior to preparing forecasts, BCAG reviews and requests updates to the planned projects dataset from each local jurisdiction. This often includes the addition or removal of planned projects based on planning department input.

Land Use Masks

Prior to preparing the "available lands" dataset, BCAG reviews the masking layer (areas not available to future development) and updates as necessary. This includes the updating of existing development, public and protected lands, undevelopable lands, etc.

Future Year Allocations

Allocation for future analysis years (2020, 2035, and 2040) were updated based on the BCAG's Provisional Regional Growth Forecasts 2018-2040 and information contained in the 2020 RTP/SCS. In general, overall growth has been reduced across the board from the 2016 RTP/SCS, while the percentage allocated to each growth area has remained unchanged. The ratios of mixed-use housing and jobs-to-housing has been adjusted to reflect recent trends in development that are also on course with smart growth planning.

IMPROVEMENTS

Camp Fire Adjustment

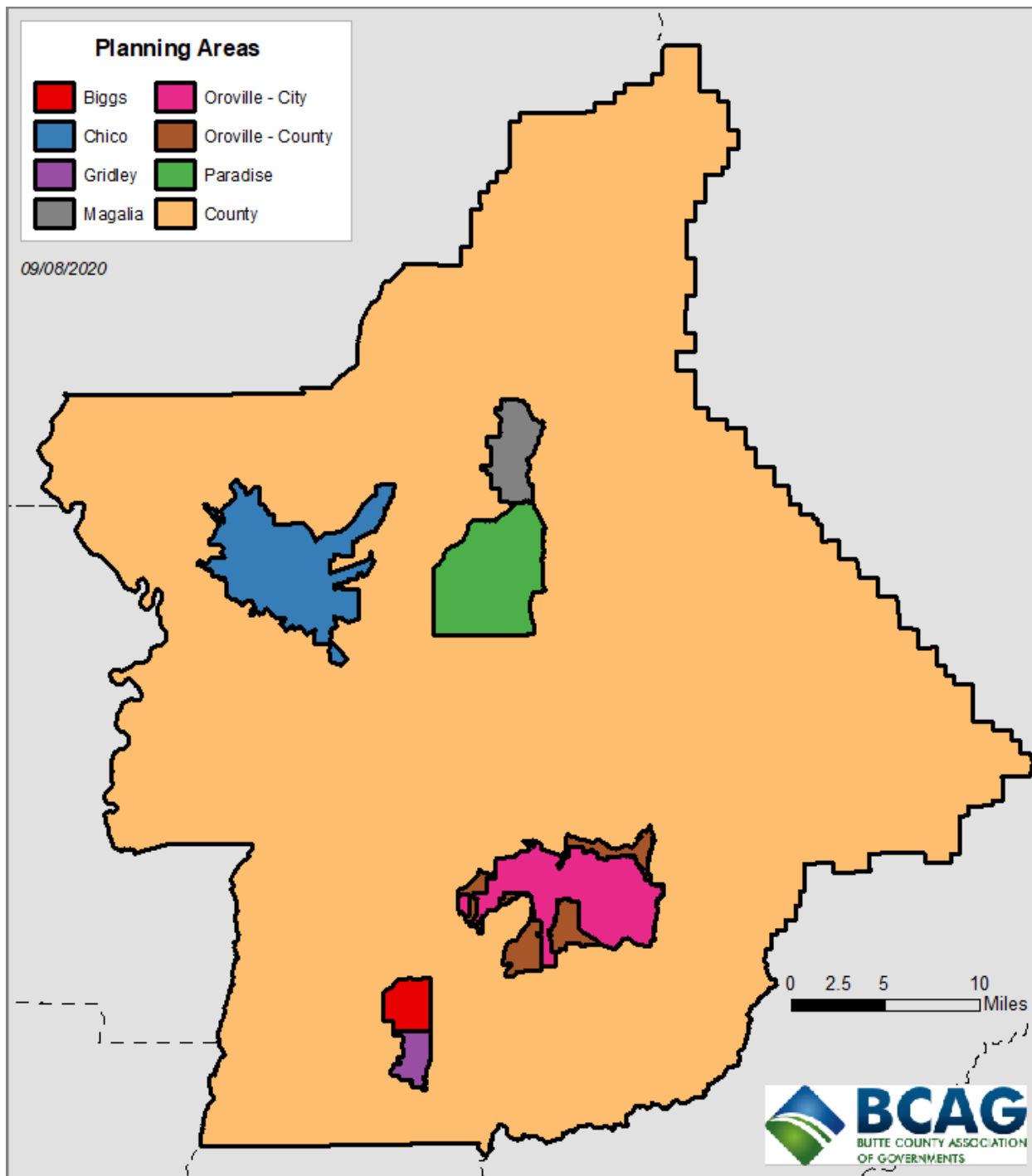
In order to account for the effects of the Camp Fire, as it relates to land use, BCAG incorporated an additional step into the allocation process which removes destroyed structures from the base land use and then applies a rebuild percentage to those housing and non-residential uses. As noted previously, these are tracked separately from new housing or development.

APPENDIX A

General Plan Class to Model Class Crosswalk

Model Code	Model Classification	TransCAD Classification	City of Chico 2030 GP (Final)	Town of Paradise 1994 GP	City of Gridley GP 2030 (Final)	City of Biggs GP 2030 (Pending)	City of Oroville GP 2030 (Final)	Butte County GP 2030 (Final)
0	Unclassified	N/A			Right of Way (ROW), Right of Way Railroad (ROWR), Right of Way Water (ROWW)	Right of Way (ROW), Railroad ROW (RR)	Right of Way (ROW)	Right of Way (ROW), Sports and Entertainment (SE)
1	Agriculture	N/A			Agriculture (AG)	Agriculture (A)		Agriculture (AG)
2	Industry	IND_KSF	Manufacturing and Warehouse (MW)			Agriculture Industrial (AI), Heavy Industrial (HI)	Industrial (IND)	Industrial (I)
4	Agriculture	N/A				Agriculture Commercial (AC)		
5	Office Commercial	OFF_KSF					Office (OFC)	
6.1	Mixed Use Retail	RET_KSF & OFF_KSF	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Downtown Mixed Use (DMU)	Commercial (C)	Mixed Use Commercial (MUC)	Mixed Use (MU)
6.2	Mixed Use Retail	RET_KSF & OFF_KSF & MF_DU	Commercial Mixed Use (CMU)	Central Commercial (CC)	Neighborhood Center Mixed Use (MU)	Downtown Mixed Use (DMU)	Retail and Business Services (RBS)	Retail and Office (RTL)
6.3	Mixed Use Retail	RET_KSF & OFF_KSF & MF_DU	Commercial Mixed Use (CMU) with Downtown or Corridor Overlays (OS-3, 7, 9, 13, 14, 15)	Town Commercial (TC)	Commercial (C)	Mixed Use (MU)	Airport Business Park (ABP)	Industrial (I) and Rural Residential (RR) with Retail Overlay (Retail)
6.4	Mixed Use Retail	RET_KSF & OFF_KSF & IND_KSF	Commercial Services (CS)	Business Park (BP)				Recreation Commercial (REC)
6.5	Mixed Use Retail	RET_KSF & OFF_KSF & MF_DU	Regional Commercial (RC)	Community Service (CS)				Research and Business (RBP)
6.6	Mixed Use Office	RET_KSF & OFF_KSF & MF_DU	Office Mixed Use (OMU)					
6.7	Mixed Use Office	RET_KSF & OFF_KSF & MF_DU	Office Mixed Use (CMU) with Downtown or Corridor Overlays (OS-3, 7, 9, 13, 14, 15)					
7	Mixed Use Industrial	IND_KSF & OFF_KSF	Industrial Office Mixed Use (IOMU)	Light Industrial (LI)	Industrial (M), Agriculture Industrial (AI)	Light Industrial (LI)		Agriculture Services (AS)
8.1	Mixed Use Residential	MF_DU & RET_KSF & OFF_KSF	Residential Mixed Use (RMU)					
8.2	Mixed Use Residential	MF_DU & RET_KSF & OFF_KSF	Residential Mixed Use (RMU) with Downtown and Corridor Overlays (OS-3, 7, 9, 13, 14, 15)					
9	High Density Residential	MF_DU	High Density Residential (HDR)		Residential High Density 2 (RHD 2)	High Density Residential (HDR)	High Density Residential (HDR)	High Density Residential (HDR)
10	Medium-High Density Residential	MF_DU	Medium-High Density Residential (MHDR)	Multi-Family Residential (MR)			Medium High Density Residential (MHDR)	
11	Medium Density Residential	SF_DU	Medium Density Residential (MDR)		Residential High Density 1 (RHD 1)	Medium Residential (MDR)	Medium Density Residential (MDR)	Medium High Density Residential (MHDR)
12	Low Density Residential	SF_DU	Low Density Residential (LDR)	Rural Residential (RR) and Town Residential (TR)	Residential Medium Density (RMD), Residential Low Density (RLD)	Low Density Residential (LDR)	Medium Low Density Residential (MLDR)	Medium Density Residential (MDR)
13	Very Low Density Residential	SF_DU	Very Low Density Residential (VLDR)	Agricultural Residential (AR)	Residential Very Low Density (RS)		Low Density Residential (LDR)	Very Low Density Residential (VLDR), Low Density Residential (LDR)
14	Rural Residential	SF_DU						Foothill Residential (FR), Rural Residential (RR)
15	Planned Development	N/A	Special Mixed Use (SMU)					Planned Unit Development (PUD)
16	Public Lands & Open Space	N/A	Primary Open Space (POS), Secondary Open Space (SOS)	Recreational (R), Open Space/Agricultural (OS/AG)	Park (PARK), Open Space (OS)		Park (PARK), Environmental Conservation/Safety (ECS), Resource Management (RM)	Resource Conservation (RC)
17	Water Bodies	N/A					State Water Project (SWP)	
18	Urban Reserve	N/A			Urban Reserve (UR)			
19	Timber	N/A		Timber Production (TP)				Timber Mountain (TM)
20	Public Facilities	N/A	Public Facilities and Services (PFS)	Public Institutional (PI)	School (S), Public (PUB)	Public (P)	Public (PUB)	Public (P)

APPENDIX B



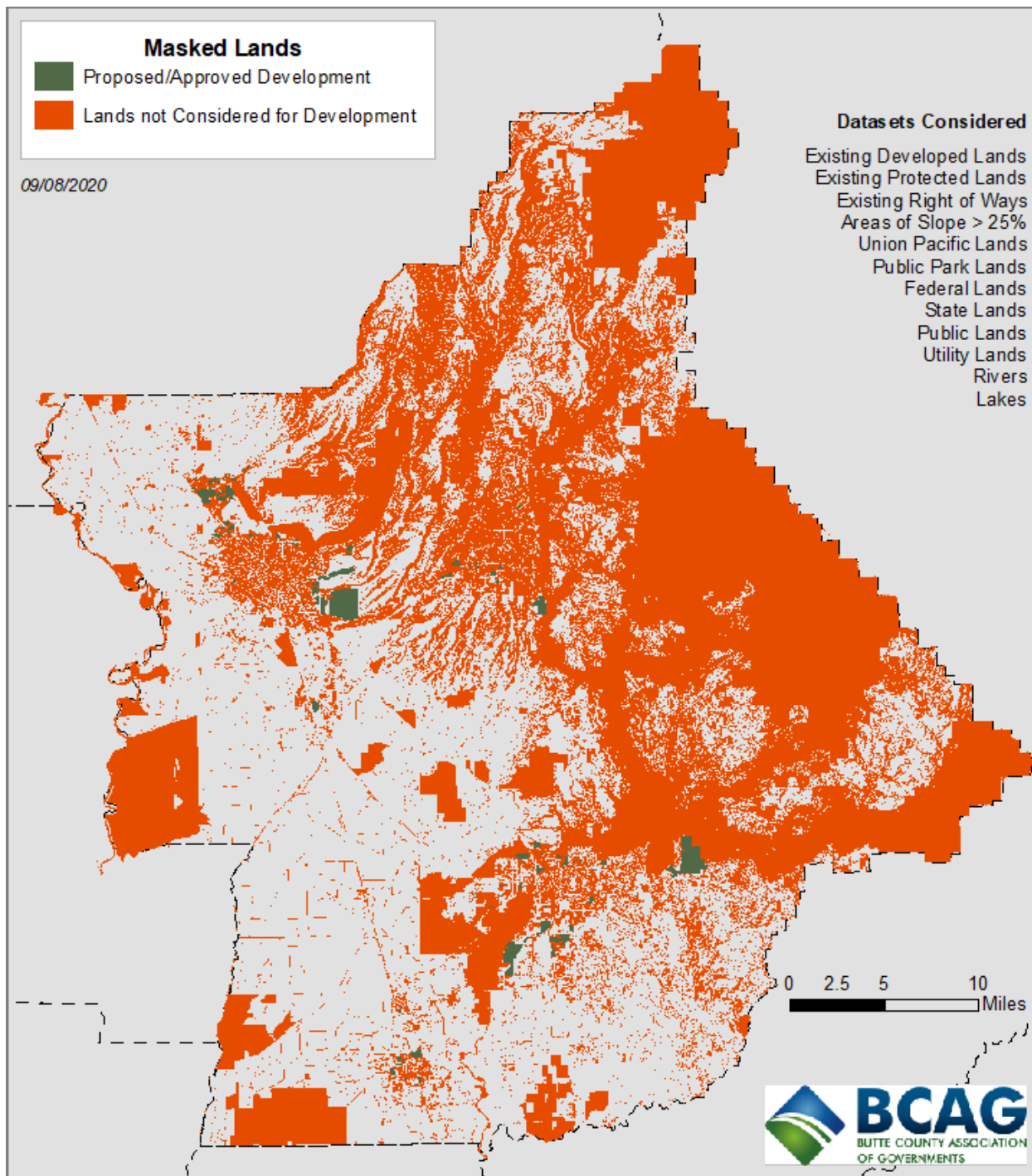
APPENDIX C

Modeling Assumptions

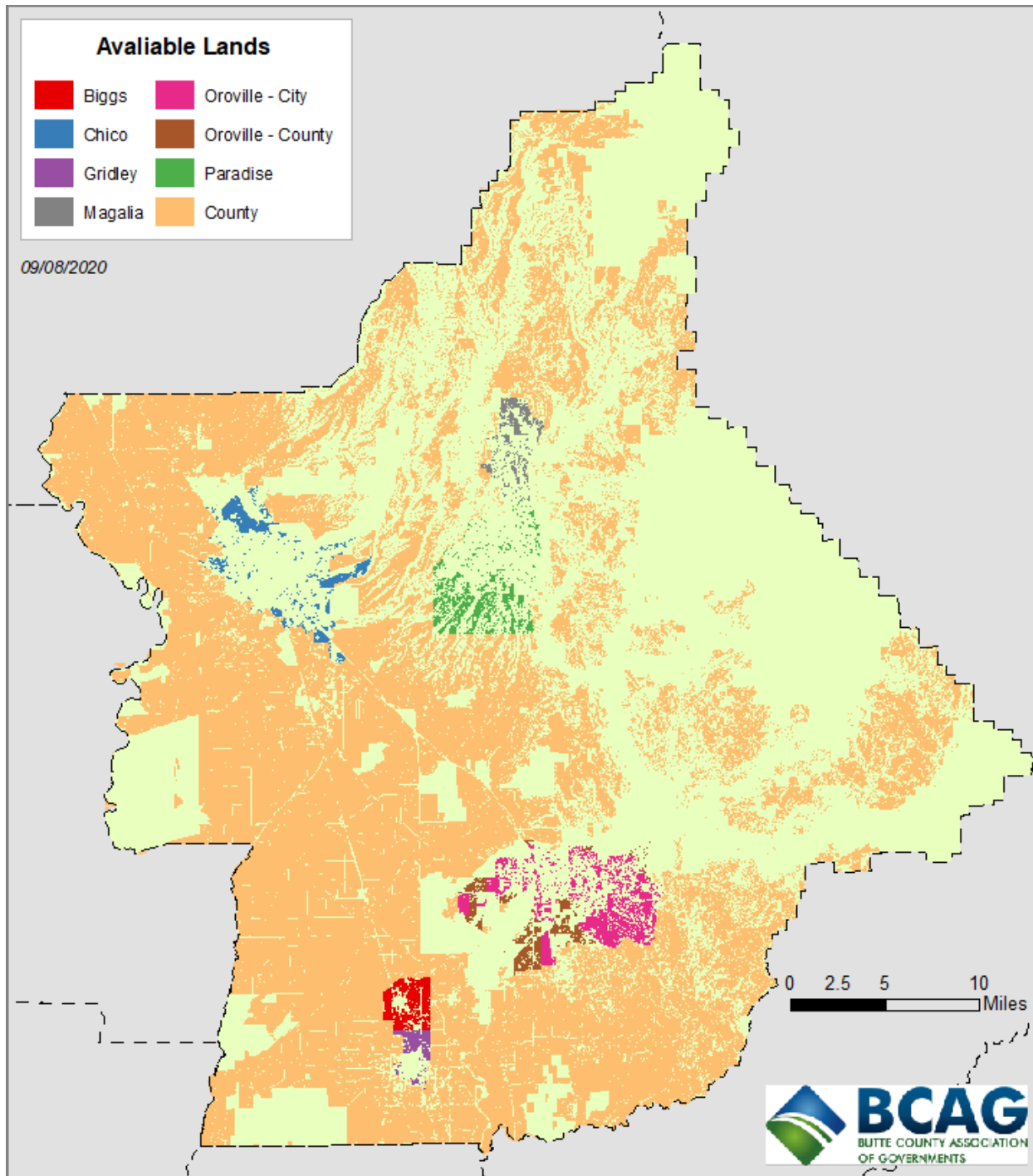
Model Code	Model Classification	CHICO				PARADISE				GRIDLEY				BIGGS			
		DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND
2	Industry		900	0.35			900	0.35			900	0.35			900	0.35	
5	Office Commercial		300	0.35			300	0.35			300	0.35			300	0.35	
6.1	Mixed Use Retail		500	0.3	0 / 85 / 15 / 0	0	416.7	0.5	0 / 70 / 30 / 0	20	454.5	1	10 / 60 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0
6.2	Mixed Use Retail	13	545.5	0.3	10 / 75 / 15 / 0	13	555.6	1	30 / 40 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0	20	454.5	1	10 / 60 / 30 / 0
6.3	Mixed Use Retail	33	537.6	1.7	15 / 73 / 12 / 0	6.5	555.6	0.5	30 / 40 / 30 / 0		428.6	0.3	0 / 70 / 30 / 0	13	461.5	0.3	10 / 60 / 30 / 0
6.4	Mixed Use Retail		534.7	0.3	0 / 85 / 10 / 5		403	0.3	0 / 40 / 40 / 20								
6.5	Mixed Use Retail	15.5	531	0.3	3 / 85 / 12 / 0		545.5	0.3	30 / 40 / 30 / 0								
6.6	Mixed Use Office	13	305.1	0.3	10 / 10 / 80 / 0	0											
6.7	Mixed Use Office	30	365	1.7	13 / 12 / 75 / 0	13											
7	Mixed Use Industrial	10.5	562.5	0.35	0 / 0 / 30 / 70		750	0.35	0 / 0 / 10 / 90		642.9	0.35	0 / 0 / 20 / 80		642.9	0.35	0 / 0 / 20 / 80
8.1	Mixed Use Residential	16.2	400	0.3	95 / 2 / 3 / 0												
8.2	Mixed Use Residential	50	400	1.7	90 / 5 / 5 / 0												
9	High Density Residential	40								22.5				20			
10	Medium-High Density	18.5				13											
11	Medium Density Residential	12								12				10			
12	Low Density Residential	5.1								5				4			
13	Very Low Density Residential	1.1				1.5				1							
14	Rural Residential																

Model Code	Model Classification	MAGALIA				OROVILLE				OROVILLE - COUNTY PORTION				COUNTY			
		DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND
1	Agriculture	0.05												0.05			
2	Industry		900	0.35			900	0.35			900	0.35			900	0.35	
5	Office Commercial		300	0.35			300	0.35			300	0.35			300	0.35	
6.1	Mixed Use Retail	13	461.5	0.3	10 / 60 / 30 / 0	20	507	0.3	15 / 60 / 25 / 0	13	514.3	0.3	10 / 70 / 20 / 0	13	461.5	0.3	10 / 60 / 30 / 0
6.2	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0		428.6	0.3	0 / 70 / 30 / 0		473.7	0.3	0 / 80 / 20 / 0		409.1	0.3	0 / 65 / 35 / 0
6.3	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0		337.5	0.3	0 / 30 / 60 / 10		428.6	0.3	0 / 70 / 30 / 0		409.1	0.3	0 / 65 / 35 / 0
6.4	Mixed Use Retail		409.1	0.3	0 / 65 / 35 / 0						473.7	0.3	0 / 80 / 20 / 0		409.1	0.3	0 / 65 / 35 / 0
6.5	Mixed Use Retail		275.5	0.3	0 / 0 / 90 / 10						275.5	0.3	0 / 0 / 90 / 10		275.5	0.3	0 / 0 / 90 / 10
6.6	Mixed Use Office																
6.7	Mixed Use Office																
7	Mixed Use Industrial		732.6	0.35	0 / 10 / 10 / 80						818.2	0.35	0 / 10 / 10 / 80		732.6	0.35	0 / 10 / 10 / 80
8.1	Mixed Use Residential																
8.2	Mixed Use Residential																
9	High Density Residential	20					25			20				20			
10	Medium-High Density						18.5										
11	Medium Density Residential	13					13			13				13			
12	Low Density Residential	4.5					5.5			4.5				4.5			
13	Very Low Density Residential	1					1			1				1			
14	Rural Residential	0.1125					0.1			0.1125				0.1125			
19	Timber	0.00625												0.00625			

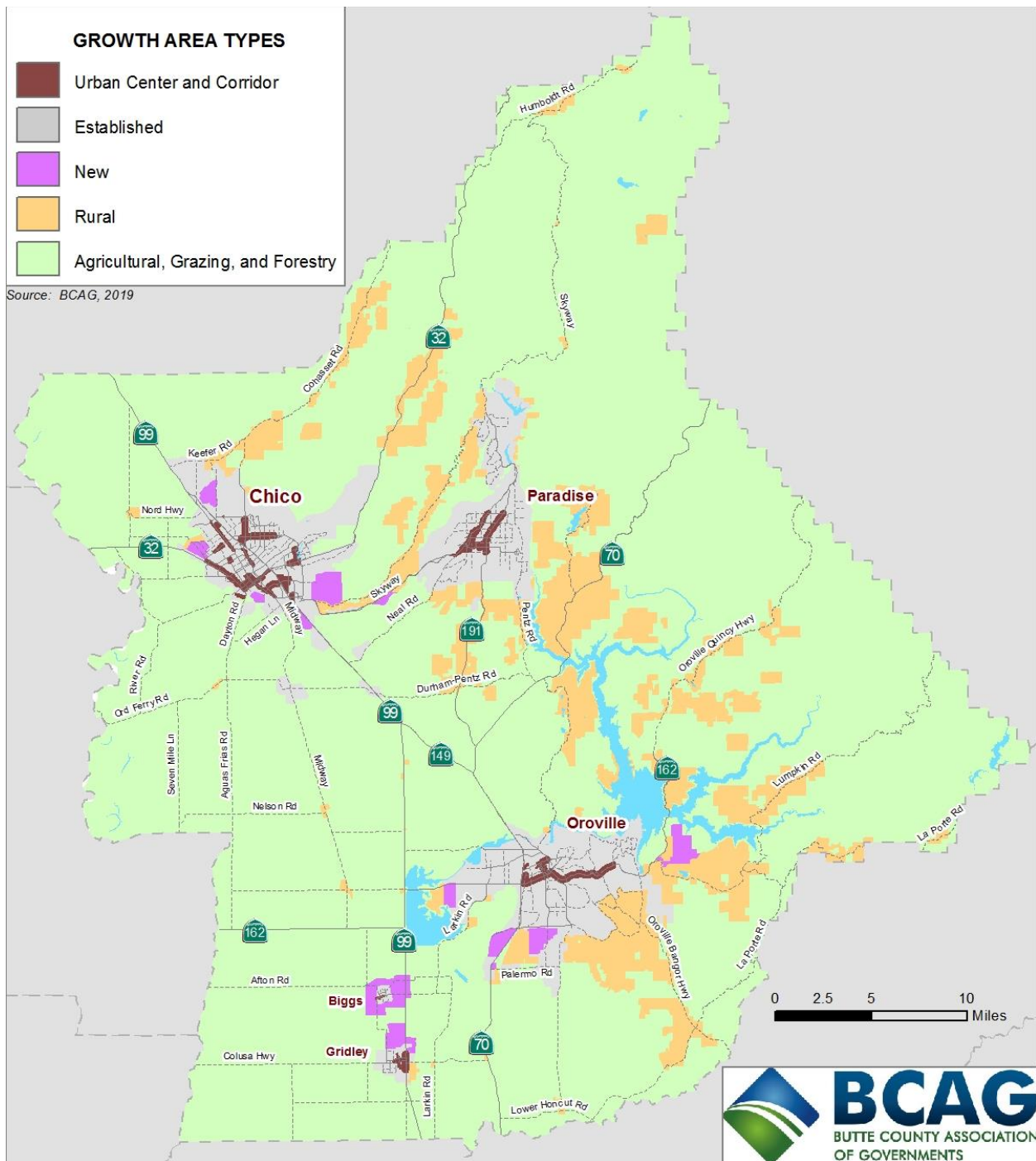
APPENDIX D



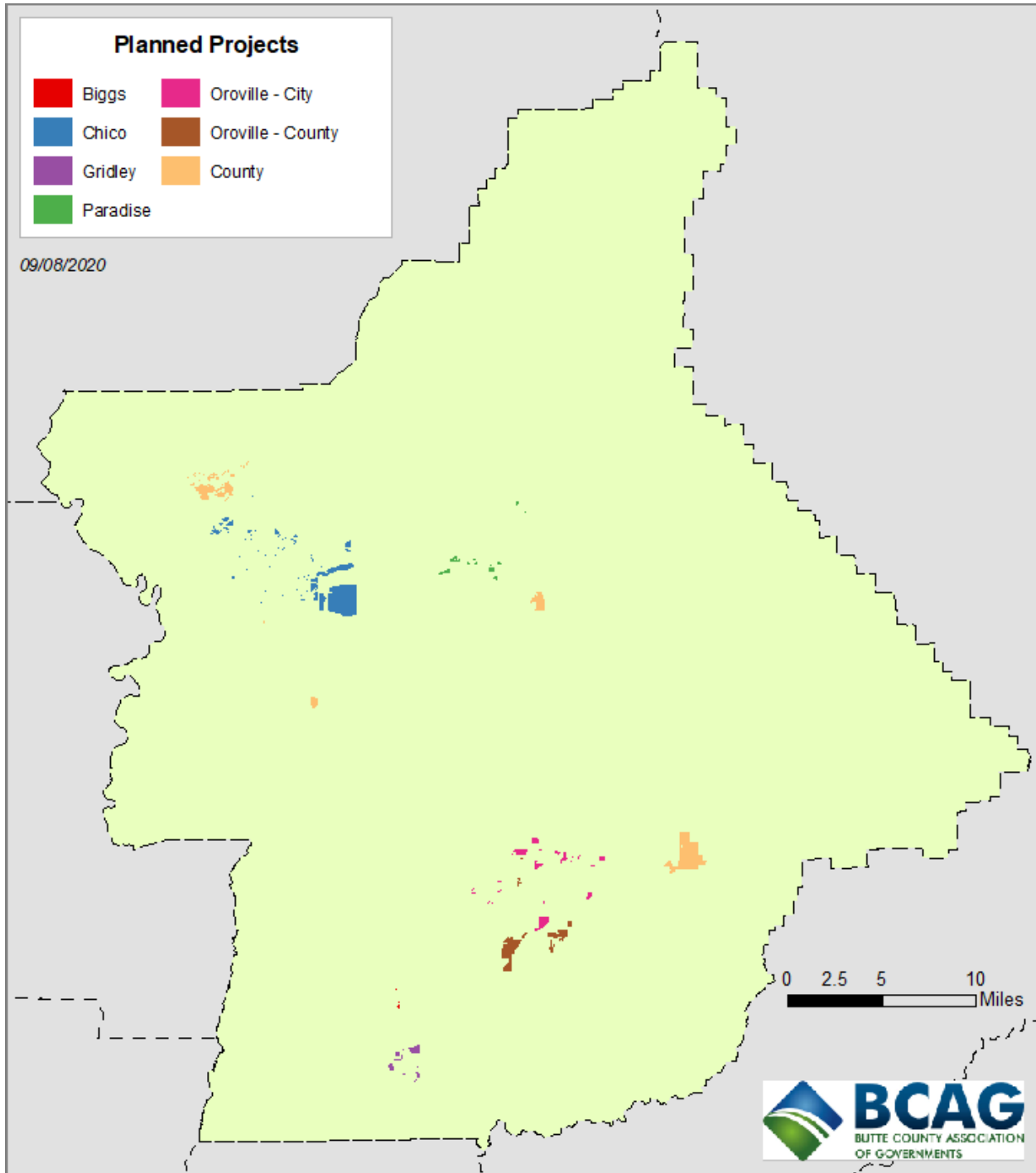
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APPENDIX F



APPENDIX G-1



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APPENDIX G-2

Planned Projects

CHICO	Development Name	Growth Area	Capacity										Allocation (Year 2040)								
			Housing Units		Non-Residential (KSF)								Housing Units		Non-Residential (KSF)						
			Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public	Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public	Quasi Public	Hospital
	Sycamore Glen/Mountain Vista	Established	479	200	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NW Chico Specific Plan Phase 1	Established	600	500	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Oak Valley Phase 1	Established	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Meriam Park Phase 1	Established	150	700	200	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Belvedere Heights	Established	192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Tuscan Village	Established	155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Foothill Park East 7	Established	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildwood Estates	Established	175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Various Other Single Family	Established	176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Various Other Multi Family	Established	0	18	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0
	Villa Rasa Apartments	Established	0	292	0	0	0	0	0	0	0	0	0	292	0	0	0	0	0	0	0
	Hartford Square	Established	0	58	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0
	Valley Oak Vet Center	Established	0	0	0	0	13	0	0	0	0	0	0	0	0	13	0	0	0	0	0
	CVS	Established	0	0	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0
	Sierra Nevada Brewery Security Building	Established	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	NW Chico Specific Plan Phase 2	Established	180	200	250	0	0	0	0	0	0	0	180	200	250	0	0	0	0	0	0
	Oak Valley Phase 2	Established	1164	0	109	0	0	0	0	0	0	0	1164	0	109	0	0	0	0	0	0
	Sierra Gardens Townhouses	Established	0	72	0	0	0	0	0	0	0	0	0	72	0	0	0	0	0	0	0
	Shastan @ Glenwood 2	Established	26	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0
	Meriam Park Phase 2	Established	650	1000	300	250	0	0	0	0	0	0	650	1000	300	250	0	0	0	0	0
	BCAG Transit Facility	Established	0	0	0	15	0	60	0	0	0	0	0	15	0	15	0	60	0	0	0
	Mission Vista Ranch 2	Center	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0
	Various Other Single Family	Center	22	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0
	Westside Place	Center	140	0	0	0	0	0	0	0	0	0	140	0	0	0	0	0	0	0	0
	AA Land and Cattle	Established	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
	Amber Lynn Estates	Established	109	0	0	0	0	0	0	0	0	0	109	0	0	0	0	0	0	0	0
	Arco AM/PM	Center	0	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0
	Avila Estates	Established	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0
	Belvedere Heights	Established	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
	Belvedere Heights 2	Established	92	0	0	0	0	0	0	0	0	0	92	0	0	0	0	0	0	0	0
	Beutz	Established	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
	Boeger Subdivision	Established	24	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0
	Burnap Subdivision	Established	23	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0
	Carlene Place	Established	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0
	Cedar St Apts	Center	0	20	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0
	Ceres Avenue	Center	4	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0
	Channel Apts I & II	Established	0	257	0	0	0	0	0	0	0	0	0	257	0	0	0	0	0	0	0
	Chase Bank	Center	0	0	0	3.5	0	0	0	0	0	0	0	0	0	3.5	0	0	0	0	0
	Chico Nissan Remodel	Center	0	0	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0
	CORE Butte Charter School	Established	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Corrigan	Center	0	23	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0
	Creskide Landing	Established	162	0	0	0	0	0	0	0	0	0	162	0	0	0	0	0	0	0	0
	Creskide Place	Established	0	101	0	0	0	0	0	0	0	0	0	101	0	0	0	0	0	0	0
	Crossroads	Established	13	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0
	Culinana @ Meriam Park	Established	0	0	0	31.8	0	0	0	0	0	0	0	0	0	31.8	0	0	0	0	0
	Diamond Hotel expansion	Center	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	43
	Drake Estates	Established	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0
	Eagle Plaza Specific Plan	Established	0	0	78	0	0	0	0	0	80	0	0	78	0	0	0	0	0	0	80
	Engelbert	Established	4	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0
	Enloe Medical Care	Center	0	0	0	0	12.2	0	0	0	0	0	0	0	0	0	12.2	0	0	0	0
	Fir/Sun Addition	Established	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	25	0	0	0
	Foothill Park	Established	68	0	0	0	0	0	0	0	0	0	68	0	0	0	0	0	0	0	0
	Hampton Inn	Center	0	0	0	0	0	0	0	0	148	0	0	0	0	0	0	0	0	0	148
	Harmony Park	Established	18	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0
	Heritage Landing Apts	Established	0	112	0	0	0	0	0	0	0	0	0	112	0	0	0	0	0	0	0
	Hideaway Park	Established	5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
	Holiday Inn Hotel	Center	0	0	0	0	0	0	0	0	93	0	0	0	0	0	0	0	0	0	93
	Hopeful Heights	Established	21	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0
	Humboldt Oak Apts	Center	0	40	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0
	Humboldt Subdivision	Established	3	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0
	Innsbrook Sub 2	Established	38	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0
	Jensen	Established	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
	Joshua Tree Domiciles II	Established	0	44	0	0	0	0	0	0	0	0	0	44	0	0	0	0	0	0	0
	Lamb Parcel Map	Established	2	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
	Las Palomas	Established	14	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0

APPENDIX 6-6a

Planned Projects - continued

CHICO	Development Name	Growth Area	Capacity										Allocation (Year 2040)									
			Housing Units		Non-Residential (KSF)								Housing Units		Non-Residential (KSF)							
			Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi	Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi	Public	Hospital	Hotel Rooms
	Lassen Subdivision	Established	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lassen Village	Established	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lee Estates - Established	Established	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lipton Manor	Established	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Magnolia Gardens	Center	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Mangold Heights	Established	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manposa Manor	Established	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	McGuire Apts	Center	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Menam Park Multi-Family	Established	0	620	0	0	0	0	0	0	0	0	558	0	0	0	0	0	0	0	0	0
	Menam Park Non-Residential	Established	0	0	125	200	0	50	0	0	0	0	0	125	200	0	50	0	0	0	0	0
	Menam Park Phase 2	Established	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Menam Park Single Family	Established	294	0	0	0	0	0	0	0	0	0	235	0	0	0	0	0	0	0	0	0
	Mini Storage	Established	0	0	0	0	0	31.3	0	0	0	0	0	0	0	0	0	31.3	0	0	0	0
	Mission Vista Ranch 2	Center	17	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0
	Montecito Place	Established	105	0	0	0	0	0	0	0	0	0	105	0	0	0	0	0	0	0	0	0
	Moore Duplexes	Established	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
	Morseman Estates	Established	20	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
	Mountain Vista	Established	154	0	0	0	0	0	0	0	0	0	154	0	0	0	0	0	0	0	0	0
	Nahve Oak Apartments	Established	0	98	0	0	0	0	0	0	0	0	0	98	0	0	0	0	0	0	0	0
	Neely Apartments	Center	0	8	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
	Nord Ave Apts	Center	0	46	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0
	Notre Dame / Courtyard Quads	Established	0	20	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
	NVP Facade / BC Offices Infill	Center	0	0	0	26	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0
	NWCSP Phase 1	Established	0	24	50	2	0	0	0	0	0	0	24	50	2	0	0	0	0	0	0	0
	NWCSP Phase 2	Established	260	240	0	0	0	0	0	0	0	0	260	240	0	0	0	0	0	0	0	0
	Oak Valley Multi-Family	Center	0	633	0	0	0	0	0	0	0	0	475	0	0	0	0	0	0	0	0	0
	Oak Valley Single Family	Established	446	0	0	0	0	0	0	0	0	0	335	0	0	0	0	0	0	0	0	0
	Oak Valley Sub 1	Established	136	0	0	0	0	0	0	0	0	0	136	0	0	0	0	0	0	0	0	0
	Okase Duplexes	Center	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
	Office Building	Center	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0
	Office Building	Established	0	0	0	11.4	0	0	0	0	0	0	0	0	0	11.4	0	0	0	0	0	0
	Office Buildings	Established	0	0	0	7	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0
	Oxford Suites Expansion	Center	0	0	0	0	0	0	0	0	116	0	0	0	0	0	0	0	0	0	0	116
	Pabbi Nord Apts	Center	0	24	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0
	Park Forest Neighborhood	Established	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Penny Building	Established	0	0	0	7.5	0	0	0	0	0	0	0	0	0	7.5	0	0	0	0	0	0
	Plotet	Established	21	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0
	Restaurant w/drive thru	Established	0	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0
	Ruthie Subdivision	Center	6	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
	Salvation Army Complex	Established	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	19	0	0	0	0
	Schill Subdivision	Established	56	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0	0	0
	Shasta Crossing Phase 2	Established	0	39	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0
	Siena @ Canyon Oaks	Established	19	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0
	Sierra Central Bank	Center	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0
	Sierra Gardens	Established	79	0	0	0	0	0	0	0	0	0	79	0	0	0	0	0	0	0	0	0
	Skyline Condos	Center	0	104	0	0	0	0	0	0	0	0	104	0	0	0	0	0	0	0	0	0
	Springfield Apts	Established	0	112	0	0	0	0	0	0	0	0	112	0	0	0	0	0	0	0	0	0
	Stonegate Multi-Family	Established	0	233	0	0	0	0	0	0	0	0	186	0	0	0	0	0	0	0	0	0
	Stonegate Non-Residential	Established	0	0	200	200	0	0	0	0	0	0	0	0	160	160	0	0	0	0	0	0
	Stonegate Single-Family	Established	469	0	0	0	0	0	0	0	0	0	375	0	0	0	0	0	0	0	0	0
	Surf Thru Car Wash	Center	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
	Tank District Apts	Established	0	48	0	0	0	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0
	Tank District Mixed	Established	0	27	12	0	0	0	0	0	0	0	27	12	0	0	0	0	0	0	0	0
	Tank District Retail	Established	0	0	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0
	The Enclave on East	Center	0	44	0	0	0	0	0	0	0	0	44	0	0	0	0	0	0	0	0	0
	The Humboldt	Established	0	23	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0
	Thrive Office Building	Established	0	0	0	9.6	0	0	0	0	0	0	0	0	0	9.6	0	0	0	0	0	0
	Tower Vista	Established	8	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
	Trinity Park Subdivision	Established	34	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0
	Twin Creeks	Established	16	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0
	VA Clinic	Established	0	0	0	0	53	0	0	0	0	0	0	0	0	0	53	0	0	0	0	0
	Valley's Edge Multi-Family	New	0	1040	0	0	0	0	0	0	0	0	572	0	0	0	0	0	0	0	0	0
	Valley's Edge Non-Residential	New	0	0	350	100	0	0	0	0	0	0	0	165	47	0	0	0	0	0	0	0
	Valley's Edge Single Family	New	1730	0	0	0	0	0	0	0	0	0	952	0	0	0	0	0	0	0	0	0

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Planned Projects - continued

PARADISE		Capacity										Allocation (Year 2040)									
		Housing Units		Non-Residential (KSF)								Housing Units		Non-Residential (KSF)							
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms		
various other multi family	Established	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
various other single family	Center	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
various other single family	Established	2	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0			
Veteran's Village Housing	Established	0	52	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0			
Visions Brothers	Established	0	0	0	2	0	9	0	0	0	0	0	2	0	9	0	0	0			
WalMart Expansion	Center	0	0	64	0	0	0	0	0	0	0	0	64	0	0	0	0	0			
Walnut St Apt	Center	0	18	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0			
Westside Place 1	Center	30	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0			
Westside Place 2	Center	60	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0			
Wildwood Estates	Established	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0			
Bay Area Concrete	Established	0	0	0	0	0	436	0	0	0	0	0	0	0	0	0	0	0			
Indian Rock Springs Subdivision	Center	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0			
Neilson Estates Subdivision	Established	3	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0			
Northwest Assisted Living	Established	0	0	0	0	5	0	0	0	0	0	0	0	5	0	0	0	0			
Paradise Community Village PD Subdivision	Established	32	96	0	0	0	0	10	0	0	32	96	0	0	0	10	0	0			
Paradise Land Project PD Subdivision	Center	66	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0			
Redbud Estates PD Subdivision	Established	16	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0			
Safeway Shopping Center	Center	0	0	66	0	0	0	0	0	0	0	0	66	0	0	0	0	0			
Skyway Land Project PD Condominiums	Established	0	35	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0			
Valley Vista PD Subdivision	Established	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0			
WalMart PD Subdivision	Established	0	0	200	0	0	0	0	0	0	0	0	200	0	0	0	0	0			
Woodnew Retirement Cottages	Established	0	56	0	0	0	0	0	0	0	0	56	0	0	0	0	0	0			
Wrecking Crew Demolition	Established	0	0	0	0	0	218	0	0	0	0	0	0	0	0	0	0	0			

GRIDLEY		Capacity										Allocation (Year 2040)									
		Housing Units		Non-Residential (KSF)								Housing Units		Non-Residential (KSF)							
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms		
Butte Country Homes Unit 1	Established	43	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0			
Butte Country Homes Unit 2	Established	70	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0			
Denz Ranch	Established	465	196	0	0	0	0	0	0	0	177	74	0	0	0	0	0	0			
Elder Estates	Established	25	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0			
Ford and 99 Property	Center	0	0	6	0	0	0	0	0	0	0	0	6	0	0	0	0	0			
Gridley Industrial Park 1	Established	0	0	0	0	0	60	0	0	0	0	0	0	0	23	0	0	0			
Gridley Industrial Park 2	Established	0	0	0	0	0	20	0	0	0	0	0	0	0	8	0	0	0			
Huffman	Established	3	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0			
Little Property	Established	71	0	0	0	0	0	0	0	0	27	0	0	0	0	0	0	0			
Moss Parcel Map	Established	0	0	9	14	0	72	0	0	0	0	0	5	0	27	0	0	0			
North Valley Estates	Established	17	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0			
Qumar Estates	Center	19	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0			
Smath	Established	22	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0			
Smath Parcel Map	Established	4	0	9	0	0	0	0	0	0	4	0	9	0	0	0	0	0			
Spruce and Washington Property	Center	0	0	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0			
Steffen Estates	Established	28	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0			
Valley Oak Estates	Established	18	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0			
various other single family	Established	24	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0			
West Biggs Gridley Road Proper	Established	58	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0			

BIGGS		Capacity										Allocation (Year 2040)									
		Housing Units		Non-Residential (KSF)								Housing Units		Non-Residential (KSF)							
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms		
Eagle Meadows of Biggs	Established	17	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0			
North Biggs Estates Project	Established	56	26	0	0	0	0	0	0	0	56	26	0	0	0	0	0	0			
Sunnat Estates	New	53	0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0			
various other single family	Established	13	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0			

APPENDIX 6-6a

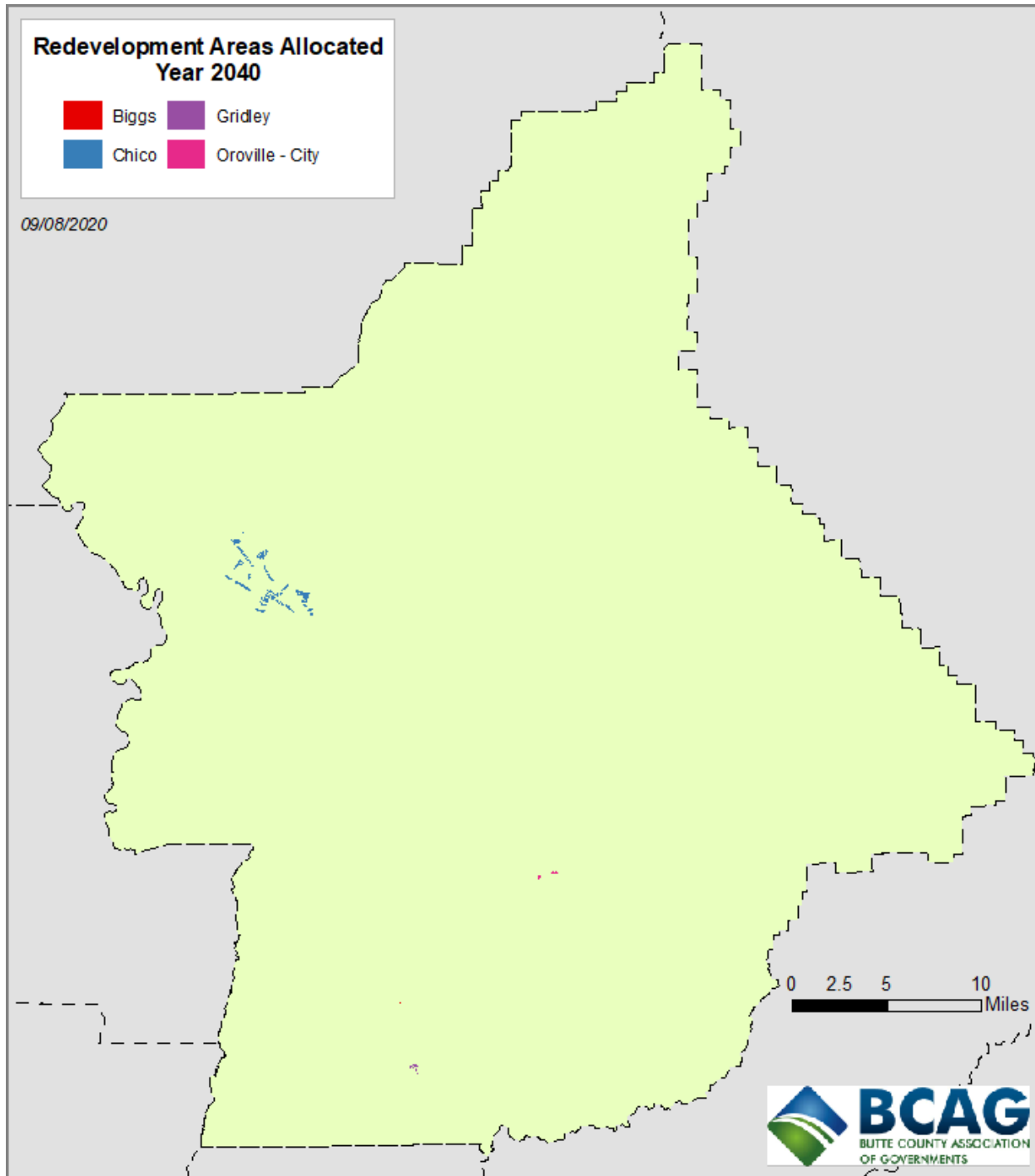
Planned Projects - continued

OROVILLE		Capacity									Allocation (Year 2040)								
Development Name	Growth Area	Housing Units		Non-Residential (KSF)							Housing Units		Non-Residential (KSF)						
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms
Acacia Estates	Established	20	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0
Butterwoods	Established	167	0	0	0	0	0	0	0	0	84	0	0	0	0	0	0	0	0
Calle Vista Phase 2	Established	60	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	0
Canal View Estates	Established	32	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0
Community Action Agency	Established	0	0	0	10	0	20	0	0	0	0	0	10	0	20	0	0	0	0
Deer Creek	Established	79	0	0	0	0	0	0	0	0	61	0	0	0	0	0	0	0	0
Ford Drive	Established	46	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0
Forebay Estates	Established	122	0	0	0	0	0	0	0	0	61	0	0	0	0	0	0	0	0
GPI Expansion	Established	0	0	0	0	0	350	0	0	0	0	0	0	0	263	0	0	0	0
Greenview Estates	Established	15	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0
Heritage Oaks	Established	79	0	0	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0
Highlands Estates	Established	32	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0
Linkside Phase 1	Established	59	0	0	0	0	0	0	0	0	44	0	0	0	0	0	0	0	0
Linkside Phase 2	Established	50	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0
Martin Ranch Multi-Family	Established	0	795	0	0	0	0	0	0	0	0	294	0	0	0	0	0	0	0
Martin Ranch Non-Residential	Established	0	0	8	30	0	0	0	0	0	0	0	4	15	0	0	0	0	0
Martin Ranch Single Family	Established	237	0	0	0	0	0	0	0	0	119	0	0	0	0	0	0	0	0
Mission Olive Ranch	Established	25	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0
Nelson 56	Established	197	0	0	0	0	0	0	0	0	99	0	0	0	0	0	0	0	0
Oak Park	Established	222	0	0	0	0	0	0	0	0	111	0	0	0	0	0	0	0	0
Oro Industrial Park	Established	0	0	0	10	0	400	0	0	0	0	0	0	3	100	0	0	0	0
Oroville Commercial Development	Established	0	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0
River View	Established	93	0	0	0	0	0	0	0	0	70	0	0	0	0	0	0	0	0
Rosewood Subdivision	Established	37	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0
The Bluffs	Established	55	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0
Used Car Lot	Center	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
various other single family	Established	15	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0
Vista Del Oro	Established	57	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0

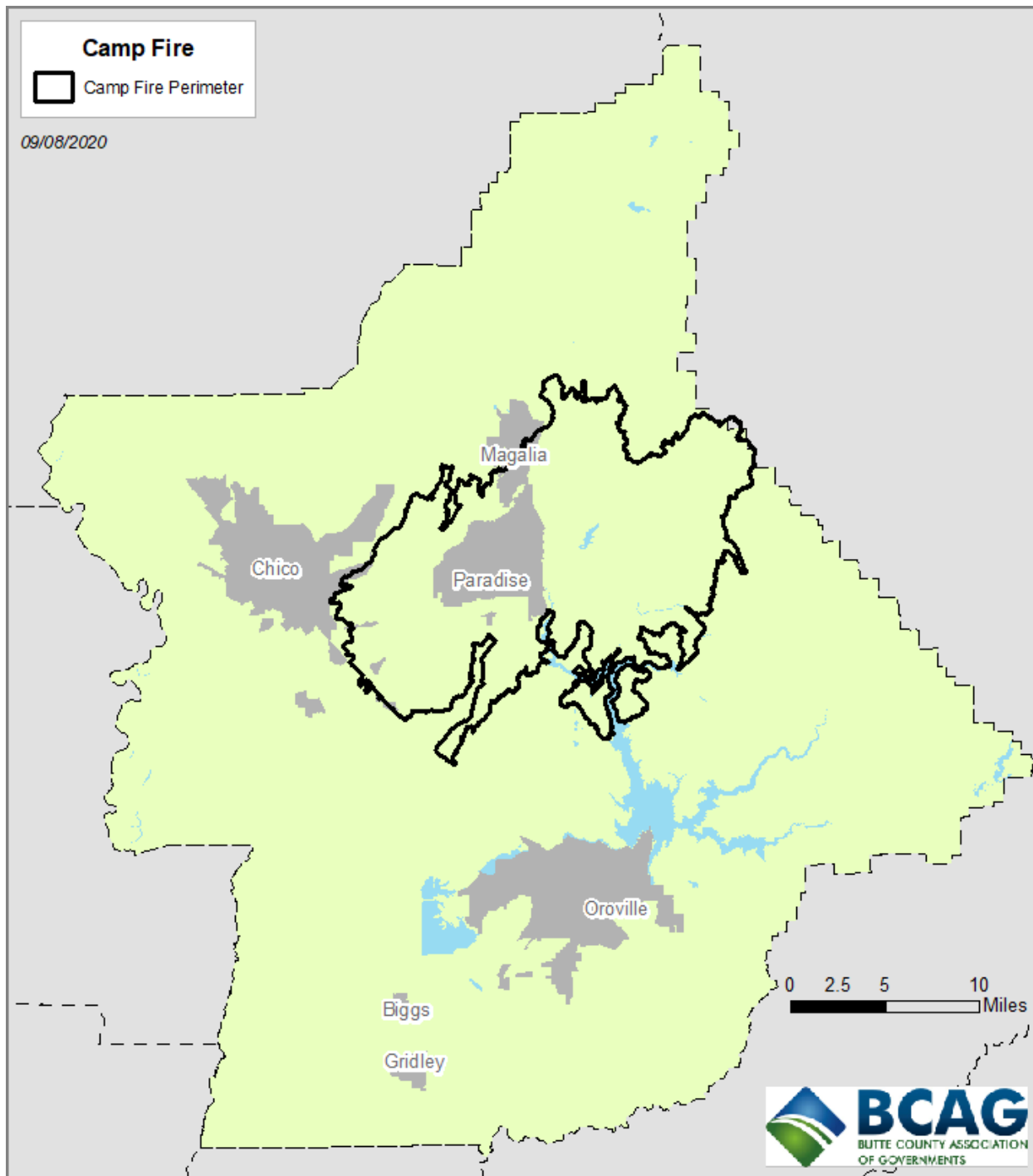
OROVILLE COUNTY PORTION		Capacity									Allocation (Year 2040)								
Development Name	Growth Area	Housing Units		Non-Residential (KSF)							Housing Units		Non-Residential (KSF)						
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms
Butte Vista	Established	42	0	0	0	0	0	0	0	0	42	0	0	0	0	0	0	0	0
Diamond Oak	Established	98	0	0	0	0	0	0	0	0	98	0	0	0	0	0	0	0	0
Garden Oak Estates	Established	118	28	0	0	0	0	0	0	0	59	28	0	0	0	0	0	0	0
Rio d Oro	New	2045	655	248	0	0	0	0	0	0	1023	354	43	0	0	0	0	0	0
South Cphur SP	New	151	0	0	0	0	0	0	0	0	106	0	0	0	0	0	0	0	0
Southlands Subdivision	Established	174	0	0	0	0	0	0	0	0	87	0	0	0	0	0	0	0	0
Tonniha Subdivision	Established	28	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0

COUNTY		Capacity									Allocation (Year 2040)								
Development Name	Growth Area	Housing Units		Non-Residential (KSF)							Housing Units		Non-Residential (KSF)						
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms	Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial	Public Quasi Public	Hospital	Hotel Rooms
Creskside Estates	Established	47	0	0	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0
Mandville Park	Established	26	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0
North Chaco SP	Established	758	0	0	0	0	0	0	0	0	758	0	0	0	0	0	0	0	0
North Chaco SP	Rural	60	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0
Paradise Summit	Established	335	0	0	0	0	0	0	0	0	168	0	0	0	0	0	0	0	0
Sierra Moon	Established	65	0	0	0	0	0	0	0	0	65	0	0	0	0	0	0	0	0
Stanley Ave	Established	18	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0
Strinstown Mtn SP - A	New	230	32	0	0	0	0	0	0	0	150	21	0	0	0	0	0	0	0
Strinstown Mtn SP - B	New	423	0	0	0	0	0	0	0	0	275	0	0	0	0	0	0	0	0

APPENDIX H



APPENDIX I



APPENDIX J

