

SPECIAL PLANNING AREA SUMMARIES

North Chico SPA (Found on all 3 Alternatives)

The North Chico Specific Plan Planning Area is located northwest of the City west of the Chico Municipal Airport. The area of focus for the City is the 478-acre mixed-use Village Core area of the larger 2,980-acre Northwest Chico Specific Plan adopted by the County in 1995. Alternative A reflects the land use plan approved by Butte County. Conceptual land use plans for Alternatives B and C introduce a wider range of residential densities and more jobs along the eastern portion of the site near the airport. Alternative C includes the highest densities and the most jobs.

Potential Benefits

- Already established area for urban development.
- The area is already within the Sphere of Influence.
- The area is flat, relatively close-in to the City, and has few environmental constraints.

Potential Constraints

- The area has airport overflight considerations.

Mud Creek SPA (Found on Alternatives A and B)

The Mud Creek area contains approximately 613 acres of land bounded by Mud Creek on the west, the existing Greenline on the north, the Union Pacific railroad tracks on the south and properties along Muir Avenue and Bell Road to the east. Virtually all of this area is planted in orchard crops. The area is flat with prime agricultural soils. About 8 parcels comprise this area, with the largest approximately 113 acres in size. County zoning ranges from A-5 (Agricultural, 5 acre minimum parcel size) to A-40. Alternatives A and B include a mix of jobs, housing, and services (recreation and commercial). Alternative B introduces more medium and high density land with the addition of more jobs (Office Mixed Use and Office Industrial Mixed Use).

Potential Benefits

- Single ownership good for master planning.
- Large enough in area to provide a substantial opportunity for planned growth.
- Mud Creek offers a strong natural buffer between agricultural and urban uses.
- Can take advantage of economies of scale offered by the Northwest Chico Specific Plan Area, especially the extension of the sanitary sewer.
- Would hasten the construction of the SR 32/Eaton Road by-pass.
- Through the extension of infrastructure, would reduce some constraints to infill development in the Bell-Muir area.

Potential Constraints

- Greenline implications.
- Loss of several hundred acres of prime agricultural soils

Bell-Muir SPA (Found on Alternatives A and B)

This area is approximately 531 acres and located northwest of East Avenue, beyond the City's Sphere of Influence on the agricultural side of the Greenline. Remnant walnut and almond orchards are interspersed with rural residential development. Rural residential development has extended to properties along the west and north side of Bell Road. The area is flat and characterized by prime agricultural soils. It is estimated that between 300 and 400 acres of developable land remain in this area. Because of the amount of rural residential development that exists, this area was identified as a "Study Area" in the Butte County General Plan when the Greenline was established in 1983. This area is zoned A-5 in the County, however, the County agreed to allow one acre development if property owners formed an assessment district to fund needed street and storm drainage improvements. Alternatives A and B both maintain lower density residential designations with the exception that Alternative B introduces some medium density residential at the northwest are of the site.

Potential Benefits

- Beyond the agricultural resources, this area has few natural constraints and has access to all services needed to support urban development.
- The area is flat, close-in to the City, has few environmental constraints and is close to available urban services.
- Parcel sizes in the area could allow for comprehensive planning and phasing of development by preparation of a Specific Plan for the area. Most undeveloped parcels in the area range from 10 to 40 acres in size.

Potential Constraints

- Developable acres in this area are characterized by "prime agricultural soils" and the area is located on the agricultural side of the Greenline (however this area was designated as a "Further Study Area" at the time the Greenline was established).
- Scattered rural residential development will make comprehensive planning more difficult. There is plenty of opposition to urban level uses and densities, particularly in proximity to existing large lot residential uses.
- This area has drainage problems which must be resolved before significant development can occur.
- Some parts of this area are developed to large lot uses to an extent that would make urban densities difficult to achieve. Some parts are in small agricultural and rural uses preferred by the owners. Some owners desire to develop their lands to one-acre densities.

Diamond Match SPA (Found on all 3 Alternatives)

Diamond Match is within the City limits and is approximately 150 acres area in size. The area is identified as a special development area in the City's existing General Plan, which anticipates an active mixed-use center accommodating a variety of commercial, industrial, residential, and public uses. Current General Plan policies require preparation of a Specific Plan. The area has long been considered a key redevelopment and infill location because of its close proximity to Downtown and CSU, Chico. Alternatives A, B, and C include conceptual land plans with a variety of housing, jobs, and services. Alternative A most closely reflects the property owner request and is the lowest density alternative. Alternative B includes more jobs and medium density and Alternative C has high density and job focus.

Potential Benefits

- Located within City limits.
- Good mixed use development policies already exist for the site in the existing General Plan.
- Single ownership is good for master planning.
- The area is flat, is in close proximity to City services, and has few environmental constraints.

Potential Constraints

- Circulation considerations through existing residential neighborhood.

Macintosh Estes SPA (Found on Alternatives A and B)

The Macintosh Estes area is approximately 190 acres and is generally located south and west of the Union Pacific Railroad right-of-way, east of Dayton Road, north of Comanche Creek (Edgar Slough/Crouch Ditch). The area also includes a small area at the south end of Estes Road which is on the east side of the railroad tracks. The entire area is on the agricultural side of the Greenline. Existing land uses consist of several medium-sized orchards and suburban residential development. All property in this area is County-zoned A-20. Alternatives A and B include a mix of housing, jobs, and services in this centrally located site. The primary distinction between the alternatives is that Alternative A includes higher density residential land use designations.

Potential Benefits

- Substantial rural residential development already exists in the area.
- The area has natural and man-made barriers that could buffer adjacent agricultural use from future urban development, specifically the UPPR right-of-way, Comanche Creek and Dayton Road.
- The remaining agricultural parcels are large enough to provide comprehensive land use planning, including the establishment of an adequate landscape buffer on the urban side of a modified Greenline to protect adjacent agricultural land use.

Potential Constraints

- The area is on the agricultural side of the Greenline.
- Soils in the area are "Prime Agricultural Soils".
- Volatile Organic Compound (VOC) contamination has been identified in groundwater beneath this area.
- Without adequate setbacks and buffering, nearby commercial agricultural uses would be adversely impacted by further residential development.
- Safety problems could be created by development west of the Union Pacific railroad tracks, including restricted access for emergency vehicles and crossing hazards for pedestrians, bicyclists and autos. An under- or over-crossing is an expensive consideration.

Midway SPA (Found on Alternatives A and B)

The Midway area consists of approximately 540 acres located in Southwest Chico. This area, bounded by the Union Pacific Railroad right-of-way on the west, Marybill Ranch Road on the south, the Greenline (existing Sphere of Influence) on the east and Hegan Lane on the north, is characterized mostly by large parcel agricultural uses in the southern portion of the area south of Hegan Lane and Entler Avenue. County zoning for this area consists of A-5, A-40 and A-20. The conceptual land use plan for Alternative A includes a mix of housing and jobs and reflects the property owner request received. Alternative B is job focused with IOMU (Industrial Office

Mixed Use) exclusively in the western portion of the site and maintains the resource management designation in the eastern portion of the site.

Potential Benefits

- The area is close in and could receive urban level facilities and services.
- Opportunity to increase industrial uses in close proximity to the established Hegan Lane industrial area.
- The UPPR right-of-way forms a defensible agricultural buffer to the west.
- The area contains large parcels with relatively few land owners, facilitating comprehensive planning of the area.
- Notwithstanding the value of the existing agricultural resources, the area has few environmental constraints.

Potential Constraints

- The area is on the agricultural side of the Greenline, and is characterized by large parcels with viable agricultural operations.
- Soils in the area are classified as "Prime Agricultural Soils".
- The southern portion of this area does not possess any natural features to serve as a buffer between urban and agricultural uses.

South Entler SPA (Found on all 3 Alternatives)

This area consists of approximately 3000 acres within the City Sphere of Influence and is designated Manufacturing and Warehouse and Parks in the General Plan. The South Entler Area is generally flat and bounded by development along Entler Avenue to the north, SHR 99 to the east, Butte Creek and Marybill Ranch Road to the south and the City Sphere of Influence (Greenline) to the west. The area is presently accessed from SR 99 via a road leading to the Eastside Little League fields. Conceptual land use plans for Alternatives A and C are identical and include a new regional commercial site of approximately 80 acres visible from SR 99. This land use concept is consistent with the property owner request for the site and maintains some industrial land at the north end of the site and medium density residential land along the southern portion of the site near the park site and creek. Alternative B maintains more industrial and office job focus with the new IOMU (Industrial Office Mixed Use) designation and limited residential and park land.

Potential Benefits

- The area is close in and could receive urban level facilities and services.
- The site is already within the Sphere of Influence.
- The area has a single ownership group facilitating the comprehensive planning of the area.

Potential Constraints

- Without adequate setbacks and buffering, nearby commercial agricultural uses could be adversely impacted by further residential development.

Nance Canyon SPA (Found on Alternative A)

Nance Canyon is approximately 2550 acres and is generally bounded by Butte Creek and the Skyway on the north, SR 99 on the west, and Neal Road on the south. The Neal Road Landfill is adjacent to the site along Neal Road. The area is undeveloped and primarily under single ownership. County zoning for the area is Unclassified. Alternative A identifies just over 1,000

acres along SR 99 for a job center and some medium density residential. The property owner of approximately 1,180 acres has provided a proposed land plan with an office and industrial park/campus and a senior housing project of medium density. The land use concept would allow for subsequent master planning consistent with the conceptual land use plan.

Potential Benefits

- The majority of the area is under single ownership and undeveloped and therefore provides opportunity for comprehensive planning and phasing.
- The area does not contain prime agricultural soils.
- This area has access to major roads – SR 99 and Skyway.
- Environmental assessment studies have been prepared for the area in conjunction with an earlier project proposal.

Potential Constraints

- The area is beyond the current Sphere of Influence.
- Noise impacts from SR 99 and the Skyway would need to be addressed.
- Development of the site will need to address preservation of wetlands and vernal pools as well as other sensitive habitats.
- Development on areas identified as a primary aquifer recharge area could degrade groundwater quality and quantity.
- The area is a considerable distance from existing City services and facilities.
- Urban development in the foothills could degrade the visual resource if appropriate standards are not adopted.

Doe Mill/Honey Run SPA (Found on Alternatives A and B)

Doe Mill/Honey Run is approximately 1,400 acres and is generally located at the eastern end of East 20th Street, east of Potter Road and north of Honey Run Road and the Skyway. The area is located in the foothill interface, is undeveloped, and is primarily under single ownership. County zoning for the area is agriculture. Both of the conceptual land plans include a significant open space park designation in the eastern portion of the site, transitioning to a variety of residential densities and supporting commercial services. Alternative A includes more low density development opportunity. Both alternatives include both neighborhood and community commercial areas and seek to preserve the environmentally constrained areas in resource management.

Potential Benefits

- The area has access to infrastructure that has been extended to nearby residential development.
- The area is generally under single ownership facilitating comprehensive planning.
- Landowners' proposal identifies the provision of a 400 acre regional park, a 60+ acre community park, and land for a school site.

Potential Constraints

- Development of the site will need to address preservation of sensitive habitats.
- Development on areas identified as a primary aquifer recharge area could degrade groundwater quality and quantity.
- Urban development in the foothills could degrade the visual resource if appropriate site planning is not applied.