





Summary of Draft Land Use Alternatives for Chico 2030 General Plan





Landowner Suggestions





	Applicant/ Location	Acres	Existing Designation	Requested Designation	Notes	Previously Discussed?
1.	Mark Sorenson East Ave. and Nord Ave.	0.6	LDR	CC	This parcel does not meet the 2 acre minimum. NOT REFLECTED ON ANY OF THE GROWTH ALTERNATIVES.	N/A
2.	James Pavia Mud Creek SPA	455	OS-RM County	HDR (40 ac); LDR (750 ac); IOMU (35 ac); MHDR (75 ac); MUNC (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. FOUND ON ALTERNATIVE A.	Mud Creek SPA
3.	Jim and Nancy Dias (Jeff Farrar) SR 99/Garner	7.4	M&W, CS County (within SOI)	CC	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 ALTERNATIVE A.	No
4.	Jeff Farrar SR 99/Garner	23.6	VLDR, CS County (within SOI)	CC	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 ALTERNATIVE A.	No
5.	Don Swartz Nance Canyon SPA	2973.3	OS-EC County	OMU; RMU (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 ALTERNATIVE B.	Nance Canyon SPA
6.	McGowan Family SR 99 (South)	7.2	M&W	CMU, OMU	Hwy 99 frontage, south of Skyway. Proposal considers an auto dealership, hotel/motel, resaturants, offices, and other commercial/retail uses. FOUND ON ALTERNATIVE A.	No
7.	Chuck Horning W. East Ave. and Nord Ave.	6.8	Office	CMU or RMU (20-50 units/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 ALTERNATIVES A, B, and C.	Opp. Site 14
8.	Peter Peterson Chico Nut Facility	12.2	M&W	CMU	The Chico Nut Facility. Land Use suggestions were also addressed as part of the Avenues Neighborhood Plan. FOUND ON ALTERNATIVES B and C.	Opp. Site 4






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	Applicant/ Location	Acres	Existing Designation	Requested Designation	Notes	Previously Discussed?
9.	Patricia Boeger Pomona Avenue	7.6	VLDR County (within SOI)	MDR	Underutilized parcel across from multi-family CSUC apartments. FOUND ON ALTERNATIVES B and C.	No
10.	Jay Halbert Bay Ave. (part of Bell Muir SPA)	24.5	OS-RM County	LDR	Greenline Implications. Part of Bell Muir Area. Proposal to build 100 solar homes at 4 units/acre. FOUND ON ALTERNATIVES A and B.	Bell Muir SPA
11.	E&D Investments Peterson Tractor/ SR 99	54.3	M&W	CC, RC, IOMU	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 ALTERNATIVE B.	No
12.	William Hill/Kathleen Ponzo Part of Bell Muir SPA	5	VLDR County	LDR	Greenline Implications. Part of Bell Muir Area. FOUND ON ALTERNATIVES A and B.	Bell Muir SPA
13.	Southgate Park LLC South Entler SPA	210.1	M&W, Park	RC (52 ac); OMU (15 ac); IOMU (15 ac); LDR (73 ac); MDR (7 ac); HDR (13 ac); OS (48 ac)	A fully integrated mixed-use concept plan along SR 99 at the City's southern entryway. FOUND ON ALTERNATIVE A.	South Entler SPA
14.	Dave Warren Part of MacIntosh Estes SPA	31.2	OS-RM County	RMU-HD, RMU	Greenline implications. Located on the east side of railroad tracks, adjacent to Diamond Match, and in close proximity to Downtown. FOUND ON ALTERNATIVE B.	Estes SPA
15.	Bill Brouhard Doe Mill/Honey Run SPA	1443.5	OS-EC County	MUNC, CC, PFS, P, 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 ALTERNATIVE A.	Doe Mill/Honey Run SPA
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 ALTERNATIVE A.	Diamond Match SPA
17.	George Nicolaus Part of Midway SPA	111.2	OS-RM County	LDR; MDR; HDR	Greenline implications. FOUND ON ALTERNATIVES A and B.	Midway SPA



Land Use Image	CHICO 2030 GENERAL PLAN Land Use Designations/Corresponding Descriptions
Residential and Residential Mixed Use Designations ❖ <i>Adds Residential Mixed Use designation</i>	
	Rural Residential (RR) <ul style="list-style-type: none"> This land use is intended to be located along the edge of the City and/or SOI, where urban development meets the rural portions of the region. Large, ranchette-style homes on minimum 5-acre lots are the predominant use with farming activities allowed. Allowable density 0 – 0.2 dwelling units/acre – average assumed is 0.1 units per gross acre.
	Very Low Density Residential (VLDR) <ul style="list-style-type: none"> This land use can provide a smooth transition between the rural areas of the City and the more intensively developed neighborhoods or be located inside urban development at carefully selected locations. Allowable density 0.2 – 2 dwelling units/acre – average assumed is 1 unit per gross acre.
	Low Density Residential (LDR) <ul style="list-style-type: none"> This land use category represents the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes. This is the predominant land use category of the City's neighborhoods. Allowable density 2.01 – 7 dwelling units/acre – average assumed is 5 units per gross acre.
	Medium Density Residential (MDR) <ul style="list-style-type: none"> This land use category is generally characterized by single-family detached homes on smaller lots, single-family attached (e.g., town homes, condominiums, duplexes), and small apartment complexes. Allowable density 7.01 – 14 dwelling units/acre – average assumed is 10 units per gross acre.
	Medium High Density Residential (MHDR) <ul style="list-style-type: none"> This land use category provides a transition between traditional single family neighborhoods and high density, major activity, and job centers. Dwelling types may include townhouses, garden apartments, and other forms of multi-family housing. Allowable density 14.01 – 22 dwelling units/acre– average assumed is 15 units per gross acre.

Land Use Image	<p style="text-align: center;">CHICO 2030 GENERAL PLAN</p> <p style="text-align: center;">Land Use Designations/Corresponding Descriptions</p>
	<p>High Density Residential (HDR)</p> <ul style="list-style-type: none"> • This land use category represents the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums. Vertical mixed-use projects with residential use are typically developed in the high-density range. Parking may include surface lots or structured parking. • Allowable density 20 – 70 dwelling units/acre – average assumed is 30 units per gross acre.
	<p>Residential Mixed Use (RMU)</p> <ul style="list-style-type: none"> • This new land use category is characterized by predominantly residential development at medium to high densities. It allows for commercial or office uses to be located on the same property either vertically or horizontally. It does not preclude solely residential development within the category, but rather encourages a mixing of uses. • Allowable density 10 – 20 dwelling units/acre– average assumed is 12 units per gross acre. Along transit corridors and in Downtown, density up to 60 dwelling units/acre is allowed, and the average assumed is 36 units per gross acre.
	<p>Residential Mixed Use – High Density (RMUHD)</p> <ul style="list-style-type: none"> • This new land use category is characterized by predominantly residential development at high densities. It allows for commercial or office uses to be co-located on the same property either vertically or horizontally. It does not preclude solely residential development within the category, but rather encourages a mixing of uses. • Allowable density 20 – 60 dwelling units/acre– average assumed is 36 units per gross acre. Floor Area Ratio (FAR) 0.2 - 0.4
	<p>Special Mixed Use (SMU)</p> <ul style="list-style-type: none"> • This land use designation provides for development of a mix of residential and non-residential uses subject to approval of a regulating plan. • Allowable density 7 – 35 dwelling units/acre – average assumed is 12 units per gross acre.

Land Use Image	CHICO 2030 GENERAL PLAN Land Use Designations/Corresponding Descriptions
<p>Commercial and Commercial Mixed Use Designations:</p> <ul style="list-style-type: none"> ❖ <i>Eliminates existing Downtown and Visitor Service designations</i> ❖ <i>Adds Neighborhood Commercial, Regional Commercial, Commercial Mixed Use, and Downtown Retail Mixed Use</i> 	
	<p>Neighborhood Commercial (NC)</p> <ul style="list-style-type: none"> • This land use category is intended to serve daily shopping needs of residents living in surrounding neighborhoods. Typical uses include small to medium sized grocery stores, drug stores, dry cleaners, and coffee shops. This category also allows for the integration of office, public/quasi-public, but does not typically include residential development. Floor Area Ratio (FAR) 0.25-0.5
	<p>Mixed Use Neighborhood Core (MUNC)</p> <ul style="list-style-type: none"> • This land use category accommodates businesses, institutions, and service organizations serving the daily needs of nearby residents. Allowable uses include retail shops, small-scale financial, business and personal services and small-scale restaurants. Residential uses are allowed above ground floor services in the medium and medium high density range. • Allowable density 6 – 22 dwelling units/acre – average assumed is 14 units per gross acre. FAR 0.28 - 1.0
	<p>Community Commercial (CC)</p> <ul style="list-style-type: none"> • This land use category provides retail services, restaurant, and entertainment uses for a broader community market. Typical uses include a combination of general retail, restaurant, and office uses. This category may also include large retail stores, lodging, entertainment, public/quasi-public, and indoor and outdoor recreational facilities. FAR 0.25 – 0.75
	<p>Commercial Services (CS)</p> <ul style="list-style-type: none"> • This land use designation is intended to provide sites for commercial business not permitted in other commercial areas because they attract high volumes of vehicle traffic and may have adverse impacts on other uses. Allowable uses include automobile sales and services, building materials, nurseries, agricultural equipment rentals, contractors' yards, wholesaling, warehousing, storage, and similar uses. Offices not accessory to a permitted use and retail uses are excluded, except small restaurants, and convenience stores are to be allowed as ancillary uses, subject to appropriate standards. FAR 0.25 – 0.5

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	<p>Commercial Mixed Use (CMU)</p> <ul style="list-style-type: none"> This new land use category encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor. Parking for mixed-use projects may be combined or separated, depending on the characteristics of the project. This listing may also include hospitals and other public/quasi-public uses. Allowable density 6 – 20 dwelling units/acre – average assumed is 10 units per gross acre. FAR 0.28 – 1.0
	<p>Downtown Retail Mixed Use (DRMU)</p> <ul style="list-style-type: none"> This new land use category encourages the integration of retail uses with service commercial, office, and/or residential uses. Retail or active uses are required on the ground floor, but other uses may be included in a vertical (preferred) or horizontal configuration. It does not preclude solely retail development within the category. Allowable density 20 – 60 dwelling units/acre – average assumed is 30 units per gross acre. FAR 0.5 – 3.2
	<p>Regional Commercial (RC)</p> <ul style="list-style-type: none"> This new land use category provides for a horizontal or vertical mix of integrated retail, office, and residential uses that serve both the entire city and the region. Large retail stores, restaurants, public/quasi-public uses, and entertainment venues are common. Allowable density 6 – 20 dwelling units/acre – average assumed is 10 units per gross acre. FAR 0.28 – 2.0
<p>Office, Mixed Use Jobs, and Industrial Designations:</p> <ul style="list-style-type: none"> ❖ <i>Eliminates existing Industrial Park designation</i> ❖ <i>Replaces Office with Office Mixed Use</i> ❖ <i>Adds Industrial Office Mixed Use</i> 	
	<p>Office Mixed Use (OMU)</p> <ul style="list-style-type: none"> This new land use category allows the integration of commercial and/or residential use in conjunction with office use of a site. In any case, office uses are the predominant use, but others may be included in a vertical or horizontal configuration. Allowable density 6 – 20 dwelling units/acre – average assumed is 10 units per gross acre. FAR 0.4 – 2.0
	<p>Industrial Office Mixed Use (IOMU)</p> <ul style="list-style-type: none"> This new land use category is intended to designate property for a wide range and combination of office and light industrial development. The designation is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands

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	<p>alone. Commercial and other support services may be integrated vertically and/or horizontally, but the predominant use is office and/or light industrial. Live-work uses may be permitted in select areas with special consideration of compatibility with predominant uses. Allowable density is 6 – 20 dwelling units/acre. FAR 0.4 – 1.5</p>
	<p>Manufacturing and Warehouse (M&W)</p> <ul style="list-style-type: none"> This land use is intended to provide and protect industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and service commercial uses that could be more appropriately located elsewhere in the City would not be permitted. FAR 0.35 – 0.75
<p>Public, Open Space, and Resource Designations</p> <p>❖ <i>Adds Resource Management – Habitat Conservation Plan</i></p>	
	<p>Public Facilities and Services (PFS)</p> <ul style="list-style-type: none"> This land use category includes sites for schools, governmental offices, airport, and other facilities that have a unique public character and typically require at least two acres of land.
	<p>Park (P)</p> <ul style="list-style-type: none"> This land use category is designed to be used for both active and passive recreational activities, such as parks, lakes, golf courses, and trails. Land within this category may also be used for detention basins, creek ways, and other more passive uses when collocated next to active recreational uses or when open spaces serve two uses, such as a ball field in the summer and a detention basin in the winter.
	<p>Open Space Conservation (OSC)</p> <ul style="list-style-type: none"> This land use category includes sensitive habitats including oak and riparian woodlands, wetlands, creekways, riparian corridors, groundwater recharge areas, power transmission line corridors, areas providing range for Eastern Tehama Deer herds and other hillside areas, viewshed management areas, and areas subject to flooding which are not areas for agriculture. Areas with sensitive biotic habitats included in this classification are further classified as Resource Conservation Areas (RCAs), Resource Management Areas (RMAs); or Butte County Meadowfoam (BCMs)

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	<p>Open Space Resource Management (OSRM)</p> <ul style="list-style-type: none"> This designation includes orchards and cropland, grasslands, and very low density rural residential areas, not to exceed one housing unit per 20 or 40 acres, provided that one housing unit may be built on each existing parcel. Agriculture is permitted with fewer restrictions on keeping animals than in the residential classifications. Agricultural processing facilities also are allowed, subject to performance standards for compatibility. This classification will also accommodate any greenbelts and/or urban buffer areas.
	<p>Resource Management - Habitat Conservation Plan (RM – HCP)</p> <ul style="list-style-type: none"> This new land use category is similar to open space conservation, but designates areas that are identified as highly sensitive for development under the Butte County Habitat Conservation Plan.
	<p>Creekside Greenway (CG)</p> <ul style="list-style-type: none"> This land use category designates lands along for City's creeks for open space buffer.
	<p>Water (W)</p> <ul style="list-style-type: none"> This land use category designates bodies of water within the Chico Planning Area.

Footnotes for Tables 2-4

Notes:

- (1) Consistent with the assumptions in the BAE Report for land use demand projections, the acreage figures reflect a 15 percent reduction in the gross acreage for new growth areas for roads, landscape and other miscellaneous infrastructure. New growth areas include the proposed Special Planning Areas shown in the draft Land Use Alternative.
- (2) This column contains vacant entitled and unentitled land within the City's SOI with the following exceptions: 1) vacant acreage located within an SPA or Opportunity Site has been removed to ensure no double counting, 2) vacant acreage that falls within a RM overlay has been given a 50% reduction, and 3) vacant acreage that has been mapped during the HCP process as having Butte County Meadowfoam has been given a 100% reduction due to the unlikeness of future development (Constrained Areas A, B, and C shown on the Alternative map).
- (3) The infill and/or redevelopment needed to meet the target demand is a simple calculation between the target demand or projected need (plus a 15% capacity) and the ability to meet that need through existing vacant land and new growth areas. It is assumed that the acreage need listed in this column would need to be satisfied through the 13 identified opportunity sites throughout existing Chico, including the Downtown.
- (4) The residential acreage range depends upon the mix of single-family and multifamily residential. The low end of the range reflects a 70% sf/30% mf mix and the high end reflects a 55% sf/45% mf mix. The Single family Residential acreage includes land designated as Very Low Density Residential, Low Density Residential, Medium Density Residential, and Residential Mixed Use in the existing General Plan and/or draft land use alternatives. The Multifamily Residential acreage includes land designated as Medium High Density Residential, High Density Residential, and Residential Mixed Use-High Density in the existing General Plan and/or draft land use alternatives.
- (5) The Retail acreage includes land designated as Mixed Use Neighborhood Core, Neighborhood Commercial, Community Commercial, Regional Commercial, Commercial Services, Visitor Services, Commercial Mixed-Use, Downtown, and Downtown Residential Mixed Use in the existing General Plan and/or draft land use alternatives.
- (6) The Office and Health acreage includes land designated as Office and Office Mixed-Use in the existing General Plan and/or draft land use alternatives.
- (7) The Industrial acreage includes land designated as Manufacturing and Warehousing, Industrial Park, and Industrial Office Mixed-Use in the existing General Plan and/or draft land use alternatives.