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## PLANNING AREA CHARACTERISTICS

### 2.1 EXISTING LAND USE

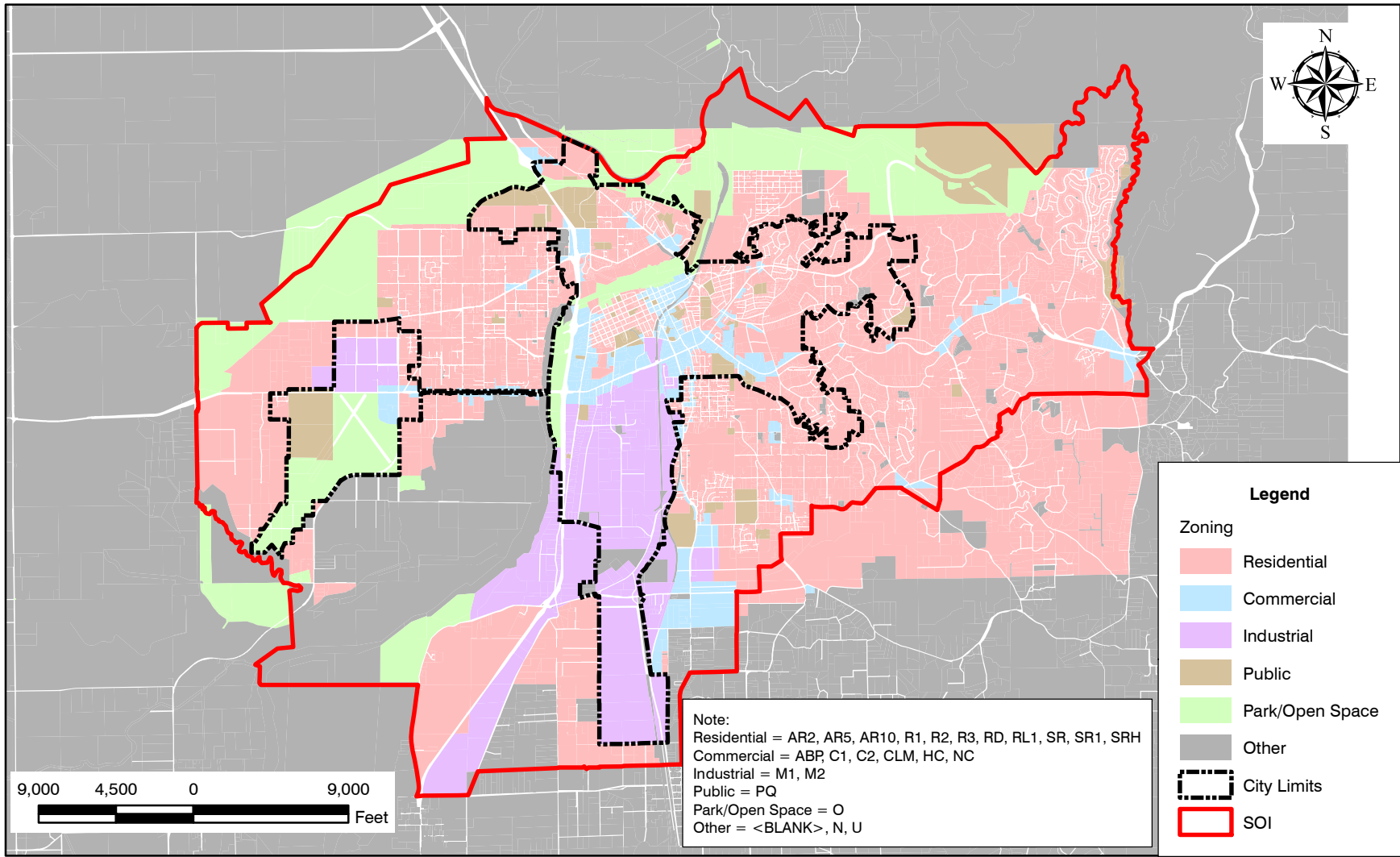
Land use data is an integral component in characterizing wastewater flows within the City. The type of land use in an area will affect the volume and character of the generated wastewater flows. The City provided existing land use data on a parcel level in GIS format. Table 2.1 presents the type and acreage of each existing land use designation within the City (Figure 2.1).

Land use within the City's service area was considered in the development of this Sanitary Sewer Master Plan. Consideration was also given to the land use composition of TWSD as the boundary conditions at jurisdictional transitions between the City and TWSD, the City and SC-OR, and TWSD and SC-OR create upstream impacts upon the City's sewer infrastructure. Since LOAPUD ties into the SC-OR interceptor system immediately upstream of the wastewater treatment plant (WWTP), the impacts were not determined to be significant on the City's infrastructure.

Approximately 1,434 acres (53.1 percent) of the City's sewered area is residential. The remaining 46.9 percent of the sewered area consists of commercial, industrial, and public. A summary of the land use areas are presented in Table 2.1. Most of the City's industrial area is located south of Oroville Dam Boulevard and west of the Union Pacific Railroad tracks. Commercial area is concentrated in the downtown area and along the City's major roads.

### 2.2 FUTURE LAND USE

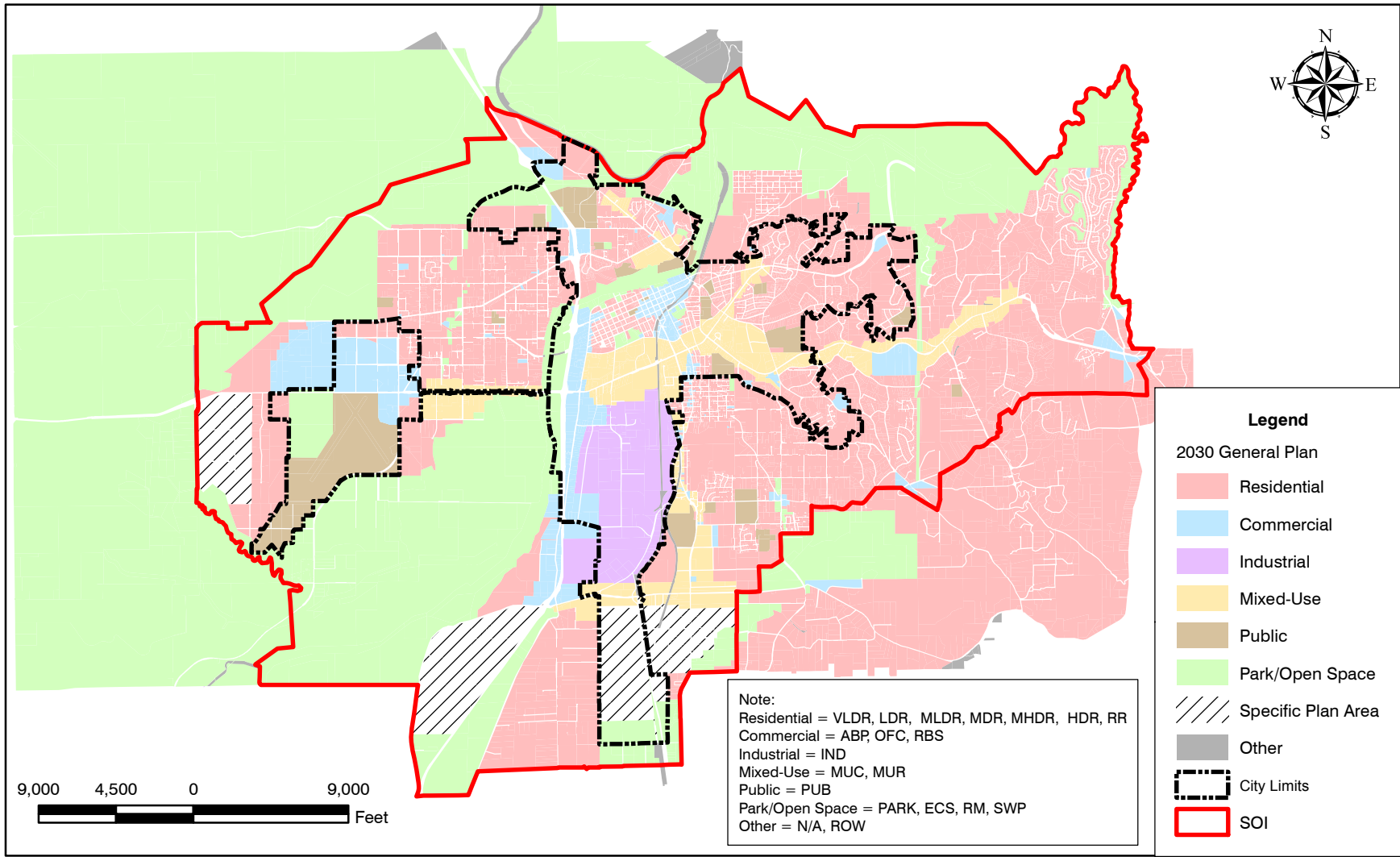
Future land use designations were determined using parcel level GIS data from the City's 2030 General Plan, prepared by the consulting firm Design, Community & Environment (DC&E). There are relatively few changes in land use type from existing to future conditions; however, the sewered area within the City service area is anticipated to grow significantly from 2,703 to 12,053 acres (346 percent). The overwhelming majority of that growth is within the City's service area. While the area within the City limits is expected to remain the same from a land use perspective, growth is projected within the Sphere of Influence (SOI). Most of the change in land use occurs in the eastern and southern edges of the City. Table 2.1 presents the type and acreage of each land use designation for the future condition (Figure 2.2). This future land use will dictate the potential wastewater flows in the City.



**Figure 2.1**  
**EXISTING LAND USE**  
**SANITARY SEWER MASTER PLAN**  
**CITY OF OROVILLE**



| <b>Table 2.1 Land Use Sanitary Sewer Master Plan City of Oroville</b>   |                   |                               |   |                             |   |               |                       |
|---|-------------------|-------------------------------|---|-----------------------------|---|---------------|-----------------------|
| <b>Land Use Category</b>  | <b>Units</b>      | <b>Existing<sup>(1)</sup></b> | <b>Existing Percent of Total Area<sup>(2)</sup></b> | <b>Future<sup>(3)</sup></b> | <b>Future Percent of Total Area<sup>(2)</sup></b> | <b>Change</b> | <b>Percent Change</b> |
| Residential   | DU <sup>(4)</sup> | 4,398                         | ---   | 14,013                      | ---   | +9,615        | +219%                 |
| Residential <sup>(5)</sup>  | Acres             | 1,434                         | 53.1%   | 7,132                       | 59.2%   | +5,698        | +397%                 |
| Industrial <sup>(6)</sup>   | Acres             | 416                           | 15.4%   | 1,847                       | 15.3%   | +1,431        | +344%                 |
| Commercial <sup>(7)</sup>   | Acres             | 604                           | 22.3%   | 2,694                       | 22.4%   | +2,090        | +346%                 |
| Public  | Acres             | 249                           | 9.2%  | 380                         | 3.2%  | +131          | +53%                  |
| <b>City Total</b>   | <b>Acres</b>      | <b>2,703</b>                  | <b>100.0%</b>                                       | <b>12,053</b>               | <b>100.0%</b>                                     | <b>+9,350</b> | <b>+346%</b>          |
| <u>Notes:</u>   |                   |                               |   |                             |   |               |                       |
| 1. Based on zoning codes in City parcel GIS layer. Only wastewater contributing parcels included (excludes TWSD and LOAPUD).                                      |                   |                               |   |                             |   |               |                       |
| 2. Percentages may not sum to 100% due to rounding.   |                   |                               |   |                             |   |               |                       |
| 3. Based on 2030 General Plan land use designations for Alternative 2. Only wastewater contributing parcels within SOI included (includes TWSD, excludes LOAPUD). |                   |                               |   |                             |   |               |                       |
| 4. DU = dwelling unit.  |                   |                               |   |                             |   |               |                       |
| 5. Residential = VLDR, LDR, MLDR, MDR, MHDR, HDR, and MUC land use categories.  |                   |                               |   |                             |   |               |                       |
| 6. Industrial = IND land use category.  |                   |                               |   |                             |   |               |                       |
| 7. Commercial = ABP, OFC, RBS, and MUC land use categories.   |                   |                               |   |                             |   |               |                       |



**Figure 2.2**  
**FUTURE LAND USE**  
**SANITARY SEWER MASTER PLAN**  
**CITY OF OROVILLE**

