

POPULATION AND HOUSING

5.14 POPULATION AND HOUSING

This chapter describes the regulatory framework and existing conditions in the Plan Area related to population and housing, and the potential impacts of the project on population and housing.

5.14.1 ENVIRONMENTAL SETTING

5.14.1.1 REGULATORY FRAMEWORK

This section summarizes key State and County regulations and policies pertaining to population and housing in Butte County.

State Regulations

Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in the State and passes a portion along to each of the State's 38 Councils of Governments (COG). As the local COG, the Butte County Association of Governments (BCAG) receives a Regional Housing Needs Allocation (RHNA) that specifies the number of units, by affordability level, that the County and other jurisdictions within the planning area must plan to accommodate during its Housing Element planning period.

Butte County's fair share of housing has been decreasing over time as growth has shifted toward incorporated cities. The RHNA requirements for the unincorporated area of the county for the 2021 to 2030 planning period, including both initial distribution and replacement housing to rebuild those lost in the 2018 Camp Fire, is 3,788 units (BCAG 2020).

Local Regulations

Butte County General Plan 2030

The following policies are included in the existing General Plan regarding population and housing. The numbering is from the existing General Plan and therefore may not be consecutive.

Land Use Element

- **LU-P2.1:** The County shall allow reasonable "freedom of choice" of sites and facilities for the population growth of the county, both in the county as a whole and targeted to specific areas.
- **LU-P4.1:** The integrity and stability of existing residential neighborhoods shall be promoted and preserved.
- **LU-P4.2:** Residentially-designated land with High Density Residential and Very High Density Residential land use designations shall be developed at or above the minimum density range.

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- **LU-P4.3:** Generally, higher density housing shall be located along collector and arterial streets and within easy walking distance of public facilities.
- **LU-P11.2:** In conjunction with annexation agreements involving residential development, seek to transfer the applicable portion of the County's Regional Housing Needs Allocation (RHNA) to the annexing jurisdiction.
- **LU-P12.7:** The County will work cooperatively with municipalities to establish urban growth boundaries in conjunction with appropriate revenue sharing agreements for annexations.

Housing Element

- Goal H-1: Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.
 - H-P1.1 Evaluate the impact on the County's regional share of housing when considering General Plan Amendments.
 - H-P1.2 Focus development in the unincorporated areas of the spheres of influence of the cities to accommodate the County's housing allocation.
 - H-P1.3 Work to transfer portions of the County's Regional Housing Needs Allocations to cities in conjunction with annexations and when cities are more able to provide urban services needed by housing.
 - H-P1.4 Promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the Unincorporated Area.
 - H-P1.5 Ensure that local land use policies updated as part of Butte County General Plan 2030, and any corresponding changes in zoning, are consistent with accommodating the County's regional share of housing for all income groups.
- Goal H-2: Encourage the provision of affordable housing in the Unincorporated Area.
 - H-P2.1 Support the development of affordable housing in locations with adequate services and transportation accessibility.
 - H-P2.2 Work with other public agencies, developers, the incorporated municipalities, and nonprofit housing corporations to make use of state and federal programs for lower- and moderate-income housing, with priority for projects that will include units affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.
 - H-P2.3 Consistent with state law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.
 - H-P2.4 Ensure that developers and county residents are made aware of key housing programs and development opportunities, and offer County assistance as deemed appropriate for affordable projects.
 - H-P2.5 Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.

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- H-P2.6 Allow secondary dwellings in addition to a primary residence on a parcel to provide additional housing opportunities.
- H-P2.7 Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.
- H-P2.8 Encourage self-help housing as an appropriate means of providing affordable ownership housing.
- Goal H-3: Partner with property owners to preserve and rehabilitate the existing supply of housing.
 - H-P3.1 Inspect residential buildings and identify code violations.
 - H-P3.2 Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.
 - H-P3.3 Require the abatement or demolition of substandard housing that is not economically feasible to repair.
 - H-P3.4 Seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.
- Goal H-4: Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.
 - H-P4.1 Provide referrals for housing and services to homeless persons.
 - H-P4.2 Partner with service providers to accommodate the needs of the homeless population in the Unincorporated Area.
 - H-P4.3 Encourage transitional housing as a bridge between homeless facilities and independent living.
 - H-P4.4 Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
 - H-P4.5 Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.
 - H-P4.6 Promote increased housing opportunities for the elderly, large families, young adults exiting the foster care system, and disabled persons.
 - H-P4.7 Encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing.
 - H-P4.8 Encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness.

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- H-P4.9 Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.
- Goal H-5: Ensure equal housing opportunity.
 - H-P5.1 Continue to promote housing opportunities for all persons regardless of age, race, religion, gender, marital status, national origin, disability, or other barriers that prevent choice in housing.
 - H-P5.2 Continue to work with other public and local private organizations to provide referral services to individuals with housing discrimination complaints and to remedy instances of housing discrimination.

Economic Development Element

- Goal ED-1 Improve the local economy by diversifying the economy, reducing the unemployment rate, increasing business revenues to the County, and increasing wages.
 - ED-P1.1 The County's priority for future growth is creating sustainable jobs and providing a living wage to families to reduce poverty.
 - ED-P1.2 The County shall encourage a full range of commercial services at the regional, community and neighborhood levels.
 - ED-P1.4 Products and services for County operations should be purchased from Butte County locally-owned businesses whenever possible.
 - ED-P1.5 The County supports education and job training for those county residents currently employed, dislocated, or unemployed in order to enhance existing skill levels and provide for job advancement, and supports removal of impediments to gainful employment for county residents.
 - ED-A1.2 Create a countywide strategy to support the local manufacturing, office, and commercial sectors by improving infrastructure that supports manufacturing, office and commercial development, and promotes airport, highway, and rail development.
 - ED-A1.3 Work with the five incorporated municipalities and economic development entities to jointly develop and maintain a countywide inventory of available industrial and commercial land and buildings.
 - ED-A1.4 Establish a program for regional coordination of economic development to: focus on jobs creation and expansion; establish written agreements with local jurisdictions, economic development corporations and chambers of commerce; and maintain organizational ties to the Board of Supervisors.
- Goal ED-3 Improve the County's fiscal health.
 - ED-P3.3 Major mixed use development projects shall develop non-residential uses concurrent with housing so that revenue- and job-generating uses do not appreciably lag residential development. Each phase of housing shall be accompanied by balanced revenue- and job-generating development.

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Agriculture Element

- Goal AG-1 Protect, maintain, promote and enhance Butte County’s agriculture uses and resources, a major source of food, employment and income in Butte County.
 - AG-P1.1 The County supports State and federal legislation designed to conserve soil and protect agricultural land.
 - AG-P1.2 The County supports agricultural education and research at Butte County educational institutions.
 - AG-P1.3 Continue to work with landowners in establishing new and maintaining existing Williamson Act contracts.
- Goal AG-3 Promote innovative and economically viable agriculture.
 - AG-P3.1 The County shall use the existing local working group process to cooperate with the Natural Resource Conservation Service to provide support to farmers regarding conserving water, planting drought-tolerant crops and protecting natural resources.
 - AG-P3.2 The County supports existing efforts, such as those by the U.C. Cooperative Extension, to educate and encourage farmers to use agricultural methods that reduce or minimize use of pesticides, herbicides and manufactured fertilizers.
- Goal AG-7 Support farmworker and farm family housing in agricultural areas.
 - AG-P7.1 Temporary housing for seasonal workers, including temporary sanitary and cooking facilities, shall be allowed during harvest season subject to applicable building and health codes.

Conservation and Open Space Element

- Goal COS-2 Promote green building, planning and business.
 - COS-P2.1 County staff shall work cooperatively with the municipalities to ensure consistent standards for green building codes and other methods to reduce greenhouse gas emissions throughout the county.
 - COS-P2.2 New development shall comply with Green Building Standards adopted by the California Building Standards Commission at the time of building permit application, including requirements about low- or no-toxicity building materials.
 - COS-P2.3 All new County buildings and major renovations designed for public access and/or primary workspace shall meet, at a minimum, LEED-Silver or equivalent and the County shall use these buildings to demonstrate green building practices to builders, developers, homeowners and others. Minor buildings of an accessory nature that are not used as public spaces and that do not serve as a primary work space are not required to meet LEED-Silver or equivalent, but shall implement practical building design, construction, and maintenance solutions as set forth under the LEED rating system or equivalent.

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- COS-P2.4 All new subdivisions and developments should meet green planning standards such as LEED for Neighborhood Design.

Recreation and Open Space Element

- Goal COS-4 Conserve energy and fuel resources by increasing energy efficiency.
 - COS-P4.1 Energy efficiency efforts of local businesses shall be promoted and rewarded.
 - COS-P4.3 New development shall meet the guidelines of the California Energy Star New Homes Program, or equivalent, and demonstrate detailed energy conservation measures.
 - COS-P4.4 Site and structure designs for new development projects shall maximize energy efficiency.

Upper Ridge Community Plan

The following policies are included in the existing Upper Ridge Community Plan (URCP) regarding population and housing. The numbering is from the plan and therefore may not be consecutive.

Land Use and Development Strategies

- **Strategy LU-2.1:** Recommend that the General Plan supports the provision of multifamily housing on the Upper Ridge in appropriate locations.
- **Strategy LU-2.2:** Recommend that the General Plan support the development of a variety of multifamily housing types on the Upper Ridge that fit with the character of existing development, including, but not limited to, garden apartments, townhouses, duplexes and triplexes, cottage home developments, and accessory dwelling units.
- **Strategy LU-2.3:** Recommend that the General Plan support the use of Design Guidelines for new multifamily development on the Upper Ridge to ensure projects fit with the existing character of the area. These guidelines are found in Chapter 10, Multi-family Residential Design Guidelines of the Upper Ridge Community Plan, and do not pertain to single-family residences or commercial development.
- **Strategy LU-2.4:** Ensure multifamily housing that is fire-safe by adhering to fire-safe building codes and exploring the use of new fire-resistant materials.
- **Strategy LU-2.5:** Support new multi-family housing on the Upper Ridge at sites close to services and evacuation routes, that include commercially zoned properties along Lakeridge Circle and along Old Skyway in Old Magalia. Amend the General Plan to redesignate parcels as shown in Figures 3.3 and 3.4 from Retail and Office to Mixed-Use.
- **Strategy LU-2.6:** Amend the Zoning Ordinance to make it consistent with General Plan redesignation described in Strategy LU-2.5 to allow new multifamily housing on the Upper Ridge. Change zoning of parcels shown in Figures 3.3 and 3.4 from General Commercial to Mixed-Use.

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- **Strategy LU-3.1:** Support federal and state funding of homeless programs to address the lack of housing and assist unhoused people in Butte County, including the “rural homeless” on the Upper Ridge.
- **Strategy LU-4.1:** Work across County departments and agencies to attract businesses that provide desired goods and services in the Lakeridge Circle area.
- **Strategy LU-4.2:** Ensure the potential for rebuilding of commercial properties and additional new establishments in the commercial area at the Lakeridge Circle area by supporting the work of the Paradise Ridge Chamber of Commerce and other business groups to coordinate redevelopment with businesses in the Town of Paradise.

5.14.1.2 EXISTING CONDITIONS

BCAG projected population and housing for the entire county and each of the cities within the county through 2045. Table 5.14-1 shows BCAG’s population and housing projections through 2045 under post-Camp Fire conditions.

TABLE 5.14-1 BUTTE COUNTY POPULATION AND HOUSING PROJECTIONS, 2020 – 2045

	2020	2025	2030	2035	2040	2045
Population						
Incorporated	142,651	155,016	160,713	168,220	175,554	181,714
Unincorporated	67,640	75,040	80,621	83,046	86,466	91,237
Total County	210,291	230,056	241,333	251,266	262,018	272,950
Housing Units						
Incorporated	54,131	60,602	65,106	69,596	74,035	77,327
Unincorporated	31,991	33,756	35,643	37,669	39,890	41,537
Total County	86,122	94,358	100,749	107,265	113,925	118,864

Sources: BCAG 2021.

Population

According to the California Department of Finance (DOF), there were 210,291 people living in the county in 2020. Of this total, approximately 142,651 lived within the incorporated cities and the remaining 67,640 lived in the unincorporated areas. BCAG estimates that the unincorporated area will grow at a rapid rate of 11 percent from 2020 to 2025 in the more immediate aftermath and recovery from the Camp and North Complex Fires (BCAG 2021). Population growth in the unincorporated county is anticipated to slow slightly to 7 percent between 2025 and 2030 before it drops to 3 percent between 2030 and 2035 and 4 percent from 2035 to 2040 (BCAG 2021). Over the full 25-year period from 2020 to 2045, the unincorporated county population is projected to grow by approximately 23,600 people (BCAG 2021).

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Housing

According to DOF, there were 86,122 housing units in the county in 2020. Of this total, approximately 54,131 were within the incorporated jurisdictions, and the remaining 31,991 were in the unincorporated county. BCAG estimates that the unincorporated area's housing stock will grow at an increased rate between 2020 and 2025, adding nearly 6,500 new housing units, as fire rebuilding efforts continue. In subsequent five-year intervals from 2025 through 2040, housing unit growth will be steady with approximately 4,500 new housing units every five years and will taper to approximately 3,300 units between 2040 and 2045 (BCAG 2021). At the General Plan horizon year, the unincorporated county will have approximately 39,890 housing units.

5.14.2 STANDARDS OF SIGNIFICANCE

The proposed project would result in a significant population and housing impact if it would:

1. Induce substantial unplanned unexpected population growth, or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
2. Displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing elsewhere.
3. In combination with past, present, and reasonably foreseeable projects, result in cumulative impacts with respect to population and housing.

5.14.3 PROPOSED GENERAL PLAN POLICIES

The following are policies of the Butte County General Plan Update relevant to population and housing impacts.

Housing Element

- **H-P1.1:** Evaluate the impact on the County's regional share of housing when considering General Plan Amendments.
- **H-P1.2:** Focus development in the unincorporated areas of the spheres of influence of the cities to accommodate the County's housing allocation.
- **H-P1.3:** Work to transfer portions of the County's Regional Housing Needs Allocations to cities in conjunction with annexations and when cities are more able to provide urban services needed by housing.
- **H-P1.4:** Maintain an adequate number and variety of sites to meet the County's Regional Housing Needs Allocation.
- **H-P1.5:** Promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the Unincorporated Area.

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- **H-P1.6:** Ensure that local land use policies updated as part of Butte County General Plan 2040, and any corresponding changes in zoning, are consistent with accommodating the County’s regional share of housing for all income groups.
- **H-P2.1:** Support the development of affordable housing in locations with adequate services and transportation accessibility.
- **H-P2.2:** Work with other public agencies, developers, the incorporated municipalities, and nonprofit housing corporations to make use of state and federal programs for lower- and moderate-income housing, with priority for projects that will include units affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.
- **H-P2.3:** Consistent with state law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.
- **H-P2.4:** Ensure that developers and county residents are made aware of key housing programs and development opportunities, and offer County assistance as deemed appropriate for affordable projects.
- **H-P2.5:** Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.
- **H-P2.6:** Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.
- **H-P2.7:** Encourage self-help housing as an appropriate means of providing affordable ownership housing.
- **H-P2.8:** Allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).
- **H-P3.1:** Inspect residential buildings and identify code violations.
- **H-P3.2:** Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.
- **H-P3.3:** Require the abatement or demolition of substandard housing that is not economically feasible to repair.
- **H-P3.4:** Seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.
- **H-P4.1:** Provide referrals for housing and services to homeless persons.
- **H-P4.2:** Partner with service providers to accommodate the needs of the homeless population in the Unincorporated Area.

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- **H-P4.3:** Encourage transitional housing as a bridge between homeless facilities and independent living.
- **H-P4.4:** Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
- **H-P4.5:** Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.
- **H-P4.6:** Promote increased housing opportunities for the elderly, large families, young adults exiting the foster care system, and disabled persons.
- **H-P4.7:** Encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing.
- **H-P4.8:** Encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness.
- **H-P4.9:** Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.
- **H-P5.1:** Continue to streamline review and approval of reconstruction of housing in communities impacted by wildfires.
- **H-P5.2:** Identify opportunities for property owners to voluntarily transfer development rights from high and very high fire hazard zones to safer, infill areas.
- **H-P5.3:** Streamline permitting process for residential building permits in fire impacted areas.

Land Use Element

- **LU-P2.3:** The County shall support planning efforts in unincorporated communities by providing knowledge, time and materials to community efforts.
- **LU-P2.4:** As resources become available, the County shall engage willing and interested unincorporated communities in community planning processes to set a community vision and develop Area Plans. Urban growth boundaries, community boundaries and spheres of influence may be developed as part of such processes.
- **LU-P3.1:** The County shall encourage housing that meets the needs of the local workforce, jobs that are suitable for local residents, and programs that reduce commuting and improve opportunities to live and work in the same community.
- **LU-P4.1:** The integrity and stability of existing residential neighborhoods shall be promoted and preserved.
- **LU-P4.2:** Residentially-designated land with High Density Residential and Very High Density Residential land use designations shall be developed at or above the minimum density range.
- **LU-P8.1:** Industry shall be near major transportation facilities.

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- **LU-P8.2:** The County shall direct projected growth to areas where the appropriate level of transportation infrastructure is or will be available during the planning period.
- **LU-P8.3:** Applicants intending to develop sites served by existing public facilities shall be encouraged to develop at the highest allowable density and intensity.
- **LU-P8.4:** New industrial development shall be encouraged to locate in existing industrial areas until existing industrial areas have been fully utilized.
- **LU-P8.5:** Stores providing goods and services to support daily life in neighborhoods should be within walking distance to the majority of neighborhoods.
- **LU-P8.6:** The County shall encourage the construction of housing near employment centers, along with additional employment-generating uses near areas that are primarily residential.
- **LU-P11.2:** In conjunction with annexation agreements involving residential development, seek to transfer the applicable portion of the County's Regional Housing Needs Allocation (RHNA) to the annexing jurisdiction.
- **LU-P14.2:** New urban development shall be primarily located in or immediately adjoining already urbanized areas.
- **LU-P15.2:** This General Plan hereby incorporates by reference the policies and actions identified in the Upper Ridge Community Plan for the corresponding planning area.

Economic Development Element

- **ED-P1.1:** The County's priority for future growth is creating sustainable jobs and providing a living wage to families to reduce poverty.
- **ED-P1.2:** The County shall encourage a full range of commercial services at the regional, community and neighborhood levels.
- **ED-P1.3:** The County shall encourage a full range of recreational and tourism uses at Oroville Dam and Lake.
- **ED-P1.4:** Products and services for County operations should be purchased from Butte County locally-owned businesses whenever possible.
- **ED-A1.1:** Maintain a Regional Economic Development Strategy with the goals of growing existing businesses, ensuring Butte County is a competitive location for new investment, creating a sustainable business friendly reputation for the county, and improving the coordination of regional economic development resources and efforts.
- **ED-A1.2:** Create a countywide strategy to support the local manufacturing, office, and commercial sectors by improving infrastructure that supports manufacturing, office and commercial development, and promotes airport, highway, and rail development.
- **ED-A1.3:** Work with the five incorporated municipalities and economic development entities to jointly develop and maintain a countywide inventory of available industrial and commercial land and buildings.

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- **ED-A1.4:** Establish a program for regional coordination of economic development to: focus on jobs creation and expansion; establish written agreements with local jurisdictions, economic development corporations and chambers of commerce; and maintain organizational ties to the Board of Supervisors.
- **ED-A1.5:** Coordinate with job training programs and organizations to tailor job training programs for county residents to match locally available jobs within the county.
- **ED-P2.1:** The County shall create and support opportunities to promote and market agricultural products grown or processed within Butte County (such as a Farmers' Market).
- **ED-P2.2:** The County shall encourage development of food processing and other facilities that could support production of "value-added" agriculture products from Butte County.
- **ED-P2.3:** The County shall promote agritourism, such as through special events and themed "farm trails" and routes within Butte County's agricultural areas.
- **ED-P2.4:** The County will support a Community Supported Agriculture (CSA) program if one is developed.
- **ED-P2.5:** The County supports existing grower cooperatives in Butte County.
- **ED-P2.6:** The County supports programs and projects that would help Butte County farmers provide carbon offsets, if and when new regulations require industries to provide carbon offsets.
- **ED-P2.7:** The County supports programs and projects that utilize agricultural by-products for "green" building material production and/or renewable energy production, such as using straw bales for building or converting rice straw to bio-fuels.
- **ED-A2.1:** Review and update the list of sites suitable for the development of a regionally focused agricultural center.
- **ED-A2.2:** Include agricultural marketing in the Countywide Economic Strategy to coordinate private and public initiatives and integrate them with County business attraction efforts.
- **ED-A2.3:** Support opportunities to promote agricultural products that are grown or processed in Butte County and including support for "brand recognition" for these products.
- **ED-P3.1:** The County shall utilize developer agreements as a tool to implement public facilities financing plans and to secure various benefits from significant new development projects.
- **ED-P3.3:** Major mixed use development projects shall develop non-residential uses concurrent with housing so that revenue- and job-generating uses do not appreciably lag residential development. Each phase of housing shall be accompanied by balanced revenue- and job-generating development.
- **ED-P3.4:** Reductions and exceptions to development impact fees shall be allowed only when an applicant can demonstrate that the reduction will result in a clear economic development benefit to the County. If the County elects to charge impact fees that are less than what is necessary to completely fund new development's share of projected countywide costs, County resources to "backfill" the foregone revenues shall be clearly identified and committed so that the impact fee program remains "whole."

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- **ED-P3.5:** When County redevelopment project areas generate tax increment funds, these funds shall be used to pay for existing development's share of public improvement costs when other financing options do not exist.
- **ED-P3.6:** Formation of Redevelopment Project Areas or Infrastructure Financing Districts shall be explored where such mechanisms can provide financing tools to help pay for existing development's share of new public improvement costs.
- **ED-A3.1:** Coordinate with each municipality whereby the municipalities would adopt impact fees benefitting the County for all new development in their jurisdiction that generates demand for Countywide services. At a minimum, this coordination shall take place for new annexation proceedings.

Environmental Justice Element

- **EJ-P2.3:** The County shall encourage development in Communities of Opportunity that combines employment, housing, and services close to transit facilities.
- **EJ-P5.1:** Future improvements in Communities of Opportunity shall not result in a net loss of affordable housing or permanent displacement of residents.
- **EJ-P7.5:** The County shall promote entrepreneurship and locally owned businesses and enterprises in Communities of Opportunity to support economic self-sufficiency and stability.

Area Plans Element

- **D2N-O2.1:** Ensure an adequate supply of housing to meet the needs of all segments of the Planning Area.
- **D2N-P2.1:** Establish policies to regulate, subsidize and service housing within the Planning Area.
- **D2N-P2.2:** Prepare a housing element for Butte County and revise and update every 5 years in accordance with State law.
- **D2N-P2.3:** Provide an adequate amount of affordable multiple-family housing.
- **D2N-P2.4:** Extend public services to vacant areas ready for new housing starts by forming improvement districts.
- **D2N-O2.2:** Ensure that housing for all segments of the community is safe, sanitary and of the highest possible quality.
- **D2N-P2.5:** Encourage the upgrading of existing dwelling units which require rehabilitation to meet current standards of the Uniform Building Code.
- **D2N-P2.6:** Seek means and funds to improve the condition of dwellings found to be dilapidated or in deteriorating condition.
- **D2N-P2.7:** Evoke the power of condemnation and nuisance abatement for the eradication of dilapidated dwellings deemed no longer safe or sanitary.

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- **D2N-04.2:** Utilization of resources.
 - a) Plan the population growth within the Planning Area to a level consistent with retaining a rural community lifestyle and recognizing environmental constraints.
 - b) Support the continued viability of agricultural production as the major source of income, employment and economic viability of the Planning Area.

5.14.4 IMPACT DISCUSSION

PH-1	The proposed project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
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General Plan 2040

As shown in Table 3-3, in Chapter 3, *Project Description*, Butte County is projected to house an estimated 73,122 residents by 2040. This is a 28 percent increase from 2020. Additionally, 29,478 housing units, 12,161 employees, 2.64 million square feet of retail and office space, and 3.58 million square feet of industrial uses are projected for 2040. The majority of the new residential units are projected to develop within the spheres of influence (SOIs) of the incorporated municipalities and in existing unincorporated communities.

The population growth anticipated through implementation of General Plan 2040 would be similar to that anticipated by BCAG in its population projections for unincorporated Butte County, as shown in Table 5.14-2, *BCAG Post Camp Fire Regional Forecasts and General Plan 2040 Projections*. Neither the projected population nor projected housing units for 2040 would exceed the BCAG Post Camp Fire Regional Growth Forecasts for the unincorporated county.

The General Plan 2040 land use model estimates that approximately 265,966 residents would be living in the entire county (including incorporated cities) by 2040, which is about 3,948 more residents than anticipated by BCAG in its population projections for the County in 2040. However, 6,755 fewer housing units are projected for the county when compared with the BCAG projections. This pattern can primarily be attributed to the effects of the Camp Fire. The Post Camp Fire Regional Growth Forecast notes that growth throughout the County is expected to slow over near- and long-term forecasts with larger cities like Chico absorbing the temporary displacement of residents from the Camp Fire in addition to permanent residents that cannot afford the costs of rebuilding. Increased building costs and homeowners insurance costs are expected to influence the re-building efforts for low-income residents (BCAG 2021).

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TABLE 5.14-2 BCAG POST CAMP FIRE REGIONAL FORECASTS AND GENERAL PLAN 2040 PROJECTIONS

	BCAG RTP/SCS Projection	General Plan 2040 Projection
Unincorporated Population		
Population (2040)	86,466	73,122
Housing Units (2040)	39,890	29,478
Total County		
Population (2040)	262,018	265,966
Housing Units (2040)	113,925	107,170

Sources: BCAG 2021, Table 3-3 (Chapter 3, *Project Description*), Appendix 3-2.

General Plan 2040 includes several policies that will ensure responsible development within Butte County. Policies LU-P2.3 and LU-P2.4 support planning efforts in unincorporated communities through the development of community visions, area plans, urban growth boundaries, community boundaries, and SOIs. In addition, Policy LU-P14.2 requires that new urban development be primarily located in or immediately adjoining already urbanized areas.

Policy LU-P8.1 directs industry to be located near major transportation facilities. Policy LU-P8.2 requires that the County direct projected growth to areas where the appropriate level of transportation infrastructure is or will be available during the planning period. In addition, Policies LU-P15.3, LU-P8.3, LU-P8.4, and LU-P8.5 promote efficient infill development near public facilities.

The proposed Housing Element Update also includes the following policies that encourage the development of housing in the county in a way that supports the growth pattern of the county:

- **H-P1.1:** Evaluate the impact on the County’s regional share of housing when considering General Plan Amendments.
- **H-P1.2:** Focus development in the unincorporated areas of the spheres of influence of the cities to accommodate the County’s housing allocation.
- **H-P1.3:** Work to transfer portions of the County’s Regional Housing Needs Allocations to cities in conjunction with annexations and when cities are more able to provide urban services needed by housing.
- **H-P1.4:** Maintain an adequate number and variety of sites to meet the County’s Regional Housing Needs Allocation.
- **H-P1.5:** Promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the Unincorporated Area.
- **H-P1.6:** Ensure that local land use policies updated as part of Butte County General Plan 2040, and any corresponding changes in zoning, are consistent with accommodating the County’s regional share of housing for all income groups.
- **H-P2.1:** Support the development of affordable housing in locations with adequate services and transportation accessibility.

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- **H-P2.2:** Work with other public agencies, developers, the incorporated municipalities, and nonprofit housing corporations to make use of state and federal programs for lower- and moderate-income housing, with priority for projects that will include units affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.
- **H-P2.3:** Consistent with state law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.
- **H-P2.4:** Ensure that developers and county residents are made aware of key housing programs and development opportunities and offer County assistance as deemed appropriate for affordable projects.
- **H-P2.5:** Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.
- **H-P2.6:** Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.
- **H-P2.7:** Encourage self-help housing as an appropriate means of providing affordable ownership housing.
- **H-P2.8:** Allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).
- **H-P3.2:** Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.
- **H-P4.3:** Encourage transitional housing as a bridge between homeless facilities and independent living.
- **H-P4.4:** Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
- **H-P4.5:** Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.
- **H-P4.6:** Promote increased housing opportunities for the elderly, large families, young adults exiting the foster care system, and disabled persons.
- **H-P4.7:** Encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing.
- **H-P4.8:** Encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness.
- **H-P4.9:** Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

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- **H-P5.1:** Continue to streamline review and approval of reconstruction of housing in communities impacted by wildfires.
- **H-P5.2:** Identify opportunities for property owners to voluntarily transfer development rights from high and very high fire hazard zones to safer, infill areas.
- **H-P5.3:** Streamline permitting process for residential building permits in fire impacted areas.

Because the population growth under General Plan 2040 would be similar to the level of growth anticipated by BCAG, and because General Plan 2040 includes policies that ensure that population growth is accommodated through responsible development, the proposed project would have a less-than-significant population growth impact.

Level of Significance Before Mitigation: PH-1 would be less than significant.

Mitigation Measures

No mitigation measures are required.

Upper Ridge Community Plan

As discussed in Chapter 3, *Project Description*, the URCP would increase development potential in the Upper Ridge community with 28 parcels redesignated from Retail and Office to Mixed-use land uses in the Old Magalia and Magalia Center neighborhoods. Potential future development under the proposed project would add additional residents to the Upper Ridge Community.

Approximately 2,200 homes in the Upper Ridge Community Area were destroyed by the Camp Fire, equivalent to almost 40 percent of the Plan Area's housing stock (Butte County 2022a). In 2017, the Plan Area had 5,500 housing units according to the Census Bureau's American Community Survey (Butte County 2022b). Over the five years ending in 2017, the Plan Area added about 16 new housing units each year (Butte County 2022b). In 2018, the Plan Area had about 650 jobs, or 51 jobs per 1,000 residents (Butte County 2022b).

As shown in Table 3-2 in Chapter 3, *Project Description*, the proposed land use changes could result in a maximum of 851 units if all parcels were developed at their proposed maximum allowed density of 20 units per acre without commercial uses. These units would generate approximately 1,915 new residents in the Upper Ridge Community.¹ If the acreages of all parcels were developed for exclusively commercial uses that their proposed maximum allowed floor-area ratio (FAR) of 0.5, the resulting commercial square footage would be approximately 0.926 million square feet. This would generate approximately 2,008 employees.² Note that these estimates are conservative as they assume all parcels will be developed for either exclusively residential uses or exclusively commercial uses at their maximum allowed land use standards.

¹ This figure assumes that all residents of the resulting developments are new residents to the unincorporated county. This figure was calculated using the DOF Table E-5 figure of 2.25 average persons per household for unincorporated Butte County.

² This figure was generated using the average square feet per employee (461.5) in the BCAG 2020 RTP/SCS technical methodology for the Land Use Allocation Model.

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The General Plan 2040 land use model estimates a population of approximately 11,881 in the community of Magalia. The 2020 population of Magalia estimated by the land use model is 10,635. The addition of 1,915 new residents or 2,008 new employees would exceed the projected population increase in the community. However, as noted in the URCP, almost 40 percent of the Upper Ridge community's approximately 5,500 housing units were destroyed in the Camp Fire. The addition of 851 new units in the community would help accommodate the current shortfall of housing in addition to assisting with the economic recovery efforts. Much of this development is expected to replace the community's lost residential and commercial sites as opposed to creating additional growth. Additionally, as noted in the previous discussion of General Plan 2040, the proposed project includes several policies in both the Land Use and Housing Elements that direct growth to occur in infill areas with access to services. The growth proposed in the Upper Ridge community is consistent with these policies. Furthermore, since the land use action proposed by General Plan 2040 is supported by the URCP, the proposed project would not induce substantial unplanned growth. Impacts therefore would be less than significant.

Level of Significance Before Mitigation: PH-1 would be less than significant.

Mitigation Measures

No mitigation measures are required.

PH-2	The proposed project would not displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing elsewhere.
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General Plan 2040

Implementation of General Plan 2040 is not expected to result in the displacement of a substantial number of housing units. The proposed project aims to increase the resilience of housing in the county against wildfire hazards and other threats identified in the Community Health and Safety Element Update, in addition to facilitating the replacement and rehabilitation of housing lost or damaged in the Camp Fire. Approximately 5,589 housing units are expected to be added to the unincorporated county between 2020 and 2040, which would result in a 28 percent increase in the county's housing stock.

A portion of this growth is expected to replace the housing lost under the Camp Fire in 2018. The Camp Fire resulted in the destruction of 18,804 residential and commercial structures in Butte County (CAL FIRE 2022). As of September 23, 2022, the County has issued 512 Camp Fire Survivor Housing Re-Build permits to parcels inside the burned area, and 39 of these permits have been issued to qualifying residences outside of the burned area (Butte County 2022a). The County's *Post Camp Fire Regional Population and Transportation Study* estimates that approximately 7,397 total housing units will be rebuilt in the county by 2045 to replace the lost housing (Butte County 2022a).

No substantial redevelopment projects are envisioned, and it is expected that the majority of development under General Plan 2040 would occur as residential and nonresidential uses are developed on vacant or underutilized parcels. If redevelopment under General Plan 2040 occurs, there is the potential that it would

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displace existing residential units. However, all redevelopment of parcels would be voluntary in nature, and no housing units would be displaced without permission of the property owners.

In addition, General Plan 2040 includes policies that reduce impacts of development on existing housing units. Land Use Element Policy LU-P4.1 requires that the integrity and stability of existing residential neighborhoods be promoted and preserved. The Housing Element Update includes additional policies that would help to prevent impacts related to the displacement of housing. Policy H-P3.2 states the following: continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time. H-P3.4 states the following: seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households. Policy H-P3.1 states: inspect residential buildings and identify code violations and Action H-A3.1 addresses code enforcement needs to maintain housing in adequate condition. These existing policies and actions will help to maintain the existing housing stock.

Furthermore, implementation of General Plan 2040 is projected to result in a net increase of 388,000 square feet of commercial use and 91,000 square feet of industrial use, which may serve as places of employment within Butte County. As a result, General Plan 2040 is not expected to displace substantial numbers of people who either live, work, or do both within Butte County.

Because General Plan 2040 would allow a net increase of housing and would not envision substantial redevelopment projects, because General Plan 2040 includes policies and actions that preserve existing neighborhoods, because housing is protected and preserved under the adopted 2022 Housing Element, and because the General Plan 2040 is projected to result in an increase in square footage of commercial and industrial use, the proposed project would have a less-than-significant impact related to people and housing displacement.

Level of Significance Before Mitigation: PH-2 would be less than significant.

Mitigation Measures

No mitigation measures are required.

Upper Ridge Community Plan

As discussed in Chapter 3, *Project Description*, the URCP would increase development potential in the Upper Ridge community with 28 parcels redesignated from Retail and Office to Mixed-use land uses in the Old Magalia and Magalia Center neighborhoods. Potential future development under the proposed project would add an estimated 851 new residential units and 1,915 additional residents to the Upper Ridge Community if all parcels were developed for residential uses. If all parcels were developed for commercial uses, the resulting square footage is estimated to be 0.926 million square feet accommodating an estimated 2,008 employees.

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As noted previously, the Upper Ridge area experienced a substantial loss of housing and commercial properties as a result of the Camp Fire. Much of the development that would occur as a result of the proposed project's designation and zone changes would replace the lost residential and commercial properties. The 28 sites in the project are primarily vacant, underutilized properties, and are designated for office and retail uses. The redesignating and rezoning of these sites to mixed use would not result in substantial displacement and instead allow for an increase in housing in the Plan Area. Therefore, impacts are less than significant.

Level of Significance Before Mitigation: PH-2 would be less than significant.

Mitigation Measures

No mitigation measures are required.

5.14.5 CUMULATIVE IMPACTS

PH-3	The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to population and housing.
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General Plan 2040 includes policies and actions to ensure responsible development in Butte County. General Plan 2040 would not cause substantial unexpected population growth and would improve jobs and housing opportunities in the county. Growth would also occur outside of unincorporated Butte County in other nearby cities and counties. These jurisdictions are required by State law to use the General Plan process, as well as other planning processes, such as utility master plans, to plan for and control future growth. As a result, General Plan 2040 would have a less-than-significant cumulative impact related to population and housing.

Level of Significance Before Mitigation: PH-3 would be less than significant.

Mitigation Measures

No mitigation measures are required.

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5.14.6 REFERENCES

Butte County Association of Governments (BCAG). 2021, April. *Post Camp Fire Regional Population and Transportation Study*. <http://www.bcag.org/documents/Camp%20Fire/Post-Camp-Fire-Study-Appendix-A.pdf>

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