



FOR SALE
22.76 ACRES
MULTI FAMILY RESIDENTIAL
BEAUTIFUL LAKE OROVILLE



4 Parcels at Heritage & Riverview - Lake Oroville, California
APN 069-520-033, 34, 35 & 36
Zoned R-4

Nestled in the foothills near Lake Oroville, this beautiful oak woodland property is perfect for a senior housing village or a high density multi-family residential project. Build up to 20 units per acre. Adjacent parcels are zoned commercial and major resort oriented growth is occurring as Butte County updates its General Plan.

CONTACT US

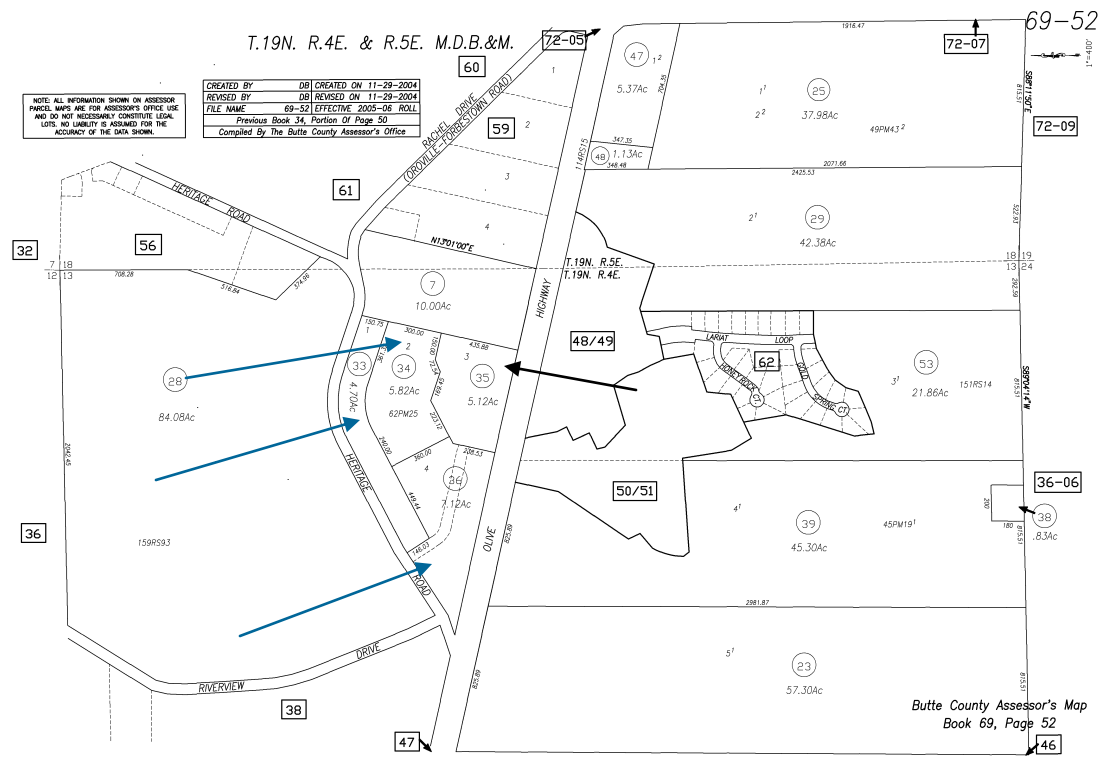
The Group Real Estate
2580 Sierra Sunrise Terrace
Chico, CA 95928

Phone: 530-828-0011
Fax: 530-899-5515
E-mail: mike@californianorthern.com

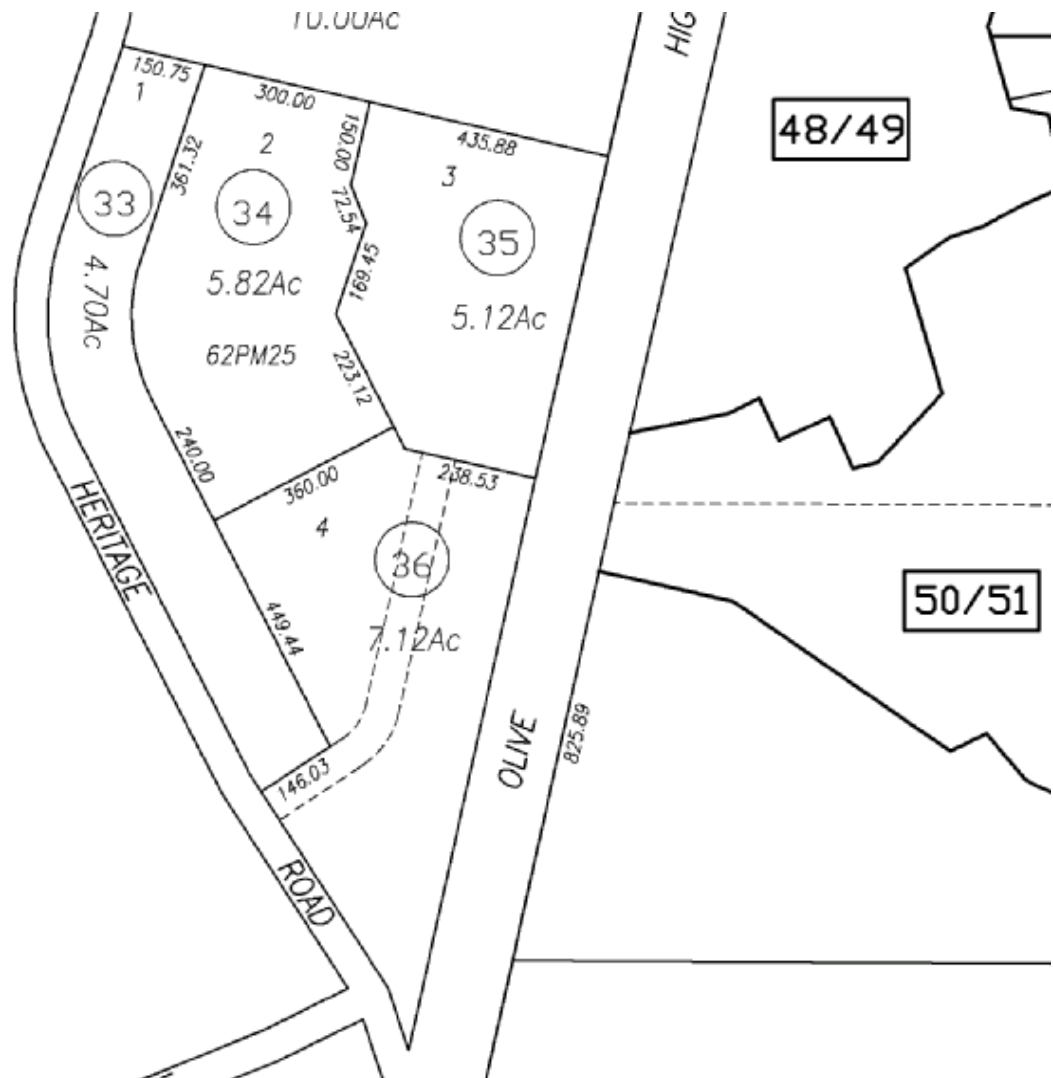
OFFERED AT
\$ 1 , 7 0 0 , 0 0 0
(5 A C R E P A R C E L \$ 3 7 5 , 0 0 0)

Prepared by Mike Donnelly
The Group Real Estate

MULTI FAMILY RESIDENTIAL



MULTI FAMILY RESIDENTIAL



APN 069-520-033
APN 069-520-034
APN 069-520-035
APN 069-520-036

MULTI FAMILY RESIDENTIAL



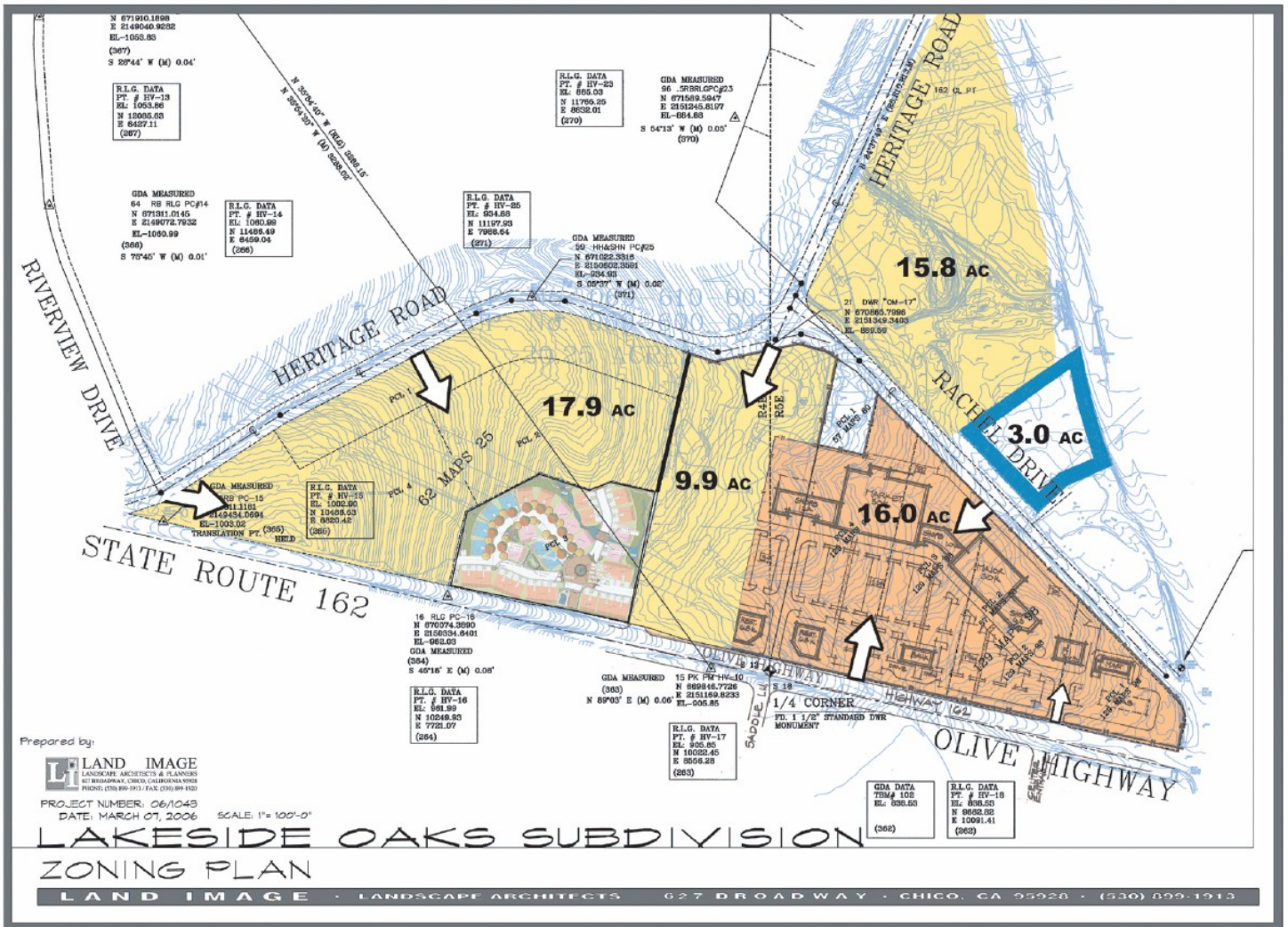


MULTI FAMILY RESIDENTIAL

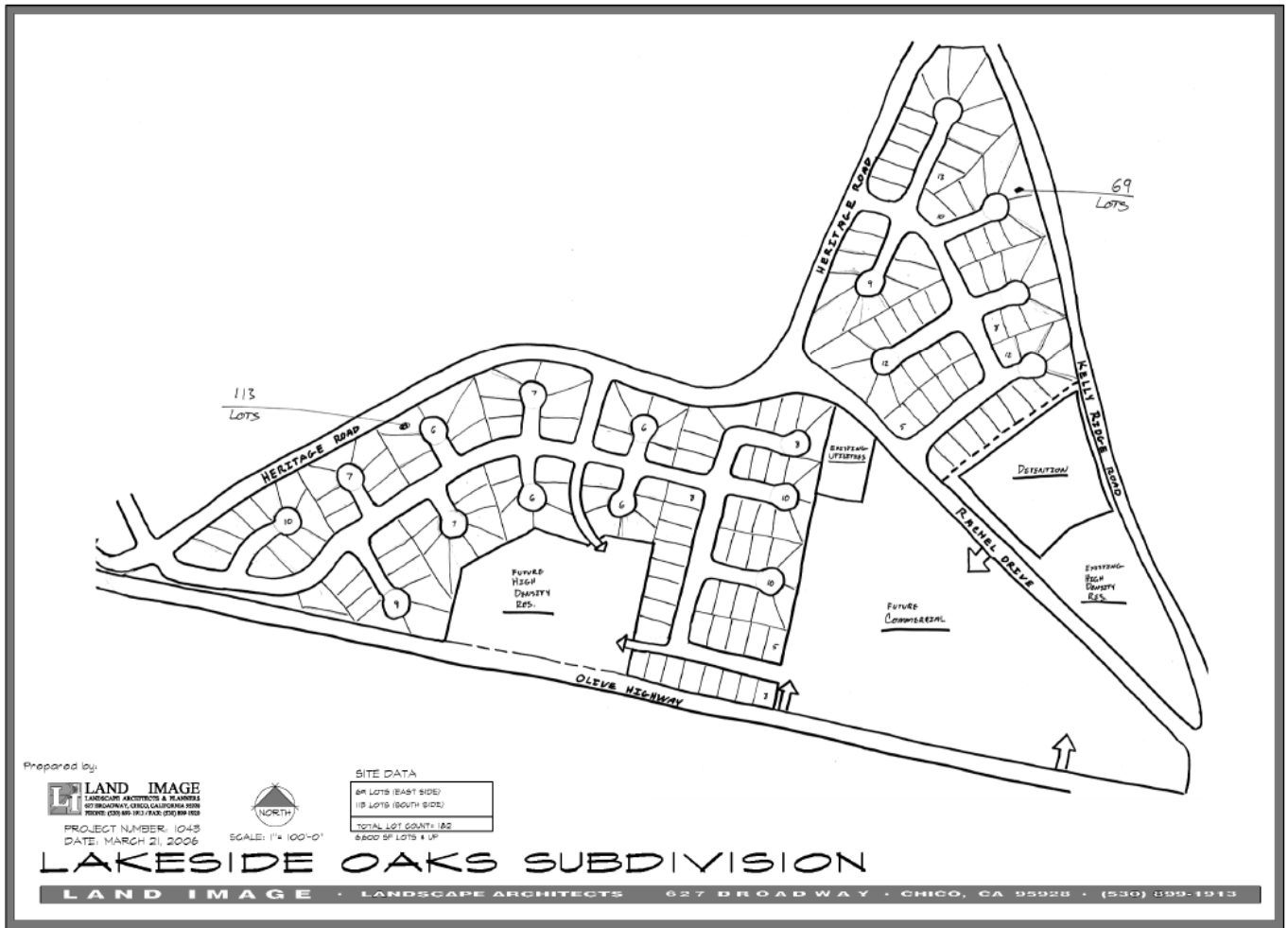




MULTI FAMILY RESIDENTIAL



MULTI FAMILY RESIDENTIAL



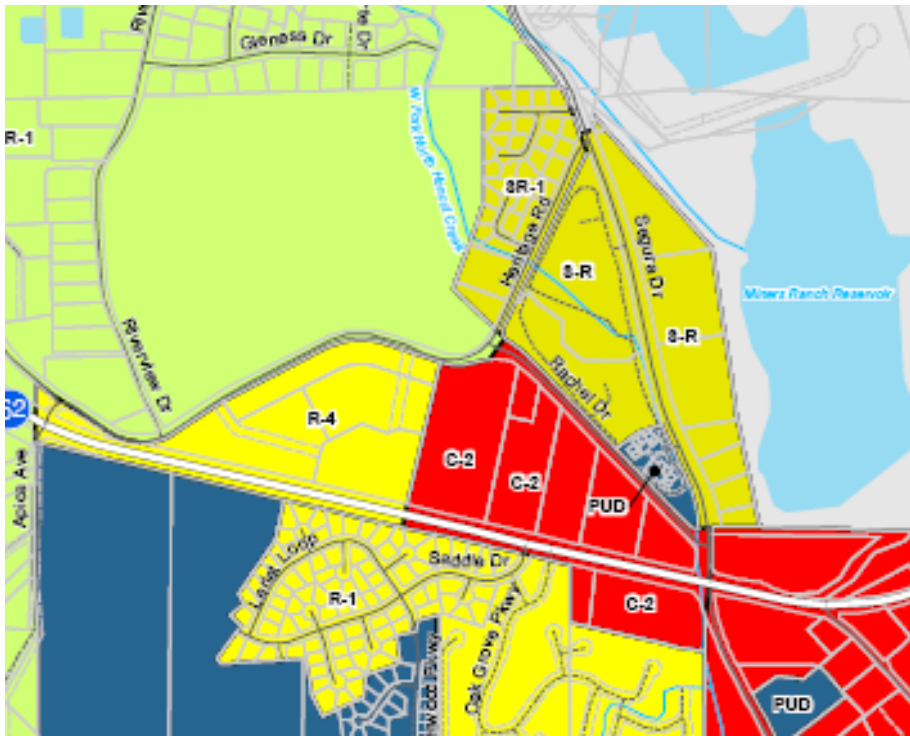
Prepared by:
LAND IMAGE
 LANDSCAPE ARCHITECTS & PLANNERS
 107 TRINITY, CHICO, CALIFORNIA 95928
 PHONE: (530) 893-3832 FAX: (530) 893-1828

SCALE: 1" = 100'-0"
 NORTH

SITE DATA	
64 LOTS (EAST SIDE)	
18 LOTS (SOUTH SIDE)	
TOTAL LOT COUNT = 182	
8800 SF LOTS + UP	

LAKESIDE OAKS SUBDIVISION
 LAND IMAGE - LANDSCAPE ARCHITECTS 627 BROADWAY - CHICO, CA 95928 - (530) 899-1813

MULTI FAMILY RESIDENTIAL



Butte County Zoning District Map

Oroville

Map Grid # 14D

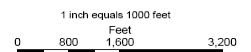
Zoning Designations

- Agricultural
- Agricultural Residential
- Airport Zone
- Business Professional
- Commercial
- Commercial Forestry
- Foothill Recreational
- Highway Commercial
- Industrial
- Mobile Home Park
- Mountain Recreational
- Open Space
- Planned Unit Development
- Public, Quasi-Public
- Residential
- Resource Conservation
- Scenic Highway
- Sports & Entertainment
- Suburban Residential
- Timber Mountain
- Timber Preserve
- Unclassified

Overlay Zones

- Chapman/Mulberry Plan
- Open Space
- Planned Development
- Watershed Protection

- Incorporated Area
- Parcel Boundary



Adopted May 13, 2003 Ord. No. 3852

Revised 10/26/03 Ord. No. 3852
Revised 02/24/04 Ord. No. 3872



MULTI FAMILY RESIDENTIAL

□ LAND USE ELEMENT □

MEDIUM DENSITY RESIDENTIAL

Primary Uses: A mixture of urban residential uses, including, detached single-family homes, condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes.

Secondary Uses: Home occupations, professional and business offices, outdoor recreation facilities, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for urban residential development within 20 years.
2. Adequate water supply.
3. Sewers available or natural conditions well suited to septic tanks.
4. Adjacent or near existing utilities and urban development.
5. Excellent accessibility to commercial services, schools, fire protection and other community facilities.

Intensity of Use: Zoning allows net parcel size of 6,500 square feet. Maximum density of 13 dwelling units per gross acre with group quarters and care homes limited to similar densities. * Home occupations, commercial uses, other uses and setbacks regulated to maintain residential character.

Consistent Zones: R-1, R-1 A & C, RT-1, A-SR, S-R, SR-5, R-MH, A-R, R-2, R-3, R-4, AR-MH, MHP, PA-C.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Method and capability of sewage disposal.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Proximity to major streets, commercial services and all public facilities.
5. Distance from airports, railroads and industrial uses.
6. Existing utilities, walkways and drainage facilities.
7. Local desires.

** For areas dependent upon septic tank waste disposal, soil conditions and the effluent volume based on the number of bedrooms will determine the actual number of units per acre not to exceed 13 dwelling units per gross acre in any case.*

Amended by the Housing Element 10-29-81

MULTI FAMILY RESIDENTIAL

□ LAND USE ELEMENT □

HIGH DENSITY RESIDENTIAL

Primary Uses: Higher-density urban residential uses, including condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes.

Secondary Uses: Home occupations, professional and business offices, outdoor recreation facilities, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for higher-density urban residential development within 20 years.
2. Within service areas of community water systems.
3. Sewers available or natural conditions well suited to septic tanks.
4. Adjacent or near existing utilities and urban development.
5. Excellent accessibility to commercial services, schools, fire protection and other community facilities.

Intensity of Use: Zoning allows parcel sizes of 6,500 square feet. Maximum density of 20 dwelling units per gross acre with group quarters and care homes limited to similar densities. Home occupations, commercial uses, other uses and setbacks regulated to maintain residential character.*

Consistent Zones: A-R, AR-MH, R-2, R-3, R-4, MH-P, PA-C.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Method and capability of sewage disposal.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Proximity to major streets, commercial services and public facilities.
5. Distance from airports, railroads and industrial uses.
6. Existing utilities, walkways and drainage facilities.
7. Local desires.

*** For areas dependent upon septic tank waste disposal, soil conditions and the effluent volume based on the number of bedroom will determine the actual number of units per acre not to exceed 20 dwellings per gross acre in any case.**

Amended by the Housing Element 10-29-81

MULTI FAMILY RESIDENTIAL

□ HOUSING ELEMENT □

TABLE H - 24 RESIDENTIAL ZONES County of Butte				
	R-1	R-2	R-3	R-4
(a) Height (feet) Principal	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5
Accessory	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5	Must Conform to the provisions of County Building Code Section 26-3.5
b) Parcel size (sq ft)	*6,500	*6,500	*6,500	*6,500
Corner	*7,000	*7,000	*7,000	*7,000
Split single-family on zero lot line (halfplex)	N/A	4,000	4,000	4,000
Corner	N/A	5,000	5,000	5,000
(c) Building site area per unit (sq ft) with two off-street parking spaces	6,500	3,250	3,250	2,150
(d) Parcel width (feet) at setback line interior	65	50	50	50
Corner	70	65	55	55
(e) Public street frontage Curve or cul-de-sac (ft)	40	40	40	40
(f) Front yard setback (ft) From edge of ultimate right-of-way	20	20	20	20
Side street prop. line**	10	10	10	10
(g) Side yard setback (feet)	5	5	5	5
(h) Rear yard setback (feet)	15	10	5	5
(i) Distance between buildings on same parcel (ft)	10	10	10	10

Parking: Two off-street parking spaces per dwelling unit are required in all residential zones.
 Notes: * On public sewage disposal service. All other lots to meet requirements of the Environmental Health Division for septic systems
 ** Or edge of right-of-way on private roads
 *** Site Requirements
 Source: The County of Butte Development Services Department, Butte County Zoning Ordinance, March 1989.

MULTI FAMILY RESIDENTIAL

□ HOUSING ELEMENT □

TABLE H - 25 GENERAL ZONING SITE REQUIREMENTS Butte County	
(a) Lot area or building site	Minimum required lot area per dwelling unit is 8,125 square feet, excepting where public sewage disposal service is provided, in which case a minimum of 6,500 square feet may be allowed for inside lots and 7,500 square feet for corner lots.
(b) Lot Width	Minimum lot width is 65 feet
(c) Front yard	Minimum front yard is 50 feet from the center line of the road, except where the road is classified by the County as a Federal Aid Secondary Road, in which case the minimum building setback requirement is 55 feet from the center line of said road
(d) Side and rear yards	Minimum side and rear yard is five feet.
Sources: Butte County Zoning Ordinance, Section 24-33; County of Butte Development Services Department.	

Based on the requirements shown in Table H-25, the maximum allowed density would be 6 dwelling units per acre in the R-1 zone, 13 dwelling units per acre in the R-2 and R-3 zone, and 20 dwelling units per acre in the R-4 zone. Typical densities, based on prior development, are: 4-5 dwelling units per acre in the R-1 zone, 6-10 dwellings per acre in the R-2 zone, 11-12 dwelling units per acre in the R-3 zone, and 13-16 dwelling units per acre in the R-4 zone. With density bonuses for low-income housing, the County considers these densities sufficient to accommodate the housing needs of all income groups. The requirement for two parking spaces per dwelling unit, while not excessive, could impose a financial burden on certain types of low-income multifamily housing. The County could mitigate this burden by considering reductions in required parking for senior housing and studio and one-bedroom units. These zoning densities are consistent with the General Plan land use categories shown on page 26. The R-1 zone applies in the LDR general plan land use category, R-2 and R-3 in the MDR category, and R-4 in the HDR category.

Localized Public Services and Facilities Concerns: Many services which are pre-requisite to housing development--sewers, water, streets, electricity--are directly or indirectly controlled by local government policies and actions. Development constraints pertaining to public services and facilities in the Firhaven Creek, Paradise Reservoir and Magalia Reservoir Watersheds are as follows:

A. Land Use

1. That a Watershed Protection Zone shall be overlaid onto the Magalia Reservoir, Paradise Reservoir and Firhaven Creek Watersheds. These watersheds to not include any areas designated for higher density housing.