



June 30, 2008

Holly Keeler
City of Chico
P.O. Box 3420
Chico, California 95926

Dear Ms. Keeler,

I am writing on behalf of Jim Paiva and in cooperation with a number of other owners to suggest an alternative land plan for the area south of Mud Creek inclusive of the Bell Muir area. Attached is a plat which illustrates our suggestion.

I have followed your requested format for the land use suggestion form below (I did submit a previous note on the owner's behalf):

1. Tom Lando
Tom Lando Consulting
111 Mission Ranch Blvd
Suite 100
Chico, California 95926

tlando@landoandassociates.com

893-1081

2. I am acting as the agent for Jim Paiva,
3. Mr. Pavia owns approximately 260 acres south of Mud Creek (APN's 41-010-002, 41-010-093, 41-010-096, 41-010-100 and 41-010-101).
4. A proposed map has been attached for your review and use. It reflects the proposed land use designations set forth by the City.
5. First to reiterate some general comments regarding the area which speak to its inclusion on the urban side of a revised defensible greenline. We will continue to stress these points as the process proceeds because in our view these arguments are overwhelming and favor urbanization of this area.

-The City Council itself has voted on several occasions to include "Area 1" as a new growth area.

-Jane Dolan representing the County appeared before the Chamber of Commerce at an Issues Forum to indicate that while she would oppose the County modifying the greenline, if the City chose to do so as a part of its plan update that was up to the City.

-Mud Creek represents a logical and defensible boundary

-The area south, west and east of our property is already developed. In addition, the school district in cooperation with the County, City and CARD purchased an elementary school site with a six acre neighborhood park at Henshaw and Alamo which is directly contiguous to and designed to serve the area in question.

-The property is NOT prime agricultural land. It is already approved for division into smaller parcels and sits on clay as opposed to prime soil. Most of the adjoining land is already divided into smaller parcels.

-The future extension of Eaton Road which has been approved by both the City and the County would split the undeveloped area in half making it infeasible to use the property for agriculture given the need to move large equipment from one side a property to another.

-This extension of Eaton Road would greatly facilitate the movement of people and goods and take pressure off of SHR 32 as well as East Ave. The Eaton Road extension would provide a direct connection to the freeway reducing traffic congestion.

-As was mentioned in a previous letter, it is unrealistic to think that the Bell Muir area by itself will have the resources to extend urban services. Without the area to the north being included this area will remain a mixture of uses and rather than offer a land use solution will always be a service burden.

-The City already has an example of in essence getting double the bang for its land use designation. Foothill Park extended sewer and utilities north of East Avenue and beyond an area very similar to Bell Muir. Over the ensuing twenty years the area between East Ave and Foothill Park did develop with an urban land use pattern, converting the ranchettes on a VOLUNTARY basis and adding a substantial amount of land to the inventory thus reducing the pressure for sprawl. **Allowing the Paiva property to develop would have the identical impact.**

The proposed alternative actually increases the density and unit count. It is our opinion that designating Bell Muir for very low density is an underutilization of the land and again does not provide the necessary return to install the needed range of public improvements.

Even using the very low density residential classification assuming sewer would not be required, the Bell Muir still could not develop without a comprehensive storm drainage solution and reconstruction of the roadways as well as utility extension. Thus even using

the Very Low Density Residential classification Bell Muir still needs the area to the north to develop to make it a viable growth area.

Our proposal contains approximately:

HDR	40 acres
IOMU	35 acres
LDR	750 acres
MHDR	75 acres
MUNC	40 acres
P	18 acres
PFS	18 acres

We believe the proposal furthers many of the General Plan Themes. It provides for a **mixed use** that will allow **walking and bicycle trips** to the core in the **midst of a new neighborhood**. Again the proposed area **creates the most defensible urban growth limit line**. Further, the extension of Eaton Road through the property will **reduce the carbon footprint** by improving the flow of traffic through the entire northwest region of the community.

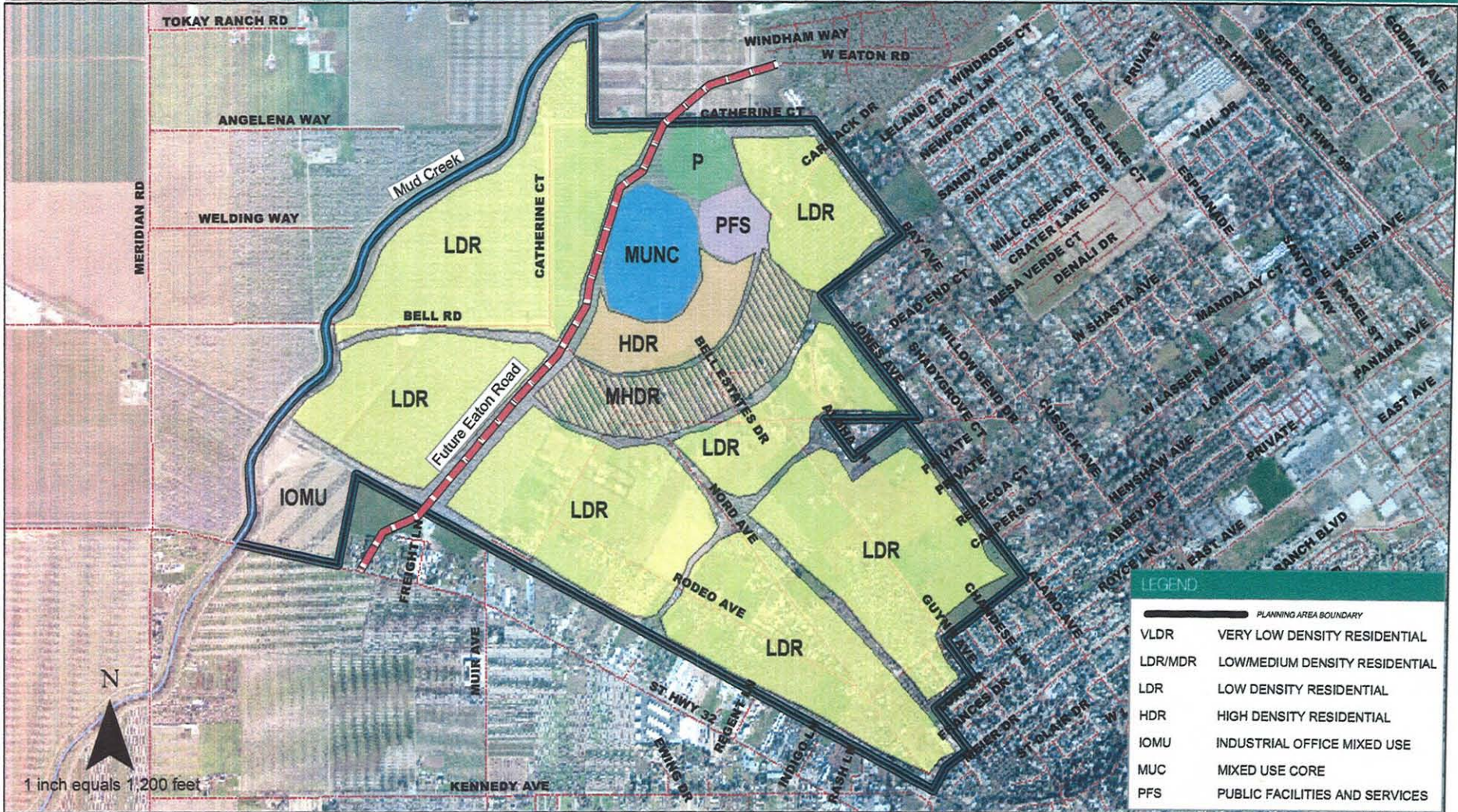
6. The proposal would fit into the proposed land use categories.

Sincerely,



Tom Lando

Cc: Pete Giampoli
Chris Giampoli
Holli Anderson



EPICK, INC.
901 BRUCE ROAD, SUITE 280
CHICO, CA 95928
530.891.4757 PHONE
530.891.4206 FAX
CONTRACTORS LIC. NO. 663708



March 27, 2008

Holly Keeler, Principal Planner
City of Chico Planning Services Division
P O Box 3420
Chico, CA 95927

Re. Land Use Map Suggestion Form

Dear Holly,

In response to the Chico GP suggestion form please consider the attached Assessor Parcel Map depicting approximately 260 acres. This property is bordered by Bell-Muir Roads, Mud Creek and Sudad Storm Drainage Canal. This area was further outlined in Study Area 1 of the August 2003 Growth Area Feasibility Study prepared by URS for the City.

1. Owner: James Paiva etal
13193 Carmen Lane
Chico, CA 95926
2. Owner Representative/Agent:
Pete Giampaoli, Epick Homes
901 Bruce Road Suite 280
Chico CA 95928
530-891-4757
pete@epickhomes

Owner Consultant:
Tom Lando, Lando & Associates
111 Mission Ranch Blvd Suite 100
Chico, CA 95926
530-891-1081
tlando@landoandassociates.com

Owner Engineer:
Bill Dinsmore, Rolls Anderson Rolls
115 Yellowstone Drive
Chico, CA 95973
530-894-1422
wdinsmore@rarcivil.com

3. APN 41-010-002
093
096
100
101

The property is located north of Muir Avenue and south/north sides of Bell Road. Mud Creek borders north property line. SUDAT storm drain traverses east boundary and west through the center and adjacent to Bell Road. The north east corner lies approximately 500' from NWCSF. Current use is older almond orchard. 110 acres is divided into 10- 10 acre parcels, 2 - 15 acre parcels, 1- 51 acre and 1- 69 acre parcel.

4. A current land use plan does not exist at this time. Requested Land Use categories include low density, medium density, medium high density, community commercial, commercial services, office, neighborhood park and public.

5a. Please refer to Mr. Lando's letter dated March 31, 2008. These parcels balance the community's growth needs while preserving sensitive flora/fauna habitats, view sheds and oak woodlands east of Chico. While the land is under current cultivation it is bisected by the future Eaton Road extension. Further, it is divided into less than significant economic farm units. The entire property lies south of Mud Creek. Mud Creek creates a natural urban-agriculture buffer.

As mentioned in Mr. Lando's letter the proposed land uses could accommodate a viable neighborhood oriented development with sufficient density to justify retail/office services that could also meet the needs of Bell-Muir residents.

b. Development timing would be commensurate with market conditions and availability of adequate public facilities.

6. None at this time.

Please feel free to contact me and or Mr. Lando to discuss any questions that you, staff or consultant may have. We can meet at your convenience.

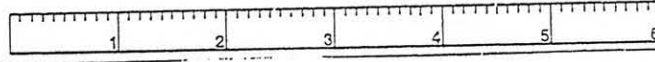
Cordially,



Pete Giampaoli, President
Epick Inc.

This map may be used for any purpose other than the purpose for which it was prepared. You should not rely on this map for any purpose other than the purpose for which it was prepared. The County Assessor's Office is not responsible for any loss or damage that may result from the use of this map.

T. 22N. R. 1E. M. D. B. & M.

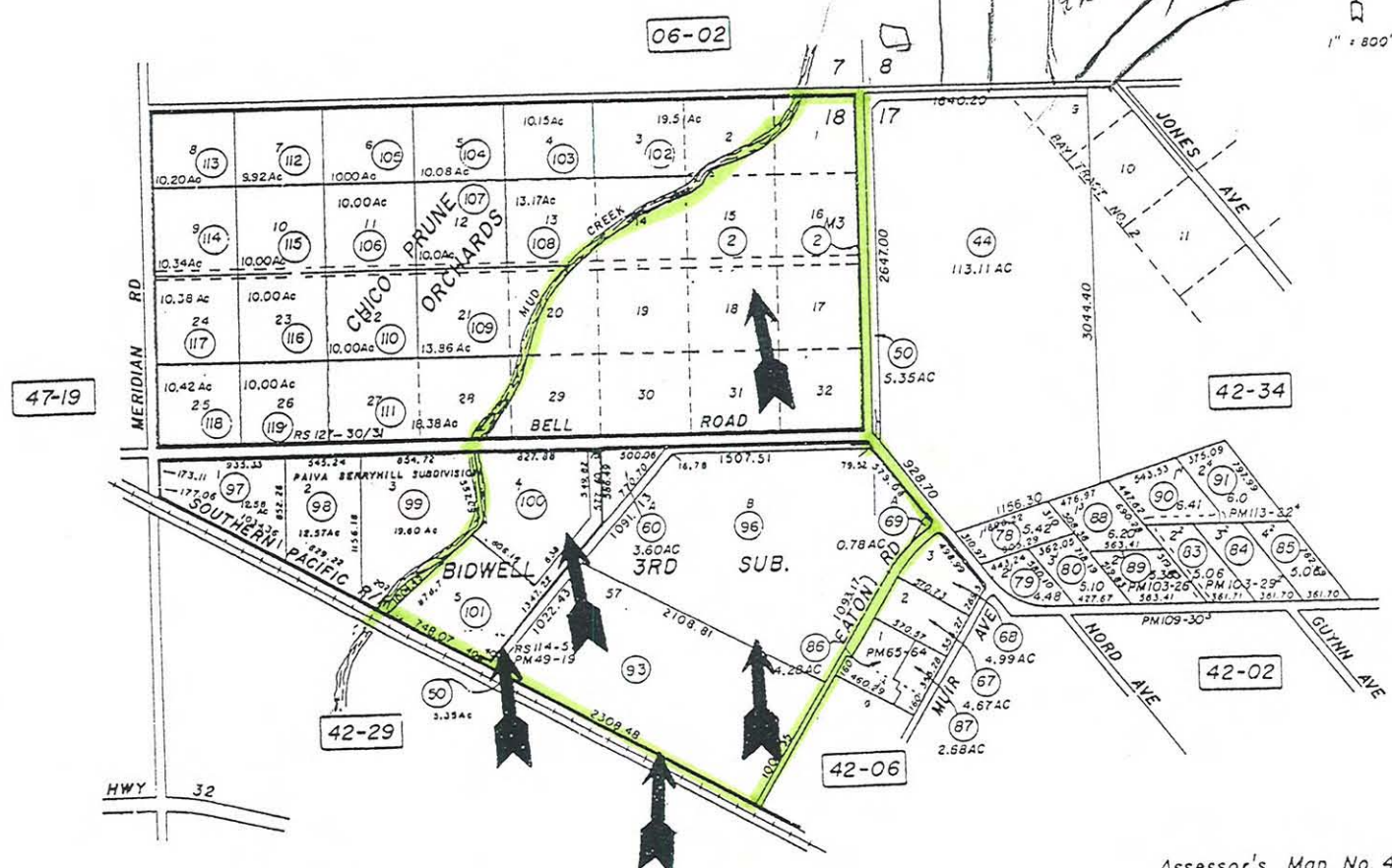


SCALE IN 1/100 OF AN INCH

NWCS P

archival definition Eaton REK

42-01



47-19

06-02

42-34

42-29

42-06

42-02

HWY 32

PAIVA BERRYHILL SUBDIVISION 118 M.O.R. 40/42 6-22-90 LOTS 1/5
CHICO PRUNE ORCHARD, M.O.R. BK. 7 PG. 27
BIDWELL 3RD SUB., M.O.R. BK. 5 PG. 8

Assessor's Map No. 42-01
County of Butte, Calif.
REVISED: 1-94

JUL 21 1994

March 31, 2008

Holly Keeler, Principal Planner
City of Chico Planning Services Division
P O Box 3420
Chico, CA 95927

Re. Land Use Map Suggestion Form

Dear Holly,

I am writing on behalf of Jim Pavia, who owns approximately 260 acres south of Mud Creek (APN's 41-010-002,41-010-093,41-010-096,41-010-100 and 41-010-101).

This area was identified as a portion of Area 1 previously recommended by planning staff and planning commission and agreed to by the City Council as a growth area. We believe this area should be incorporated into the 2030 General Plan as an immediate area for new growth.

The rationale to add the area up to Mud Creek has been highlighted by staff, commission and council and is restated briefly below. The prior discussion focused on the creation of logical boundaries for the City limited by physical features such as Mud Creek.

The extension of Eaton Road to State Highway Route 32 bisects the property so in addition to being directly served by a major arterial street, the property's inclusion will speed up the construction of this necessary transportation link.

In addition, a powerful argument can be made that by opening up this property to development the City will make the existing Bell/Muir area a viable future development/in-fill area.

Currently Bell Muir consists of a wide range of lot sizes with little viable agricultural use. The problem however is that with the fractured parcelization it is not financially feasible to bring the necessary public improvements to the area to allow appropriate urban type development to take place thus the land is tremendously underutilized. In addition, in its current state the Bell/Muir area has significant public improvement deficiencies including a lack of adequate storm drainage. By including Mr. Pavia's property to develop the critical mass will exist to extend all the needed services to the area thus not only making his land suitable for development but also opening up the Bell Muir land. The City will effectively be opening up twice the land thus helping to meet future 2030 demands for


land. A further bonus is that the property in the Bell Muir area is in multiple ownerships allowing the market price for land to function much more effectively.

Finally, it should be noted that this is more than just a theory and that we have actually watched this process of reutilization of under developed land occur in the northeast portion of Chico. In 1981 the Northeast Chico Sewer Assessment District was formed. At that time over 1800 parcels were invited to join the district and provide sewer service to their property. The vast majority of owners between East Avenue and Lupin up to what is known as Foothill Park declined to participate even though most of the parcels ranged from one to ten acres in size. The sewer was installed to the north by Drake Homes and oversized to serve the entire area. Over the next 20 years the area to the south between Foothill Park and East Avenue became one of the City's major growth areas converting inefficiently used land to urban uses.

This same model would apply to the pre-existing Bell Muir area should the City include Mr. Pavia's property in the general plan as we are requesting.

As a final note as was stated by the General Plan Advisory Committee the general plan reflects the community's vision, its wants and desires. The survey done by the City states that the vast majority of people want to see the availability of single family detached homes with yards. This property offers a location for that use and a transition to a new better defined edge of our City.

Sincerely,



Thomas J. Lando

Name/Address/Phone/Contact Information:

Tom Lando
Lando and Associates
111 Mission Ranch Blvd, Suite 100
Chico, California 95926

893-1081 tlando@landoandassociates.com