

GEORGE R. NICOLAUS

Since 1951

June 30, 2008

Chico2030 General Plan Update Committee

Re Land Use Map Suggestions

Items 1, 2, and 3. My name is George Nicolaus and I own two parcels which are located in the SouthGate Special Planning Area. These are identified as APN 040-020-170-000 (owned by George & Connie Nicolaus) and APN 040-020-175-000 (owned by Nicolaus Nut Company).

Item 4. I am in favor of the proposals as shown in Alternatives A and B for the SouthGate SPA. Specifically, the Alternatives propose a mixture of low, medium and high density residential zoning for the two parcels noted above (LDR, MDR and HDR).

Item 5. <a>. My objectives for the property in question would be to follow through with proposals as shown in Alternatives A and/or B.

Alternative A or B provides for a balance of growth and conservation. Growth is provided by converting a few small, marginally economic ag-operations into residential uses. Conservation is maintained in that larger parcels to the south of Marybill Ranch Road and west of the Midway remain committed to agriculture. While there is a minimal impact to existing agricultural operations, long-term agriculture and natural resources are preserved by moving the green line to a defensible position (see below).

Urban growth limits are better defined by a modest expansion of the green line from its current non-defensible boundary (running between residential back yards, ball fields and orchards) to Marybill Ranch Road on the south and the Midway to the west.

Neighborhood oriented development is encouraged with the continuation of existing residential areas which currently exist along Entler Avenue. In addition, both exiting and additional residential neighborhoods are served by the 20 acre park known as East Side Little League Park.

Economic development in the SouthGate SPA is served by the proposed light industrial/commercial/warehouse area contiguous to Highway 99 at the SouthGate intersection. East Side Little League Park at the approximate mid-point between the residential and business zones will further benefit residents of this area.

While automobile traffic will remain, the prospect of residential, business zoning and a large neighborhood park in close proximity will promote alternative transportation in the

SouthGate SPA. Long range plans call for a connector road between Highway 99 at SouthGate and the Midway. The road currently exists from Highway 99 and travels west as far as the East Side Little League Park. The extension of this road to the Midway will provide for additional circulation in the area and serve the needs of an expanding residential area. In addition, the bicycle path along the Midway (connecting Durham and Chico) will be an integral part of new development in this area as it provides for non-automobile traffic to safely transit the area.

Item 5. I would envision development of the SouthGate Alternatives A or B to take place in a 10 to 20 year time-frame. An extension of the road from Highway 99 (SouthGate) to the Midway would likely coincide with commercial and residential development in the immediate area. As the extension of this connector road would traverse my orchard, I would prefer to see new development underway before this road extension takes place.

I assume that any extension of the green line and commensurate re-zoning would best serve the community at large by becoming part of the City of Chico. If you would find it helpful, I am prepared to canvas the property owners in this immediate area in an attempt to determine their interest in being annexed to the city.

Once again, thanks for the opportunity to express my views on the Chico2030 General Plan Update. Please contact me with any questions or comments as shown below or via email at [**George@StraightPath.Biz**](mailto:George@StraightPath.Biz).

Respectfully yours,

George R. Nicolaus

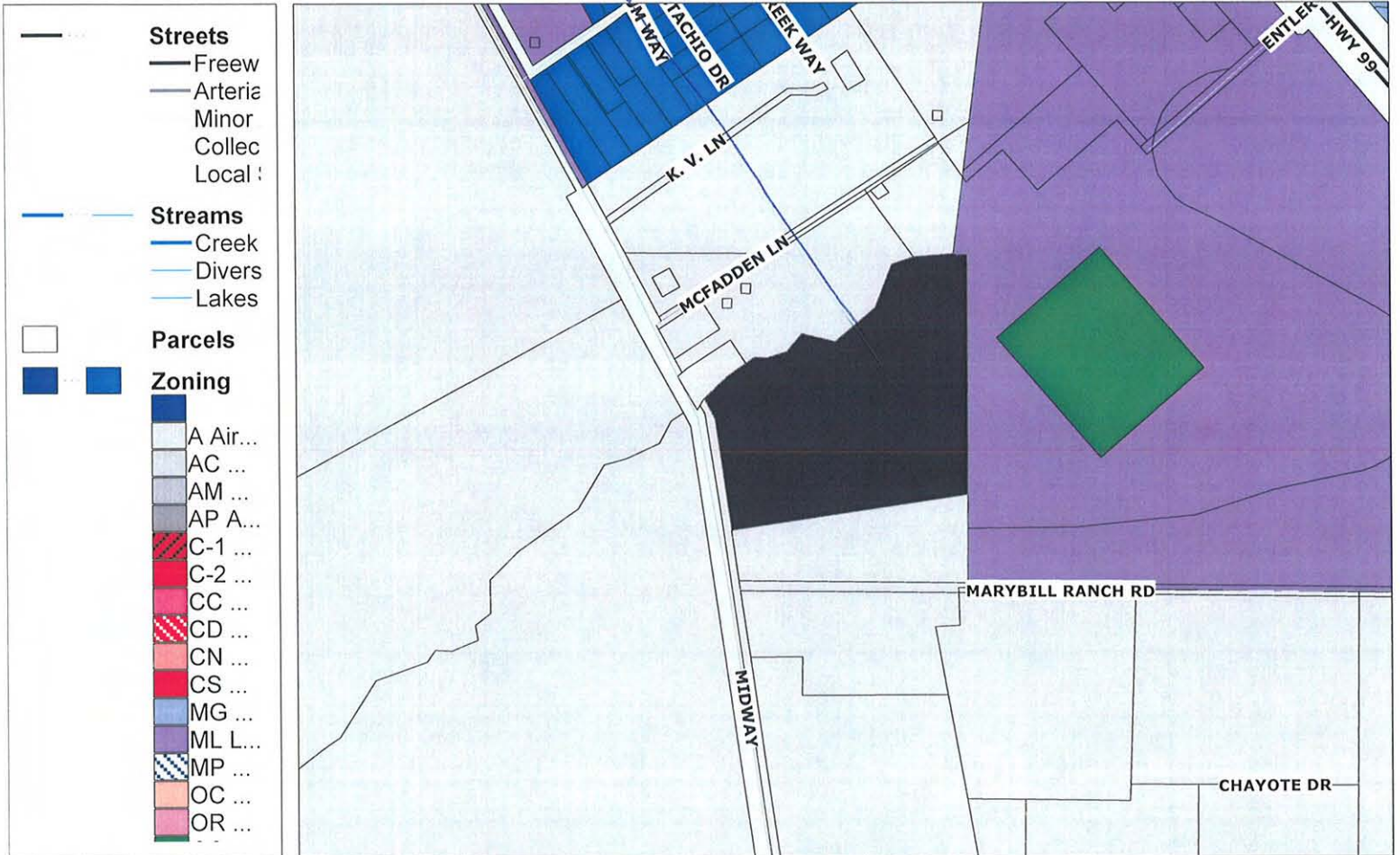
SouthGateSPA_101

66 Marybill Ranch Road
Chico, California 95928 ~ 9563
Phone 530 ~ 894 - 6171 Fax 530 ~ 345 - 9585

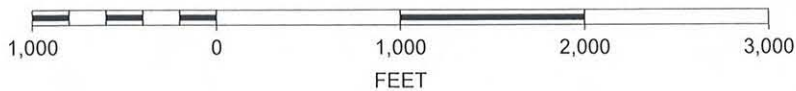
City of Chico Public Site

40.66 acres

County designated OSA/RM



SCALE 1 : 12,377



N

