

MAIN & MAIN PROPERTIES INC.

8

2550 Lakewest Drive • Suite 50 • Chico, California 95928
(530) 899-9200 • FAX (530) 891-6238

June 26, 2008

Mrs. Holly Keeler
CITY OF CHICO PLANNING SERVICES DIVISION
411 Main Street, P.O. Box 3420
Chico, CA 95927

RE: Land Use Request
Chico Nut Property

Dear Holly:

This land use request form pertains to property on the Esplanade known as the Chico Nut facility together with a vacant 1.3 acre undeveloped parcel.

1. My contact information:
Jeff Farrar
Main & Main Properties
2550 Lakewest Drive, Ste 50
Chico, CA 95928
530-899-9200
jeff@main-main.com
2. Main & Main Properties Inc. will be representing Peter and Patricia Peterson, the owners of the property.
3. Property description:
City Zoned ML – Light manufacturing / industrial (10 acres)
City Zoned RI – Low density residential (undeveloped parcel)
AP #'s 003-340-04
 003-340-05
 003-340-06
 003-340-010
 003-340-011
 003-340-012
 003-340-014
 003-351-005

The property consists of approximately 10 acres developed with an almond processing plant and cold storage facility. Site is bounded by Lindo Channel to the north, residential to the east, Matador Motel to the south and mixed office commercial to the west. Existing zoning is light

manufacturing/industrial. The additional parcel (003-351-005) is undeveloped and is currently used as a parking lot. Existing zoning is low density residential.

4. Proposed land use designation = **commercial mixed use**.
The vision of this land use amendment would be to provide for service oriented retail (grocery, drug, miscellaneous neighborhood retail) mixed with residential and other public uses.
5. Objectives of land use change:
 - **Neighborhood orientated development** - This site is surrounded by residential uses and fronts on one of Chico's major north/south arterial streets. This site could truly offer the residents of the Avenues a "commercial core" in which to walk, bike and drive to.
 - **Enhancement of neighborhood character** - The Chico Nut facility was built when this site was on the edge of development and a rail spur was needed for transportation of nuts. The transition of this site to a commercial mixed-use center will improve the appearance from the Esplanade and create character for the neighborhood in which to gather.
 - **Fostering development patterns that offer alternatives to automobile use** - Currently, the residents of the Avenues must drive to Esplanade/East or Mangrove/Vallombrosa to shop. Both of these locations would probably require a car. The Chico Nut site has a built in customer base that can support a mixed use commercial core project.

Anticipated development of this property would be in the three (3) to four (4) year time frame.

Thank you for your consideration of this land use request and please feel free to contact me if you have any questions.

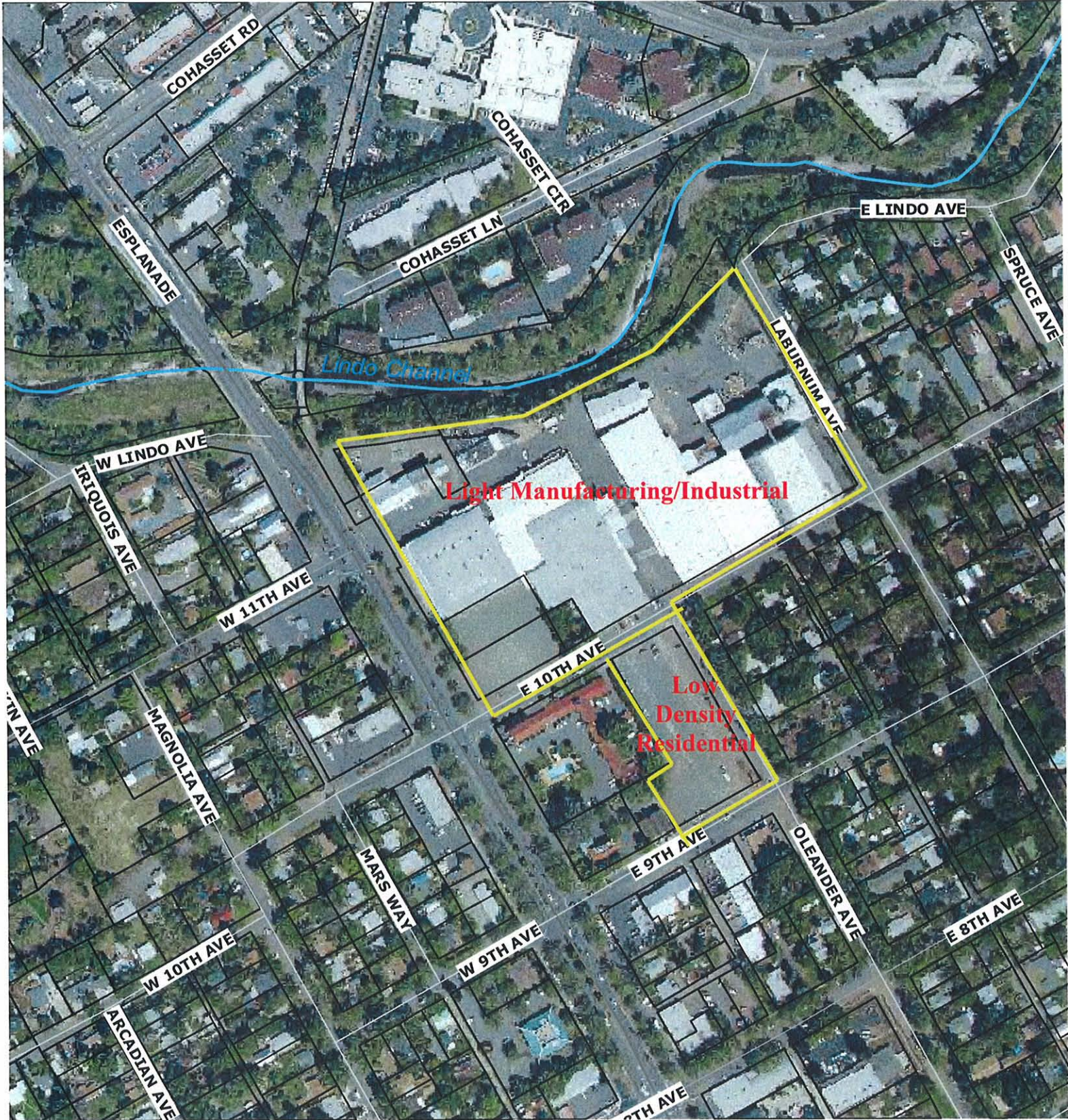
Sincerely,
MAIN & MAIN PROPERTIES, INC.



Jeff Farrar
Partner

Cc: Peter and Patricia Peterson
Mark Norton

EXISTING LAND USE



PROPOSED USE



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

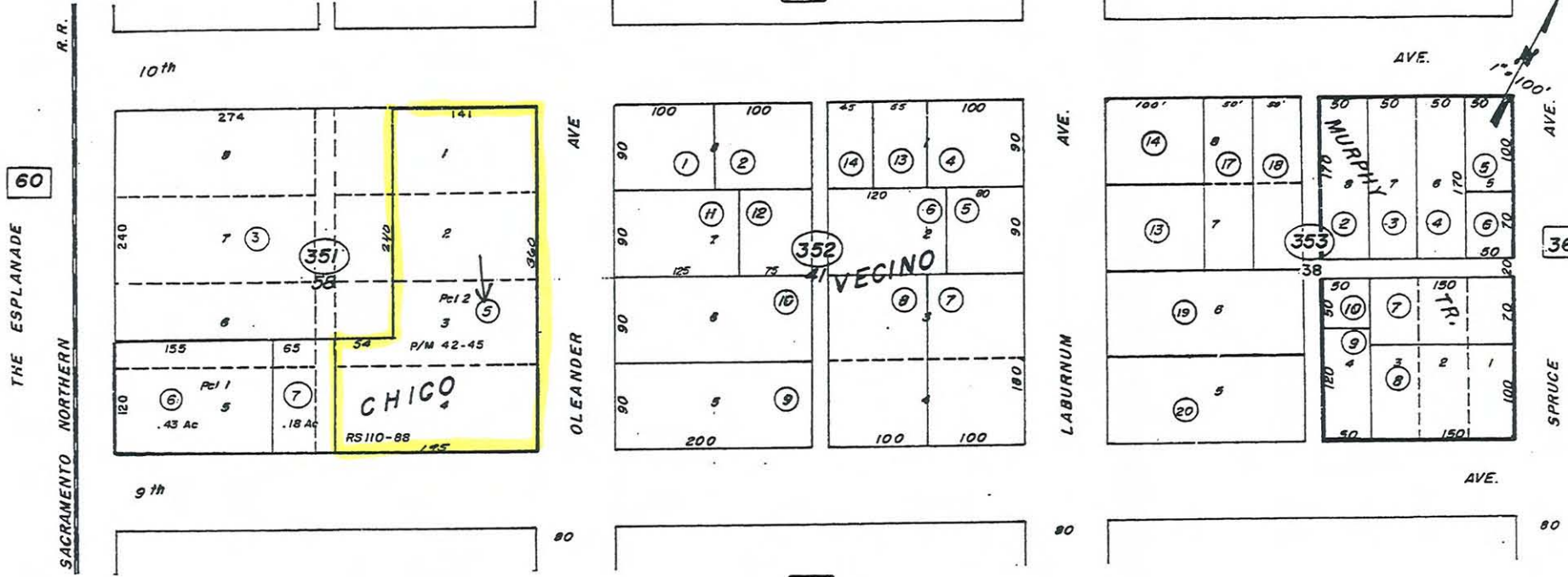
03-35

60

34

36

39



THESE PARCELS ARE FOR ASSESSMENT PURPOSES ONLY AND MAY NOT CONSTITUTE LEGAL PARCELS.

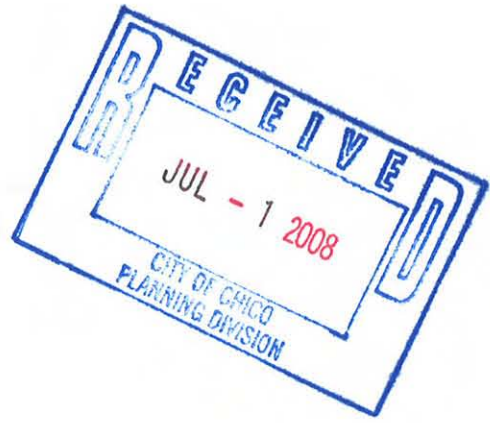
CHICO VECINO M.O.R Bk. 5 Pg. 16
MURPHY TRACT M.O.R. BK. 6 Pg. 29

Assessor's Map No. 03-35
County of Butte, Calif.
JUL 21 1994
REVISED: 11-93 (45-02)

PETER D. PETERSON

P.O. BOX 3668
CHICO, CA 95927

June 30, 2008



Dave Burkland
City Manager, Chico
Holly Keeler, Principal Planner
City of Chico Planning Services Division
411 Main Street
P.O. Box 3420
Chico, CA 95927
info@chicogeneralplan.com

RE: General Plan Update

Ladies and Gentlemen:

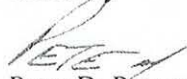
I am the owner of the property shown on the attached maps. This property is commonly known as the Chico Nut Company property. It includes the property facing the Esplanade at Lindo Channel as well as the property located on Oleander Avenue between 9th and 10th Avenue. I am requesting that all of our parcels be zoned as Multi Use including: Industrial Categories, Commercial Categories, and Residential Categories. In the previous General Plan Update of 10 years ago, our parcels of property were zoned for various different uses. Although the map shows a number of parcels, the property is all one property and should be zoned the same.

We have held this property in its current use for a many years, desiring to make sure that any re-development done on the property is fitting and consistent with the natural beauty of the Esplanade and the City of Chico in general. Any re-development done on the property, in our opinion, needs to be done as an enhancement to the Esplanade and surrounding neighborhood.

Although not zoned as commercial, the property between 9th and 10th Avenue on the east side of Oleander is currently being used for commercial purposes. We have no objection to such use, but feel that it would be appropriate to zone both sides of Oleander to fit the pre-existing uses.

As I am currently traveling out of the country, I wanted to make sure our views, with regard to the General Plan Update, remain consistent with our letter that you will find in the file regarding the future use of these properties. If you would care to have further discussion regarding the zoning of these properties, I would be happy to discuss this upon my return.

Sincerely


Peter D. Peterson
Owner

Peter D. Peterson & Patricia Peterson (Chico Nut Company)
P.O. Box 5365
Chico, CA 95927
peterdpeter@chiconut.com
Owner

Chico Nut Company Parcels 2020 Esplanade Chico CA and Oleander Avenue:

003-340-001-000

003-340-012-000

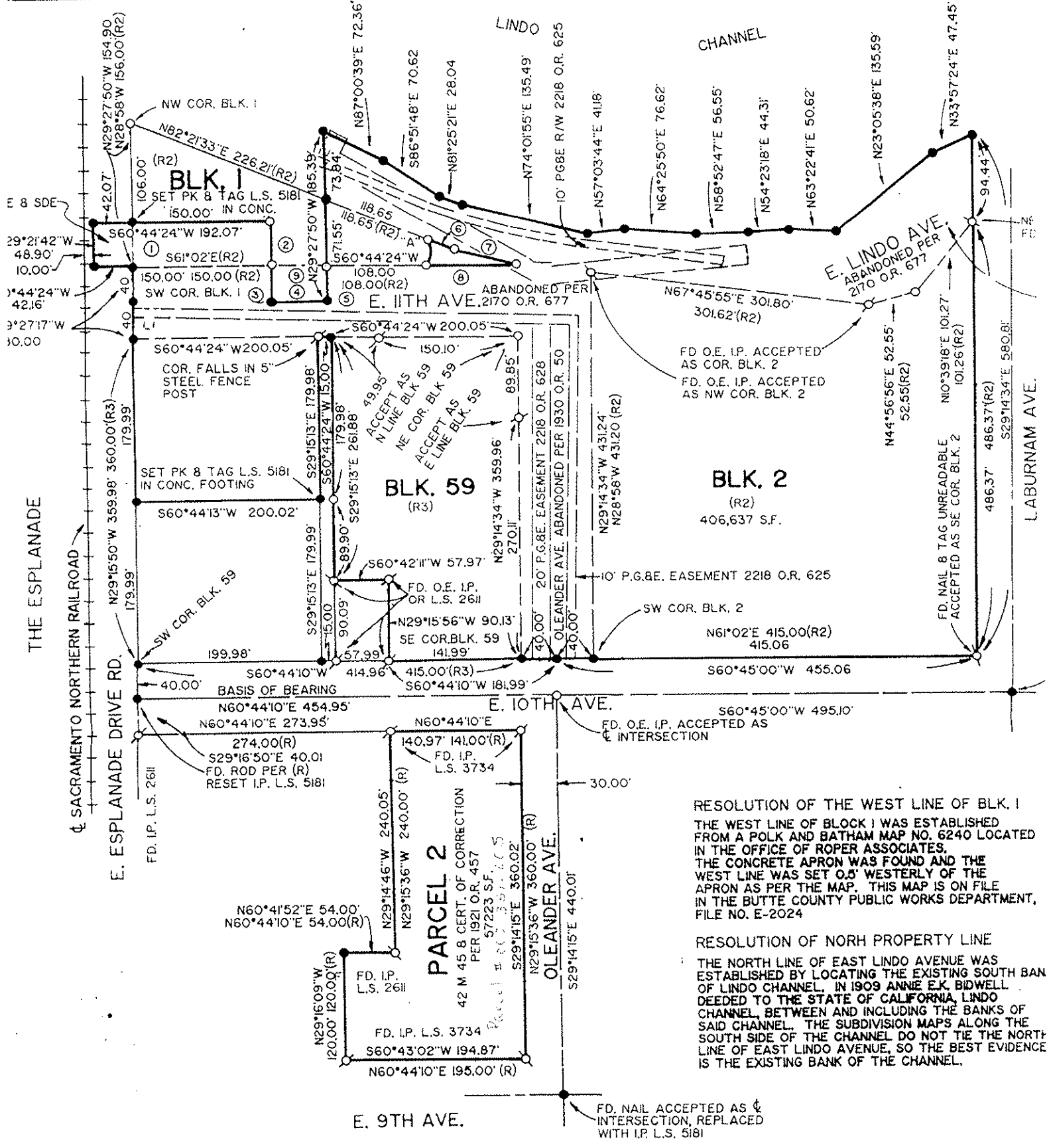
003-340-014-000

003-340-014-000

003-340-010-000

003-351-005-000

003-352-001-000



RESOLUTION OF THE WEST LINE OF BLK. 1
 THE WEST LINE OF BLOCK 1 WAS ESTABLISHED FROM A POLK AND BATHAM MAP NO. 6240 LOCATED IN THE OFFICE OF ROPER ASSOCIATES. THE CONCRETE APRON WAS FOUND AND THE WEST LINE WAS SET 0.5' WESTERLY OF THE APRON AS PER THE MAP. THIS MAP IS ON FILE IN THE BUTTE COUNTY PUBLIC WORKS DEPARTMENT, FILE NO. E-2024

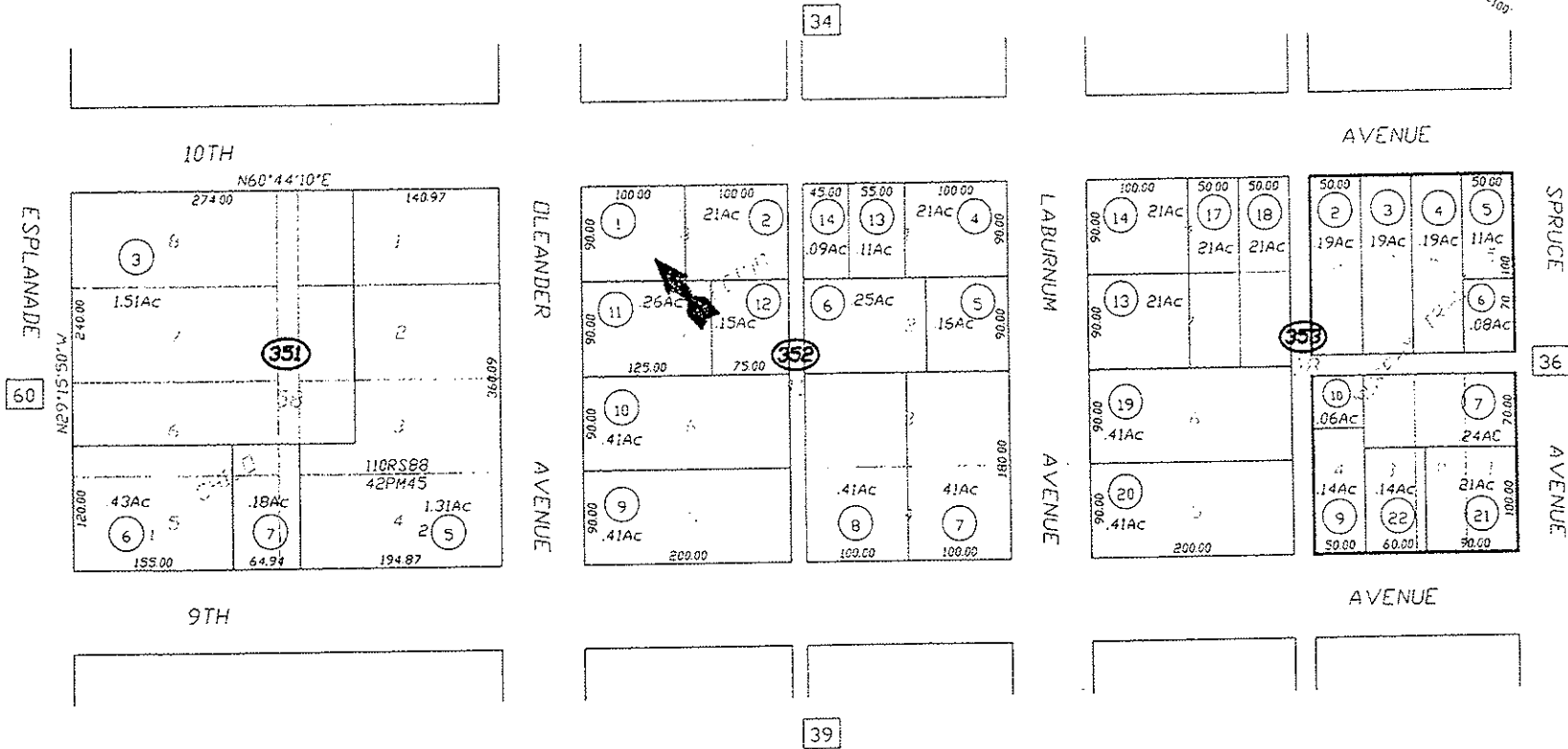
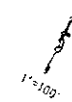
RESOLUTION OF NORTH PROPERTY LINE
 THE NORTH LINE OF EAST LINDO AVENUE WAS ESTABLISHED BY LOCATING THE EXISTING SOUTH BAN OF LINDO CHANNEL. IN 1909 ANNIE E.K. BIDWELL DEEDED TO THE STATE OF CALIFORNIA, LINDO CHANNEL BETWEEN AND INCLUDING THE BANKS OF SAID CHANNEL. THE SUBDIVISION MAPS ALONG THE SOUTH SIDE OF THE CHANNEL DO NOT TIE THE NORTH LINE OF EAST LINDO AVENUE, SO THE BEST EVIDENCE IS THE EXISTING BANK OF THE CHANNEL.

FD. NAIL ACCEPTED AS \perp INTERSECTION, REPLACED WITH I.P. L.S. 5181

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. Mid Valley Title and Escrow Company expressly disclaims any liability for alleged loss or damage that may result from reliance upon this map.

03-35

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



CHICO TRACT 5 M.O.R 16
MURPHY TRACT 6 M.O.R 29

All assessor's maps are prepared for local property assessment purposes (M&T) and the parcel shown hereon may not comply with State law local public information laws. No liability is assumed for the use of the information shown on any Assessor's map.

Butte County Assessor's Map
Book 03, Page 35

CREATED BY	02-10-2006
REMOVED BY	02-10-2006
RECEIVED BY	02-10-2006
COMPILED BY	The Butte County Assessor's Office