

APPENDIX C - SPECIAL PLANNING AREAS

SPECIAL PLANNING AREAS

There are five Special Planning Areas (SPAs) on the Land Use Diagram (**Figure LU-2**). The SPAs are areas with significant new growth potential that require more detailed subsequent land use planning in the form of a specific plan, planned development, or other comprehensive plan. The SPAs were established based on several criteria, including strategic location within the General Plan Planning Area, proximity to services, ability to advance General Plan goals, compatibility with adjacent uses, environmental constraints, and geographic features. Subsequent planning will establish land use and circulation patterns within the SPAs, and consider infrastructure and financing issues.

The five SPAs are:

- Bell Muir SPA
- Barber Yard SPA
- Doe Mill/Honey Run SPA
- North Chico SPA
- South Entler SPA

The following pages include a narrative description of the existing conditions and setting as well as a conceptual land use plan for each SPA. Below are the assumed development capacities for each SPA. The conceptual land use plans include a collage of shapes with land use designations that were selected to: reflect the desired uses on the site, take into consideration existing conditions, and accommodate projected housing and job needs. The conceptual land plans do not represent precise proportions or locations of future land uses. It is expected that the ultimate proportional mix of uses will vary from what is depicted. Detailed land use plans will be developed and refined as part of subsequent, comprehensive planning of each area. General Plan consistency findings for subsequent land use planning will rely on a determination of substantial compliance with the written descriptions of land use concepts and development capacity assumed for each SPA.

DEVELOPMENT POTENTIAL FOR SPECIAL PLANNING AREAS

Special Planning Area	Acreage(1)	Dwelling Units	Non-Residential Square Footage
Bell Muir SPA	251	644	N/A
Barber Yard SPA	112	1,096	403,882
Doe Mill/Honey Run SPA	1,287	2,095	374,247
North Chico SPA	377	1,899	1,070,225
South Entler SPA	238	949	1,348,754
Total	2,265 acres	6,681 units	3,197,109 sf

(1) Excludes estimated right-of-way

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Bell Muir Special Planning Area

Existing Conditions

The Bell Muir Special Planning Area (SPA) is approximately 398 gross acres, located northwest of W. East Avenue. The area is close to urban services and infrastructure. The SPA is flat, and its land uses are characterized by a mix of rural residential and agricultural operations. Adjacent uses include single-family residential to the east and south, light industrial uses along State Route 32 to the west, and orchards to the north. A vacant school and park site are located just southeast of the SPA on the north side of Henshaw Avenue.

Most undeveloped parcels in the SPA range from 10 to 40 acres in size. It is estimated that between 150 and 200 acres of developable land remain in this area. There are no known threatened or endangered species or sensitive habitats in the SPA.

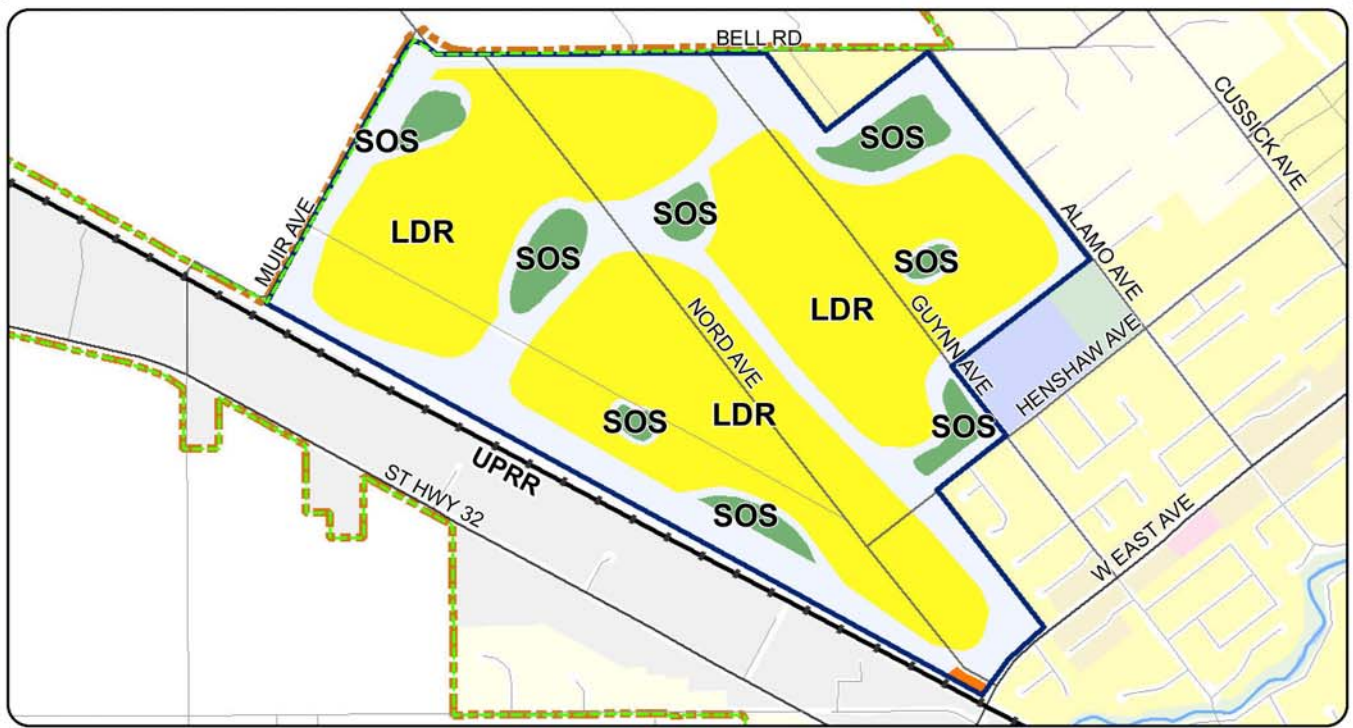
Two major roadways travel within a quarter mile of the Bell Muir SPA, W. East Avenue to the south and State Route 32/Nord Avenue to the west. Nord Avenue provides connections to Interstate 5, CSU Chico, and Downtown Chico. East Avenue provides a connection to the Esplanade and State Route 99.

Conceptual Land Use Plan

The Bell Muir SPA is unique in that certain areas have already been developed to an extent that makes future development at higher densities or integrating a complete neighborhood approach difficult. Due to the rural nature of the area, planning efforts will focus on single-family residential development where opportunities exist.

Planning for Bell Muir will include the strategic provision of infrastructure (e.g., roads, storm drainage) that will allow opportunities for single-family residential development on the larger undeveloped parcels in the SPA. Recognizing that the area has a long history of small-scale agricultural and rural uses and that there are prime agricultural soils, future planning for the area will include addressing rural/urban interfaces, and identifying locations to integrate community gardens or small-scale farms. Integrating sustainable small-scale farming helps build social connections; offers recreation, education, and economic development opportunities; and provides open space and a local food source.

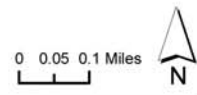
Key roadway improvements will be necessary for Nord, Guynn, and Alamo Avenues to provide north-south connections to East Avenue, as well as improved access to State Route 32. Special lighting and street standards will be developed to reflect the rural character of the area.



GENERAL PLAN DESIGNATIONS

- LDR Low Density Residential
- CMU Commercial Mixed Use
- SOS Secondary Open Space (Community Gardens and Small Agriculture)
- Greenline
- City of Chico Sphere of Influence Boundary
- Bell-Muir SPA Boundary

Data Source: City of Chico
Aerial: March, 2009



Special Planning Area - Bell Muir

CHICO 2030
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Barber Yard Special Planning Area

Existing Conditions

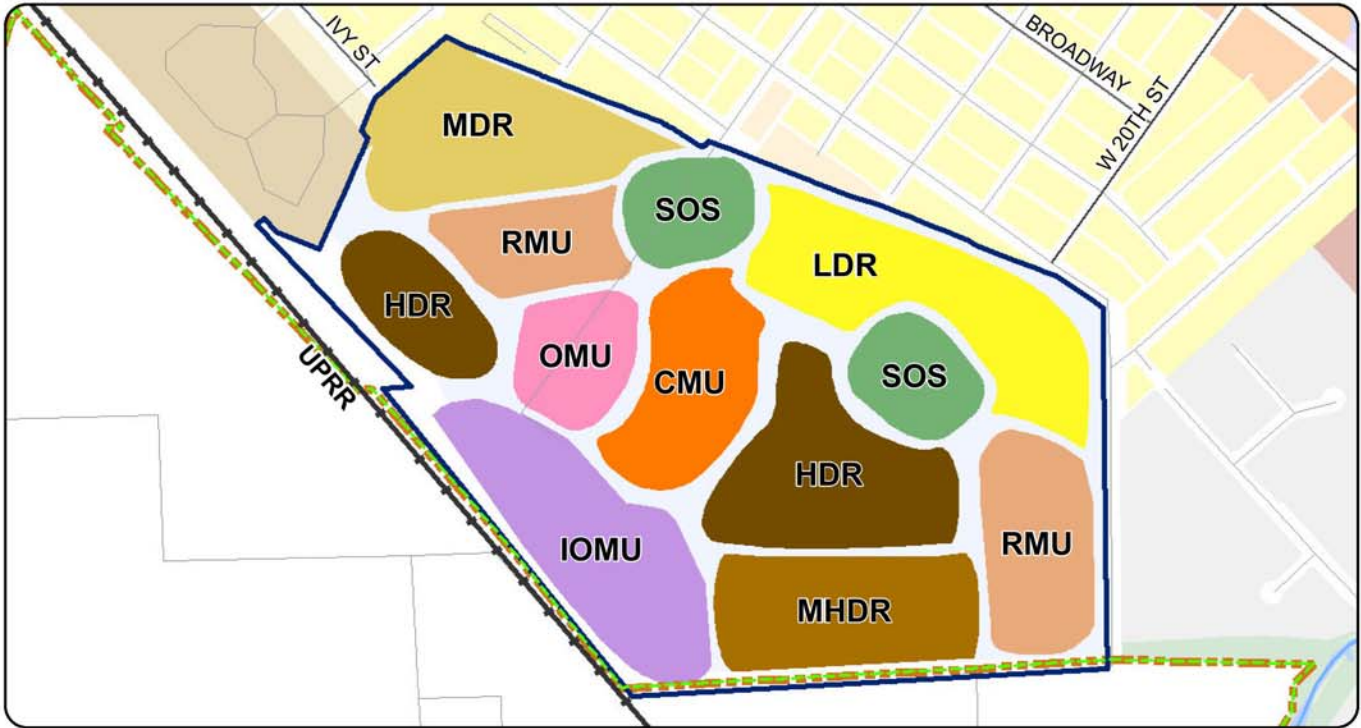
The Barber Yard Special Planning Area (SPA), formerly the Barber Yard of the Diamond Match Company, is an important site, not only because of its size and location but also because of its historic significance to the community and adjacent Barber Neighborhood. Named for O.C. Barber, the president of the Diamond Match Company at the time the company ventured to the west, the adjacent neighborhood at one time primarily housed Diamond Match employees. The approximately 150-acre (gross) site is bounded by the Union Pacific Railroad tracks to the south and west, Chestnut Street and Normal Avenue to the northeast, and Estes Road to the east. Surrounding land uses include the established residential Barber Neighborhood to the north and east, and agricultural and rural residential areas to the south and west across the railroad.

This SPA is predominantly vacant but contains two historic buildings, as well as a newer building occupied by the Chico Packing Company. The remediation of soil contamination resulting from past use of the site was completed in 1997, and the Department of Toxic Substance Control provided the site remediation certification in 1999. This makes the site both a redevelopment and a Brownfield opportunity.

Conceptual Land Use Plan

The Barber Yard SPA will include a mix of residentially designated land, including low, medium, and high density residential, and residential mixed-use, with an overall average density of approximately 6 to 15 units per acre. Residential areas will be developed as an interconnected series of walkable neighborhoods served by a village center and parks. Additional land uses in the SPA will include office, light industrial and public uses.

Planning for this SPA will include adaptive reuse of existing buildings. The Barber Yard site will be physically reconnected to the adjacent neighborhood by extending existing streets into the site and improving connectivity to the south in order to disperse traffic impacts on the existing residential neighborhood. Design guidelines to be developed as part of future land use planning will integrate themes of the site's historical use, as well as the architecture from the adjacent neighborhood. Public transit will serve this SPA with a connection to the mixed-use village center.



GENERAL PLAN DESIGNATIONS

- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- HDR High Density Residential
- RMU Residential Mixed Use
- CMU Commercial Mixed Use
- OMU Office Mixed Use
- IOMU Industrial/Office Mixed Use
- SOS Secondary Open Space
- Greenline
- City of Chico Sphere of Influence Boundary
- Barber Yard SPA Boundary

Data Source: City of Chico
Aerial: March, 2009

0 0.05 0.1 0.2 Miles



Special Planning Area - Barber Yard

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Doe Mill/Honey Run Special Planning Area

Existing Conditions

The Doe Mill/Honey Run Special Planning Area (SPA) is approximately 1,441 gross acres located in the lower foothills at the eastern end of E. 20th Street, east of Potter Road, and north of Honey Run Road and Skyway.

The area is undeveloped and is characterized by grasslands and blue oaks in valley areas, grasslands with sparse vegetation across gradually sloping ridgelines, and corridors of mixed oak and mixed woodlands along seasonal streams and the more sharply defined ridgelines. Vernal swale complexes exist along the western edge of the SPA. Adjacent land uses include residential development along E. 20th Street and in Stilson Canyon to the north, undeveloped and environmentally constrained land to the west, large rural residential lots along Honey Run Road to the south, and open grazing land to the east.

Honey Run Road runs along the entire southern boundary of the SPA, and approximately one quarter mile of Skyway frontage exists along the southwestern corner. To the north, E. 20th Street, which connects with Bruce Road and State Route 99, provides access to the site.

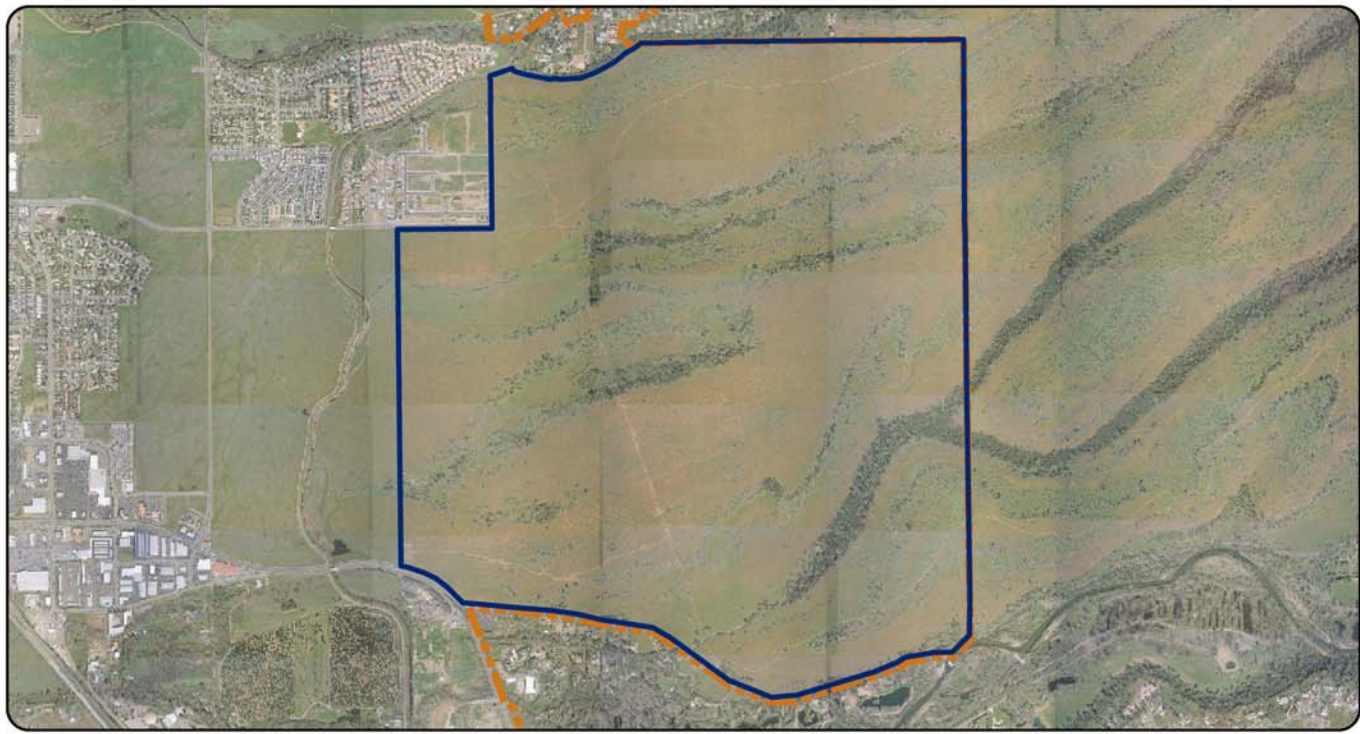
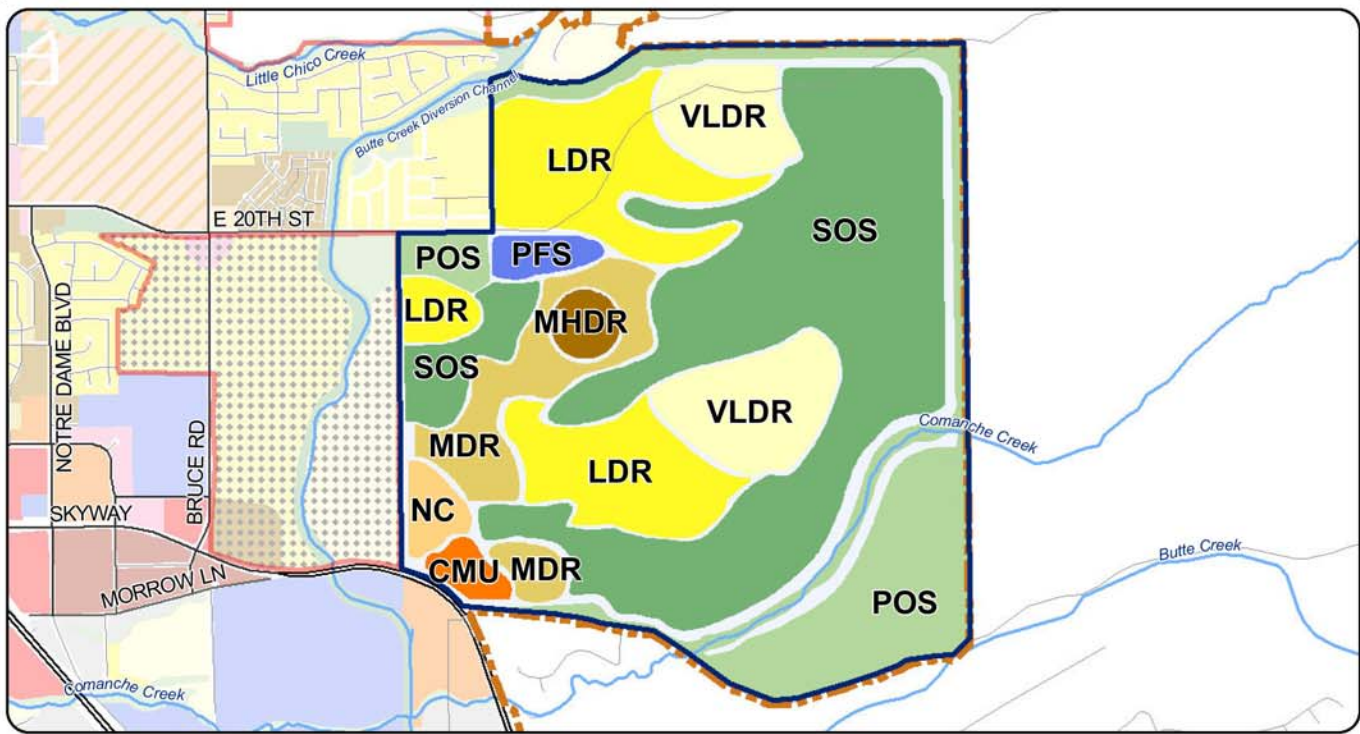
Conceptual Land Use Plan

Planning for the Doe Mill/Honey Run SPA will result in a recreation oriented, mixed-use development offering a broad range of housing types and densities. The SPA will include a village core, retail along Skyway, a variety of residential densities (including very low, low, medium, and medium-high density), open space areas on the SPA's east side, a community park, neighborhood and pocket parks, public uses (potentially an elementary school site), and preserve areas with creekside corridors. Roadways, trails, and bikeways will be integrated into the natural landscape to connect the residential areas to parks, open space, offices, public facilities, and services.

The village core will provide a mix of professional offices, neighborhood retail, and other services. The community park will be designed and programmed with the Chico Area Recreation and Park District to include a variety of recreational amenities. Open space areas will provide a buffer along the entire Stilson Canyon rim to the north and along Honey Run Road to the south, and will establish a permanent buffer against foothill encroachment to the east.

Design standards will be developed for site planning, building design, and landscaping to minimize visual impacts and to address wildland fire considerations for this foothill development. Lighting standards will be developed to address dark sky concerns and visual impacts. Special consideration will be given to protecting and preserving sensitive habitats, including the many ephemeral streams that drain the site, as well as the wetland areas on the western edge. Site planning will consider and protect groundwater recharge areas.

Key circulation links will be located at Skyway and E. 20th Street.



GENERAL PLAN DESIGNATIONS

- | | | |
|--|--------------------------------------|----------------------------------|
| VLDR Very Low Density Residential | MHDR Medium-High Density Residential | PFS Public Facilities & Services |
| LDR Low Density Residential | NC Neighborhood Commercial | POS Primary Open Space |
| MDR Medium Density Residential | CMU Commercial Mixed Use | SOS Secondary Open Space |
| City of Chico Sphere of Influence Boundary | Doe Mill / Honey Run SPA Boundary | RCO Resource Constraint Overlay |

Data Source: City of Chico
Aerial: March, 2009

0 0.25 0.5 Miles



Special Planning Area - Doe Mill/Honey Run

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North Chico Special Planning Area

Existing Conditions

The North Chico Special Planning Area (SPA) is located north of the City, west of the Chico Municipal Airport, and east of State Route 99. The site is located south of Mud Creek and north of Sycamore Creek, and portions of the site are within the 100-year Federal Emergency Management Agency (FEMA) flood zone of Mud Creek. The approximately 484-acre SPA is the mixed-use Village Core area of the larger 2,980-acre North Chico Specific Plan adopted by Butte County. The site is relatively flat, has some environmental constraints in the southeast corner of the site such as vernal pools and Butte County meadowfoam, and has been identified for urban development by both the City and County since 1995.

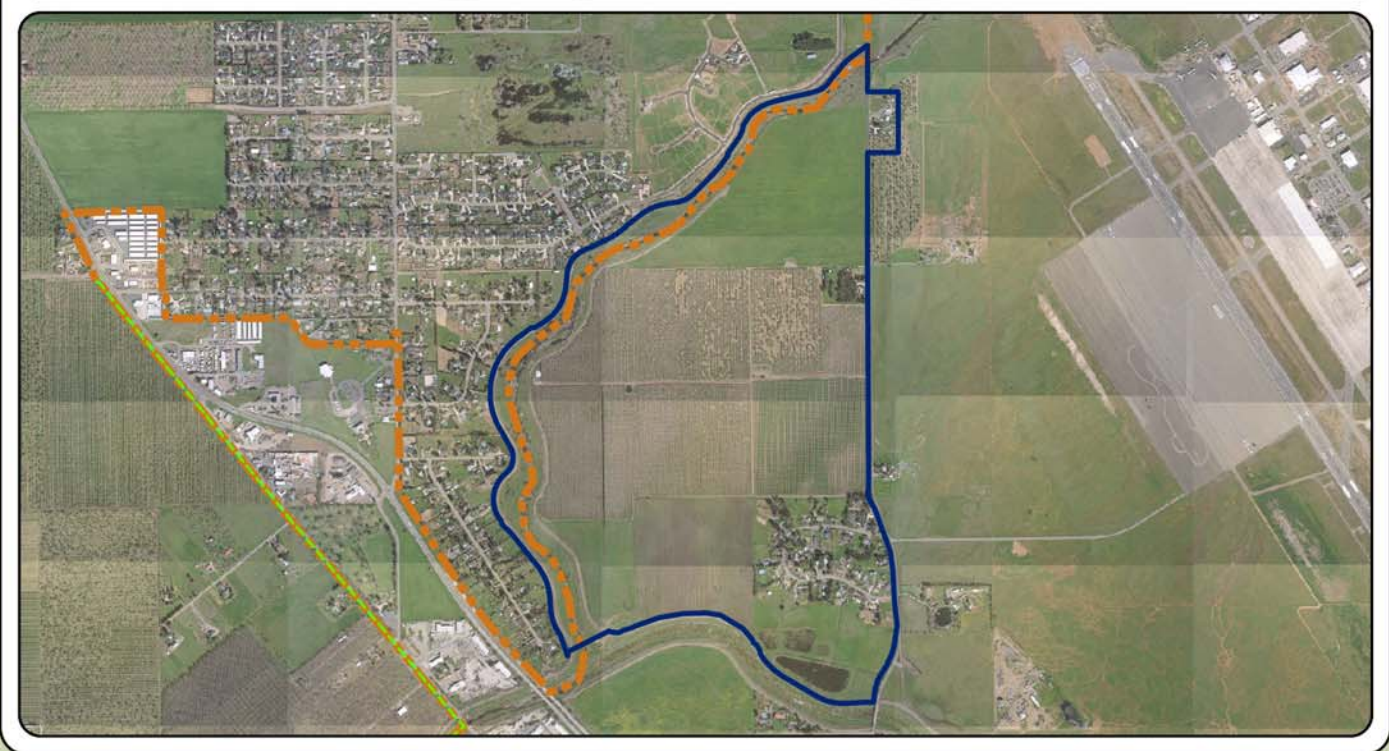
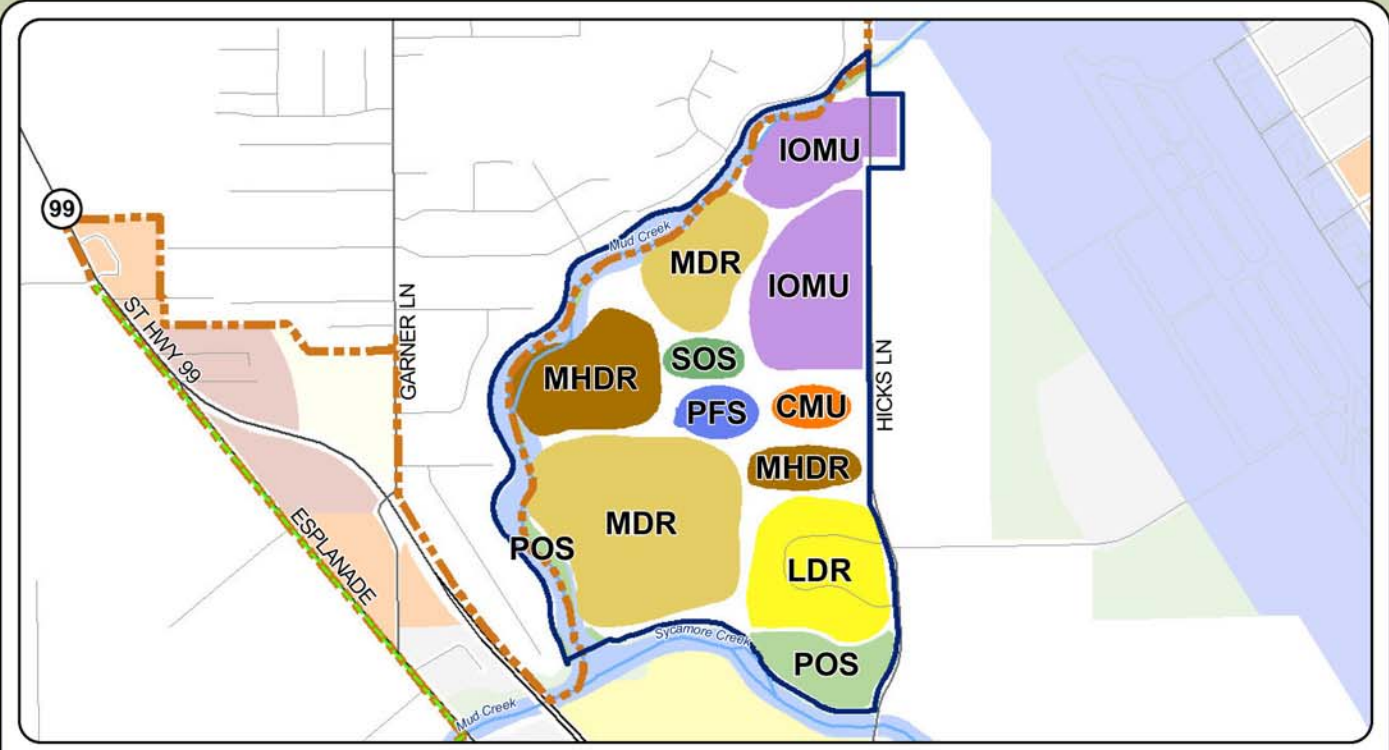
This SPA is served by State Route 99, Eaton Road, and Hicks Lane. Two primary intersections on State Route 99 serve the area: Garner Lane and Eaton Road. Adjacent land uses include single-family residential to the west and north, generally undeveloped industrial/open space designated land to the east, and undeveloped single-family residential designated land to the south in the City's Northwest Chico Specific Plan Area.

Conceptual Land Use Plan

A combination of multi-family, single-family, commercial mixed-use, industrial-office mixed-use, public facilities, open space, and parks would be located in the North Chico SPA. This SPA will provide an integrated community containing housing, shopping, work places, civic facilities, and parks. Park areas and public facilities will be located adjacent to each other, providing opportunities for joint use. Light industrial development is anticipated for the northeast portion of the SPA due to its adjacency to the Chico Municipal Airport.

The SPA circulation system will include streets, paths, and trails designed to facilitate safe and efficient multimodal movement within and through the site and to foster health and social interaction among residents. Planning for the SPA will investigate a new arterial roadway originating at Hicks Lane and extending to State Route 99 to provide enhanced circulation. A realigned and widened Hicks Lane will serve as the primary entry to the SPA from the south.

Mud and Sycamore creeks will remain primarily unaltered as the drainage ways are currently managed for flood control and mostly devoid of vegetation. These drainage ways provide open space in the SPA, which, in conjunction with appropriate setbacks to address flooding and biological considerations, will provide recreational corridors and buffers from adjacent land uses. As the SPA is surrounded on three sides by streams, flood considerations will be at the forefront of planning for the SPA. Finally, the SPA is located within Chico Municipal Airport Compatibility Zones B2, C, and D, and therefore planning will require special land use considerations that address airport safety and noise.



GENERAL PLAN DESIGNATIONS

- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- CMU Commercial Mixed Use
- IOMU Industrial/Office Mixed Use
- PFS Public Facilities & Services
- SOS Secondary Open Space
- POS Primary Open Space
- Greenline
- City of Chico Sphere of Influence Boundary
- North Chico SPA Boundary

Data Source: City of Chico
Aerial: March, 2009



Special Planning Area - North Chico

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South Entler Special Planning Area

Existing Conditions

The South Entler Special Planning Area (SPA) is approximately 300 gross acres, with over a half mile of State Route 99 frontage (but a single point of access at Southgate Avenue), and is located within the City's existing Sphere of Influence. The SPA is bounded by Entler Avenue to the north, State Route 99 to the east, Butte Creek and Marybill Ranch Road to the south, and the City Sphere of Influence and Greenline to the west.

The site is mostly undeveloped, relatively flat, and marked with mine tailings and evidence of past mining activity. Mine tailings consisting of undulating piles of cobble, sand, and gravel extend into the southern, western, and northern edges of the SPA. Over the years, cottonwood and oak trees and brush have grown in the tailings. A drainage channel runs through the property southward to Butte Creek. Within the SPA there is an 18-acre Little League baseball facility on the south side of Southgate Avenue.

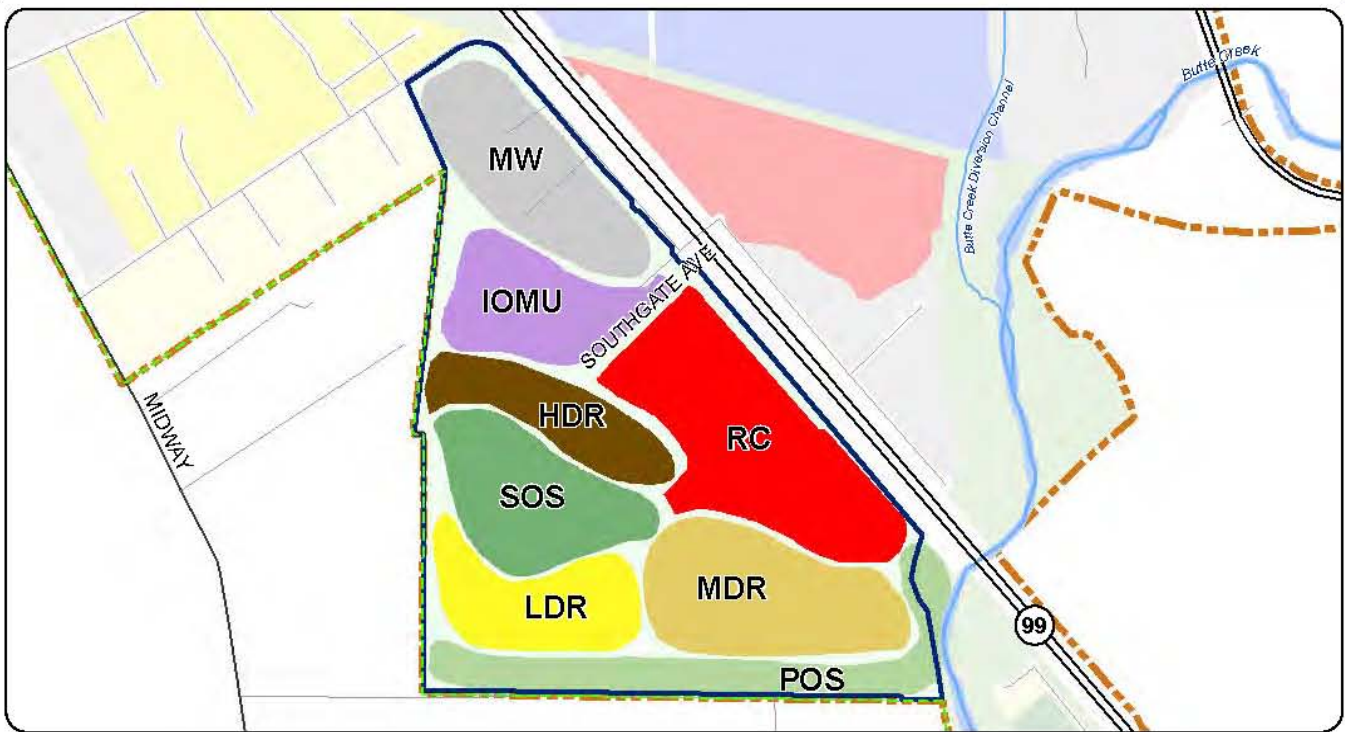
Land uses that flank the site are agriculture along the west and south edges, a variety of light industrial and commercial uses to the north, and industrial uses to the east across State Route 99.

Conceptual Land Use Plan

The South Entler SPA will be a mixed-use development at the City's southern end providing a gateway that adds a sense of arrival to the community. This SPA will include a blend of regional and community commercial, office, light industrial, and single- and multi-family residential uses. Residential uses will be located away from State Route 99 and will include low density, medium density, and high density designations intended to accommodate a variety of households. A mixed-use regional center will take advantage of the area's proximity to State Route 99 and provide opportunities for retail, hospitality, and entertainment uses that will serve as the focal point of social interaction and activity for the SPA community. The regional center will also include vertical mixed-use development and will be connected to the surrounding community with a variety of vehicular, pedestrian, and bicycle connections. Development of the SPA will include reclamation and reuse of the former mining operation on a portion of the site.

Parks, conservation buffers, an interconnected pedestrian and bicycle network, tree-lined streets, and other open space elements will encourage pedestrian activity and foster a livable community. The combination of employment centers, retail, and housing all within walking and bicycling distances will make this area a complete neighborhood.

The intersection of State Route 99 and Southgate Avenue is being studied as an interchange to accommodate future traffic. To ensure the SPA is an active and accessible hub, future planning will address the Southgate Avenue/State Route 99 intersection and the provision of multiple access points to the site.



GENERAL PLAN DESIGNATIONS

- LDR Low Density Residential
 - MDR Medium Density Residential
 - HDR High Density Residential
 - RC Regional Commercial
 - MW Manufacturing & Warehousing
 - IOMU Industrial/Office Mixed Use
 - POS Primary Open Space
 - SOS Secondary Open Space
- Greenline
 City of Chico Sphere of Influence Boundary
 South Entler SPA Boundary

Data Source: City of Chico
Aerial: March, 2009



Special Planning Area - South Entler

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