

APPENDIX B - OPPORTUNITY SITES

Other Opportunity Sites

12) The Wedge Opportunity Site

The area known as “the Wedge,” due to its shape, is a crossroads between the Chapman and Mulberry neighborhoods, the Southwest Chico Neighborhood, the Fairgrounds, and the southwest industrial area. The area is underutilized with predominantly light industrial uses and some commercial services and retail stores. Good infrastructure is in place. Opportunities for mixed-use development include commercial mixed uses in the north near E. 20th Street and industrial-office mixed uses in the southern part of the Wedge. Additional development of office and light industry in this location will provide employment opportunities and act as a transition to the industrial area to the west.

13) Vanella Orchard Opportunity Site

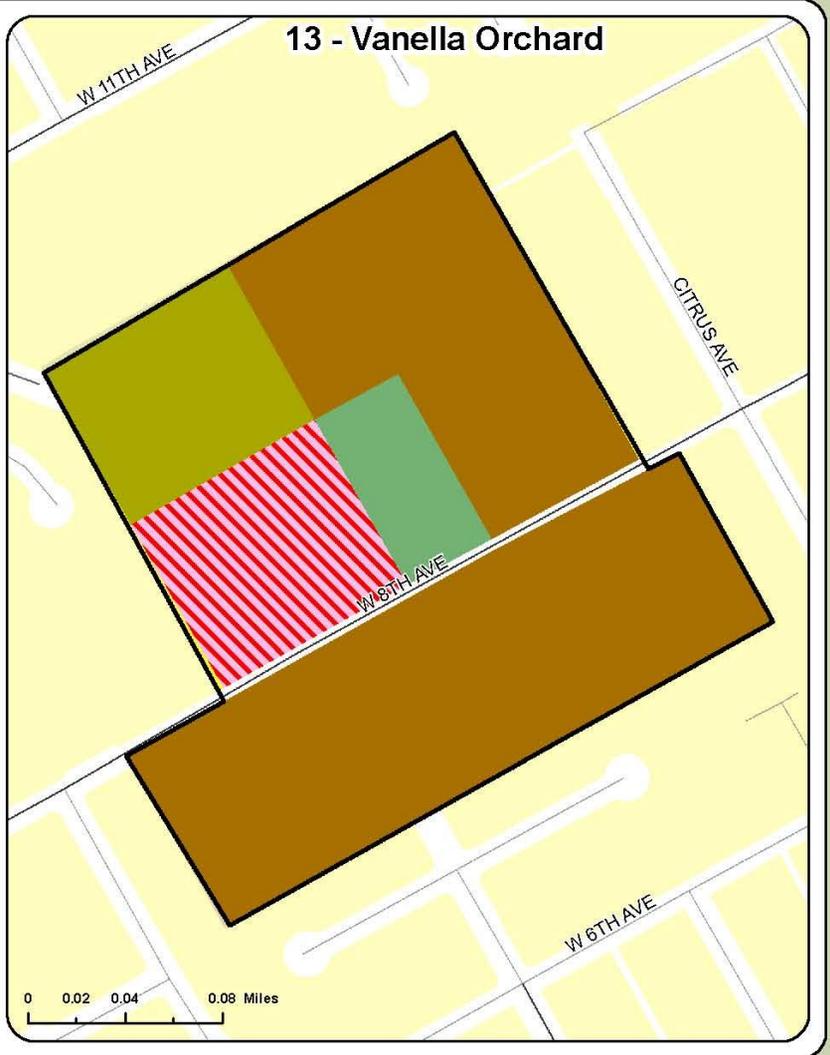
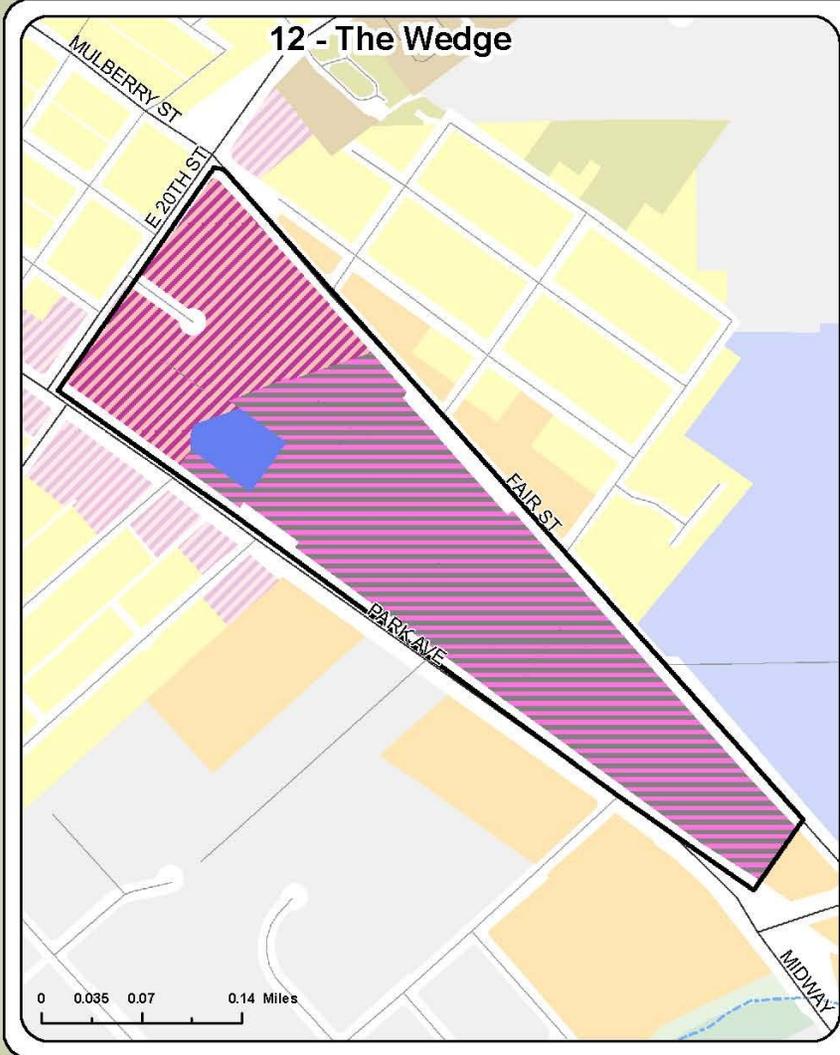
This site with 32 acres of almond orchards on the north and south sides of W. 8th Avenue is one of the few remaining commercial agricultural operations within the City limits. Within the historic Avenues Neighborhood and surrounded by residential properties, this infill site presents a unique opportunity for higher density residential development with a supporting Mixed Use Neighborhood Core and a park.

14) Pomona Avenue Opportunity Site

This site, located adjacent to the Greenline, is partially within the City limits and includes a mixture of residential densities. Due to the site’s proximity to CSU Chico and Downtown, it presents an opportunity for increased residential densities. The site also includes a small area designated for Neighborhood Commercial development along Dayton Road to allow for expansion of the existing, small commercial center. New development within this site will need to be compatible with commercial agriculture operations to the west, south and east.

15) Eaton Road Opportunity Site

Approximately 4 acres on the north side of Eaton Road are highlighted as an Opportunity Site in anticipation of a neighborhood-serving commercial use. Northern Chico is currently developed with many residential subdivisions that lack a local, supporting commercial center. This site, along a key transportation corridor and within close proximity to the North Chico SPA, presents an opportunity to locate commercial businesses near the residents of north Chico



GENERAL PLAN DESIGNATIONS

- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- MUNC Mixed Use Neighborhood Commercial
- CMU Commercial Mixed Use
- IOMU Industrial/Office Mixed Use
- PFS Public Facilities & Services
- SOS Secondary Open Space

City of Chico Sphere of Influence Boundary

**Miscellaneous
Opportunity Sites**

CHICO 2030

CITY OF CHICO
GENERAL PLAN UPDATE

Data Source: City of Chico

