

Landowner Suggestions for Changes to General Plan Land Use Diagram

#	Applicant/Location	Acres	Existing Designation	Requested Designation	Notes
1	Mark Sorenson East Ave. and Nord Ave.	0.6	R1	Community Commercial	This parcel does not meet the 2 acre minimum. NOT REFLECTED ON ANY OF THE GROWTH ALTERNATIVES.
2	James Pavia Mud Creek SPA (previously Growth Area 1)	455	County Greenline	HDR (40 ac); LDR (750 ac); Industrial Office Mixed Use (35 ac); MHDR (75 ac); Mixed-Use Neighborhood Core (40 ac); P (18 ac); PFS (18 ac)	Greenline implications. This area was previously identified by the City as Growth Area 1. The area is bisected by the future Eaton Road extension. Mud Creek would serve an urban/ag boundary. FOUND ON GROWTH ALTERNATIVE A.
3	Jim and Nancy Dias (Jeff Farrar) SR 99/Garner	7.4	County M-1 (within City Sphere of Influence)	Community Commercial	Previous North Wal-Mart Site adjacent to SR 99. To be considered in conjunction with request #4 below to allow for approximately 30 acres of retail development. FOUND ON GROWTH ALTERNATIVES A, B, and C.
4	Jeff Farrar SR 99/Garner	23.6	County C-2 (within City Sphere of Influence)	Community Commercial	Previous North Wal-Mart Site adjacent to SR 99. To be considered in conjunction with request #3 above to allow for approximately 30 acres of retail development. FOUND ON GROWTH ALTERNATIVES A, B, and C.
5	Don Swartz Nance Canyon SPA	2973.3	County Ag	Office Mixed Use; Residential Mixed Use (Business Park)	Large property adjacent to SR 99 north of the Neal Road Landfill and south of Butte Creek. Proposal envisions a Business Park with Office, Research, and Incubator Space; a Corporate Campus; Manufacturing, Warehouse and Distribution; and a Residential Life Care Community. FOUND ON GROWTH ALTERNATIVE B.
6	McGowan Family SR 99 (South)	7.2	M&W	Commercial Mixed Use, Office Mixed Use	Hwy 99 frontage on southern of community. Proposal considers an auto dealership, hotel/motel, resaturarants, offices, and other commercial/retail uses. FOUND ON GROWTH ALTERNATIVE A.
7	Chuck Horning W. East Ave. and Nord Ave.	6.8	Office	Commercial Mixed Use or Residential Mixed Use (intended density of 20-50 units per acre).	A proposal for an integrated community with limited commercial/office space to serve multi-family residential development, which may incorporate housing for seniors. FOUND ON GROWTH ALTERNATIVES A, B, and C.
8	Peter Peterson Chico Nut Facility	12.2	M&W CC LDR	Commercial Mixed Use, including industrial, commercial, and residential	The Chico Nut Facility. Land Use suggestions were also addressed as part of the Avenues Neighborhood Plan FOUND ON GROWTH ALTERNATIVES B and C.
9	Patricia Boeger Pomona Avenue	7.6	County (within City Sphere of Influence)	Medium Density Residential	Underutilized parcel across from multi-family CSUC apartments. FOUND ON GROWTH ALTERNATIVES B and C.
10	Jay Halbert Bay Ave. (part of Bell Muir Special Planning Area)	24.5	County Greenline	Low Density Residential	Greenline Implications. Part of Bell Muir Area. Proposal to build 100 solar homes at 4 units/acre. FOUND ON GROWTH ALTERNATIVES A and B.
11	E&D Investments Peterson Tractor/SR 99 (South)	54.3	M&W	Community Commercial, Regional Commercial, Industrial Office Mixed Use	Intersection of Hwy 99 and Southgate with direct access to Hwy 99. Proposal considers a regional auto dealership, shopping complex, and/or hotel w/ supportive uses (i.e., restaurant). FOUND ON GROWTH ALTERNATIVE B.
12	William Hill/Kathleen Ponzo Part of Bell Muir SPA	5	County Greenline	Low Density Residential	Greenline Implications. Part of Bell Muir Area. FOUND ON GROWTH ALTERNATIVES A and B.
13	Southgate Park LLC South Entler SPA (SR 99/Butte Creek)	210.1	M&W, Park	Regional Commercial (52 ac); Office (15 ac); Industrial Office Mixed Use (15 ac); LDR (73 ac); MDR (7 ac); HDR (13 ac); Open Space (48 ac)	A fully integrated mixed-use concept plan along SR 99 at the City's southern entryway. FOUND ON GROWTH ALTERNATIVE A.

#	Applicant/Location	Acres	Existing Designation	Requested Designation	Notes
14	Dave Warren Part of MacIntosh Estes SPA (part of previously identified Growth Area 2)	31.2	County Greenline	Residential Mixed Use (High Density); Residential Mixed Use	Greenline implications. Part of previously considered Growth Area 2. Located on the east side of railroad tracks, adjacent to Diamond Match, and in close proximity to Downtown. FOUND ON GROWTH ALTERNATIVE B.
15	Bill Brouhard Doe Mill/Honey Run SPA	1443.5	County	Mixed Use Neighborhood Core, Community Commercial, PFS, Park, VLDR, LDR, MDR	Foothill considerations. A fully integrated mixed-use concept plan located on the City's eastern edge as it transitions into the foothills. FOUND ON GROWTH ALTERNATIVE A
16	Jeff Greening Diamond Match SPA	130.7	PMU	Retain Planned Mixed Use concept and develop consistent with existing General Plan goals	This site is currently identified as a Special Planning Area in the City's existing General Plan, and requires preparation of a Specific Plan. FOUND ON GROWTH ALTERNATIVE A
17	George Nicolaus Part of Midway SPA	111.2	County Greenline	LDR; MDR; HDR	Greenline implications. Part of the Midway Special Planning Area, which was previously considered Growth Area 3. FOUND ON GROWTH ALTERNATIVES A and B.