

**STUDY AREA 9
LANDOWNERS RESPONSE TO CITY OF CHICO INQUIRY**

Both City of Chico and County of Butte have identified the subject property as an area which may be suitable for consideration in their respective 2030 General Plan Updates, referred to in the County Plan as “Study Area 9”

The City of Chico has encouraged owners of land(s) which are being evaluated in their 2030 General Plan to provide their suggestions and ideas.

Landowners have prepared a “Vision Brief” to facilitate informed discussion and analysis among participants of the General Plan 2030 update process through a better understanding of the land and its relationship to Chico and surrounding areas.

The Vision Brief also serves to convey concepts being considered by the Landowners based on biological analysis and input from recreation groups, area residents, and site tours with over 145 community stakeholders. Information is also provided on the alignment between the Vision Concept and the *Guiding Principles* adopted by the City and County.

1. CONTACT INFORMATION

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2. CO-PROPERTY OWNER & DESIGNATED CONTACT PERSON

3. PROPERTY IDENTIFICATION:

Generally described as individual legal parcels under common ownership which together comprise approximately 1,440 acres +/- .

See attached Legal Description (Exhibit A).

4. PROPOSED LAND USE DESIGNATIONS

The *Vision Brief* includes a conceptual Land Use plan depicting the open space framework, public and quasi public recreational facilities, commercial and Village Core areas connected together by an extensive network of bicycle and pedestrian trails.

Mixed use residential would be planned on areas not otherwise depicted based on future market analysis, further site evaluation and specific design opportunities and constraints.

Within the 1,440 acre Master Planned mixed use project over 900 acres would be planned for recreation and permanent open space, with the remainder accommodating infrastructure, mixed use residential and commercial land uses, conceptually summarized as follows:

Conceptual Vision Plan Land Use Summary

SUMMARY LAND USE	Approx. Acreage	% of All Acreage
Mixed Use Residential	455	32%
Mixed Use Commercial	34	2%
Primary Infrastructure	44	3%
Open Space	907	63%
Total	1,440	100%

RESIDENTIAL LAND USES	Approx. Acreage	% of All Acreage	% Res Acreage
Very Low	195	14%	43%
Low	174	12%	38%
Medium	69	5%	15%
Medium High	17	1%	4%
Total	455	32%	100%

OPEN SPACE SYSTEM	Approx. Acreage	% of All Acreage	% Open Acreage
Regional Park	400	28%	44%
Community Park	90	6%	10%
Preserves & Open Space Corridors	417	29%	46%
Total	907	63%	100%

Vision Concepts include but are not limited to the following core components and facilities:

- Regional Park (approx 400 acres)
- Community Park (60 to 90 acres)
- Multiple Neighborhood Parks, Special Purpose Parks and Tot Lots
- Swim & Tennis Facility
- Elementary School
- Village Core
- Skyway Retail
- Mixed Use Residential (approx 1,500 units)
- Extensive Open Space & Natural Preserves
- Extensive Bike & Walking trails

5(A). LANDOWNER OBJECTIVES

The *Vision Brief* describes the ideas which would ultimately form the project's objectives as further study and analysis is completed, summarized by "*a sustainable mixed use concept oriented towards outdoor recreation, with an unprecedented commitment to regional, community and neighborhood parks and open space*".

5(B). ANTICIPATED TIMEFRAME:

As envisioned, the 1,440 acre study area would be processed after adoption of the General Plan, through the Specific Plan process, requiring separate CEQA analysis and entitlement processes.

Conceptually, the Study Area 9 Specific Plan would be comprised of individual elements describing Land Use, Circulation, Public Facilities, Infrastructure, Resource Management, Phasing & Financing, Design Standards and Guidelines (Site, Building and Landscape), Management etc...

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Butte, State of California, described as follows:

PARCEL I:

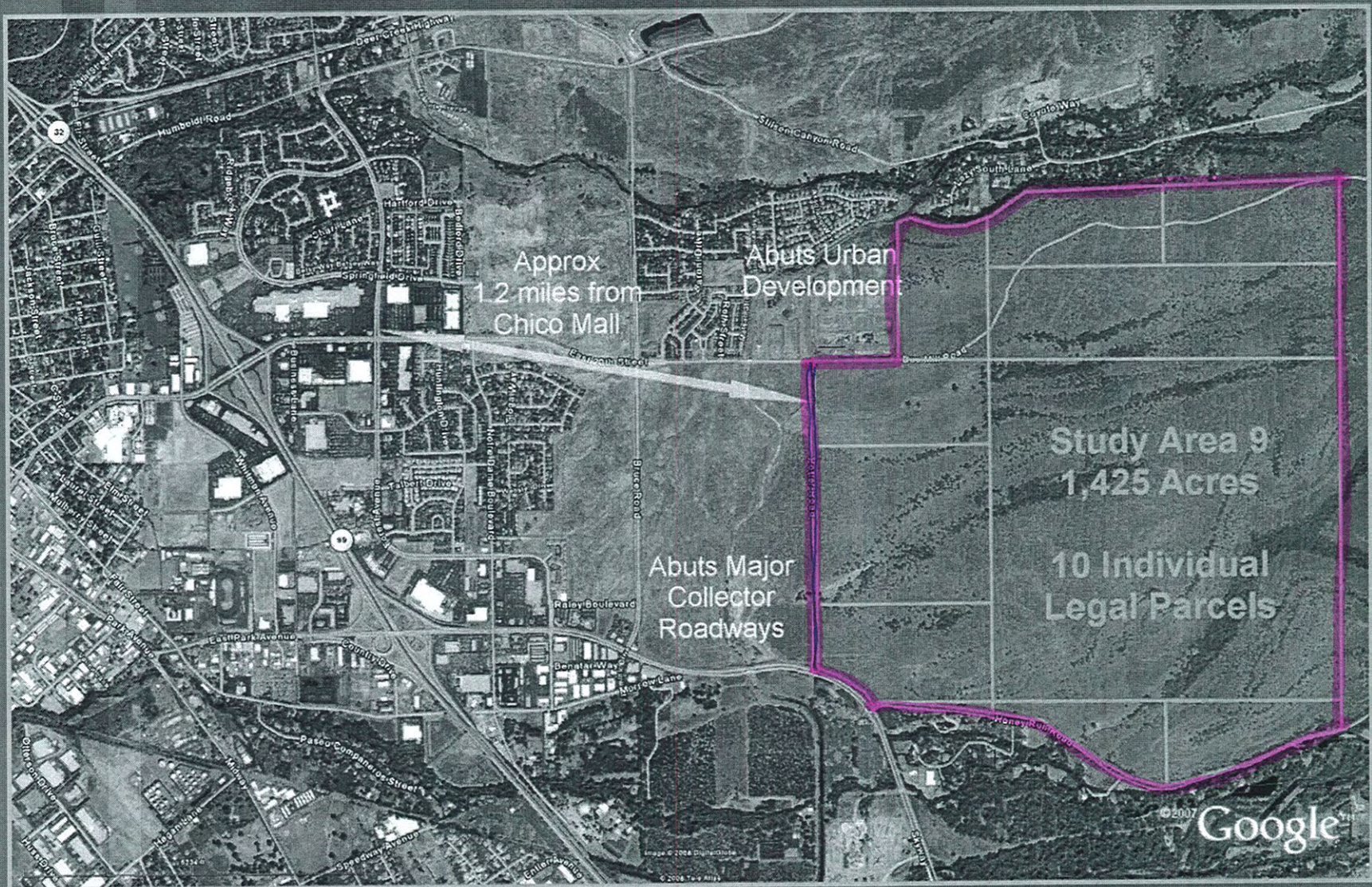
ALL THOSE PORTIONS OF SECTIONS 4 AND 5, TOWNSHIP 21 NORTH, RANGE 2 EAST, M.D.B. & M., LYING NORTHERLY OF THE CENTERLINE OF THE CHICO-CENTERVILLE ROAD, COMMONLY KNOWN AS HUMBUG ROAD.

PARCEL II:

ALL THOSE PORTIONS OF TOWNSHIP 22 NORTH, RANGE 2 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- A. THE SOUTH HALF OF SECTION 28, EXCEPTING A PARCEL OF THE SOUTHWEST QUARTER LYING NORTHERLY OF THE BASE OF ROCKY BLUFF.
- B. THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, LYING SOUTHERLY OF THE BASE OF ROCKY BLUFF.
- C. THE EAST HALF OF SECTION 32, EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SKYWAY, AS DESCRIBED IN DEED FROM O. L. STEPHENS, ET UX, TO THE COUNTY OF BUTTE, RECORDED SEPTEMBER 1, 1948, IN BOOK 288, PAGE 72, OFFICIAL RECORDS.
- D. ALL OF SECTION 33.

APN: 017-260-119 (PTN PCL I); 017-240-023 (RMNDR PCL I); 018-390-007 (PCL II-A); 018-390-005 (PCL II-B); 017-210-005 (PCL II-C); and 017-210-006 (PCL II-D)



Location & Proximity to Chico