

**Butte County Association of Governments**

**Land Use Allocation Model**

***Technical Methodology for Preparing 2016 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 Metropolitan Transportation Plan (MTP) and Sustainable Communities Strategy (SCS). The model was used by BCAG in developing land use scenarios to be analyzed as part of the 2012 MTP/SCS development process and in preparing the final preferred land use scenario and allocation.

In preparing the 2016 Regional Transportation Plan (RTP) and SCS, the land use allocation model is being used to generate the base year (2014), back-cast year (2005), and update the preferred land use scenario developed as part of the 2012 MTP/SCS for the forecast years 2020, 2035, and 2040.

The 2016 update of the land use allocation model includes the latest regional growth forecasts, local general plan information, and planned projects. In addition, five (5) new job categories have been accounted for, new K-12 school enrollment forecasts incorporated, an occupancy adjustment developed for residential and non-residential land uses, and a process of normalizing the data to state sources.

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 (2014)**

As in 2012, the base year land use file was prepared using the latest available existing regional land use and schools 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, and Butte College.

An addition to the 2016 model is the inclusion of job categories for hospitals, hotels, university (Chico State), community college (Butte College), and K-12 schools. Job ratios were developed for each category based on enrollment, rooms, or square footage.

Prior to finalizing the base year land uses, the dataset was normalized to the California Department of Finance (DOF) housing estimates and California Employment

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Development Department (EDD) labor force data. This step was not included in previous models and results in higher land use totals regionally in comparison to the 2012 model.

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

<b>Table 1 - Base Year (2014) Assumptions</b>	
Population <sup>1</sup>	222,316
Housing Units <sup>1</sup>	97,379
Households <sup>1</sup>	89,052
Jobs <sup>2</sup> (Non-Farm)	74,100
Jobs/Housing Unit	0.76

### **BACK-CAST YEAR DEVELOPMENT (2005)**

The year 2005 back-cast land use dataset was carried over from the 2012 model and updated with the new job categories and normalized to the DOF and EDD population and jobs data. As with the base year, applying the new job categories and normalizing to state data resulted in higher land use totals in comparison to the 2012 model.

Table 2 provides a summary of the back-cast year assumptions for population, housing, and jobs.

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

<sup>1</sup> State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2014, with 2010 Benchmark. Sacramento, California, May 2014.

<sup>2</sup> State of California, Employment Development Department, Butte County Industry Employment & Labor Force, March 2013 Benchmark. Sacramento, California, October 17, 2014.

<sup>3</sup> 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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### **FORECAST YEARS DEVELOPMENT (2020, 2035, & 2040)**

The 2016 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 2012 MTP/SCS preferred “balanced” scenario.

It is important to recognize that although the land use pattern is carried over from the 2012 MTP/SCS, there have been changes which affect the overall forecasted land use for the region. The 2016 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, improvements made to the model such as the addition of job categories, revised school enrollment forecasts data, and the normalization of the base years modeled data to state figures also have an effect on the land use.

The future year forecasts have been prepared using the same process developed as part of the 2012 MTP/SCS, with the addition of an occupancy adjustment. First, data is prepared utilizing the latest general plans and development activity. Secondly, 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 PREPERTATION***

The data preparation process follows the same overall process that was used with the 2012 MTP/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 were developed for use in the model as part of the 2012 MTP/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 2016 RTP/SCS the same twenty standard land use classifications were carried over and the latest local general plans were applied.

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### **Planning Areas**

As with the 2012 MTP/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 2016 RTP/SCS, the planning area boundaries remain unchanged.

### **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 2012 with minor changes being made to the average square foot per employee for the office classifications. 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 a set layers were utilized to prepare a land use “mask” or areas where new growth is not permitted or reasonably foreseeable to occur. Areas such as existing development, public parks, and protected lands are all examples of areas where growth is not permitted.

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In preparing the model for the 2016 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.

<b>Table 3 - Mask Layers</b>
Public Park Lands
Existing Protected Lands
Existing Developed Lands
Butte Regional Conservation Plan – Draft Preserve Hardline Area
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 2016 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.

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### **Growth Areas**

As in 2012, each jurisdiction was further broken down into Growth Areas. Jurisdiction plan 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 jurisdiction and represented 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 2012 MTP/SCS, allocations were distributed by growth area at equal portions to those prepared in 2012 for each jurisdiction. 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 2016 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.

#### *Final Allocation Files*

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



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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.

<b>Table 4 - Year 2020 Assumptions<sup>4</sup></b>	
Population	240,476
Housing Units	105,125
Households	97,766
Jobs (Non-Farm)	81,998
Jobs/Housing Unit	0.78

<b>Table 5 - Year 2035 Assumptions<sup>4</sup></b>	
Population	306,598
Housing Units	133,266
Households	123,937
Jobs (Non-Farm)	103,948
Jobs/Housing Unit	0.78

<b>Table 6 - Year 2040 Assumptions<sup>4</sup></b>	
Population	319,342
Housing Units	138,716
Households	129,006
Jobs (Non-Farm)	108,198
Jobs/Housing Unit	0.78

<sup>4</sup> BCAG Long-Term Regional Growth Forecasts 2014-2040

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### **MODEL IMPROVEMENTS**

Several improvements were made to the land use model for the purpose of increasing forecasting accuracy as well as the sensitivity of the travel demand model. The latest model includes five (5) new job categories, improved K-12 school enrollment forecasts, occupancy adjustment developed for residential and non-residential land uses, and a process of normalizing the data to state sources.

#### **New Job Categories**

Five new job categories were applied to the land use allocations. The addition of job categories for hospitals, hotels, university (Chico State), community college (Butte College), and K-12 schools allow for more accurate accounting of regional jobs. Job ratios were developed for each category based on enrollment, rooms, or square footage. With the 2012 model, the jobs from these categories were included in a “catch all” of other employment.

#### **K-12 Enrollment Forecasts**

The 2016 RTP/SCS land use allocations include revised K-12 enrollment forecasts which coincide with projections developed by the DOF. These forecasts are significantly lower than those included in the 2012 MTP/SCS, which directly coincided with increases in population and housing.

#### **Occupancy Adjustment**

The application of vacancy for both residential and non-residential uses is now included in the land use allocation model and is applied at both the jurisdiction and TAZ level. In the past, occupancy was accounted for in the travel demand model. The utilization of the land use model allows for greater control over different land uses as well as more flexibility in applying to multiple geographies.

#### **Normalizing Data to State Sources**

Prior to finalizing the base and back-cast year land uses, the datasets were normalized to the DOF housing estimates and EDD labor force data. This step was not included in previous models and results in higher land use totals regionally in comparison to the 2012 model.

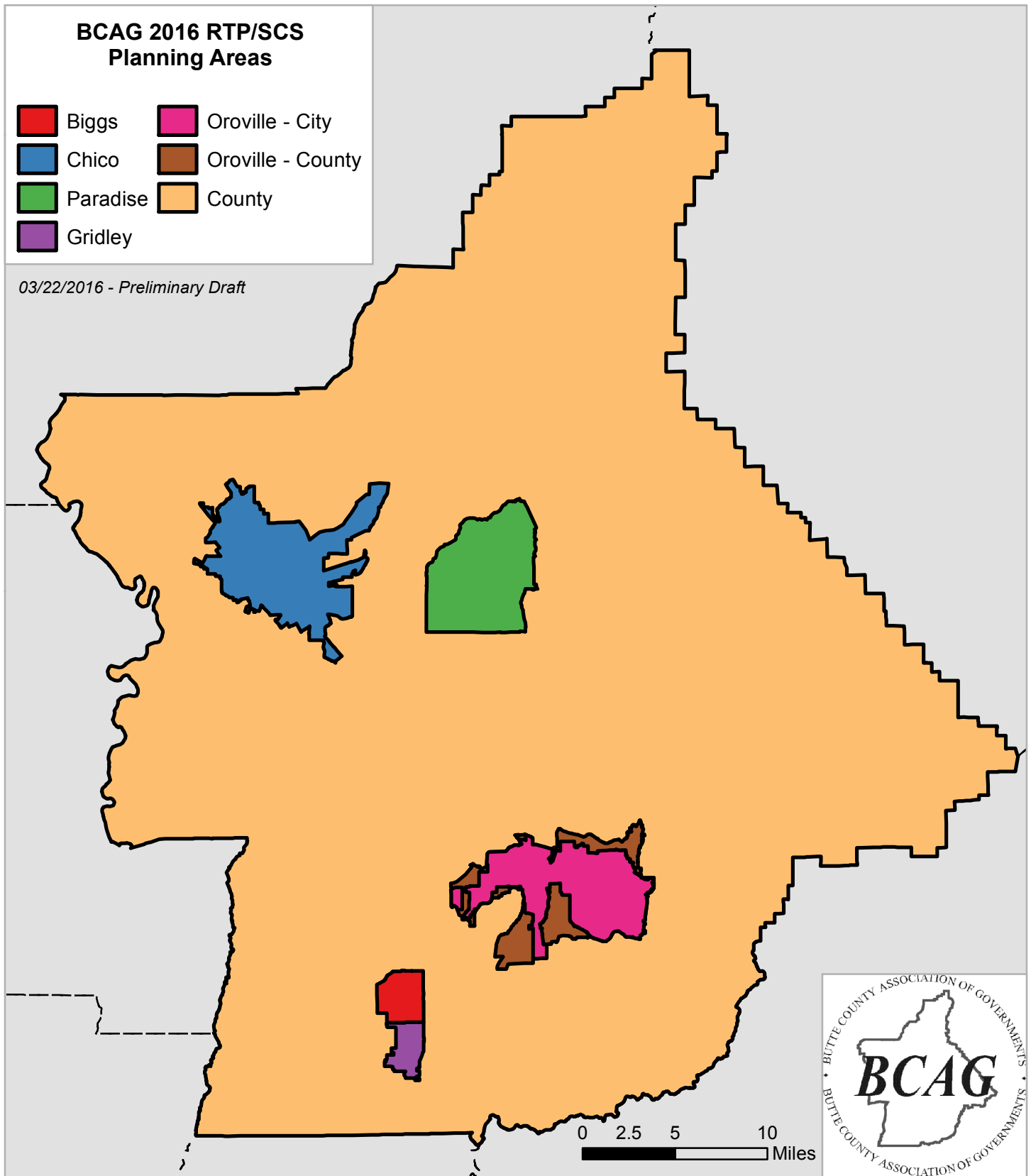
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APPENDIX A.

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 (Final)	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.



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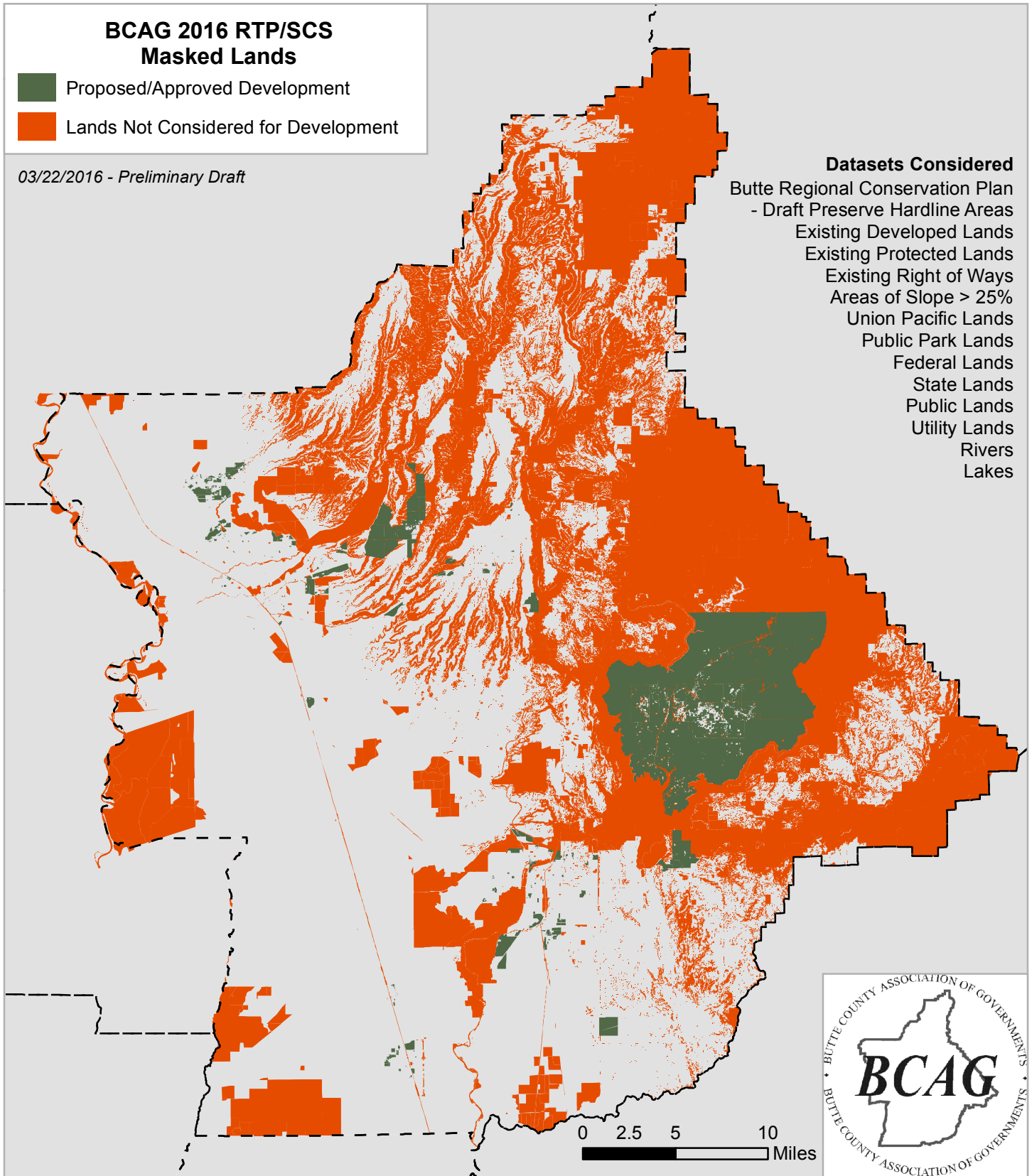
APPENDIX C.

Modeling Assumptions

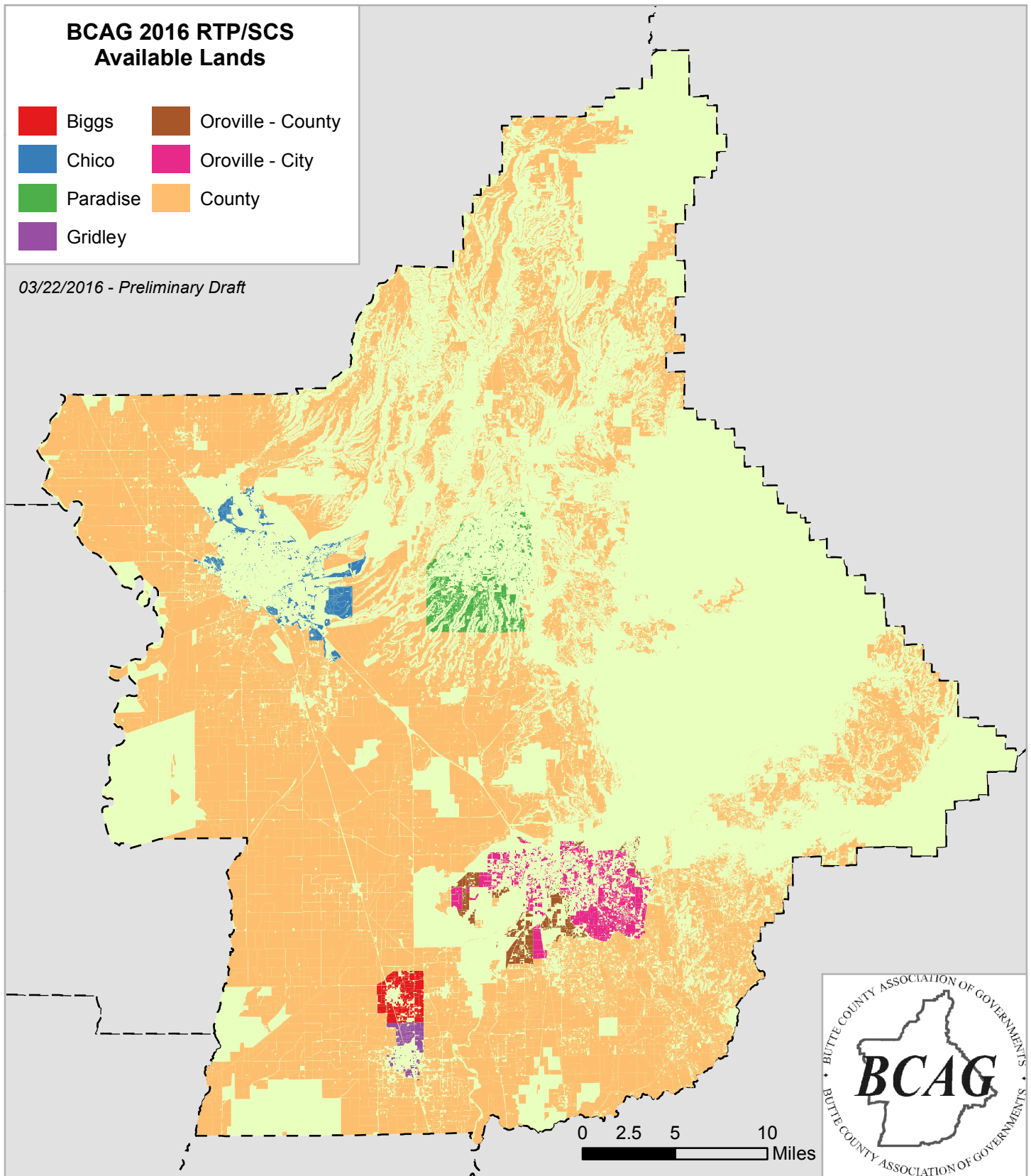
Model Code	Model Classification	CHICO				PARADISE				GRIDLEY				BIGGS			
		DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND	DU / AC	AVG SF / E	FAR	Mixed Use Ratio RES / RET / OFF / IND
2	Industry		900	0.35		900	0.35		900	0.35		900	0.35		900	0.35	
5	Office Commercial		300	0.35		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	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
1	Agriculture									0.05			
2	Industry		900	0.35			900	0.35			900	0.35	
5	Office Commercial		300	0.35			300	0.35			300	0.35	
6.1	Mixed Use Retail	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		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		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						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
6.6	Mixed Use Office												
6.7	Mixed Use Office												
7	Mixed Use Industrial						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		25			20				20			
10	Medium-High Density		18.5										
11	Medium Density Residential		13			13				13			
12	Low Density Residential		5.5			4.5				4.5			
13	Very Low Density Residential		1			1				1			
14	Rural Residential		0.1			0.1125				0.1125			
19	Timber									0.00625			

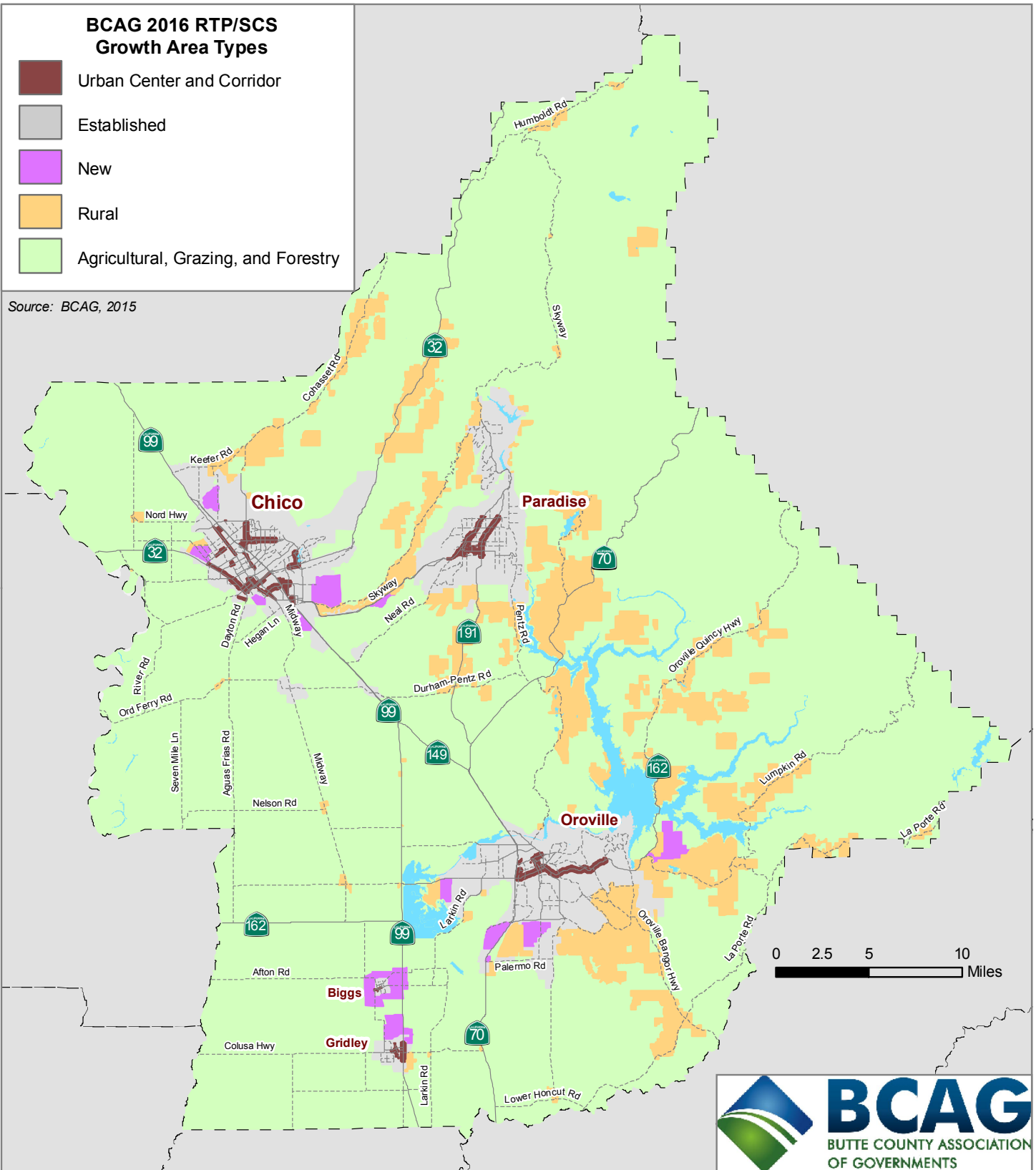
APPENDIX D.



APPENDIX E.

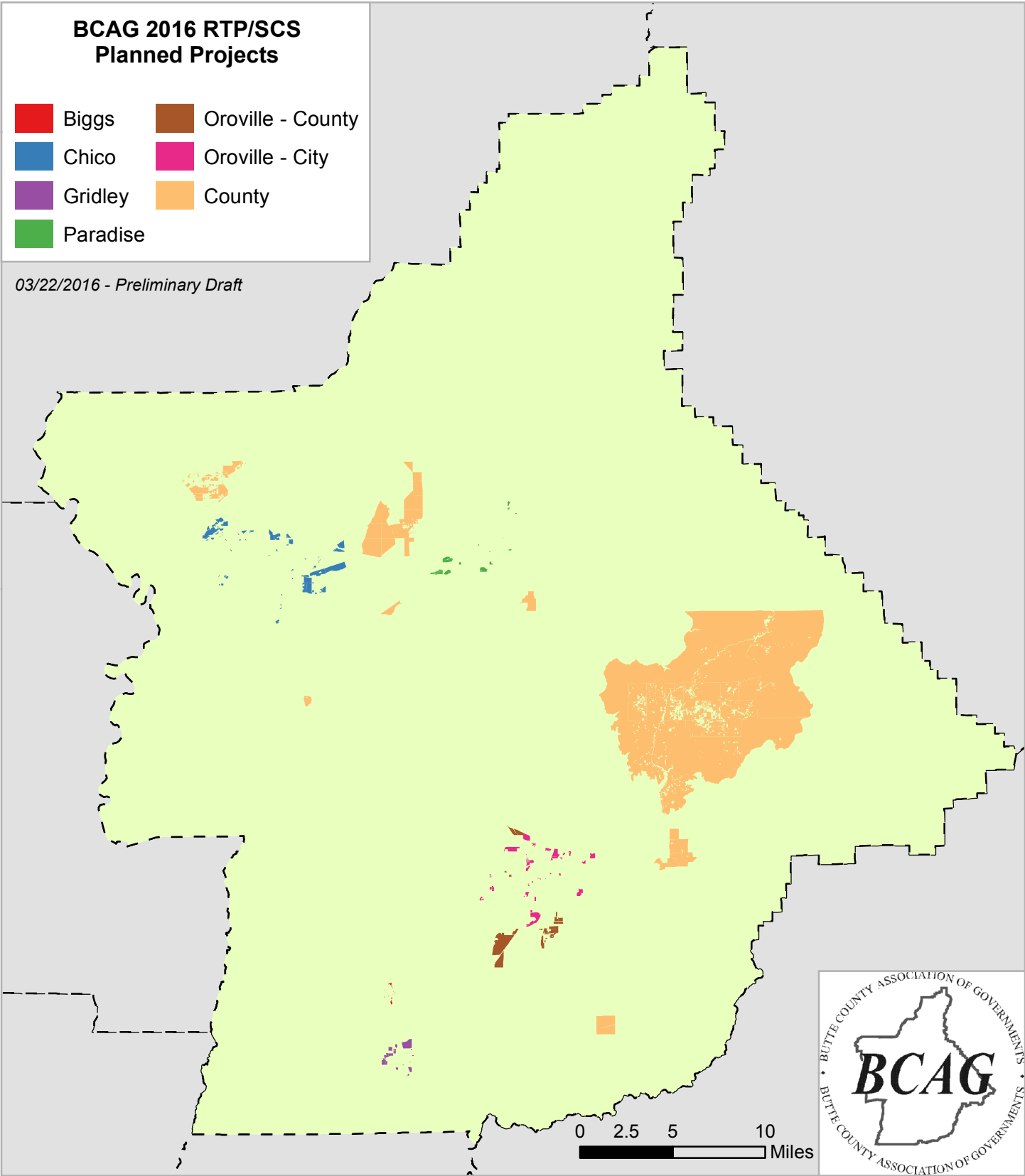


APPENDIX F.





APPENDIX G-1.



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**APPENDIX G-2.**

**Planned Projects**

Development Name	Growth Area	Housing Units		Non-Residential (KSF)			
		Single Fam	Multi Fam	Retail	Office	Medical Office	Industrial
Sycamore Glen/Mountain Vista	Established	446	200	25			
NW Chico Specific Plan Phase 1	Established	515	500	50			
Oak Valley Phase 1	Established	160					
Meriam Park Phase 1	Established	150	610	200	150		
Belvedere Heights	Established	168					
Tuscan Village	Established	155					
Foothill Park East 7	Established	65					
Wildwood Estates	Established	175					
Various Other Single Family (established)	Established	65					
Various Other Multi Family	Established		18				
Villa Risa Apartments	Established						
Hartford Square	Established						
Valley Oak Vet Center	Established						
CVS	Established						
Sierra Nevada Brewery Security Building	Established						
NW Chico Specific Plan Phase 2	Established	180	200	250			
Oak Valley Phase 2	Established	1164		109			
Meriam Park Phase 2	Established	650	1000	300	250		
Sierra Gardens Townhouses	Established		72				
Lassen Village	Established	25					
Humboldt Subdivision	Established	17					
Chico Senior Living	Established						5
Carriage Park Apartments	Established		141				
Las Palomas	Established	14					
Lassen Subdivision	Established	14					
Twin Creeks	Established	16					
Tannelli Subdivision	Established	12					
Shastan @ Glenwood 2	Established	26					
Lee Estates (established)	Established	4					
Park Forest Neighborhood	Established	34					
Harmony Park Circle	Established	18					
Siena @ Canyon Oaks	Established	32					
Country Vista Apartments	Established		42				
Eaton Mini Storage (52 ksf)	Established						2
Esplanade Commercial	Established				10		
BCAG Transit Facility	Established				15		60
Lee Estates (center)	Center	3					
Mariposa Glen	Center	6					
Zamora Subdivision	Center	14					
Mission Vista Ranch 2	Center	17					
Various Other Single Family (center)	Center	6					
Westside Place	Center	122					
<b>PARADISE</b>							
Paradise Community Village PD Subdivision	Established	32	96				
Skyway Land Project PD Condominiums	Established		35				
Blackberry Knolls PD Subdivision	Established	44					
Valley Vista PD Subdivision	Established	14					
Baume Subdivision	Established	10					
Redbud Estates PD Subdivision	Established	16					
Nielson Estates Subdivision	Established	9					
Pheasant Ridge Commons	Established	2	24				
Walmart PD Subdivision, annexation, etc.	Established			200			
Northwest Assisted Living	Established					5	
Paradise Land Project PD Subdivision	Center	66					
Skyway Meadows PD Subdivision	Center	13		3			
Wendy's restaurant	Center			3			

## APPENDIX 6-6A

### APPENDIX G-2. Continued

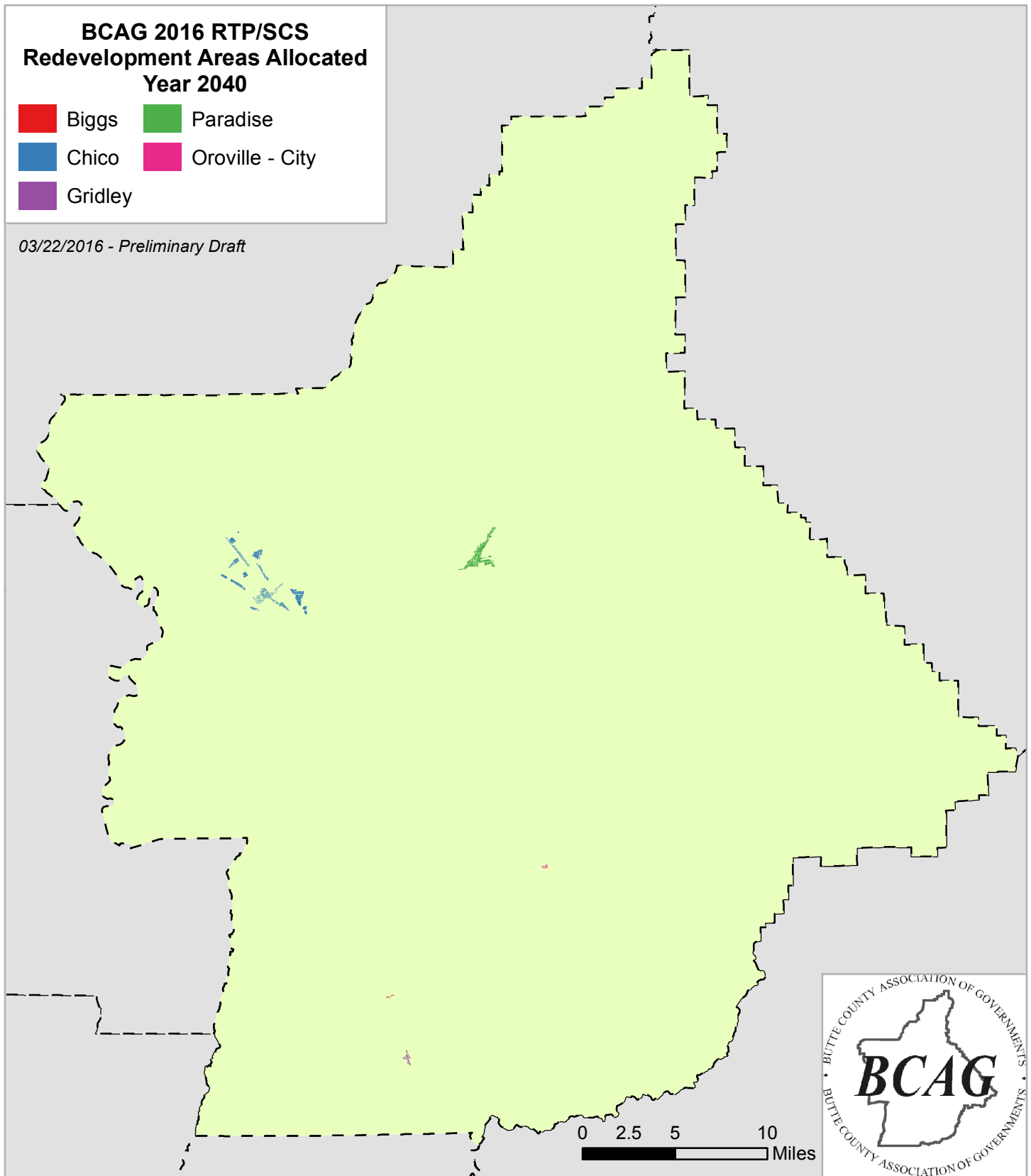
<b>GRIDLEY</b>	<b>Growth Area</b>	<b>Single Fam</b>	<b>Multi Fam</b>	<b>Retail</b>	<b>Office</b>	<b>Medical Office</b>	<b>Industrial</b>
Deniz Ranch	Established	465	196				
Little Property	Established	71					
Smith	Established	22					
West Biggs Gridley Road Property	Established	58					
Smith Parcel Map	Established	4					
Valley Oak Estates	Established	18					
North Valley Estates	Established	17					
Steffan Estates	Established	28					
Edler Estates	Established	25					
Butte Country Homes Unit 2	Established	70					
Huffman	Established	3					
Butte Country Homes Unit 1	Established	43					
Moss Parcel Map	Established			9	14		72
Gridley Industrial Park 1	Established						60
Gridley Industrial Park 2	Established						20
Various other Single Family	Established	123					
Qumar Estates	Center	19					
AutoZone	Center						
Ford and 99 Property	Center			6			
Spruce and Washington Property	Center			10			
<b>BIGGS</b>							
Sunwest Rice Mill Warehouse Expansion (Ind.)	Established						
North Biggs Estates Project	Established	56	26				
Infill Development (various)	Established	14					
Summit Estates	New	53					
Eagle Meadows of Biggs	Established	17					
<b>OROVILLE</b>							
Oro Industrial Park	Established				10		400
Martin Ranch	Established	237	795	8		30	
Oak Park	Established	222					
Heritage Oaks	Established	79					
Ford Drive	Established	46					
Deer Creek	Established	79					
River View	Established	93					
Rivers Edge	Established	123					
Nelson 56	Established	197					
PEP Housing Project	Established						
Mission Olive Ranch	Established	18					
Super Walmart	Established			197			
Hillview Ridge Phase 2	Established						
Sierra Silca Sand Plant	Established						
Merle Airport Hanger	Established						
Community Action Agency	Established				10		20
2875 Feather River - Steel Building	Established						
Calle Vista Unit 2 Phase 1	Established	40					
Acacia Estates	Established	20					
Highlands Estates	Established	32					
Buttewoods	Established	167					
Canel view Estates	Established	32					
Forebay Estates	Established	122					
Various other Single Family	Established	75					
Dollar General (2084 3rd St)	Established			9			
Commercial Development (2030 3rd St)	Established			4			
Gateway Development (500 Montgomery St)	Established			71	10		
Fabrication Facility Expansion (Feather River Blvd)	Established						14
GPI Expansion (225 Chuck Yeager Way)	Established						350
Purple Line Winery (760 Safford St)	Established			2.4			
Steve Horn Building	Center						
Weichart Building	Center						
Sonic Burger	Center						

**APPENDIX 6-6A**

**APPENDIX G-2. Continued**

<b>OROVILLE</b>	<b>Growth Area</b>	<b>Single Fam</b>	<b>Multi Fam</b>	<b>Retail</b>	<b>Office</b>	<b>Medical Office</b>	<b>Industrial</b>
Oroville Ford (1350 Oro Dam Blvd)	Center			23			
Dollar General (2626 Lincoln Blvd)	Center			9			
Commercial Drive-thru on Oro Dam Blvd	Center			5			
CVS Pharmacy (850 Oro Dam Blvd)	Center			17			
Used Car Lot (Veatch St)	Center			1			
STREAM Charter School (463 Oro Dam Blvd)	Center				14		
Dove's Landing (2450 Oro Dam Blvd)	Center				68		
<b>OROVILLE - COUNTY PORTION</b>							
Rio d Oro	New	2045	655	248			
South Ophir Specific Plan	New	150					
Garden Drive Research & Business Park	Established				650		
M&T Subdivision	Established	29					
Tonriha Subdivision	Established	28					
Lincoln and Ophir	Established	65	125	120			
Southlands Subdivision	Established	174					
Vista Creek Estates	Established	156					
Monte Vista Estates	Established	97					
Monte Vista Park	Established	114					
<b>COUNTY</b>							
Valencia Estates	Agricultural	28					
Tuscan Ridge PUD	New	165					
Stringtown Mountain SP - A	New	166	32				
Stringtown Mountain SP - B	New	487					
Rancho Sol Tierra	Established	139		8			
Sierra Moon	Established	90					
Mandville Park	Established	26					
TSM 03-02	Established	24					
Paradise Summit PUD	Established	335					
North Chico SP (Established)	Established	778					
Upper Stilson Canyon	Rural	75					
Berry Creek Area Plan	Rural	24					
Emerald Sea Ranch	Rural	34					
Southeast Paradise SP	Rural						
Paradise Urban Reserve SP	Rural						
North Chico SP (Rural)	Rural	60					

APPENDIX H.



APPENDIX I.

