



# **Butte County General Plan 2030**

**Growing Agritourism Workshop  
Planning, permitting and changing agritourism  
regulations**

**Red Bluff  
February 23, 2011  
Dan Breedon, Principal Planner  
Butte County, Development Services Dept.**

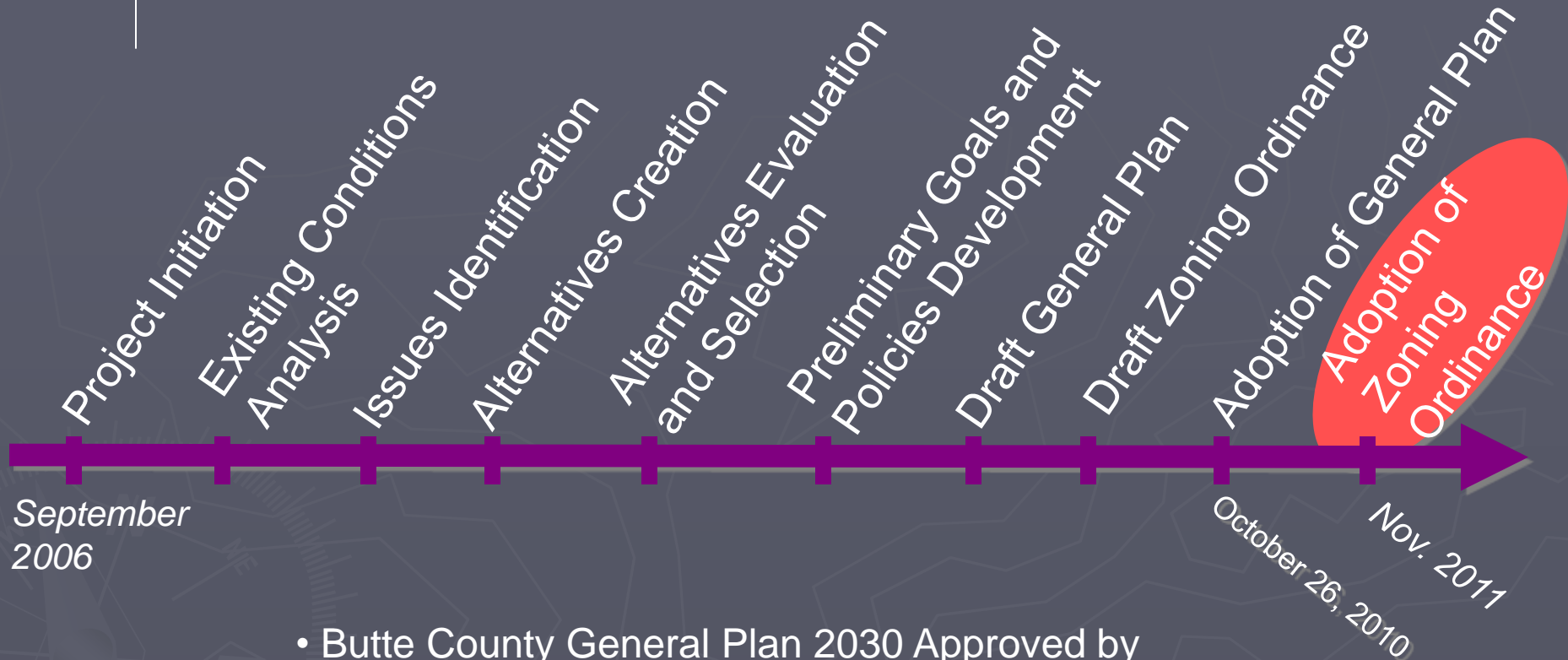
**BUTTE COUNTY**  
GENERAL PLAN

# Butte County General Plan 2030

## Just the facts...

- ▶ 1,670 sq miles within Butte County
- ▶ There are about 48,000 parcels in unincorp Co
- ▶ 1,460 Williamson Act parcels
- ▶ About 221,000 people call Butte County home
- ▶ Chico - 86K, Paradise – 27K, Oroville – 15K,  
Gridley – 6.5K, Biggs – 1.8K,  
Butte County about 85K
- ▶ 2009 data: 27<sup>th</sup> largest County by population

## BUTTE GP 2030 -WHERE ARE WE TODAY?



- Butte County General Plan 2030 Approved by Board of Supervisors on October 26, 2010 after 4 year process begun in September 2006
- In the process of Final Meeting Series devoted to updating zoning ordinance

# Butte County General Plan 2030 Process

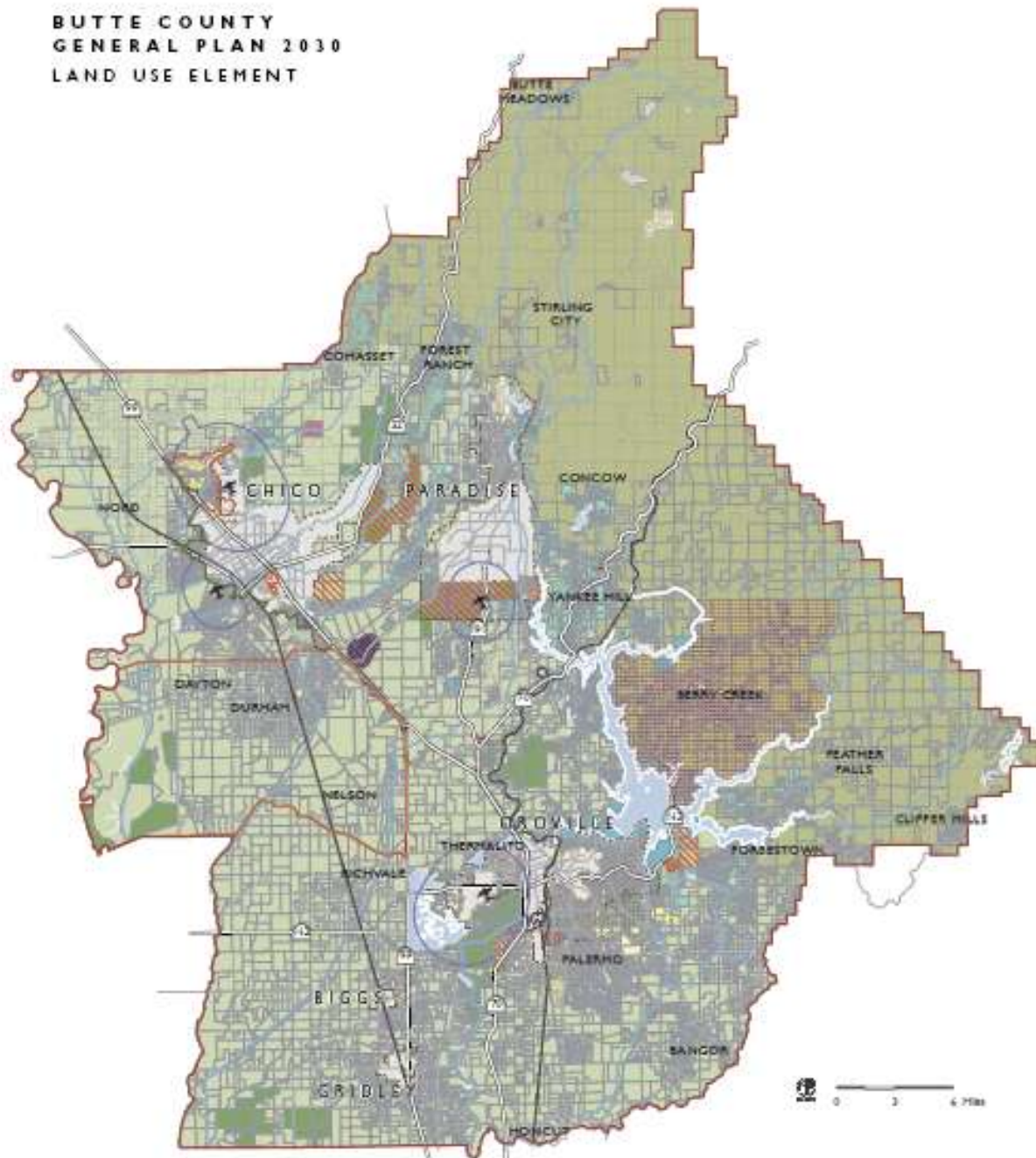
- ▶ 4-year process (2006-2010)
- ▶ 48 meetings for workshop series 1-7
- ▶ 24 area/community meetings
- ▶ 23 city/county 1 on 1 meetings
- ▶ 83 Board of Supervisors updates
- ▶ 24 Citizens Advisory Committee Meetings
- ▶ Economic Summit; City-County Summit

# Butte County General Plan 2030 Organization

## Adopted October 26, 2010

1. Introduction (including discussions of sustainability and youth development as part of the County's Vision Statement)
2. Guiding Principles
3. About Butte County
4. Land Use Element
5. Housing Element (Adopted August 25, 2009/10-26-2010)
6. *Economic Development Element*
7. *Agricultural Element*
8. *Water Resources Element*
9. Circulation Element
10. Conservation & Open Element
11. Health & Safety Element (including the Noise Element)
12. *Public Facilities & Services Element*
13. *Area and Neighborhood Plans Element*
14. Glossary

**BUTTE COUNTY  
GENERAL PLAN 2030  
LAND USE ELEMENT**



# Butte County General Plan 2030

## Background Concerning Agriculture and Agritourism



# Ag Buffers

	Grazing Land
	Irrigated Farmland
	Non-Irrigated Farmland



## Agricultural Element 1995



Alternatives Evaluation to Prevent Ag losses





# Butte County General Plan 2030 Vision Statement

- ▶ “Agriculture and open space will continue to dominate Butte County’s landscape and be an important part of the County’s culture and economy. Existing agricultural areas will be maintained and an array of agricultural services will support agriculture while providing new jobs to Butte County residents”.



# Butte County General Plan

## Guiding Principal: Agriculture

- ▶ “Agriculture: The General Plan addresses agriculture as an important aspect of Butte County’s economy that will be protected, maintained, promoted, and enhanced.”



# Butte County Agriculture Element

- ▶ “The future of Butte County’s agricultural economy is supported by local agriculturalists introducing innovative approaches to farming and looking for creative ways to reintroduce farming culture and recapture earnings”



# Butte County Economic Development Element

- ▶ “By promoting certain aspects of farming as a tourist attraction, agriculturalists educate the public about agricultural land and farming practices, while marketing a variety of retail products”



# The Challenge:

- ▶ Create the ability for landowners to develop successful agritourism enterprises, while protecting neighboring lands, existing commercial agriculture, and maintaining compatibility with other uses
- ▶ Developing regulations that address: 1) Areas of the County uniquely qualified for Ag tourism and 2) Areas devoted mainly to commercial AG

## UNIQUE AGRICULTURE OVERLAY

- ◆ Implements the Unique Agriculture Overlay in the General Plan
- ◆ Allows agritourism where applied
- ◆ Applies to two regions: Coal Canyon and East Oroville Hills
- ◆ Modifies uses allowed under the base zone

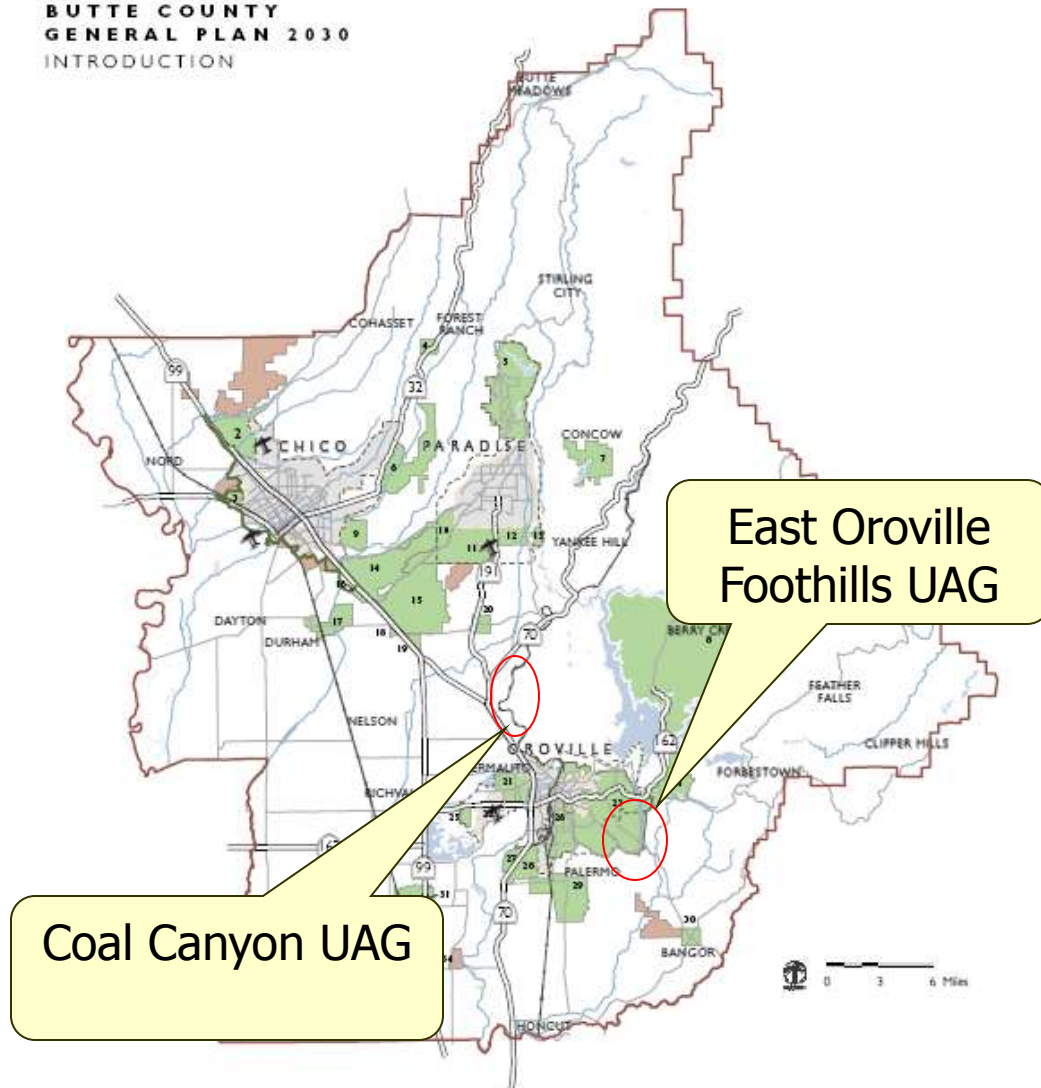


# Unique Agriculture Overlay

This overlay designation allows agricultural support and specialty agriculture uses either by right or under discretionary permit, regardless of whether such uses are allowed in the underlying designation, as a means to protect and promote small-scale agriculture. Allowed uses include wineries, roadside stands, farm-based tourism, bed and breakfasts, and ancillary restaurants and/or stores, as well as the uses allowed by the underlying designation.



**BUTTE COUNTY  
GENERAL PLAN 2030  
INTRODUCTION**



Note: The study areas shown on this map include areas that were reviewed and considered during Meeting Series #2/3.  
Source: DCAE GIS, 2007.

- |             |                                     |
|-------------|-------------------------------------|
| Airports    | Sphere of Influence                 |
| Greenline   | City/Town Limits                    |
| Highways    | Final Approved Study Areas          |
| Railroad    | Study Areas Considered but Rejected |
| Major Roads | County Boundary                     |

**FIGURE IN-2  
STUDY AREAS**



# AG Element Policy P4.6

- ▶ AG-P4.6 The Unique Agriculture Overlay shall be approved where it can be demonstrated that an area has unique agricultural, historic and cultural significance to Butte County.

# How is it “unique”?

## ► Coal Canyon UAG

- Existing century old grove of Mission Olive Trees (about 900+ acres)
- Current owners motivated to maintain and enhance area and tourism potential (Olive oil, education, events, sales, farmstays, etc.)
- Historical precedent to innovate (original groves planted by U.C. Berkeley AG professors in early 1900's)
- Designation as Historic District required Caltrans to change alignment to SR-70 for new SR 70/SR149 intersection project
- Part of Sierra Oro Farm Trail

# How is it “unique”?

## ► East Oroville Foothills

- Center of citrus industry in Butte County (1900-1940s)
- Area provides microclimate with fewer frost days per year –ideal for citrus growing
- Also includes vineyards, orchards, organic gardens, wineries and olive oil tasting
- Area consists of smaller rural residential parcels
- Part of Sierra Oro Farm Trail

# Draft Zoning Ordinance: Unique Agriculture Overlay

- ▶ **Permitted Uses:** B&Bs, Farm tours, Farmstays, processing, bottling or packaging of unique AG products produced on-site, sale of unique AG products
- ▶ **Minor Use Permit:** Special events such as weddings/concerts, museums, small café (16 seat max), public tasting rooms for AG products, other similar uses determined by Zoning Administrator

# Agritourism in Non-Unique Ag Overlay designated areas (Draft Zoning Ord)

- ▶ Agriculture zone primarily devoted to commercial Agriculture (over 470K acres of Butte County)
- ▶ Agricultural sales (on-site and off-site) permitted
- ▶ B&B requires Minor Use Permit
- ▶ Wineries/Olive Oil production allowed subject to Winery and Olive Oil Ordinance
- ▶ All conditional uses subject to an AG Maintenance Plan, ensuring that any potential adverse impact to AG operations will be avoided

# AG Element Policy P4.7

- ▶ Limited visitor-serving commercial uses, such as wineries and specialty produce markets, shall be allowed in agricultural areas with approval of a Use Permit, to ensure continued agricultural use and compatibility with surrounding uses.



- ▶ Dan Breedon, AICP, Principal Planner  
Butte County Department of Development  
Services (DDS)

[dbreedon@buttecounty.net](mailto:dbreedon@buttecounty.net) 530-538-7629

[www.buttegeneralplan.net](http://www.buttegeneralplan.net)