

Vision and Plan for 32 Acre Skyway Golf Course

1 Longest Drive
Chico, CA 95928



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Study Area: 32 acre Skyway Golf Park

An Exclusive Opportunity: The 32 acre area that currently occupies the land parcels at the bottom of the Skyway at 1 Longest Drive connecting Chico and Paradise, California is providing us with a unique opportunity to create a space that fully utilizes the beauty, accessibility and environmental responsibility of the property.



OUR VISION

As of today, the area mentioned above is zoned for Light Manufacturing. Light Manufacturing, has been deemed appropriate for light assembly and manufacturing, wholesaling, warehousing and distribution, agricultural and industrial processing within structures, and support commercial services. This includes everything from textile manufacturing, emergency shelters, construction yards, vehicle repairs and maintenance. We would like to rezone the space to be mixed use commercial including C-1, C-2 and CS. This would open up this land to have businesses that bring in tax revenue for the city. This area is in a great place to be utilized for commercial because it not only would have business from the residents of Chico but also from residents of Paradise that come down the hill for work or recreation.

- **Parkland-** A creek is on this property and would like to be utilized in parkland space. A bike/walking path could be a main focus as you travel through gardens that highlight natural botanical and wildlife habitats. This parkland space would also be an amazing wedding venue, with gorgeous woodland backdrops, and well maintained grounds.
- **Commercial/ Retail-** The commercial space would be focused to the Skyway road, to draw in regular clientele that is commuting from Paradise to Chico for work and residents of the Skyway development. In 2006, the traffic count on Skyway, East of Bruce Road daily is over 31,000

cars. Those numbers are too great to have them just passing this space by every day!

- **Residential/ Resort-** Provide residential town homes and two story resort/hotel included towards the back of the development area overlooking the parkland space. The resort/hotel would be valuable due to convention and conference center that would create a space for businesses and industry north of Sacramento to hold conferences and/or conventions. This would also be a high end site that Chico State could use as well. Medium to high-end town homes would provide more affordable housing for permanent residents of Chico. With travel costs on the rise with no looking back, people in the north state are going to be looking to vacation a little closer to home, and what better, more central place than Chico!

OUR PROPOSAL & GOALS

Are those to create an equilibrium, balancing parkland, commercial/ retail, residential and resort space. This would be zoned mixed use commercial space, a combination of C-S, C-1 and C-2. The goal is to create this unique space not in solitude but in association with local groups and the community of Chico.



Sustainability-

This parcel backs up to the M&T Farm creek which directly runs into Comanche Creek, an integral habitat for wildlife and riparian plants. Comanche Creek runs along Paseo Companeros, a populated residential area as well, and the need to minimize accidental spills is highly essential. A lot of the light manufacturing land uses wouldn't be acceptable by a creek; due to permit regulations for the prevention of accidents. Anything that has to do with chemical products or other products or services that could possibly contaminate the creek would not be able to be used. Creeks are a vital part in the natural habitat; they filter contaminants, support plant and animal life, and recharge aquifers. It is our goal

to maintain this property in a way that does not take away from this community, but adds integrity and a sense of responsibility through:

Power- Solar Panels integrated either individually into each section of project or into one main cluster to provide power to the entire complex.

Housing/ Transportation- With a new stoplight already in progress, and bus stop along the route from Chico to Paradise, this is the perfect location for retail and affordable housing before traveling up the hill to Paradise.

Water- Is easily connected to this area from land backing up to the property.

Wastewater- City sewer could be connected without difficulty in the area and is easily accessed to take it to a treatment facility to allow for re-usage.



Economic Growth-

It is our goal for Chico to grow with Northern California and not become an afterthought to where people want to do business north of Sacramento. We also have a huge resource in the University here in town that would give them another venue to choose from to hold events. There are many manufacturing zones within the city sphere that have been vacant due to the indisputable fact that industry has not been moving rapidly to Chico. There are lots upon lots sitting empty with no tenants and outside areas such as Oroville and Orland have more attractive tax benefits. Chico is no stranger to financial problems. The City has been in talks to put into action a plan to reduce debt, and close the gap between what revenue is coming in and what we are spending. If this area can be maneuvered to balance light manufacturing with mixed use commercial we can balance uses and get the most out of this space and give the most back to the city and community of Chico.

Hotel/Resort- The hotel/resort that we are proposing would be conference/convention oriented. There is a need and a desire for this higher-end center in an easily accessible location, north of Sacramento, and close to 3 major roadways Interstate 5, and Highways 70 and 99. This would allow for Chico to grow with north state companies, rather than have them pass us by! The center would also be a great venue for CSUC faculty and to hold future events. With a banquet facility, weddings could also be held there and people would be able to stay on the premises. The hotel would also contribute to the transient occupancy tax that contributes to the city's budget.

Commercial/ Retail- The commercial and retail space that would be available to lease would be marketed to the Paradise to Chico commuter. With bus stops along the way, and a new stoplight already being erected at the proposed intersection, this would be a great place to strategize for this type of business. It could also be a great center for a Park and Ride that bicycle riders stop and have their morning coffee as they come off their Honey Run morning ride.

Economic Development- 93% of the general fund for the City of Chico comes from sales taxes. Sales tax contributes 43% of the City of Chico's general fund. It brings in the most considerable portion of the city's revenue source. During the 2007-2008 fiscal year, sales tax contributed \$18,264,100 almost \$14,000,000 MORE than the next highest revenue source, property tax, at \$4,461,628.

Owners

Currently, the owner of this space is Skyway Park, L.L.C., an agreement between Frank and JoAnn Ross, Ann Marie Bellin, Tom and Sherry Anderson, Harley and Betty Biggs, Sterling Property Investments By William Hughes, Laffin's Electric Inc., Seward L. Schreder Construction, Manthei Family Trust, Ellie McGovern, JoAnn Ross and Wolf and Susan Rosenberg. The contact and acting agent on this project is Georgie Bellin, at The Group Real Estate Brokers at 530-343-3733, or at skycreekranch1@yahoo.com.

In Conclusion

The space at the bottom of the Skyway located at 1 Longest Drive, which is the most used road to travel from Chico to Paradise, should change zoning from Light Industrial to mixed use commercial. This zoning change could be beneficial for the city of Chico bringing in sales tax revenue that makes up 43% of the city's budget. This 32 acre parcel could be developed to be a green dream machine with integrated solar panels lighting up the park walkways, past the creek and into the convention center and resort, could set a standard for the county that could surpass anything ever done before.

Assessment	Year	As of Date	Owner
040-020-172-000	2008	Thu 08/14/2008	SKYWAY PARK LLC

Desc	
Situs1	1 LONGEST DR
Situs2	CHICO CA

Address
DBA SKYWAY GOLF PARK
3179 VIA CASITA PLACE
CHICO CA 95928

Fee Parcel	040-020-172-000
Orig Asmt	040-020-172-000
Supplemental Count	
Rate	A00 - 0.00 rate - (0%)

Contact	
Loan #	
Name	
Phone	
Lender #	

899-555

Taxes	1	2	Total
Date	12/10/2008	04/10/2009	
Total Due	\$0.00	\$0.00	\$0.00
Total Paid	\$0.00	\$0.00	\$0.00
Balance	\$0.00	\$0.00	\$0.00

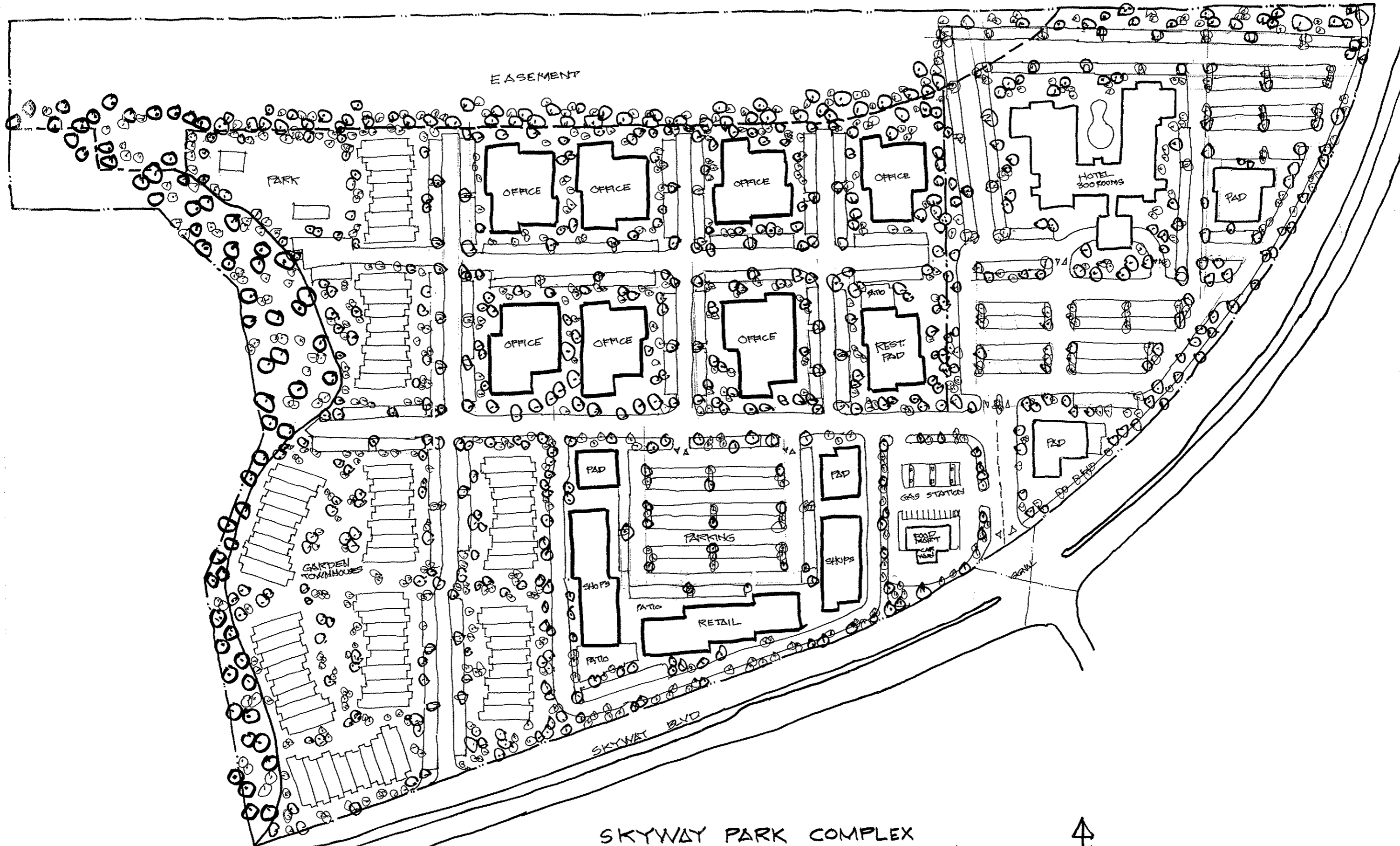
Status	A	TNA	062-195
Bill Type	SP	Event Dt	
Taxability	001	Printed Dt	07/28/2008
Roll Type	A	Acres	30.88

DEFAULT	ROLL CHANGES	BANKRUPTCY	LIEN	FEES	ADD NOTE
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Asmt	Owners	Values	Tax Codes	Taxes	Part Pays	Coll. Refunds	R/C Refunds	Supl Index
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SKYWAY PARK COMPLEX
 CHICO, CALIFORNIA 7-11-08 1"=60'-0"

