

(10)

Jay Halbert
Shastan Homes, Inc.

Real Estate Marketing, Development and Construction Since 1977

California General Contractors License Number 718264

June 24, 2008

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



Dear Ms. Keeler,

My wife and I own 25 acres of walnuts on the west side of Bay Avenue (Agricultural side of the Green Line). We are one of several parcels on Bay Avenue that are no longer viable farms due to all the problems for farmers due to existing urban encroachment around them and also due to their small parcel sizes.

1) My mailing address is:

Jay Halbert
Shastan Homes, Inc.
378 Brookside Dr.
Chico, CA 95928

2) My email address is shastanhms@aol.com

3) My message work phone is 530-891-6727. Call any time. I'm usually there or I will get back to you quickly.

4) Our 25 acres has the following Assessor's Parcel #: 042-340-163-100

5) The following are the reasons we believe the Green Line should be moved west to Mud Creek including both the Bell-Muir Area and Study Area 1:

-Study Area 1, when viewed from the air, is obviously already surrounded by urban development. If the City's plans to avoid "leap frog development", why wouldn't the City want to develop Study Area 1?

-The City has already purchased a 20acre future school site and neighborhood park site on the north/west side of Henshaw Avenue between Guynn and Alamo Avenues.

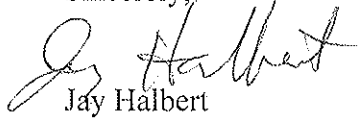
-The City already plans to extend Eaton Avenue to Highway 32 in order to reroute traffic more directly to Highway 99. This will take traffic pressure off both Highway 32 and East Avenue.

-Future homeowners from Bay Avenue would be able to ride a bike or walk to schools, parks, grocery stores, employment centers and restaurants.

Our desire on Bay Avenue is to build 100 Solar Shastan Homes at 4 units/acre. These homes would be very similar to the new neighborhood we are presently building called Shastan Homes at Glenwood Avenue. This would be in the middle of a Low Density land use category of 2 to 6 dwelling units per acre.

At a minimum, we feel it would be fair to let us subdivide our 25 acres into 25 one-acre lots just like most of our neighbors already have. This also would require the Green Line to be moved. Either way, the County's Agricultural Element designation of Orchard and Field Crop would have to be changed to even allow 5acre parcels.

Sincerely,



Jay Halbert

CC to other Bay Avenue property owners:

Dudly Stone 895-3884
Vic Werlhof 521-1888
Jim Burgland 532-1099
Janet Balbutin 592-9962
Frank Condon 864-7726
Tom Lando

378 BROOKSIDE DRIVE CHICO, CALIFORNIA 95928
Home 530-891-0225, Home Office 530-891-6727, Home Fax 530-892-1858
Call Anytime.

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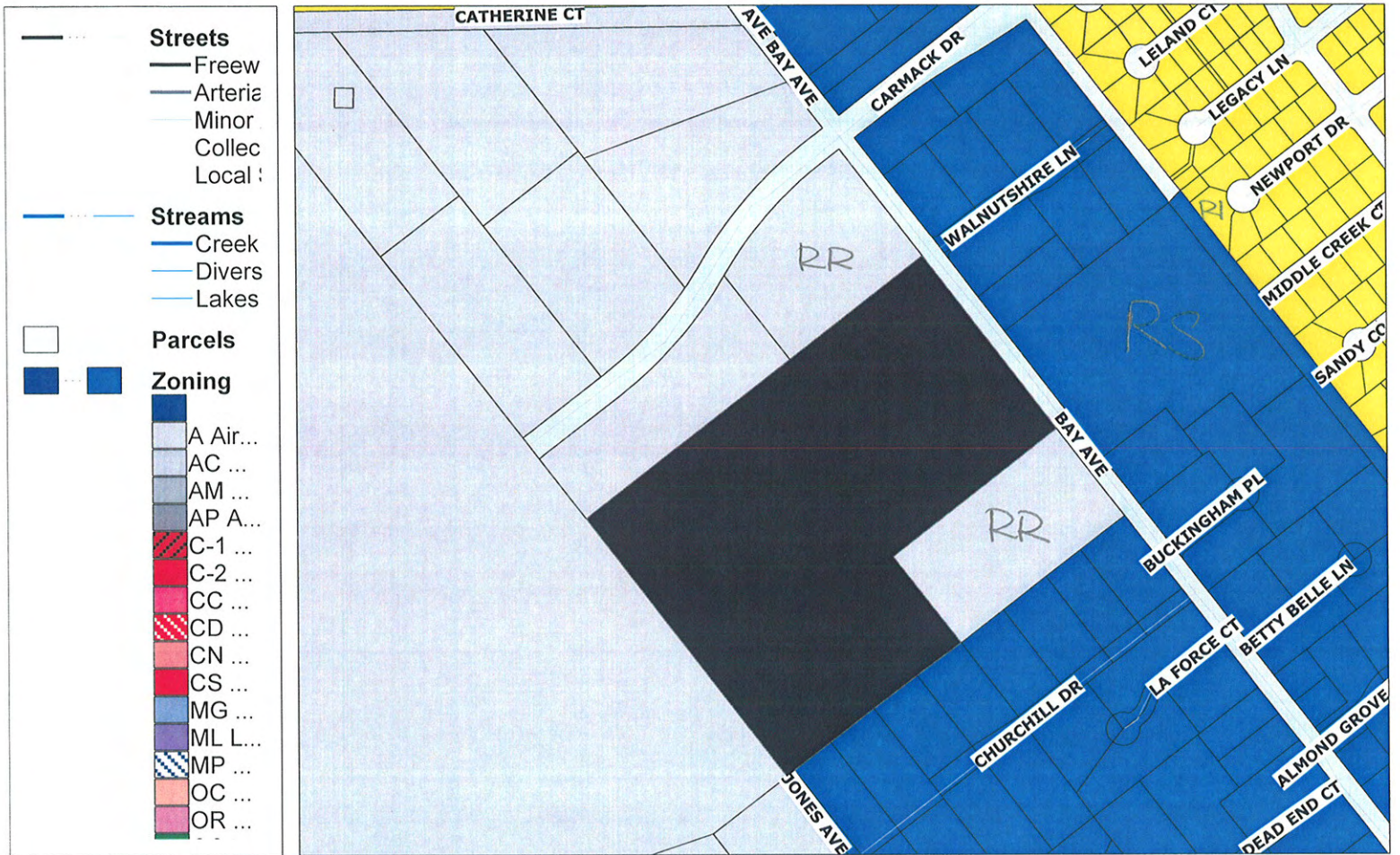
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City of Chico Public Site



SCALE 1 : 6,188

