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## INTERNAL AFFAIRS COMMITTEE AGENDA

A Committee of the Chico City Council: Councilmembers Huber, Ory, and Chair Brown

**Meeting of August 5, 2019 – 4:00 p.m. to 6:00 p.m.**

Council Chamber Building, 421 Main Street, Conference Room 1

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### REGULAR AGENDA

#### **A. USE OF CITY OWNED PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT**

On July 2, 2019, the City Council referred discussion of vacant City land as potential sites for future affordable housing to the Internal Affairs Committee. There are few City owned properties that are available for large scale development that are not already committed for an alternate use or have some other constraint making a change in use challenging. However, there are several contiguous properties, while zoned commercial, that may be considered for development. **(Report - Chris Constantin, Assistant City Manager)**

**Recommendation:** The City Manager requests direction regarding the use of City owned property.

#### **B. BUSINESS FROM THE FLOOR**

Members of the public may address the Committee at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The Committee cannot take any action at this meeting on requests made under this section of the agenda.

#### **D. ADJOURNMENT AND NEXT MEETING**

The meeting will adjourn no later than 6:00 p.m. The next regular Internal Affairs Committee meeting is scheduled for Monday, September 9, 2019, at 4:00 p.m. in Conference Rm. No. 1.

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### SPEAKER ANNOUNCEMENT

**NOTE:** Citizens and other interested parties are encouraged to participate in the public process and will be invited to address the Committee regarding each item on the agenda. In order to maintain an accurate and complete record, the following procedural guidelines have been implemented:

1. Speaker Cards – speakers will be asked to print his/her name on a speaker card to address the Committee and provide card to the Clerk prior to the completion of the Staff Report.
2. The Clerk will call speakers in the order the cards are received.
3. Speakers may address the Committee one time per agenda item.
4. Speakers will have three minutes to address the Committee.

#### **Distribution available in the office of the City Clerk**

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## Internal Affairs Agenda Report

Meeting Date: 8/5/2019

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TO: **Internal Affairs Committee**

FROM: **Mark Orme**, City Manager

RE: Use of City Owned Property for Affordable Housing Development

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### REPORT IN BRIEF:

On July 2, 2019, the City Council referred discussion of vacant City land as potential sites for future affordable housing to the Internal Affairs Committee. There are few City owned properties that are available for large scale development that are not already committed for an alternate use or have some other constraint making a change in use challenging. However, there are several contiguous properties, while zoned commercial, that may be considered for alternate development.

Recommendation: The City Manager requests direction regarding the use of City owned property.

### FISCAL IMPACT:

Any analysis for use as affordable housing would most likely require a more recent appraisal, General Plan zoning change, and environmental review. If the City Council desires to consider the change of use and disposition of the property, City staff can determine an estimated cost of proceeding.

### BACKGROUND:

On 7/2/2019, the City Council requested City staff bring back a discussion of City and governmental owned property to consider sites for potential future affordable housing. **Attachment A** provides a listing of the City's properties which constitute over 6,400 acres. The Chico Airport, parks and open space, and City-used facilities and parking lots, and water drainage represent almost all the available property. However, there are some parcels which could be repurposed for an alternate use. Of those properties, four parcels located at the northwest corner of Bruce and Humboldt Roads are vacant, contiguous and of such size to consider an alternate use. Other parcels do not appear conducive to the alternate use.

There are several conditions which impact the viability of developing housing. Some are difficult to overcome, such as the use of property that is deed-restricted, used to support other private property, such as drainage ditches, while others impose financial burdens, such as the source of funds used for original acquisition. For example, the City in the past few years sold a large residential home purchased with Housing-restricted funds, four airport industrial parcels owned by the Successor Agency, and authorized for sale, the BMX location which had multiple funding sources.

Any purchase of property by the City that was originally purchased by the Successor Agency, Housing Funds, or restricted impact fee funds, require the City to pay for the market rate price of the property. The sale proceeds are then returned to the original funding source, or in the case of Successor Agency property, eventually distributed to other taxing entities. For example, in 2018, the City sold four airport

properties owned by the Successor Agency, and the proceeds were directed to multiple taxing entities. Had the City purchased those properties, the City would have paid the market value and have received a small fraction (approximately 12%) back as its component of tax revenue. Thus, City use of a Successor Agency property would require City funding to purchase the property or private investment.

### *Previous City Council Discussion*

On January 19, 2016, the City Council heard an Update on City Properties (**Attachment B**). The City Council requested the report to determine properties that could be considered for some time of disposition. Subsequent to the discussion, the City initiated sales of five parcels in the Airport Industrial Area – one to allow Fifth Sun to expand and ensure the business remained in Chico and the other four to another developer for future commercial and industrial development. Further, the City also saw the sale of properties on 11<sup>th</sup> and 20<sup>th</sup> Streets for use by the Butte County Habitat for Humanity.

There are some other properties that have multiple acres and are open, but the City has potential alternate use. One property is located at the northeast corner of Eaton and Hwy 99. This location is needed for a roundabout/roadway expansion. Four parcels across from Marsh Junior High School are under developed with one parcel developed as affordable housing, the second slated for a second housing development, and CARD has expressed interest in utilizing the third parcel. The fourth parcel had an old, uninhabitable home that was removed, but it continues to need remediation and is necessary and was specifically purchased for expansion of the pathway adjacent to the Little Chico Creek.

Given the limited options, we provide additional details for the four parcels located at the northwest corner of Bruce and Humboldt Roads.

### **DISCUSSION:**

The real property owned by the former Chico Redevelopment Agency (RDA) was transferred to the control of the Successor Agency when the former RDA dissolved on February 1, 2012. The Redevelopment Dissolution Law required the Successor Agency to prepare a Long-Range Property Management Plan (LRPMP) addressing the use and disposition of all such properties for future development, retention and use for a governmental purpose, sale/liquidation, or use to fulfil an enforceable obligation (**Attachment C**). The Successor Agency prepared and submitted its LRPMP to its oversight board and the California State Department of Finance on October 21, 2014.

The properties being considered are vacant commercial land at the northwest corner of Bruce and Humboldt Roads and are identified as Property No.'s 1, 2, 3, and 4 in the LRPMP and were retained for “future development” with the goal of being used for projects that generate property taxes benefiting the taxing entities (County, schools, CARD, City), as well as sales taxes for the City of Chico. The LRPMP also states that properties are to be sold at market value based on an appraisal.

Currently, the four properties are zoned community commercial and are located across the street from the Humboldt Burn Dump (**Attachment D**), down the street from Marsh Junior High, east from affordable housing units located on Notre Dame, north from a future planned veteran’s housing project. The total size of these parcels is approximately 5.55 acres, and they were purchased in 2004 and 2005 for approximately \$420,000.

The four properties were formerly operated as privately-owned waste disposal sites. The parcels contained a thin veneer of waste material with no elevated levels of contamination other than metals (primarily lead). Remedial investigations and a baseline risk assessment were completed by the City of Chico in 2002. A Clean Up and Abatement Order was issued by California Regional Water Control

Board (RWQCB) in 2003. A Remedial Action Plan (RAP) was prepared by the Chico Redevelopment Agency (RDA) and approved by RWQCB in 2004. Properties were acquired by the RDA in 2004 and 2005. Excavation and transfer of contaminated soil was completed in 2005. Confirmation sampling after remedial actions confirmed that residual lead levels were below the threshold levels established in the RAP. A Certificate of Completion of the RAP was issued by RWQCB in 2005.

The four properties were acquired and remediated as part of the Humboldt Road Burn Dump site cleanup. Although the parcels did have some level of contaminated soils, the contaminated soil was removed and placed in the landfill on the east side of Bruce Road. The Regional Water Quality Control Board issued a Certificate of Compliance in 2006 and the properties can be developed in the future without restriction.

### *Planned Uses*

Until recently, the four parcels were surrounded by open space and land that was not seeing significant development. The intent was to retain the property for commercial development which would complement the development on the east side of Bruce Road north of these parcels as well as provide commercial use north of the planned development to the south.

However, the Chico Police Department had been evaluating these parcels as a location for the new police station up to about 2008, but it did not appear to provide enough strategic road access for the department's needs. The Chico Police Department revisited this property in 2014-15, but no plans or formal analysis were conducted. The City has since acquired the old California Highway Patrol facility located adjacent to the current police station which squares off the City's property and allows for future development.

Since acquisition, this location is seeing a dramatic increase in development including the planned widening of Bruce Road to four lanes. The property is located adjacent to a regional bus transit route which provides an advantage for transit-oriented development, and the increased residential and commercial space both built and planned will increase the need for transit capacity. The value of this land has grown dramatically, and the impacts of the increased development and the Camp Fire in reducing commercial space have further increased the potential value of this property. In a 2017 appraisal report, the value of the four parcels was approximately \$1.67 million and identified commercial use as its highest and best use.

According to Public Works, the planned widening of Bruce Road and other Right of Way improvements may require utilizing some of the east and south borders of the property. Consequently, it would be prudent to ensure any disposition or utilization ensures the City accounts for its public infrastructure needs.

### *Disposition Process*

If the City desires to sell this property to allow for affordable housing, there are several steps the City, or rather, the Successor Agency must move through to comply with requirements under the Redevelopment Dissolution Law. The City also has the option to land swap for a like valued property; however, staff have not evaluated the process to accomplish such a land swap utilizing successor agency property. For a straight sale, the following outlines the typical process.

#### Identification of Buyer

The Redevelopment Dissolution Law does not provide direction on the process for identifying or

soliciting purchases or properties included in the LRPMP. This empowers the Successor Agency to utilize discretion in selecting a prospective buyer. Popular methods among successor agencies include formal bidding or requests for proposals, or auction sales. No specific procedure is required by the Redevelopment Dissolution Law, and nothing prohibits the Successor Agency from selling properties to individuals submitting unsolicited purchase offers.

#### Appraisal – Establishing the Property Value for Taxing Entities

The Redevelopment Dissolution Law requires properties to be sold in a manner that “maximizes value” to taxing entities. This does not necessarily require that properties be sold for the maximum price available but suggests the transaction in its entirety should be justified with reference to financial benefits to area political subdivisions. For example, a reduced purchase price may be justified if the property is to be developed with high density dwelling units that generate increased property tax revenues long-term to area taxing entities.

The Successor Agency’s LRPMP states that all properties will be sold for their fair market value as established in a certified appraisal. Because the LRPMP governs the disposition process for all listed properties, before the Successor Agency sells any property in the LRPMP, an appraisal should be completed to justify the proposed sale price. If discounts to the appraised price are contemplated, staff reports, resolutions, and agenda materials should explain / justify the discount with reference to long-term financial benefits to taxing entities.

#### Purchase, Sale, and/or Development Agreement

The Successor Agency should negotiate and enter into a purchase and sale agreement with a buyer for any LRPMP properties, similar to the sale of the five airport parcels in 2017-18. The agreement may contain development and use restrictions ensuring local control over the property’s long-term use and development in accordance with the City’s planned objectives.

#### Discretionary Entitlements

Depending on a prospective buyer’s intended use of the properties included in the LRPMP, the City may need to review and approve applicable land use entitlements (e.g. general plan amendments, zone change, land use permits, etc.). Any applicable land use entitlements may be considered simultaneously with the Successor Agency’s review or approval of the property’s sale or may be made a condition of escrow closing.

#### CEQA

The Successor Agency’s approval of the sale of a real property asset is a “project” under the California Environmental Quality Act (“CEQA”), as is the City Council’s approval of any necessary land use entitlements. The timing and extent of CEQA review depends on the buyer’s intended use and extent to which development plans are concrete at the time the property sale is approved.

For example, if the buyer’s intended use of the property is permitted by right, the Successor Agency may simply approve a notice of exemption as no discretionary land use entitlement would be implicated. If, however, the intended use requires discretionary entitlements from the City, the timing of CEQA review depends on the point at which the scope of development is sufficiently defined to allow environmental analysis. For example, if the scope of development is well-defined at the time the sale is approved, applicable environmental clearance (initial study, negative declaration, mitigated negative declaration, or EIR) should be processed and approved by the Successor Agency and City at the same time as the sale.

If, however, the intended use is unknown or undefined at the time the sale is approved, the Successor Agency may adopt a notice of exemption approving the sale transaction, and the City Council may process the appropriate CEQA documentation in connection with reviewing the land use entitlements.

#### City Manager Determination of General Plan Conformity

Section 2R.32.020(b) of the Chico Municipal Code requires the City Manager to make a determination that the proposed sale of property owned by the City or another public agency conforms with the General Plan. Accordingly, prior to the sale of property included in the LRPMP, it is recommended that the City Manager make the determination of General Plan conformity required by Section 2R32.020(b).

#### Successor Agency Adopts Resolution Approving Sale

The Redevelopment Dissolution Law does not require the Successor Agency's sale of property to be approved by Resolution, but various provisions of the Redevelopment Law and the City Charter suggest approval by Resolution is prudent and is consistent with best municipal practices. Accordingly, consistent with the City Charter, a Resolution approving the sale by 5/7 vote of the Successor Agency's Governing Board is recommended. The Successor Agency is not required to hold a public hearing.

#### Oversight Board Adopts Resolution Approving Sale

The Redevelopment Dissolution Law requires the Oversight Board to approve the sale of Successor Agency-owned property at a "public meeting." This "public meeting" requirement is distinguishable from a "public hearing," and the Oversight Board's approval of a property sale may be agendized and acted upon as a discussion or consent item.

Additionally, though the Redevelopment Dissolution Law is unclear on whether the requirement applies to properties included in a LRPMP, it is recommended that ten (10) days' notice to the public be provided in advance of the Oversight Board's consideration of the item. The Redevelopment Dissolution Law does not specify the manner or extent of notice that must be provided, but the City should utilize the noticing procedures generally applicable to public hearings in the City (e.g. publish in a newspaper of general circulation at least ten (10) days prior to the meeting, and post at locations accessible to the public such as City Hall).

#### **CONCLUSION:**

Few unencumbered parcels exist to allow for the use of City property for affordable housing. The City has been utilizing property, land for Habitat for Humanity and the two affordable housing developments near Marsh Junior High School, as well as other arrangements to support affordable housing needs. The Bruce and Humboldt Road parcels appear to be the only ones suited for further discussion, but caution remains, given the public infrastructure needs and the determination that the highest and best use is for commercial development in that area, which is its current zoning designation.

The City Manager requests further direction related to City property.

Prepared by:



Chris Constantin,  
Assistant City Manager

Recommended and Approved by:



Mark Orme,  
City Manager

**DISTRIBUTION:**

City Clerk

**ATTACHMENTS:**

Attachment A City of Chico Listing of Property

Attachment B City Council City Property Staff Report – January 19, 2016

Attachment C Successor Agency Long-Range Property Management Plan

Attachment D Parcel Map for Bruce and Humboldt Road City parcels





ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2	002-030-058-000	CITY OF CHICO	LT A HIDDEN OAKS	0.06	R2	MDR	WATER SURFACE	1603	Right of Way for Drainage; <b>No Alt Use Available</b>
3	002-060-008-000	CITY OF CHICO	FRONTAGE RD OFF 99 E	2.51	PQ	PFS	CHICO YARD	7052	Public/Quasi Public Facilities used for govt. services equipment yard; General Services Department (901 Fir St)
4	002-060-009-000	CITY OF CHICO	FRONTAGE RD AND HWY 32	0.52	PQ	PFS	OFFICE	4032	Public/Quasi Public Facilities government offices; General Services Department (901 Fir St)
5	002-060-011-000	CITY OF CHICO	965 FIR STREET	0.58	PQ	PFS	OFFICE	4032	Public/Quasi Public Facilities government offices; General Services Department (as of April 2014 no longer located here)
6	002-060-013-000	CITY OF CHICO	11.30 AC SEC 25 T22N R1E	11.30	PQ	PFS	CHICO YARD	7052	1460 Humboldt Rd; Public/Quasi Public Facilities used for govt. services equipment; Chico Police Department
7	002-060-016-000	CITY OF CHICO	1500 & 1510 HUMBOLDT AVE	0.78	PQ	PFS	POLICE STATION	7031	Police Station/Sub Station; public/quasi public facilities
8	002-110-007-000	CITY OF CHICO	2051 HUMBOLDT RD	1.03	OS2	SOS	VACANT	2301	Vacant with defunct house; secondary open space
9	002-110-033-000	CITY OF CHICO		4.17	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located parallel to Highway 99 in the Teichert Ponds; <b>No Alt Use Available</b>
10	002-110-037-000	CITY OF CHICO		1.02	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located parallel to Highway 99 behind 1505 Springfield Dr.; <b>No Alt Use Available</b>
11	002-110-064-000	CITY OF CHICO	PTN LOT 9 JOHN H GUILI SUB	1.15	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
12	002-110-070-000	CITY OF CHICO	HUMBOLDT RD	2.22	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
13	002-110-072-000	CITY OF CHICO	HUMBOLDT RD	0.92	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located next to 1775 Humboldt Road; <b>Not Alt Use Available</b>
14	002-110-083-000	CITY OF CHICO	HUMBOLDT RD (CREEKSIDE PARK)	0.58	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
15	002-110-090-000	CITY OF CHICO	HUMBOLDT RD	2.92	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway. Greenway located between Humboldt Road and Heritage Oak Dr.; <b>No Alt Use Available</b>
16	002-110-095-000	CITY OF CHICO	OFF HWY 99	34.09	OS1	POS	TEICHERT POND	1602	Primary Open Space, Creekside Greenway. Teichert Pond; <b>No Alt Use Available</b>
17	002-120-001-000	CITY OF CHICO	LOT A VILLAGE PARK	4.40	OS1	POS	OPEN SPACE	2202	Primary Open Space, Designated Open Space corner of Humboldt Rd and Forest Ave; <b>No Alt Use Available</b>
18	002-160-157-000	CITY OF CHICO	LOT C HUSA RANCH ESTATES	1.66	OS2	SOS	WATER SURFACE	1603	Secondary Open Space, Drainage behind Dorado Cerro
19	002-160-158-000	CITY OF CHICO	LOT D HUSA RANCH ESTATES	1.19	OS2	SOS	WATER SURFACE	1603	Secondary Open Space, Drainage attached to Sterling Oaks Drive (parcel behind 144 Sterling Oaks Dr.); <b>No Alt Use Available</b>

ATTACHMENT A

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
20	002-160-160-000	CITY OF CHICO	LOT F HUSA RANCH ESTATES	0.18	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located parallel to Dead Horse Slough behind 102 Sterling Oaks Drive; <b>No Alt. Use Available</b>
21	002-180-087-000	CITY OF CHICO	HUMBOLDT RD	0.90	CC	CMU	VACANT	2301	Vacant, near the burn dump; community commercial
22	002-180-088-000	CITY OF CHICO	HUMBOLDT RD	0.88	CC	CMU	VACANT	2301	Vacant, near the burn dump; community commercial
23	002-180-089-000	CITY OF CHICO	BRUCE RD & HUMBOLDT RD	2.72	CC	CMU	VACANT	2301	Vacant, corner of Bruce Rd and Humboldt Rd.; community commercial
24	002-180-093-000	CITY OF CHICO	2177 HUMBOLDT RD	5.40	OS2	SOS	OPEN SPACE	1603	Vacant designated for drainage; secondary open space
25	002-180-095-000	CITY OF CHICO	BRUCE RD & HUMBOLDT RD	1.05	CC	CMU	VACANT	2301	Vacant, parcel behind APN 002-180-089-000; community commercial
26	002-180-097-000	CITY OF CHICO	HUMBOLDT AND BRUCE RDS	19.70	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located near Emerson Way containing Little Chico Creek and the Chico Bike Path; <b>No Alt. Uses Available</b>
27	002-180-109-000	CITY OF CHICO	NOTRE DAME BLVD	4.57	OS2	SOS	OPEN SPACE	1603	Vacant designated for drainage; located next to 2177 Humboldt Rd (APN 002-180-093-000); secondary open space
28	002-180-111-000	CITY OF CHICO	NOTRE DAME BLVD	6.74	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located parallel to Notre Dame Blvd containing Little Chico Creek and Chico Bike Path; <b>No Alt Use Available</b>
30	002-210-004-000	CITY OF CHICO	NOTRE DAME BLVD & FREMONT ST	0.34	PQ	PFS	FIRE STATION #4	7032	Public/Quasi Public Facilities; Fire Station #4 located at 2405 Notre Dame Blvd
31	002-220-006-000	CITY OF CHICO	20TH ST	7.75	OS2	SOS	OPEN SPACE	2201	Secondary Open Space, designated open space between E. 20th St. and Parkhurst St.
33	002-470-033-000	CITY OF CHICO	PARCEL A PARKWAY VILLAGE SUB	0.77	OS2	SOS	WATER SURFACE	1603	Secondary Open Space designated drainage; parallel to Marilyn Dr. and behind Robailey Dr. <b>No Alt Use Available.</b>
34	002-520-044-000	CITY OF CHICO	LOT A GREENWAY HERITAGE OAK SUB	0.69	OS1	POS	OPEN SPACE	2202	Primary Open Space; Community Park parallel to Heritage Oak Drive. <b>No Alt. Use Available</b>
35	002-580-071-000	CITY OF CHICO	BEDFORD DR	1.12	OS2	SOS	WATER SURFACE	1603	Secondary Open Space designated drainage; parallel to Bedford Drive; <b>No Alt Use Available</b>
36	002-590-053-000	CITY OF CHICO	PALO ALTO ST & SAUSALITO ST	1.84	OS2	SOS	WATER SURFACE	1603	Secondary Open Space designated for drainage; corner of Palo Alto and Sausalito St; currently has a basketball court on it. <b>No Alt Use Available</b>
37	002-600-049-000	CITY OF CHICO	AUBURN OAK WAY	0.06	R2	MDR	PQ	2201	Medium density residential, public/quasi public facility designated open space. Corner of Auburn Oak Way and Springfield Dr. (appears to be an empty lot with trees)
40	002-640-069-000	CITY OF CHICO	LOT E HUSA RANCH ESTATES	1.00	OS2	SOS	HUSA/NOB HILL NP	2103	Secondary Open Space preserve and permanent conservation area; corner of Palo Alto and Blackstone Ct. <b>No Alt. Use Available</b>
41	003-041-015-000	CITY OF CHICO		0.39	PQ	PFS	FIRE STATION #2	7032	Public/Quasi Public Facility, Fire Station #2 located at 182 E. 5th Ave
44	003-164-001-000	CITY OF CHICO		0.92	OS1	POS	WATER SURFACE	1601	Primary Open Space, Creeks and Stream; parallel to So-Wil-Len-No Ave. <b>No Alt Use Available</b>

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
45	003-190-032-000	CITY OF CHICO	CITY OF CHICO PTN OF LT 1 BLK 127	1.61	DN	CMU	MPL #5	7054	North Downtown, Municipal Parking Lot#5 along E. 1st Street near round-about. <b>No Alt. Use Available</b>
46	003-190-051-000	CITY OF CHICO	BIDWELL PARK	3.16	OS1	POS	LOST PARK	2202	Primary Open Space, Creekside Greenway located behind MPL #5 -- Lost Park. <b>No Alt. Use Available.</b>
47	003-200-008-000	CITY OF CHICO	50 MAIN ST	0.18	OS2	SOS	RINGLE PARK	7051	Secondary Open Space (transit station and terminals?) located at 50 Main St. Ringle Park island between Esplanade, W. 1st St. and Main St. <b>No Alt. Use Available</b>
48	003-200-010-000	CITY OF CHICO	ESPLANADE & 1ST ST	2.88	OS2	SOS	CHILDRENS PLAYGROUND	2102	Secondary Open Space, designated open space Children's Playground. <b>No Alt Use Available</b>
50	003-340-900-000	CITY OF CHICO		0.15	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream; Lindo Channel corner of E. 11th Ave and Esplanade. <b>No Alt. Use Available</b>
51	003-360-900-000	CITY OF CHICO		19.84	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway; Lindo Channel; Manzanita Ct to W. Lindo Ave. <b>No Alt Use Available</b>
52	003-370-900-000	CITY OF CHICO		2.68	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway; Lindo Channel; parallel to E. Lindo Ave. <b>No Alt Use Available</b>
53	004-052-009-000	CITY OF CHICO		0.19	DN	CMU	CHICO MUSEUM	9041	North Downtown, Chico Museum located at 141 Salem St. <b>No Alt. Use Available</b>
54	004-052-010-000	CITY OF CHICO		0.20	DN	CMU	MPL #2	7053	North Downtown, Municipal Parking Lot #2 located next to the Chico Museum on Salem St. <b>No Alt. Use Available</b>
55	004-052-012-000	CITY OF CHICO		0.04	DN	CMU	MPL #2	7053	North Downtown, Municipal Parking Lot #2 located next to Sacred Art Tattoo on We. 1st St. <b>No Alt Use Available</b>
56	004-061-008-000	CITY OF CHICO	349 W 2ND ST	0.77	PQ	PFS	MPL #7	7053	Public/Quasi Public Facilities, Municipal Parking Lot #7 located at 349 W. 2nd St. (Transit Station). <b>No Alt Use Available</b>
57	004-092-011-000	CITY OF CHICO	ALL OF BLOCK 10 CITY OF CHICO	1.60	DN	CMU	MPL #1	7053	North Downtown, Municipal Parking Lot #1 located at the corner of Wall St. and E. 2nd St and is location of Saturday Farmers Market. <b>No Alt. Use Available</b>
58	004-113-006-000	CITY OF CHICO	PTN BLKS 73 & 74 ON CEDAR ST	1.13	OS2	SOS	DEPOT PARK	2101	Secondary Open Space Regional Park; Depot Park corner of W. 3rd and Cedar St across from Train Depot. <b>No Alt Use Available</b>
59	004-113-008-000	CITY OF CHICO	RR TRACKS IN BLK 74 CITY OF CHICO	0.75	PQ	PFS	DEPOT/MUSEUM	7051	Public/Quasi Public Facilities, Transit Station Terminal and Art Museum.
60	004-132-001-000	CITY OF CHICO		0.23	PQ	PFS	MPL #3	7053	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
61	004-132-002-000	CITY OF CHICO		0.17	PQ	PFS	MPL #3	7053	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
62	004-132-007-000	CITY OF CHICO	226-230 W 4TH ST	0.13	PQ	PFS	MPL #3	7053	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
63	004-132-008-000	CITY OF CHICO	CITY OF CHICO PARKING	0.19	PQ	PFS	MPL #3	7053	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
64	004-132-009-000	CITY OF CHICO	CITY OF CHICO PARKING	0.08	PQ	PFS	MPL #3	7053	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
65	004-141-007-000	CITY OF CHICO		0.42	OC	OMU	MPL #4	7053	Office Commercial, Municipal Parking Lot #4 corner of W. 5th and Salem St. <b>No Alt Use Available</b>
66	004-160-010-000	CITY OF CHICO		1.60	OS2	SOS	PLAZA PARK	2101	Secondary Open Space, City Plaza Regional Park. <b>No Alt Use Available</b>
67	004-160-014-000	CITY OF CHICO	BLK 21 CITY OF CHICO & PTN WALL ST	2.10	PQ	PFS	MUNICIPAL CENTER	4032	Public/Quasi Public Facilities, Old Municipal Building 421 Main Street
68	004-174-013-000	CITY OF CHICO	BLOCK 22 CITY OF CHICO BETWEEN E4TH & E 5TH	1.60	PQ	PFS	MCPL	7053	Public/Quasi Public Facilities, Municipal Building Parking Lot. <b>No Alt Use Available</b>
69	004-221-003-000	CITY OF CHICO	307 W 5TH ST	0.40	RMU	RMU	STANTON HOUSE	9041	Residential Mixed Unit, Museum, Starsbury House located at 307 W. 5th St
70	004-280-900-000	CITY OF CHICO		1.18	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream; Little Chico Creek between Broadway and Chestnut. <b>No Alt Use Available</b>
71	004-284-005-000	CITY OF CHICO		0.30	PQ	PFS	FIRE STATION #1	7032	Public/Quasi Public Facility Fire Station #1 located at 842 Salem St. <b>No Alt Use Available</b>
72	004-284-006-000	CITY OF CHICO		0.30	PQ	PFS	FIRE STATION #1	7032	Public/Quasi Public Facility Fire Station #1 located at 842 Salem St. <b>No Alt Use Available</b>
73	004-288-006-000	CITY OF CHICO		0.22	OS1	POS	VACANT	2301	Primary Open Space, Vacant located at the T between W. 9th St and Normal Ave. Appears to be empty lot
74	004-290-900-000	CITY OF CHICO		1.11	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream; Little Chico Creek between Orange and Walnut. <b>No Alt Use Available</b>
76	004-350-998-000	CITY OF CHICO		0.72	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream; Little Chico Creek between Boucher St and Mill St. <b>No Alt Use Available</b>
77	004-354-006-000	CITY OF CHICO	1059 HUMBOLDT AVE	0.09	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at 1059 Humboldt Ave parallel to Little Chico Creek. <b>No Alt Use Available</b>
78	004-354-007-000	CITY OF CHICO	1067 1065 HUMBOLDT AVE	0.16	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at 1067 Humboldt Ave parallel to Little Chico Creek. <b>No Alt Use Available</b>
79	004-354-010-000	CITY OF CHICO	HUMBOLDT ADD PTN LT 12	0.28	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located between Boucher St and Linden St parallel to Little Chico Creek. <b>No Alt Use Available</b>
80	004-354-011-000	CITY OF CHICO	HUMBOLDT ADD PTN LT 12	0.12	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located between Boucher St and Aspen St parallel to Little Chico Creek. <b>No Alt Use Available</b>
81	047-560-118-000	CITY OF CHICO	OPEN SPACE SKY CREEK PARK SUB	1.53	OS2	SOS	WATER SURFACE	1603	Secondary Open Space, Drainage. Located at 140 3 Oaks Ct out by airport
83	047-570-035-000	CITY OF CHICO	CHICO MUNI AIRPORT	33.73	A	PFS	OPEN SPACE	2201	Aviation Public Facilities and services. Includes Fortress St, Sikorsky Ave, Thunderbolt St, Liberator St and part of Cohasset Rd
84	056-050-010-000	CITY OF CHICO		164.89	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
85	056-050-013-000	CITY OF CHICO	544.13 AC-SEC35 T23NR2E	544.13	OS1	SOS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
86	063-290-011-000	CITY OF CHICO	PTN NEWQR SEC 20 & PTN SEC 11 T20N R2E	43.23	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
87	063-290-016-000	CITY OF CHICO	420.80 AC ML SEC 2 & 3 T22N R2E	420.80	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>

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88	063-290-060-000	CITY OF CHICO	019.10 AC ML SEC 9 T22N R2E	19.01	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
89	063-290-062-000	CITY OF CHICO	PTN SEC 10 T22N R2E	229.95	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
90	004-364-001-000	CITY OF CHICO	HUMBOLDT AVE	0.17	OS1	POS	HUMBOLDT NP	2103	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
91	004-364-002-000	CITY OF CHICO	HUMBOLDT AVE	0.09	OS1	POS	HUMBOLDT NP	2103	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
92	004-364-003-000	CITY OF CHICO	HUMBOLDT AVE	0.32	OS1	POS	HUMBOLDT NP	2103	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
93	004-364-006-000	CITY OF CHICO	1299 HUMBOLDT AVE	0.18	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at 1299 Humboldt Ave. <b>No Alt Use Available</b>
94	004-364-009-000	CITY OF CHICO	1285 HUMBOLDT AVE	0.17	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at 1285 Humboldt Ave. <b>No Alt Use Available</b>
95	004-364-013-000	CITY OF CHICO	HUMBOLDT AVE	2.01	OS2	SOS	HUMBOLDT NP	2103	Secondary Open Space, Neighborhood Park, Humboldt Park located at the T of Humboldt Ave and Willow St. <b>No Alt Use Available.</b>
96	004-370-002-000	CITY OF CHICO	1353 HUMBOLDT AVE	0.05	OS1	POS	OPEN SPACE	2202	Primary Open Space located at 1353 Humboldt Ave. <b>No Alt Use Available</b>
97	004-370-900-000	CITY OF CHICO		0.52	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek between Bruce and Hwy 99. <b>No Alt Use Available</b>
98	004-370-998-000	CITY OF CHICO		1.93	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek between Bruce and Boucher St. <b>No Alt Use Available</b>
99	004-374-001-000	CITY OF CHICO	1365 HUMBOLDT AVE	0.24	OS1	POS	OPEN SPACE	2202	Primary Open Space Community Park located at the corner of Humboldt Ave and Bruce St. Appears undeveloped. <b>No Alt Use Available</b>
100	004-374-027-000	CITY OF CHICO	1371 HUMBOLDT AVE	0.19	OS1	POS	OPEN SPACE	2202	Primary Open Space Community Park located at 1371 Humboldt Ave, appears undeveloped. <b>No Alt. Use Available.</b>
102	004-381-001-000	CITY OF CHICO	601 WALL ST	0.20	RMU	RMU	B&G CLUB	9021	Residential Mixed Use, Boys and Girls Club located at 601 Wall St. <b>No Alt Use Available</b>
103	004-381-002-000	CITY OF CHICO	666 FLUME ST	0.10	RMU	RMU	B&G CLUB	9021	Residential Mixed Use, Boys and Girls Club located at 666 Flume St. <b>No Alt Use Available</b>
104	004-381-011-000	CITY OF CHICO		0.20	RMU	RMU	B&G CLUB	9021	Residential Mixed Use, Boys and Girls Club. <b>No Alt Use Available</b>
105	004-381-012-000	CITY OF CHICO	633 WALL ST	0.15	RMU	RMU	B&G CLUB	9021	Residential Mixed Use, Boys and Girls Club located at 633 Wall St. <b>No Alt Use Available</b>
106	004-381-013-000	CITY OF CHICO	625 WALL ST	0.15	RMU	RMU	B&G CLUB	9021	Residential Mixed Use, Boys and Girls Club located at 625 Wall St. <b>No Alt Use Available</b>
107	004-381-018-000	CITY OF CHICO	297 E 6TH ST, 600 & 666 FLUME ST	0.80	RMU	RMU	CAMPBELL COMMONS	1024	Residential Mixed Use Multi-Unit Building located at 600 Flume St. Campbell Commons (CHIP-housing). <b>No Alt Use Available</b>

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108	004-432-030-000	CITY OF CHICO	LOT C PM 141-62/63	0.11	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek behind 265 & 269 Humboldt Ave. <b>No Alt Use Available</b>
109	004-450-001-000	CITY OF CHICO		0.21	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway corner of Olive St and Humboldt Ave. <b>No Alt Use Available</b>
110	004-450-005-000	CITY OF CHICO	681 HUMBOLDT AVE	0.17	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at 681 Humboldt Ave. Appears undeveloped. <b>No Alt Use Available</b>
111	004-450-006-000	CITY OF CHICO	PTN LOT 2 HUMBOLDT ADDN	0.03	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located next to 681 Humboldt Ave. Appears undeveloped. <b>No Alt Use Available</b>
112	004-450-007-000	CITY OF CHICO	PTN LOT 2 HUNBOLDT ADDN	0.13	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at the corner of Humboldt Ave and Cypress St. Appears undeveloped. <b>No Alt Use Available</b>
114	004-450-014-000	CITY OF CHICO	861 HUMBOLDT AVE	0.18	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at the corner of Humboldt Ave and Mill St. appears undeveloped. <b>No Alt Use Available</b>
115	004-450-998-000	CITY OF CHICO		9.10	OS1	POS	WATER SURFACE	1601	Primary Open Space Little Chico Creek located between Pine St. and Cypress St. <b>No Alt Use Available</b>
116	004-460-900-000	CITY OF CHICO		0.26	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek located between Cherry and Ivy St. <b>No Alt Use Available</b>
117	004-465-001-000	CITY OF CHICO	917 HAZEL ST	0.06	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located at 917 Hazel St. Appears undeveloped. <b>No Alt Use Available</b>
118	004-465-002-000	CITY OF CHICO	539 W 9TH ST	0.23	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located at 539 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>
119	004-465-003-000	CITY OF CHICO	529 W 9TH ST	0.09	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located at 529 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>
120	004-465-004-000	CITY OF CHICO	521 W 9TH ST	0.13	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located at 521 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>
121	004-510-900-000	CITY OF CHICO		0.94	OS1	POS	WATER SURFACE	1601	Primary Open Space Little Chico Creek located between Walnut St and Pomona Ave. <b>No Alt Use Available</b>
122	005-080-900-000	CITY OF CHICO		1.08	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek located between Chestnut and Ivy St. <b>No Alt Use Available</b>
123	005-100-900-000	CITY OF CHICO		1.34	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek located between Olive St. and Broadway. <b>No Alt Use Available</b>
127	005-142-050-000	CITY OF CHICO	E 12TH ST	3.81	OS2	SOS	OPEN SPACE	2201	Secondary Open Space, designated open space. Appears undeveloped located at the intersection of E. 12th St, Cypress St and Pine St. Also, the parcel parallel to Humboldt Ave between Pine and Olive St.
128	005-150-998-000	CITY OF CHICO		0.51	OS1	POS	WATER SURFACE	1601	Primary Open Space, Little Chico Creek located between Mill St and Cypress St. <b>No Alt Use Available</b>
129	005-168-001-000	CITY OF CHICO	1413 SALEM ST	0.29	R1	LDR	SFR	1012	Single Family Residential, two story house. Not a viable option for Habitat for Humanity; low density residential

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132	005-254-040-000	CITY OF CHICO		0.02	R1	LDR	WATER SURFACE	1603	Low Density Residential, Drainage located next to 597 E. 18th St. <b>No Alt Use Available</b>
134	005-300-001-000	BIDWELL PARK	BIDWELL PARK- 1968 & 1970 E 8TH ST	132.54	OS2	SOS	LOWER BIDWELL PARK	2101	Secondary Open Space, Lower Bidwell Park between Hwy 99 and Forest Ave. <b>No Alt Use Available</b>
135	005-310-001-000	BIDWELL PARK	BIDWELL PARK	78.56	OS2	SOS	LOWER BIDWELL PARK	2101	Secondary Open Space, Lower Bidwell Park between Hwy 99 and Orient St. <b>No Alt Use Available</b>
136	005-370-003-000	CITY OF CHICO	HUMBOLDT AVE	0.08	R1	LDR	WATER SURFACE	1601	Low Density Residential, Little Chico Creek located behind 1203 Jackson St. <b>No Alt Use Available</b>
137	005-391-014-000	CHICO RDA	LOTS 5/8 & PTN LT 4 L I REEDS ADDITION	1.30	R1	LDR	VACANT	2301	Low Density Residential, Vacant parcel between 751 and 780 Wisconsin St. and bordering Little Chico Creek.
138	005-422-033-000	CITY OF CHICO	LOT A 16TH ST SUB	0.14	R2	MDR	OPEN SPACE	2201	Medium density residential, designated open space. Appears undeveloped, located next to 953 E. 16th St.
142	005-490-058-000	CITY OF CHICO	PTN LOT 1 CARLEY TRACT 2205 ELM ST	1.59	R2	MDR	HEAD START	9055	Medium Density Residential, Head Start Children's Daycare Center located at 2205 Elm St
143	005-520-006-000	CITY OF CHICO		1.80	PQ	PFS	ANIMAL SHELTER	7045	Public/Quasi Public Facility, Butte Humane Society - Dog Adoption Center located at 2579 Fair St.
144	005-560-032-000	CITY OF CHICO	23RD ST	3.56	ML	MW	BIKE TRACK	6031	Light Manufacturing/Industrial outdoor recreation facility, Silver Dollar Bike Track located at 103 Silver Dollar Way
145	005-560-037-000	CITY OF CHICO	PTN LOT 1 CHICO INDUSTRIAL PARK	1.15	ML	MW	TORRES SHELTER	1034	Light Manufacturing/Industrial outdoor, Torres Shelter transitional housing and temporary shelter located at 101 Silver Dollar Way
146	005-560-038-000	CITY OF CHICO	PTN LOT 1 CHICO INDUSTRIAL PARK	0.70	ML	MW	TORRES SHELTER	1034	Light Manufacturing/Industrial outdoor, Torres Shelter transitional housing and temporary shelter located at 101 Silver Dollar Way
149	005-580-014-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.90	OS2	SOS	FAIR ST DETENTION POND	1603	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
150	005-580-015-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.25	OS2	SOS	FAIR ST DETENTION POND	1603	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
151	005-580-016-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.35	OS2	SOS	FAIR ST DETENTION POND	1603	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
153	006-240-900-000	CITY OF CHICO		6.83	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway between Mangrove Ave, Manzanita Ct, and E. Lindo Ave. <b>No Alt. Use Available</b>
155	006-590-102-000	CITY OF CHICO	LOT D EATON VILLAGE 2B ROYAL GLEN LN	0.32	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage located next to 445 Royal Glen Ln. <b>No Alt Use Available</b>
156	006-610-055-000	CITY OF CHICO	SILVER LAKE DR	0.30	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage located next to 456 Silver Lake Dr. <b>No Alt Use Available</b>
157	006-630-006-000	CITY OF CHICO	SEC 17 T22N R1E	0.08	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage located next to 482 Newport Dr. <b>No Alt Use Available</b>

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158	006-630-007-000	CITY OF CHICO	NEWPORT DR	0.31	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage located next to 482 Newport Dr. <b>No Ait Use Available</b>
159	006-640-049-000	CITY OF CHICO	BETWEEN HOLLY & MONTECITO AVES	1.12	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway located behind Montecito Ave; <b>No Ait Use Available</b>
160	006-640-062-000	CITY OF CHICO	LOT A SHASTAN HOMES @ LINDO CHANNEL	0.93	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway located at the corner of Holly Ave and W. Lindo Ave. <b>No Ait Use Available</b>
161	006-650-048-000	CITY OF CHICO	PUBLIC SERVICE ESMNT EATON & MEADOWWOOD	0.58	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage corner of Eaton Village and W. Eaton Road. <b>No Ait Use Available</b>
162	006-690-027-000	CITY OF CHICO	OFF BAY AVE SEC 17 T22N R1E	0.08	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage behind Legacy Ln. <b>No Ait Use Available</b>
163	006-690-034-000	CITY OF CHICO	REM PTN OF PM 153-71/74	1.73	OS2	SOS	WATER SURFACE	1603	Secondary Open Space, corner of W Eaton and Penance Ave. Appears undeveloped
164	006-700-040-000	CITY OF CHICO	COMMON AREA ASPEN GLEN SUB PHASE I	1.11	OS2	SOS	WATER SURFACE	1603	Secondary Open Space, intersection of Aspen Glen Dr. and the Esplanade. Appears Undeveloped
165	006-760-055-000	CITY OF CHICO		0.33	R1	LDR	WATER SURFACE	1603	Low Density Residential, drainage located behind Crater Lake Dr. Appears Undeveloped
168	006-770-069-000	CITY OF CHICO	LOT C CREEKSIDE LANDING SUB UNIT 1	0.12	R1	LDR	OPEN SPACE	2201	Low Density Residential, Designated Open Space next to 546 Burnt Ranch Way. Contains telephone post on property.
169	006-770-070-000	CITY OF CHICO	LOT D CREEKSIDE LANDING SUB UNIT 1	0.30	R1	LDR	OPEN SPACE	2201	Low Density Residential, Designated Open Space next to 629 Burnt Ranch Way. Contains telephone post on property.
170	006-770-071-000	CITY OF CHICO	LOT E CREEKSIDE LANDING SUB UNIT 1	0.12	R1	LDR	OPEN SPACE	2201	Low Density Residential, Designated Open Space next to 3157 Rogue River Dr. Contains telephone post on property.
176	007-160-046-000	CITY OF CHICO	LOT A EATON RD	0.31	ML	MW	WATER SURFACE	1603	Light Manufacturing/Industrial drainage located next to 1225 E. Eaton Rd.
177	007-160-047-000	CITY OF CHICO	LOT B EATON RD	1.07	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located next to the Diversion Channel off of E. Eaton Rd
179	007-220-055-000	CITY OF CHICO	LOT A BALTAR ESTATES SUB WATER RETENTION	0.20	R2	MDR	WATER SURFACE	1603	Medium Density Residential designated drainage located at 17 Baltar Loop, appears undeveloped.
180	007-240-078-000	CITY OF CHICO	3514 HICKS LANE & 415 EAST EATON ROAD	1.62	PQ	PFS	VACANT	2301	Public/Quasi Public Facility vacant lot located at 3514 Hicks Ln and 415 E. Eaton Road. Appears undeveloped
181	007-250-077-000	CITY OF CHICO		0.63	OS1	POS	WATER SURFACE	1603	Primary Open Space drainage located on E. Eaton Rd over Sycamore Creek, appears undeveloped. <b>No Ait Use Available</b>
182	007-260-145-000	CITY OF CHICO	LOT #C MCKINNEY RANCH SUB	0.02	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 3239 Godman Ave on the corner of E. Eaton Rd and Godman Ave. contains sidewalk. <b>No Ait Use Available</b>
183	007-260-146-000	CITY OF CHICO	LOT #D MCKINNEY RANCH SUB	0.03	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 3294 Rockin M Dr. contains sidewalk. <b>No Ait Use Available</b>
186	007-350-026-000	CITY OF CHICO	SILVERBELL RD	0.31	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located next to 3227 Silverbell Rd. appears undeveloped
188	015-070-023-000	CITY OF CHICO	LOT A THOMAN COURT SUB	0.16	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located behind 31 Glenbrook Ct, appears undeveloped



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189	015-180-032-000	CITY OF CHICO	LOT A HIGHLAND PARK PH 1	0.05	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space located next to 1161 Deschutes Dr. and connected to CARD owned parcel. Appears Undeveloped
191	015-380-900-000	CITY OF CHICO		21.47	OS1	POS	OPEN SPACE	2202	Primary Open Space creekside greenway, Lindo Channel located between Hwy 99 and E. 5th Ave. <b>No Alt Use Available</b>
192	015-390-900-000	CITY OF CHICO		6.60	OS1	POS	OPEN SPACE	2202	Primary Open Space creekside greenway, Lindo Channel located between E. 5th Ave and Longfellow Ave. <b>No Alt Use Available</b>
193	015-470-900-000	CITY OF CHICO		21.69	OS1	POS	OPEN SPACE	2202	Primary Open Space creekside greenway, Lindo Channel located between Longfellow Ave and Madrone Ave. <b>No Alt Use Available</b>
194	015-520-003-000	CITY OF CHICO	11.84 ACRES LINDO CHANNEL	11.84	OS1	POS	OPEN SPACE	2202	Primary Open Space creekside greenway, Lindo Channel located between Madrone Ave and Brookwood Way. <b>No Alt Use Available</b>
195	015-520-900-000	CITY OF CHICO		26.86	OS1	POS	WATER SURFACE	1603	Primary Open Space drainage Lindo Channel located between Madrone and Manzanita Ave. <b>No Alt Use Available</b>
196	016-010-025-000	CITY OF CHICO	LOT A AMENDED LONGBOARD SUB PH 1	0.16	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located on the corner of Floral Ave and Whitewood Way. <b>No Alt Use Available</b>
197	016-010-049-000	CITY OF CHICO	LOT A LONGBOARD SUB #2	0.11	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located on the corner of Floral Ave and Pauletah Place, 51 Pauletah Place, <b>No Alt. Use Available</b>
198	016-040-032-000	CITY OF CHICO	CABARET DR & RAVENSHOE WAY	0.13	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 1280 Ravenshoe Way on the corner of Ravenshoe Way and Cabaret Dr. <b>No Alt Use Available</b>
199	016-050-087-000	CITY OF CHICO	LOT A MARIPOSA VISTA SUB PH I	0.28	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 1051 Admiral Ln on the corner of Mariposa Ave and Admiral Ln. <b>No Alt. Use Available</b>
200	016-050-088-000	CITY OF CHICO	LOT B MARIPOSA VISTA SUB PH I	0.23	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located on the corner of Swallowtail Way and Viceroy Dr, near 2600 Swallowtail Way. <b>No Alt Use Available</b>
201	016-080-065-000	CITY OF CHICO	KONA DR WATER DETENTION BASIN	0.17	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 1472 Kona Dr, appears undeveloped but with a driveway. <b>No Alt Use Available</b>
202	016-090-017-000	CITY OF CHICO	MARLIN COURT	0.09	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 10 Marlin Ct. <b>No Alt. Use Available</b>
203	016-100-072-000	CITY OF CHICO	LOT A BRENNI RANCH SUB-LUCY WAY	0.10	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 2664 Brenni Way on the corner of Brenni Way and Ceanothus Ave. <b>No Alt Use Available</b>
204	016-130-039-000	CITY OF CHICO	LOT A MARIGOLD PARK SUB DRAINAGE POND	0.17	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 5 Maddie Ct. <b>No Alt Use Available</b>
205	016-130-071-000	CITY OF CHICO	MARIGOLD AVE	0.15	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located behind 1551 Rue Francais on Marigold Ave. <b>No Alt Use Available</b>
206	016-130-090-000	CITY OF CHICO	LOT A CARDIFF ESTATES SUB ARCH WAY	0.06	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 1552 Arch Way on the corner of Arch Way and Marigold Ave. <b>No Alt Use Available</b>
207	016-170-001-000	CITY OF CHICO	3199 GOLF COURSE ROAD	535.53	OS2	SOS	MIDDLE BIDWELL PARK	2101	Secondary Open Space regional park; Middle Bidwell Park, 3199 Golf Course Rd. <b>No Alt. Use Available.</b>

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
208	016-170-002-000	CITY OF CHICO	94.70 AC SEC 18 T22N R2E	94.70	OS1	POS	BIDWELL RANCH RESERVE	2203	Primary Open Space Preserve and Permanent Conservation near Upper Bidwell Park Rd including part of Sycamore Creek Diversion Channel. <b>No Alt Use Available.</b>
209	016-170-005-000	CITY OF CHICO	1777 MANZANITA AVE	28.60	OS2	SOS	WILDWOOD CP	2102	Secondary Open Space community park, 1777 Manzanita Ave, Wildwood Park and includes CFD station 5. <b>No Alt Use Available</b>
212	016-200-002-000	CITY OF CHICO	318.67 AC SEC 12 T22N R1E	318.67	OS1	POS	BIDWELL RANCH RESERVE	2203	Primary Open Space Preserve and Permanent Conservation Area in Upper Bidwell near Ceanothus Ave. <b>No Alt Use Available</b>
213	016-200-099-000	CITY OF CHICO	FLORAL AVE	292.42	OS1	POS	FOOTHILL RESERVE	2203	Primary Open Space Preserve and Permanent Conservation Area, Foothill Reserve off of Floral Ave. <b>No Alt Use Available.</b>
215	016-200-112-000	CITY OF CHICO	LOT L OFF EATON RD	0.38	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage between Eaton Rd and Rusty Ln. <b>No Alt Use Available</b>
216	016-230-006-000	CITY OF CHICO		289.98	OS2	SOS	MIDDLE BIDWELL PARK	2101	Secondary Open Space Community Park, Middle Bidwell Park including Horseshoe Lake. <b>No Alt Use Available</b>
217	016-230-007-000	CITY OF CHICO		402.23	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space community park, Upper Bidwell above Horseshoe Lake including Big Chico Creek. <b>No Alt Use Available.</b>
218	016-230-010-000	CITY OF CHICO	336.55 AC SEC 7 T22N R2E	336.55	OS1	POS	BIDWELL RANCH RESERVE	2203	Primary Open Space, Preserve and Permanent Conservation Area; Upper Bidwell. <b>No Alt Use Available</b>
219	016-240-002-000	CITY OF CHICO		480.42	OS1	POS	UPPER BIDWELL PARK	2101	Primary Open Space Community Park, Upper Bidwell along Big Chico Creek paralleling HWY 32. <b>No Alt Use Available</b>
220	016-260-027-000	CITY OF CHICO	LOT A FOOTHILL PARK EAST UNIT #4	0.15	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located at 3286 Middletown Ave. <b>No Alt Use Available</b>
222	016-290-029-000	CITY OF CHICO	LOT D MARIPOSA VISTA SUB UNIT 1 PH 2	0.11	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 2604 Swallowtail Way. <b>No Alt Use Available</b>
223	016-310-026-000	CITY OF CHICO	LOT E MARIPOSA VISTA SUB UNIT 2 PH 1	0.36	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located on the corner of Viceroy Dr and Vistamont Way. <b>No Alt Use Available</b>
225	018-030-026-000	CITY OF CHICO	LOT B SHASTAN HOMES @ CHICO CANYON RD	0.48	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located behind 77 Chicory Rd. <b>No Alt Use Available</b>
227	018-320-048-000	CITY OF CHICO	LOT A OPEN SPACE LAKE VISTA SUB PH 1	1.76	OS2	SOS	OPEN SPACE	2201	Secondary Open Space Designated Open Space located behind 1266 Dog Leg Dr. <b>No Alt Use Available</b>
228	018-320-049-000	CITY OF CHICO	LOT B OPEN SPACE LAKE VISTA SUB PH 1	2.74	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space located between Idyllwild Cr and HWY 32. <b>No Alt Use Available</b>
229	018-390-044-000	CITY OF CHICO	LOT A HILLVIEW TERRACE PH I	7.29	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage, Butte Creek Diversion Channel located between E 20th St and Bancroft Dr. <b>No Alt Use Available</b>
230	018-390-045-000	CITY OF CHICO	PTN SEC 29 T22N R2E MDB & M	5.24	OS1	POS	BELEVEDERE PRESERVE	2301	Primary Open Space, Belevedere Preserve behind Stonehaven Ct. <b>No Alt Use Available</b>
231	018-390-051-000	CITY OF CHICO	LOT B BELVEDERE HEIGHTS SUB PH 1	6.92	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage, Butte Creek Diversion Channel next to Belevedere Preseve. <b>No Alt Use Available.</b>
232	018-400-100-000	CITY OF CHICO	PARCEL B OLIVE GROVE EST LITTLE CHICO CREEK	1.85	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway Little Chico Creek located between Bruce Rd and Baroni Dr. <b>No Alt Use Available</b>

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
234	018-410-062-000	CITY OF CHICO	LOT A PM 118-2	4.81	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway Little Chico Creek located between Baroni Dr and Potter Rd. <b>No Alt Use Available</b>
235	018-420-028-000	CITY OF CHICO	LOT A OLIVE GROVE ESTATES UNIT 3	0.56	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
236	018-430-071-000	CITY OF CHICO	LOT F OLIVE GROVE ESTATES UNIT # 4	0.07	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
238	018-430-073-000	CITY OF CHICO	LOT H OLIVE GROVE ESTATES UNIT # 4	2.03	OS1	POS	OPEN SPACE	2202	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
238	018-430-073-000	CITY OF CHICO	LOT H OLIVE GROVE ESTATES UNIT # 4	2.03	OS2	SOS	OPEN SPACE	2202	Secondary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
239	018-440-107-000	CITY OF CHICO	LAZY S LANE	1.34	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located in front of Picholine Way including the Butte Creek Diversion Channel. <b>No Alt Use Available</b>
240	018-480-062-000	CITY OF CHICO	BELGIUM AVE GREENWAY	0.14	R3	MHDR	OPEN SPACE	2201	Medium High Density Residential designated open space on the corner of Belgium Ave and E. 20th St.
241	018-490-048-000	CITY OF CHICO	GREENWAY LOT A DOE MILL NEIGHBORHOOD	0.18	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space corner of Lawler and Hutchinson St "greenway lot" and neighborhood mailboxes located here. <b>No Alt Use Available</b>
242	018-500-159-000	CHICO RDA	LOT #C OAK VALLEY SUB	8.12	OS1	POS	HRBD	2201	Primary Open Space designated open space near the intersection of Stilson Canyon and Humboldt Rd.
244	018-500-168-000	CITY OF CHICO	LOTS 5/7 OAK VALLEY SUB	11.51	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway off of Bruce Rd pallelle to HWY 32. <b>No Alt Use Available</b>
245	018-500-169-000	CITY OF CHICO	LOTS 8/9 OAK VALLEY SUB	4.66	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway pallelle to HWY 32 and Humboldt Rd. <b>No Alt Use Available</b>
246	018-500-170-000	CITY OF CHICO	LOTS 10/12 OAK VALLEY SUB	35.26	OS1	POS	OPEN SPACE	2202	Primary Open Space Creekside Greenway between Humboldt Rd and HWY 32 includes S. Dead Horse Slough. <b>No Alt Use Available</b>
248	018-500-172-000	CHICO RDA	HUMBOLDT RD	1.28	OS1	POS	HRBD	2201	Primary Open Space designated open space off of Bruce Rd including S. Dead Horse Slough. <b>No Alt Use Available.</b>
249	018-500-173-000	CHICO RDA	HUMBOLDT RD	1.89	OS1	POS	HRBD	2201	Primary Open Space designated open space located corner of Bruce and Humboldt Rd. <b>No Alt Use Available</b>
250	018-500-174-000	CHICO RDA	HUMBOLDT RD	12.08	OS1	POS	HRBD	2201	Primary Open Space designated open space located on Humboldt Rd. <b>No Alt Use Available</b>
252	018-510-002-000	CITY OF CHICO	WARFIELD LANE & POTTER RD	14.76	OS1	POS	POTTER RD PRESERVE	2301	Primary Open Space, Vacant located on E. 20th St across from Poppy View Terr.
253	018-520-017-000	CITY OF CHICO	LOTS C & D LAKE VISTA SUB PH 1	1.22	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space located between Idyllwild Cr and Delaney Dr.
254	018-530-053-000	CITY OF CHICO	LOT E LAKE VISTA SUB PH 2	1.23	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space between Palisades Dr and Delaney Dr.
255	018-530-054-000	CITY OF CHICO	LOT F LAKE VISTA SUB PH 2	1.73	OS2	SOS	WATER SURFACE	1603	Secondary Open Space drainage located between Peninsula and Yosemite Dr.

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
256	018-540-033-000	CITY OF CHICO	LOT A YOSEMITE AT 32 SUB	0.40	R2	MDR	OPEN SPACE	2202	Medium Density Residential creekside greenway located behind to 1401 Yosemite Dr. <b>No Alt Use Available</b>
257	018-550-074-000	CITY OF CHICO	LOT A HILLVIEW TERRACE SUB PH 2	1.86	OS1	POS	BELEVEDERE PRESERVE	2301	Primary Open Space, Vacant located on the corner of Potter Rd and Preservation Oak Dr.
258	018-550-075-000	CITY OF CHICO	LOT B HILLVIEW TERRACE SUB PH 2	0.25	R1	LDR	BELEVEDERE PRESERVE	2301	Low Density Residential, Vacant located on the corner of Potter Rd and Preservation Oakl Dr.
259	018-550-076-000	CITY OF CHICO	LOT C HILLVIEW TERRACE SUB PH 2	0.86	OS1	POS	BELEVEDERE PRESERVE	2301	Primary Open Space, Vacant located on the corner of Potter Rd and Longwood Dr.
260	018-560-080-000	CITY OF CHICO	LOT A BELVEDERE HEIGHTS SUB PH 1	1.79	OS1	POS	BELEVEDERE PRESERVE	2301	Primary Open Space, Vacant located on Longwood Dr across from Bancroft Dr.
261	039-400-016-000	CITY OF CHICO	1321, 1331, & 1351 IVY ST	2.12	R2	MDR	MFR	1034	Medium Density Residential transitional housing/temporary shelter, located at 1321, 1331, and 1351 Ivy St.
262	039-420-001-000	CITY OF CHICO	11301 MIDWAY	14.95	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space off of the Midway containing Comanche Creek. <b>No Alt Use Available</b>
263	039-530-009-000	CITY OF CHICO		100.87	PQ	PFS	WPCP	7044	Public/Quasi Public Facility Sewage Facility located 4827 Chico River Rd. <b>No Alt Use Available.</b>
264	039-530-010-000	CITY OF CHICO		24.89	PQ	PFS	WPCP	7044	Public/Quasi Public Facility Sewage Facility located 4827 Chico River Rd. <b>No Alt Use Available.</b>
265	039-620-028-000	CITY OF CHICO	COMANCHE CREEK GREENWAY	4.59	OS2	SOS	OPEN SPACE	2202	Secondary Open Space Creekside Greenway located near Otterson and Aztec Dr. includes part of Comanche Creek <b>No Alt Use Available</b>
266	042-560-900-000	CITY OF CHICO		9.12	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream, Lindo Channel located between Guynn and Cussick Ave. <b>No Alt Use Available</b>
267	042-600-900-000	CITY OF CHICO		2.93	OS1	POS	WATER SURFACE	1601	Primary Open Space creek/stream, Lindo Channel located between Guynn Ave and Railroad Tracks. <b>No Alt Use Available</b>
268	042-690-040-000	CITY OF CHICO	1510 W 8TH AVE	5.41	OS2	SOS	OAK WAY CP	2102	Secondary Open Space community park, Oak Way Park located at 1510 W. 8th Ave. <b>No Alt Use Available</b>
269	042-690-041-000	CITY OF CHICO	W 8TH AVE	1.00	OS2	SOS	VACANT	2301	Secondary Open Space, Vacant, Located on the corner of W. 8th Ave and Nord Ave.
270	042-800-046-000	CITY OF CHICO	LOT #A WEST SIDE PLACE SUB	0.41	OS2	SOS	WESTSIDE PLACE NP	2301	Secondary Open Space, Vacant, Located on the corner of Ruskin and Rossetti Ln. Contains mailboxes for neighborhood.
271	042-810-026-000	CITY OF CHICO	LOT A RIVER GLEN SUB	0.14	OS2	SOS	OPEN SPACE	2201	Secondary Open Space designated open space next to River Wood Loop and Lindo Channel.
272	043-280-050-000	CITY OF CHICO	LOT A ORCHARD COMMONS	0.11	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located on the corner of W. Sacramento Ave and Raven Ln. <b>No Alt Use Available</b>
273	043-620-128-000	CITY OF CHICO	LOT A CHANNEL ESTATES SUB	0.11	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located next to 402 W. 12th Ave. <b>No Alt Use Available</b>
274	043-760-045-000	CITY OF CHICO	LOTS C, D & H RICHMOND PK PH 2	0.71	R1	LDR	WATER SURFACE	1603	Low Density Residential drainage located across from 1085 Windsor Way. <b>No Alt Use Available</b>
275	045-770-017-000	CITY OF CHICO	PTN LT 74 & 75 BIDWELL 20TH	13.38	OS2	SOS	VERBENA FIELDS	2103	Secondary Open Space Neighborhood Park, Verbena Fields located at 1550 E. 1st Ave between Wendy Way and Spanish Oak Cr. <b>No Alt Use Available</b>

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	ZONING	GP	LAND USE	LU CODE	Parcel Description
276	047-550-001-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	1,079.09	AP	PFS	AIRPORT, OPEN SPACE	7051	Airport Public Facilities transit station and terminals including: 695, 747, 1103, 1325 & 1445 Fortress St; 101, 109, 110, 160 & 170 Convoir Ave; 108, 145 & 147 Boeing Ave, 4441 Cohasset Rd; 100 & 160 Lockheed Ave; 150 & 170 Airpark Blvd; 100 & 120 Piper Ave; 165 Ryan Ave Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
277	047-550-002-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	26.45	AP	PFS	OPEN SPACE	2201	Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
278	047-550-003-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	7.56	AP	PFS	OPEN SPACE	2201	Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
279	047-550-004-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	4.55	AP	PFS	OPEN SPACE	2201	Airport Public Facilities designated open space on the corner of Thorntree Dr and Cohasset Rd Aiport Public Facilities designated open space located between Thorntree Dr and E. Eaton Rd. includes part of Sycamore Creek.
280	047-550-005-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	71.64	AP	PFS	OPEN SPACE	2201	Airport Public Facilities designated open space located opposite of the corner of Thorntree and Cohasset including part of Sheep Hallow Creek
281	047-550-006-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	24.71	AP	PFS	OPEN SPACE	2201	Airport Public Facilities designated open space located below the opposite corner of Cohasset and Throntree, includes part of Sheep Hallow Creek
282	047-550-007-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	48.75	AP	PFS	OPEN SPACE	2201	Primary Open Space Preserve and Permanent Conservation Area on the corner of Cohasset and E. Eaton Rd. <b>No Alt Use Available</b>
283	047-550-008-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	35.01	OS1	POS	OPEN SPACE	2203	Airport Manufacturing/Industrial, designated open space located at the corner of Boeing Ave and Marauder St.
285	047-560-020-000	CITY OF CHICO	145 BOEING AVE	0.16	AM	MW	OPEN SPACE	2201	Airport Manufacturing/Industrial outdoor recreation facility located between Maruder St and Cohasset Rd across from Three Oak Ct and Skycreek Ct.
286	047-560-041-000	CITY OF CHICO	MARAUDER AVE	27.08	AM	MW	CWLL FIELD	6031	





## City Council Agenda Report

**ATTACHMENT B**

**Meeting Date: 1/19/2016**

**TO: City Council**

**FROM: Mark Orme, City Manager**

**RE: Update on City Properties**

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### **REPORT IN BRIEF:**

As requested by the City Council during the March 17, 2015 meeting, the City Manager is bringing forth additional information regarding certain properties of interest identified by the City Council for potential disposition.

Recommendation: The City Manager recommends that the City Council provide further direction regarding the disposition of these specified properties.

### **FISCAL IMPACT:**

N/A. The current item does not contain any cost related items. However, the City Council's action may have a number of financial related impacts. This include, but are not limited to, potential revenue gains from sale of property or expenses related to professional services required to further evaluate and prepare for any type of property disposition.

Depending on the action taken by the City Council, the City Manager's Office may subsequently come forth with a supplemental appropriation for the professional services necessary to perform a valuation of the City property or provide other services to best protect the City's interest when developing or disposing these properties.

### **BACKGROUND:**

At the March 17, 2015 Council Meeting, the City Manager presented a City property inventory report listing the City's 289 parcels under its ownership (**Exhibit A**). The City Manager highlighted several properties that would be coming back to the City Council, such as Bidwell Ranch and two 11<sup>th</sup> Street properties that contained single family homes in abysmal condition. During the meeting, the City Council identified several properties of interest and requested that staff come back to the City Council for further discussion.

### **DISCUSSION:**

The City Council identified the following properties as properties of interest that should come back to the City Council for further discussion.

The numbers associated with the properties correspond to the listed property number shown in Exhibit A, which was presented to the City Council in March 2015.

*U(4) 42*

Properties of Interest Identify by City Council

*Properties provided below include lots and lots with houses.*

**21, 22, 23, 25 – Parcels between Bruce Road and Humboldt Road**

Location: Near Humboldt Road Burn Dump, Corner of Humboldt Road and Bruce Road (APN#: 21: 002-180-087-000, 22: 002-180-088-000, 23: 002-180-089-000, 25: 002-180-095-000)

Zoning: CC (Community Commercial)

Current Use: Vacant

Size: 5.6 acres total

The CC zoning district is applied to areas appropriate for a wide range of retail businesses. This district also accommodates mixed-use developments with residential uses above the ground floor. The residential density range for mixed use development in the CC zoning district is six to a maximum of 22 units per acre. The CC zoning district is primarily intended to implement the Commercial Mixed Use land use designation of the General Plan. Properties located across the street from the Humboldt Road Burn Dump have no additional restrictions on them beside that permitted by CC zoning.

This area was chosen at one time for a new police facility; however, there are no current plans regarding the City use of this property. All four parcels are owned by the Successor Agency.

**24, 77 – Humboldt Road**

Location: Corner of Humboldt Road and Notre Dame Boulevard, North of Little Chico Creek (APN#: 24: 002-180-093-000, 77: 004-354-006-000)

Zoning: OS2 (Secondary Open Space)

Current Use: Vacant, Designated for Drainage

Size: 5.5 acres total

The property was purchased on 01/08/1991 for \$947,309. The property was valued at \$817,186 in 2004. While the purchase price of the property was \$920,000, an additional \$27,309 was paid for a sewer easement.

This parcel and adjacent parcels were acquired due to the proximity of Little Chico Creek, and are included in the Chico Area Recreation District Master Plan as a potential future aquatic center/park. The current grant of licenses for the community gardens on these properties state that the City may revoke them at any time.

**31 – 20<sup>th</sup> Street Open Space**

Location: Open Space between 20<sup>th</sup> Street and Parkhurst Street (APN#: 002-220-006-000)

Zoning: OS2 (Secondary Open Space)

Current Use: Open Space, Wetland Mitigation

Size: 7.8 acres

Enloe Hospital park site and wetland mitigation area – Zone 1 (South of East 20th street, East of Notre Dame Boulevard. Property acquired pursuant to terms and conditions of the Enloe Hospital Development Agreement.



The property was purchased on 03/27/1997 for \$350,000, and was valued at \$1,173,942 on 11/18/2004. It is likely that the property cannot be sold because it is a designated as “wetland mitigation area.”

**73 – West 9<sup>th</sup> Street and Normal Avenue**

Location: Between 407 and 341 West 9<sup>th</sup> Street (APN#: 004-288-006-000)  
Zoning: OS2 (Secondary Open Space)  
Current Use: Vacant  
Size: 0.2 acres

Excess right of way – Acquired for the extension of Normal Avenue on 05/27/1958. The listed purchase price is \$0, while the property was valued at \$50,682 on 11/18/2004.

**129 – 1413 Salem Street**

Location: 1413 Salem Street, (APN#: 005-168-001)  
Zoning: R1 (Low Density Residential)  
Current Use: Vacant  
Size: 12,589 square feet

Two-story wood frame house previously leased to third party. The property was purchased using Community Development Block Grant (CDBG) funding for use as a shelter for victims of domestic violence (an eligible Public Facility per CDBG regulations). A use permit was approved to establishing a restricted use of the property as a shelter.

The property was purchased on 03/30/1984 for \$86,500. On 11/18/2004, the property was valued at \$88,122. It currently has a listed improvement inventory of \$464,700 – a value designated for insurance replacement value. The property is approximately 12,589 square feet, and the house is 5,347 square feet.

Under the Surplus Land Act, the City offered the property for sale or lease to local public agencies; however, the City did not receive any agency offers. On December 15, 2015, the City Council authorized the City Manager to negotiate and sell the property. Further, the City revoked the restrictions on the property requiring a shelter use. The property has significant structural and infrastructure issues and has been a nuisance for several years. Any sale proceeds would become CDBG program income.

**269 – West 8<sup>th</sup> Avenue and Highway 32, Oakway Park**

Location: 1500 W. 8<sup>th</sup> Avenue (APN#: 042-690-041-000)  
Zoning: OS2 (Secondary Open Space)  
Current Use: Community Garden, Butte Environmental Council  
Size: 1.0 acre

This property has been set aside for a future fire station. The property was purchased on 02/03/1992 for \$72,380. The land value as of 11/18/2004 was \$141,570. It is currently utilized by the Butte Environmental Council (BEC) as a community garden (Oakway Garden), under a grant of license approved by Council in 2013. CARD owns and maintains a neighborhood park, Oak Way Park, adjacent to the property.

Council granted BEC a no-money exchange license for use, and each party may revoke the license at any time with proper notice. The City is not liable for any operations or incidents within the garden, and retains full right of entry. Operations and installations in the garden come at no cost to the City.

***Airport Facilities***

**82 – Ryan Avenue**

Location: 1210 Marauder Street (APN#: 047-560-119-000)

Zoning: AM (Airport, Manufacturing/Industrial)

Acres: 4.39

Square Footage: 191,228

Current Use: Vacant

The property was purchased on 8/5/1987 for \$65,850 using funding from the Chico Redevelopment Agency (RDA) intended for airport economic development.

**287 – Lockheed Avenue**

Location: (APN#: 047-560-058-000)

Zoning: AM (Airport Manufacturing/Industrial)

Acres: 3.48

Square Footage: 105,851

Current Use: Vacant

The property was purchased on 8/5/1987 for \$69,600 using funding from the RDA intended for airport economic development.

**288 – 100 Fortress Street**

Location: (APN#: 047-560-078-000)

Zoning: AC (Airport Commercial)

Acres: 2.05

Square Footage: 89,298

Current Use: Vacant

Zoned for Airport Commercial use. The property is vacant, located next to 1000 Fortress St. #800 on the corner of Fortress St. and Airpark Blvd.

The property was purchased on 8/5/1987 for \$61,500 using funding from the RDA intended for airport economic development.

**289 – Northrup Avenue and Marauder Street**

Location: (APN#: 047-560-102-000)

Zoning: AM (Airport Manufacturing/Industrial)

Current Use: Vacant

Acres: 5.09

The property was purchased on 2/12/2003 for \$368,000 using funding from the RDA intended for airport economic development.

**290 – Ryan Avenue and Fortress Street**

Location: Corner Ryan Avenue and Fortress Street (APN#: 047-560-103-000)

Zoning: AM (Airport Manufacturing/Industrial)

Current Use: Vacant

Acres: 3.00

The property was purchased on 2/12/2003 for \$216,470 using funding from the RDA for airport economic development.

*Preserves*

**208, 212, 218 – Bidwell Ranch Property**

Location: Upper Bidwell Park near Ceanothus Avenue (APN#: 208: 016-170-002-000, 212: 016-200-002-000, 218: 016-230-010-000)

Zoning: OS1 (Primary Open Space)

Current Use: Open Space

Size: 750 acres

Early development projects proposed for the site were the subject of much community debate, including a referendum, a lawsuit, and a settlement agreement. In 1997, the City acquired the property from Crocker Development Company for approximately \$7.5 million through an order issued by the U.S. Bankruptcy Court, Eastern California District, utilizing predominantly Sewer Trunkline Capacity and RDA funds.

The property was valued at \$9,801,000 in 2004. However, this value is highly inflated due to potential for mitigation credits and also the outstanding sewer development impact fees the City was obligated to pay related to bankruptcy. These fees have since been paid off.

Particularly in the lowland areas of the property, Bidwell Ranch contains Butte County meadowfoam and vernal pools, which are state and federally protected, limiting options for property development.

On July 7, 2015, City staff presented a report to the City Council regarding potential future management options for the property, including: 1) leaving it as open space (either incorporated into Bidwell Park or managed separately); 2) developing it as a Wetland Mitigation Bank through a process established by state and federal agencies, and either selling credits to third parties or using them for City capital projects; 3) simply using the property as mitigation for environmental impacts associated with a specific City capital project (but not going through the “official” wetland mitigation bank process); and 4) waiting for the outcome of the Butte County Association of Governments-led Butte Regional Conservation Plan (BRCP) process to determine if the property can be sold to the BRCP Implementing Entity as part of the Plan’s conservation strategy. The City is proceeding through the BCRP process.

**213 – Foothill Park Preserve**

Location: Foothill Preserve off of Floral Avenue (APN#: 048-020-099)  
Zoning: OS1 (Primary Open Space)  
Current Use: Permanent Conservation Area  
Size: 292.4 acres

The Foothill Park Preserve was created as mitigation for a large development area on the east side of the community. It is a permanent conservation area, and has no alternate use available. According to the 1999 Foothill Park Preserve Management Plan, the preserve is to be protected in perpetuity through a conservation easement on the property.

The property was purchased on 12/21/1999 for \$418,000, and was valued at \$9,539,640 in 2004. Again, this value is higher than the likely real value, especially as the property cannot be sold or utilized for any other purpose than conservation.

**124, 125 – 11<sup>th</sup> Street Properties – Habitat for Humanity**

Location: 168 and 178 East 11<sup>th</sup> Street  
Zoning: R1 (Low Density Residential)  
Current Use: Properties disposed and provided to the Butte County Habitat for Humanity.  
Size: 0.5 acres

The City disposed of the two old, uninhabitable properties to the Habitat for Humanity. The properties represented a risk exposure to the City as the condition included holes in the flooring and walls that would be a risk to trespassers, a periodic problem plaguing both properties. Habitat for Humanity is utilizing the properties for homes with two, new 3 bedroom and 1 bath homes for the De Lose Santos/Campanero and Ortiz families.

Other Properties with Potential for Economic Development

The City Manager received a request from a local business to purchase City property. Given that the business currently leases the property and desires to expand, there is an economic development opportunity in considering the request.

**279 – Chico Municipal Airport**

Location: 1445 Fortress Street and Northwest Corner of Fortress Street and Ryan Avenue  
Current Use: Currently leased to Transfer Flow, Inc. within the Airport area.  
Size: 3.35 acres

The City received a request from Transfer Flow, Inc. for the City to consider selling a small portion of airport property on the northwest side of the main airport property. The area is outside of the secured airport property. Transfer Flow currently is the sole occupant of the property. The City can encourage further economic development by assisting a very successful city business to continue to grow where currently they are constrained. Transfer Flow has the desire to continue expansion and to include the installation of solar panels which would further reduce their environmental footprint. Any transaction will require Federal Aviation Administration approval.

City Property which is Currently Leased

On October 6, 2015, the City Council approved a comprehensive City Property Lease Policy (**Exhibit B**) to guide future negotiations with entities desiring to lease City property. The City Manager’s Office has been evaluating City property which is currently leased to determine how to appropriately manage those properties for their best use.

The City Manager’s Office recently completed negotiations with one lessee to secure a new lease agreement that will become a template for the City. This new lease agreement adds additional protections and control to the City when leasing City property. In the future, the City will turn to the new policy and template lease agreement to negotiate leases and will ensure that the City’s interest are paramount.

**134 – 1968 East 8<sup>th</sup> Street – Chico Creek Nature Center (Nature Center)**

Location: 1968 East 8<sup>th</sup> Street

Zoning: Secondary Open Space

Current Use: Used for the Nature Center activities, museum and Bidwell Park information center.

Size: 4,641 square feet

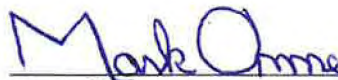
The City leased the property to the Chico Creek Nature Center under a lease agreement expiring in 2027. The current replacement cost of the two buildings is about \$1 million. The City Council authorized a new five-year lease agreement and amendment to a loan agreement with the Nature Center which will supersede the existing agreement and resolve the current default state of the Nature Center in relation to a City loan of about \$182,000. The Chico Area Recreation and Park District will be entering into an operating relationship with the Nature Center resulting in an increase in programs and services.

**Prepared by**



Chris Constantin,  
Assistant City Manager

**Approved by**



Mark Orme,  
City Manager

**DISTRIBUTION:**

City Clerk

**ATTACHMENTS:**

Exhibit A – City Council Agenda Report – March 17, 2015 – City Property Review

Exhibit B – City Council Agenda Report – October 6, 2015 – City Property Lease Policy



## City Council Agenda Report

Meeting Date: March 17, 2015

Exhibit "A"

TO: City Council  
FROM: Mark Orme, City Manager *MO*  
RE: City Property Review

### REPORT IN BRIEF:

The City of Chico holds a number of properties for various public purposes. From time to time, the City should be evaluating their holdings to ensure that a public purpose is still viable and necessary. Staff desires to acknowledge the City's property holdings and recommend further review of specific properties.

#### Recommendation:

The City Council will hear a report from the City Manager on the Inventory of City owned properties, leased properties, and facilities, and provide direction to staff on the disposition thereof.

### FISCAL IMPACT:

None at this time.

### BACKGROUND & DISCUSSION:

There are a number of properties owned by the City. From time to time staff should be evaluating those properties and requesting review by the City Council. Additionally, staff should identify those properties that may need additional research conducted as to their viability for a public use. As you will find, there are a number of attachments to this report, detailing the properties, their current status, and some that staff recommends additional review of to determine if there should be consideration given to releasing those properties from the City's ownership. Why would the City consider such an option? Two primary reasons: a) If there is no viable public use for the properties then the City should divest their interest and allow the private sector the opportunity to utilize such properties; and b) Placing such properties back into the private sector would allow property tax to commence being paid on the parcels, helping the City to bolster general fund revenues, to help support departments such as Police, Fire and Parks. Additionally, should the private sector utilize such sites for a "project", it could potentially lead to long term benefits for the City, such as jobs and sales tax generation. All viable reasons to take the time necessary to evaluate any parcels that the Council deems appropriate for such review.

#### 1. City Owned Properties.

The City has 289 parcels under its ownership. The largest individual land areas are Bidwell Park and the Chico Municipal Airport. The attached matrix (Exhibit "A") of parcels shows parcel numbers, ownership designation, a basic legal description, acres, land use and a general description of current use.

#### 2. City Leased Properties.

The City of Chico has 25 properties being leased, with multiple leases on some of those

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properties. The attached matrix (Exhibit "B") shows the property location, lessee, land size, lease rate, and term. Additionally, in Exhibit "C", there are 24 airport leases, not including the rowed hangers (which are included as Exhibit "D"). In Exhibit "D" there are over 100 leases/subleases on the airport's rowed hangers.


**3. Potential Property Review.**

After staff conducted an initial review of the properties attached, it is recommended that further review be considered for the following properties to determine their future utilization as a public holding:

- a. 2051 Humboldt Road (Number 8)
  - i. A dilapidated and boarded up home along Little Chico Creek (near Forest Avenue).
- b. Humboldt / Bruce Road Properties (Numbers 21-25)
  - i. Vacant parcels that the city has received interest in from the private sector (Successor Agency Properties).
- c. Airport Properties (Numbers 82, 276, 287-290)
  - i. Successor Agency Properties for potential economic development.
- d. 1413 Salem (Number 129)
  - i. A dilapidated and boarded up home in the Barber Neighborhood.
- e. City Hall Property, 3<sup>rd</sup> Floor
  - i. Chico Start Expanded Use.
  - ii. State of California Workers Compensation Use.
- f. Strategic Utilization of Public Safety Facilities
  - i. Identifying the future of Fire and Police facilities.

The City of Chico has a vast amount of property holdings, all of which were purchased for public use and benefit. After initial review of this large list of holdings, it is evident that the City of Chico has and continues to be a partner in many beneficial services through the utilization of their property holdings. Although this report does not reflect a thorough analysis of every property, this will give the Council an opportunity to accept or deny additional review of staff's recommended parcels and/or request staff conduct review on other property holdings/leases. This is another effort by staff to ensure that Council has a good understanding of City assets, allowing the Council the opportunity to determine the most optimal use thereof, as Section 614 of the City's Municipal Code reflects Council's authority over the sale or exchange of real property owned by the City.

Prepared by:



Mark Orme, City Manager

**DISTRIBUTION:**

City Clerk (3)

**ATTACHMENTS:**

- 1. Master List of City Owned Properties – Exhibit "A"
- 2. Master List of City Leased Properties – Exhibit "B"
- 3. Master List of Chico Municipal Airport General Property Leases – Exhibit "C"
- 4. Master List of Chico Municipal Airport Ground Lease Status List for Hanger Rows – Exhibit "D"

# **EXHIBIT "A"**



CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
2	002-030-058-000	CITY OF CHICO	LT A HIDDEN OAKS	0.06	WATER SURFACE	Right of Way for Drainage; <b>No Alt Use Available</b>
3	002-060-008-000	CITY OF CHICO	FRONTAGE RD OFF 99 E	2.51	CHICO YARD	Govt. services equipment yard; Public Works (901 Fir St)
4	002-060-009-000	CITY OF CHICO	FRONTAGE RD AND HWY 32	0.52	OFFICE	Government offices; Public Works (901 Fir St)
5	002-060-011-000	CITY OF CHICO	965 FIR STREET	0.58	OFFICE	Government offices; Public Works (as of April 2014 no longer located here)
6	002-060-013-000	CITY OF CHICO	11.30 AC SEC 25 T22N R1E	11.30	CHICO YARD	1460 Humboldt Rd; Public Works Corp Yard
7	002-060-016-000	CITY OF CHICO	1500 & 1510 HUMBOLDT AVE	0.78	POLICE STATION	Police Station/Sub Station
8	002-110-007-000	CITY OF CHICO	2051 HUMBOLDT RD	1.03	VACANT	Vacant with defunct house; secondary open space
9	002-110-033-000	CITY OF CHICO		4.17	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located parallel to Highway 99 in the Teichert Ponds; <b>No Alt Use Available</b>
10	002-110-037-000	CITY OF CHICO		1.02	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located parallel to Highway 99 behind 1505 Springfield Dr.; <b>No Alt Use Available</b>
11	002-110-064-000	CITY OF CHICO	PTN LOT 9 JOHN H GJILL SUB	1.15	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
12	002-110-070-000	CITY OF CHICO	HUMBOLDT RD	2.22	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
13	002-110-072-000	CITY OF CHICO	HUMBOLDT RD	0.92	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located next to 1775 Humboldt Road; <b>Not Alt Use Available</b>
14	002-110-083-000	CITY OF CHICO	HUMBOLDT RD (CREEKSIDE PARK)	0.58	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located parallel to Humboldt Road next to Teichert Ponds; <b>No Alt Use Available</b>
15	002-110-090-000	CITY OF CHICO	HUMBOLDT RD	2.92	OPEN SPACE	Primary Open Space, Creekside Greenway. Greenway located between Humboldt Road and Heritage Oak Dr.; <b>No Alt Use Available</b>
16	002-110-095-000	CITY OF CHICO	OFF HWY 99	34.09	TEICHERT POND	Primary Open Space, Creekside Greenway. Teichert Pond; <b>No Alt Use Available</b>
17	002-120-001-000	CITY OF CHICO	LOT A VILLAGE PARK	4.40	OPEN SPACE	Primary Open Space, Designated Open Space corner of Humboldt Rd and Forest Ave; <b>No Alt Use Available</b>
18	002-160-157-000	CITY OF CHICO	LOT C HUSA RANCH ESTATES	1.66	WATER SURFACE	Secondary Open Space, Drainage behind Dorado Cerro

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
19	002-160-158-000	CITY OF CHICO	LOT D HUSA RANCH ESTATES	1.19	WATER SURFACE	Secondary Open Space, Drainage attached to Sterling Oaks Drive (parcel behind 144 Sterling Oaks Dr.); <b>No Alt Use Available</b>
20	002-160-160-000	CITY OF CHICO	LOT F HUSA RANCH ESTATES	0.18	OPEN SPACE	Secondary Open Space, Creekside Greenway located parallel to Dead Horse Slough behind 102 Sterling Oaks Drive; <b>No Alt. Use Available</b>
21	002-180-087-000	CITY OF CHICO	HUMBOLDT RD SA PROF	0.99	VACANT	Vacant, near the Burn dump, community commercial
22	002-180-088-000	CITY OF CHICO	HUMBOLDT RD SA PROF	0.80	VACANT	Vacant, near the Burn dump; community commercial
23	002-180-089-000	CITY OF CHICO	BRUCE RD & HUMBOLDT RD SA PROF	2.72	VACANT	Vacant, corner of Bruce Rd and Humboldt Rd.; community commercial
24	002-180-093-000	CITY OF CHICO	2177 HUMBOLDT RD	6.40	OPEN SPACE	Vacant designated for drainage; secondary open space
25	002-180-095-000	CITY OF CHICO	BRUCE RD & HUMBOLDT RD SA PROF	1.05	VACANT	Vacant, parcel behind APN 002-180-089-000; community commercial
26	002-180-097-000	CITY OF CHICO	HUMBOLDT AND BRUCE RDS	19.70	OPEN SPACE	Primary Open Space, Creekside Greenway located near Emerson Way containing Little Chico Creek and the Chico Bike Path; <b>No Alt. Uses Available</b>
27	002-180-109-000	CITY OF CHICO	NOTRE DAME BLVD	4.57	OPEN SPACE	Vacant designated for drainage; located next to 2177 Humboldt Rd (APN 002-180-093-000); secondary open space
28	002-180-111-000	CITY OF CHICO	NOTRE DAME BLVD	6.74	OPEN SPACE	Primary Open Space, Creekside Greenway located parallel to Notre Dame Blvd containing Little Chico Creek and Chico Bike Path; <b>No Alt Use Available</b>
30	002-210-004-000	CITY OF CHICO	NOTRE DAME BLVD & FREMONT ST	0.34	FIRE STATION #4	Public/Quasi Public Facilities; Fire Station #4 located at 2405 Notre Dame Blvd
31	002-220-006-000	CITY OF CHICO	20TH ST	7.75	OPEN SPACE	Secondary Open Space, designated open space between E. 20th St. and Parkhurst St.
33	002-470-033-000	CITY OF CHICO	PARCEL A PARKWAY VILLAGE SUB	0.77	WATER SURFACE	Secondary Open Space designated drainage; parallel to Marilyn Dr. and behind Robailey Dr. <b>No Alt Use Available.</b>
34	002-520-044-000	CITY OF CHICO	LOT A GREENWAY HERITAGE OAK SUB	0.69	OPEN SPACE	Primary Open Space; Community Park parallel to Heritage Oak Drive. <b>No Alt. Use Available</b>
35	002-580-071-000	CITY OF CHICO	BEDFORD DR	1.12	WATER SURFACE	Secondary Open Space designated drainage; parallel to Bedford Drive; <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
36	002-590-053-000	CITY OF CHICO	PALO ALTO ST & SAUSALITO ST	1.84	WATER SURFACE	Secondary Open Space designated for drainage; corner of Palo Alto and Sausalito St; currently has a basketball court on it. <b>No Alt Use Available</b>
37	002-600-049-000	CITY OF CHICO	AUBURN OAK WAY	0.06	PQ	Medium density residential, public/quasi public facility designated open space. Corner of Auburn Oak Way and Springfield Dr. (appears to be an empty lot with trees)
40	002-640-069-000	CITY OF CHICO	LOT E HUSA RANCH ESTATES	1.00	HUSA/NOB HILL NP	Secondary Open Space preserve and permanent conservation area; corner of Palo Alto and Blackstone Ct. <b>No Alt. Use Available</b>
41	003-041-015-000	CITY OF CHICO		0.39	FIRE STATION #2	Public/Quasi Public Facility, Fire Station #2 located at 182 E. 5th Ave
44	003-164-001-000	CITY OF CHICO		0.92	WATER SURFACE	Primary Open Space, Creeks and Stream; parallel to So-Wil-Len-No Ave. <b>No Alt Use Available</b>
45	003-190-032-000	CITY OF CHICO	CITY OF CHICO PTN OF LT 1 BLK 127	1.61	MPL #5	North Downtown, Municipal Parking Lot#5 along E. 1st Street near round-about. <b>No Alt. Use Available</b>
46	003-190-051-000	CITY OF CHICO	BIDWELL PARK	3.16	LOST PARK	Primary Open Space, Creekside Greenway located behind MPL #5 -- Lost Park. <b>No Alt. Use Available.</b>
47	003-200-008-000	CITY OF CHICO	50 MAIN ST	0.18	RINGLE PARK	Secondary Open Space (transit station and terminals?) located at 50 Main St. Ringle Park island between Esplanade, W. 1st St. and Main St. <b>No Alt. Use Available</b>
48	003-200-010-000	CITY OF CHICO	ESPLANADE & 1ST ST	2.88	CHILDRENS PLAYGROUND	Secondary Open Space, designated open space Children's Playground. <b>No Alt Use Available</b>
50	003-340-900-000	CITY OF CHICO		0.15	WATER SURFACE	Primary Open Space creek/stream; Lindo Channel corner of E. 11th Ave and Esplanade. <b>No Alt. Use Available</b>
51	003-360-900-000	CITY OF CHICO		19.84	OPEN SPACE	Primary Open Space Creekside Greenway; Lindo Channel; Manzanita Ct to W. Lindo Ave. <b>No Alt Use Available</b>
52	003-370-900-000	CITY OF CHICO		2.68	OPEN SPACE	Primary Open Space Creekside Greenway; Lindo Channel; parallel to E. Lindo Ave. <b>No Alt Use Available</b>
53	004-052-009-000	CITY OF CHICO		0.19	CHICO MUSEUM	North Downtown, Chico Museum located at 141 Salem St. <b>No Alt. Use Available</b>
54	004-052-010-000	CITY OF CHICO		0.20	MPL #2	North Downtown, Municipal Parking Lot #2 located next to the Chico Museum on Salem St. <b>No Alt. Use Available</b>

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ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
55	004-052-012-000	CITY OF CHICO		0.04	MPL #2	North Downtown, Municipal Parking Lot #2 located next to Sacred Art Tattoo on We. 1st St. <b>No Alt Use Available</b>
56	004-061-008-000	CITY OF CHICO	349 W 2ND ST	0.77	MPL #7	Public/Quasi Public Facilities, Municipal Parking Lot #7 located at 349 W. 2nd St. (Transit Station). <b>No Alt Use Available</b>
57	004-092-011-000	CITY OF CHICO	ALL OF BLOCK 10 CITY OF CHICO	1.60	MPL #1	North Downtown, Municipal Parking Lot #1 located at the corner of Wall St. and E. 2nd St and is location of Saturday Farmers Market. <b>No Alt. Use Available</b>
58	004-113-006-000	CITY OF CHICO	PTN BLKS 73 & 74 ON CEDAR ST	1.13	DEPOT PARK	Secondary Open Space Regional Park; Depot Park corner of W. 3rd and Cedar St across from Train Depot. <b>No Alt Use Available</b>
59	004-113-008-000	CITY OF CHICO	RR TRACKS IN BLK 74 CITY OF CHICO	0.75	DEPOT/MUSEUM	Public/Quasi Public Facilities, Transit Station Terminal and Art Museum.
60	004-132-001-000	CITY OF CHICO		0.23	MPL #3	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
61	004-132-002-000	CITY OF CHICO		0.17	MPL #3	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
62	004-132-007-000	CITY OF CHICO	226-230 W 4TH ST	0.13	MPL #3	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
63	004-132-008-000	CITY OF CHICO	CITY OF CHICO PARKING	0.19	MPL #3	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
64	004-132-009-000	CITY OF CHICO	CITY OF CHICO PARKING	0.08	MPL #3	Public/Quasi Public Facilities, Municipal Parking Lot #3 parking structure, corner of Salem and W. 3rd St. <b>No Alt Use Available</b>
65	004-141-007-000	CITY OF CHICO		0.42	MPL #4	Office Commercial, Municipal Parking Lot #4 corner of W. 5th and Salem St. <b>No Alt Use Available</b>
66	004-160-010-000	CITY OF CHICO		1.60	PLAZA PARK	Secondary Open Space, City Plaza Regional Park. <b>No Alt Use Available</b>
67	004-160-014-000	CITY OF CHICO	BLK 21 CITY OF CHICO & PTN WALL ST	2.10	MUNICIPAL CENTER	Public/Quasi Public Facilities, Old Municipal Building 421 Main Street
68	004-174-013-000	CITY OF CHICO	BLOCK 22 CITY OF CHICO BETWEEN E4TH & E 5TH	1.60	MCPL	Public/Quasi Public Facilities, Municipal Building Parking Lot. <b>No Alt Use Available</b>
69	004-221-003-000	CITY OF CHICO	307 W 5TH ST	0.40	STANTON HOUSE	Residential Mixed Unit, Museum, Stansbury House located at 307 W. 5th St
70	004-280-900-000	CITY OF CHICO		1.18	WATER SURFACE	Primary Open Space creek/stream; Little Chico Creek between Broadway and Chestnut. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
71	004-284-005-000	CITY OF CHICO		0.30	FIRE STATION #1	Fire Station #1 located at 842 Salem St. <b>No Alt Use Available</b>
72	004-284-006-000	CITY OF CHICO		0.30	FIRE STATION #1	Fire Station #1 located at 842 Salem St. <b>No Alt Use Available</b>
73	004-288-006-000	CITY OF CHICO		0.22	VACANT	Primary Open Space, Vacant located at the T between W. 9th St and Normal Ave. Appears to be empty lot
74	004-290-900-000	CITY OF CHICO		1.11	WATER SURFACE	Primary Open Space creek/stream; Little Chico Creek between Orange and Walnut. <b>No Alt Use Available</b>
76	004-350-998-000	CITY OF CHICO		0.72	WATER SURFACE	Primary Open Space creek/stream; Little Chico Creek between Boucher St and Mill St. <b>No Alt Use Available</b>
77	004-354-006-000	CITY OF CHICO	1059 HUMBOLDT AVE	0.09	OPEN SPACE	Primary Open Space, Creekside Greenway located at 1059 Humboldt Ave parallel to Little Chico Creek. <b>No Alt Use Available</b>
78	004-354-007-000	CITY OF CHICO	1067 1065 HUMBOLDT AVE	0.16	OPEN SPACE	Primary Open Space, Creekside Greenway located at 1067 Humboldt Ave parallel to Little Chico Creek. <b>No Alt Use Available</b>
79	004-354-010-000	CITY OF CHICO	HUMBOLDT ADD PTN LT 12	0.28	OPEN SPACE	Primary Open Space, Creekside Greenway located between Boucher St and Linden St parallel to Little Chico Creek. <b>No Alt Use Available</b>
80	004-354-011-000	CITY OF CHICO	HUMBOLDT ADD PTN LT 12	0.12	OPEN SPACE	Primary Open Space, Creekside Greenway located between Boucher St and Aspen St parallel to Little Chico Creek. <b>No Alt Use Available</b>
81	047-560-118-000	CITY OF CHICO	OPEN SPACE SKY CREEK PARK SUB	1.53	WATER SURFACE	Secondary Open Space, Drainage. Located at 140 3 Oaks Ct out by airport
87	047-560-119-000	CITY OF CHICO	RYAN AVE SA PROP	4.39	VACANT	Airport Manufacturing/Industrial, Vacant lot at T of Marauder St and Ryan Ave.
83	047-570-035-000	CITY OF CHICO	CHICO MUNI AIRPORT	33.73	OPEN SPACE	Aviation Public Facilities and services. Includes Fortress St, Sikorsky Ave, Thunderbolt St, Liberator St and part of Cohasset Rd
84	056-050-010-000	CITY OF CHICO		164.89	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
85	056-050-013-000	CITY OF CHICO	544.13 AC-SEC35 T23NR2E	544.13	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
86	063-290-011-000	CITY OF CHICO	PTN NEWQR SEC 20 & PTN SEC 11 T20N R2E	43.23	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
87	063-290-016-000	CITY OF CHICO	420.80 AC ML SEC 2 & 3 T22N R2E	420.80	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>
88	063-290-060-000	CITY OF CHICO	019.10 AC ML SEC 9 T22N R2E	19.01	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use. Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
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ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
89	063-290-062-000	CITY OF CHICO	PTN SEC 10 T22N R2E	229.95	UPPER BIDWELL PARK	Primary Open Space, Upper Bidwell Park. <b>No Alt Use Available</b>
90	004-364-001-000	CITY OF CHICO	HUMBOLDT AVE	0.17	HUMBOLDT NP	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
91	004-364-002-000	CITY OF CHICO	HUMBOLDT AVE	0.09	HUMBOLDT NP	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
92	004-364-003-000	CITY OF CHICO	HUMBOLDT AVE	0.32	HUMBOLDT NP	Primary Open Space, preserve and permanent conservation area; located between Humboldt and Little Chico Creek. <b>No Alt Use Available</b>
93	004-364-006-000	CITY OF CHICO	1299 HUMBOLDT AVE	0.18	OPEN SPACE	Primary Open Space, Creekside Greenway located at 1299 Humboldt Ave. <b>No Alt Use Available</b>
94	004-364-009-000	CITY OF CHICO	1285 HUMBOLDT AVE	0.17	OPEN SPACE	Primary Open Space, Creekside Greenway located at 1285 Humboldt Ave. <b>No Alt Use Available</b>
95	004-364-013-000	CITY OF CHICO	HUMBOLDT AVE	2.01	HUMBOLDT NP	Secondary Open Space, Neighborhood Park, Humboldt Park located at the T of Humboldt Ave and Willow St. <b>No Alt Use Available.</b>
96	004-370-002-000	CITY OF CHICO	1353 HUMBOLDT AVE	0.05	OPEN SPACE	Primary Open Space located at 1353 Humboldt Ave. <b>No Alt Use Available</b>
97	004-370-900-000	CITY OF CHICO		0.52	WATER SURFACE	Primary Open Space, Little Chico Creek between Bruce and Hwy 99. <b>No Alt Use Available</b>
98	004-370-998-000	CITY OF CHICO		1.93	WATER SURFACE	Primary Open Space, Little Chico Creek between Bruce and Boucher St. <b>No Alt Use Available</b>
99	004-374-001-000	CITY OF CHICO	1365 HUMBOLDT AVE	0.24	OPEN SPACE	Primary Open Space Community Park located at the corner of Humboldt Ave and Bruce St. Appears undeveloped. <b>No Alt Use Available</b>
100	004-374-027-000	CITY OF CHICO	1371 HUMBOLDT AVE	0.19	OPEN SPACE	Primary Open Space Community Park located at 1371 Humboldt Ave, appears undeveloped. <b>No Alt Use Available.</b>
102	004-381-001-000	CITY OF CHICO	601 WALL ST	0.20	B&G CLUB	Residential Mixed Use, Boys and Girls Club located at 601 Wall St. <b>No Alt Use Available</b>
103	004-381-002-000	CITY OF CHICO	666 FLUME ST	0.10	B&G CLUB	Residential Mixed Use, Boys and Girls Club located at 666 Flume St. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
104	004-381-011-000	CITY OF CHICO		0.20	B&G CLUB	Residential Mixed Use, Boys and Girls Club. <b>No Alt Use Available</b>
105	004-381-012-000	CITY OF CHICO	633 WALL ST	0.15	B&G CLUB	Residential Mixed Use, Boys and Girls Club located at 633 Wall St. <b>No Alt Use Available</b>
106	004-381-013-000	CITY OF CHICO	625 WALL ST	0.15	B&G CLUB	Residential Mixed Use, Boys and Girls Club located at 625 Wall St. <b>No Alt Use Available</b>
107	004-381-018-000	CITY OF CHICO	297 E 6TH ST, 600 & 666 FLUME ST	0.80	CAMPBELL COMMONS	Residential Mixed Use Multi-Unit Building located at 600 Flume St. Campbell Commons (CHIP-housing). <b>No Alt Use Available</b>
108	004-432-030-000	CITY OF CHICO	LOT C PM 141-62/63	0.11	WATER SURFACE	Primary Open Space, Little Chico Creek behind 265 & 269 Humboldt Ave. <b>No Alt Use Available</b>
109	004-450-001-000	CITY OF CHICO		0.21	OPEN SPACE	Primary Open Space, Creekside Greenway corner of Olive St and Humboldt Ave. <b>No Alt Use Available</b>
110	004-450-005-000	CITY OF CHICO	681 HUMBOLDT AVE	0.17	OPEN SPACE	Primary Open Space, Creekside Greenway located at 681 Humboldt Ave. Appears undeveloped. <b>No Alt. Use Available</b>
111	004-450-006-000	CITY OF CHICO	PTN LOT 2 HUMBOLDT ADDN	0.03	OPEN SPACE	Primary Open Space, Creekside Greenway located next to 681 Humboldt Ave. Appears undeveloped. <b>No Alt. Use Available</b>
112	004-450-007-000	CITY OF CHICO	PTN LOT 2 HUNBOLDT ADDN	0.13	OPEN SPACE	Primary Open Space, Creekside Greenway located at the corner of Humboldt Ave and Cypress St. Appears undeveloped. <b>No Alt Use Available</b>
114	004-450-014-000	CITY OF CHICO	861 HUMBOLDT AVE	0.18	OPEN SPACE	Primary Open Space, Creekside Greenway located at the corner of Humboldt Ave and Mill St. appears undeveloped. <b>No Alt Use Available</b>
115	004-450-998-000	CITY OF CHICO		9.10	WATER SURFACE	Primary Open Space Little Chico Creek located between Pine St. and Cypress St. <b>No Alt Use Available</b>
116	004-460-900-000	CITY OF CHICO		0.26	WATER SURFACE	Primary Open Space, Little Chico Creek located between Cherry and Ivy St. <b>No Alt Use Available</b>
117	004-465-001-000	CITY OF CHICO	917 HAZEL ST	0.06	OPEN SPACE	Secondary Open Space, Creekside Greenway located at 917 Hazel St. Appears undeveloped. <b>No Alt Use Available</b>
118	004-465-002-000	CITY OF CHICO	539 W 9TH ST	0.23	OPEN SPACE	Secondary Open Space, Creekside Greenway located at 539 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
119	004-465-003-000	CITY OF CHICO	529 W 9TH ST	0.09	OPEN SPACE	Secondary Open Space, Creekside Greenway located at 529 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>
120	004-465-004-000	CITY OF CHICO	521 W 9TH ST	0.13	OPEN SPACE	Secondary Open Space, Creekside Greenway located at 521 W. 9th St. Appears Undeveloped. <b>No Alt Use Available</b>
121	004-510-900-000	CITY OF CHICO		0.94	WATER SURFACE	Primary Open Space Little Chico Creek located between Walnut St and Pomona Ave. <b>No Alt Use Available</b>
122	005-080-900-000	CITY OF CHICO		1.08	WATER SURFACE	Primary Open Space, Little Chico Creek located between Chestnut and Ivy St. <b>No Alt Use Available</b>
123	005-100-900-000	CITY OF CHICO		1.34	WATER SURFACE	Primary Open Space, Little Chico Creek located between Olive St. and Broadway. <b>No Alt Use Available</b>
124	005-102-017-000	CHICO RDA	168 E 11TH ST	0.21	VACANT	Low density residential; Vacant with defunct house; currently working with Habitat for Humanity to transfer prop in FY 14-15
125	005-102-025-000	CHICO RDA	178 E 11TH ST	0.24	VACANT	Low density residential; Vacant with defunct house; currently working with Habitat for Humanity to transfer prop in FY 14-15
127	005-142-050-000	CITY OF CHICO	E 12TH ST	3.81	OPEN SPACE	Secondary Open Space, designated open space. Appears undeveloped located at the intersection of E. 12th St, Cypress St and Pine St. Also, the parcel parallel to Humboldt Ave between Pine and Olive St.
128	005-150-998-000	CITY OF CHICO		0.51	WATER SURFACE	Primary Open Space, Little Chico Creek located between Mill St and Cypress St. <b>No Alt Use Available</b>
129	005-152-008-000	CITY OF CHICO	1103 SALMON ST	0.26	SFR	Single Family Residential, two story house. Not a viable option for Habitat for Humanity; low density residential
132	005-254-040-000	CITY OF CHICO		0.02	WATER SURFACE	Low Density Residential, Drainage located next to 597 E. 18th St. <b>No Alt Use Available</b>
134	005-300-001-000	CITY OF CHICO	BIDWELL PARK- 1968 & 1970 E 8TH ST	132.54	LOWER BIDWELL PARK	Secondary Open Space, Lower Bidwell Park between Hwy 99 and Forest Ave. <b>No Alt Use Available</b>
135	005-310-001-000	CITY OF CHICO	BIDWELL PARK	78.56	LOWER BIDWELL PARK	Secondary Open Space, Lower Bidwell Park between Hwy 99 and Orient St. <b>No Alt Use Available</b>
136	005-370-003-000	CITY OF CHICO	HUMBOLDT AVE	0.08	WATER SURFACE	Low Density Residential, Little Chico Creek located behind 1203 Jackson St. <b>No Alt Use Available</b>



CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
137	005-391-014-000	CHICO RDA	LOTS 5/8 & PTN LT 4 L I REEDS ADDITION	1.30	VACANT	Low Density Residential, Vacant parcel between 751 and 780 Wisconsin St. and bordering Little Chico Creek.
138	005-422-033-000	CITY OF CHICO	LOT A 16TH ST SUB	0.14	OPEN SPACE	Medium density residential, designated open space. Appears undeveloped, located next to 953 E. 16th St.
140	005-450-015-000	CHICO RDA	874 E 20TH ST	0.45	VACANT	Low density residential; Vacant with defunct house; currently working with Habitat for Humanity to transfer prop in FY 15-16
141	005-450-016-000	CHICO RDA	856 E 20TH ST	0.23	VACANT	Low density residential; Vacant with defunct house; currently working with Habitat for Humanity to transfer prop in FY 15-16
142	005-490-058-000	CITY OF CHICO	PTN LOT 1 CARLEY TRACT 2205 ELM ST	1.59	HEAD START	Medium Density Residential, Head Start Children's Daycare Center located at 2205 Elm St
143	005-520-006-000	CITY OF CHICO		1.80	ANIMAL SHELTER	Public/Quasi Public Facility, Butte Humane Society - Dog Adoption Center located at 2579 Fair St.
144	005-560-032-000	CITY OF CHICO	23RD ST	3.56	BIKE TRACK	Light Manufacturing/Industrial outdoor recreation facility, Silver Dollar Bike Track located at 103 Silver Dollar Way
145	005-560-037-000	CITY OF CHICO	PTN LOT 1 CHICO INDUSTRIAL PARK	1.15	TORRES SHELTER	Light Manufacturing/Industrial outdoor, Torres Shelter transitional housing and temporary shelter located at 101 Silver Dollar Way
146	005-560-038-000	CITY OF CHICO	PTN LOT 1 CHICO INDUSTRIAL PARK	0.70	TORRES SHELTER	Light Manufacturing/Industrial outdoor, Torres Shelter transitional housing and temporary shelter located at 101 Silver Dollar Way
149	005-580-014-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.90	FAIR ST DETENTION POND	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
150	005-580-015-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.25	FAIR ST DETENTION POND	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
151	005-580-016-000	CITY OF CHICO	FAIR ST & COUNTRY DRIVE	4.35	FAIR ST DETENTION POND	Secondary Open Space, drainage Detention Pond behind 621 Country Dr.; <b>No Alt. Use Available</b>
153	006-240-900-000	CITY OF CHICO		6.83	OPEN SPACE	Primary Open Space Creekside Greenway between Mangrove Ave, Manzanita Ct, and E. Lindo Ave. <b>No Alt. Use Available</b>
155	006-590-102-000	CITY OF CHICO	LOT D EATON VILLAGE 2B ROYAL GLEN LN	0.32	WATER SURFACE	Low Density Residential, drainage located next to 445 Royal Glen Ln. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
156	006-610-055-000	CITY OF CHICO	SILVER LAKE DR	0.30	WATER SURFACE	Low Density Residential, drainage located next to 456 Silver Lake Dr. <b>No Alt Use Available</b>
157	006-630-006-000	CITY OF CHICO	SEC 17 T22N R1E	0.08	WATER SURFACE	Low Density Residential, drainage located next to 482 Newport Dr. <b>No Alt Use Available</b>
158	006-630-007-000	CITY OF CHICO	NEWPORT DR	0.31	WATER SURFACE	Low Density Residential, drainage located next to 482 Newport Dr. <b>No Alt Use Available</b>
159	006-640-049-000	CITY OF CHICO	BETWEEN HOLLY & MONTECITO AVES	1.12	OPEN SPACE	Secondary Open Space, Creekside Greenway located behind Montecito Ave; <b>No Alt Use Available</b>
160	006-640-062-000	CITY OF CHICO	LOT A SHASTAN HOMES @ LINDO CHANNEL	0.93	OPEN SPACE	Primary Open Space, Creekside Greenway located at the corner of Holly Ave and W. Lindo Ave. <b>No Alt Use Available</b>
161	006-650-048-000	CITY OF CHICO	PUBLIC SERVICE ESMNT EATON & MEADOWOOD	0.58	WATER SURFACE	Low Density Residential, drainage corner of Eaton Village and W. Eaton Road. <b>No Alt Use Available</b>
162	006-690-027-000	CITY OF CHICO	OFF BAY AVE SEC 17 T22N R1E	0.08	WATER SURFACE	Low Density Residential, drainage behind Legacy Ln. <b>No Alt Use Available</b>
163	006-690-034-000	CITY OF CHICO	REM PTN OF PM 153-71/74	1.73	WATER SURFACE	Secondary Open Space, corner of W Eaton and Penance Ave. Appears undeveloped
164	006-700-040-000	CITY OF CHICO	COMMON AREA ASPEN GLEN SUB PHASE 1	1.11	WATER SURFACE	Secondary Open Space, intersection of Aspen Glen Dr. and the Esplanade. Appears Undeveloped
165	006-760-055-000	CITY OF CHICO		0.33	WATER SURFACE	Low Density Residential, drainage located behind Crater Lake Dr. Appears Undeveloped
168	006-770-069-000	CITY OF CHICO	LOT C CREEKSIDE LANDING SUB UNIT 1	0.12	OPEN SPACE	Low Density Residential, Designated Open Space next to 546 Burnt Ranch Way. Contains telephone post on property.
169	006-770-070-000	CITY OF CHICO	LOT D CREEKSIDE LANDING SUB UNIT 1	0.30	OPEN SPACE	Low Density Residential, Designated Open Space next to 629 Burnt Ranch Way. Contains telephone post on property.
170	006-770-071-000	CITY OF CHICO	LOT E CREEKSIDE LANDING SUB UNIT 1	0.12	OPEN SPACE	Low Density Residential, Designated Open Space next to 3157 Rogue River Dr. Contains telephone post on property.
176	007-160-046-000	CITY OF CHICO	LOT A EATON RD	0.31	WATER SURFACE	Light Manufacturing/Industrial drainage located next to 1225 E. Eaton Rd.
177	007-160-047-000	CITY OF CHICO	LOT B EATON RD	1.07	WATER SURFACE	Secondary Open Space drainage located next to the Diversion Channel off of E. Eaton Rd
179	007-220-055-000	CITY OF CHICO	LOT A BALTAR ESTATES SUB WATER RETENTION	0.20	WATER SURFACE	Medium Density Residential designated drainage located at 17 Baltar Loop, appears undeveloped.

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
180	007-240-078-000	CITY OF CHICO	3514 HICKS LANE & 415 EAST EATON ROAD	1.62	VACANT	Public/Quasi Public Facility vacant lot located at 3514 Hicks Ln and 415 E. Eaton Road. Appears undeveloped
181	007-250-077-000	CITY OF CHICO		0.63	WATER SURFACE	Primary Open Space drainage located on E. Eaton Rd over Sycamore Creek, appears undeveloped. <b>No Alt Use Available</b>
182	007-260-145-000	CITY OF CHICO	LOT #C MCKINNEY RANCH SUB	0.02	WATER SURFACE	Low Density Residential drainage located next to 3239 Godman Ave on the corner of E. Eaton Rd and Godman Ave. contains sidewalk. <b>No Alt Use Available</b>
183	007-260-146-000	CITY OF CHICO	LOT #D MCKINNEY RANCH SUB	0.03	WATER SURFACE	Low Density Residential drainage located next to 3294 Rockin M Dr. contains sidewalk. <b>No Alt Use Available</b>
186	007-350-026-000	CITY OF CHICO	SILVERBELL RD	0.31	WATER SURFACE	Secondary Open Space drainage located next to 3227 Silverbell Rd. appears undeveloped
188	015-070-023-000	CITY OF CHICO	LOT A THOMAN COURT SUB	0.16	WATER SURFACE	Secondary Open Space drainage located behind 31 Glenbrook Ct, appears undeveloped
189	015-180-032-000	CITY OF CHICO	LOT A HIGHLAND PARK PH 1 DESCHUTES DR	0.05	OPEN SPACE	Secondary Open Space designated open space located next to 1161 Deschutes Dr. and connected to CARD owned parcel. Appears Undeveloped
191	015-380-900-000	CITY OF CHICO		21.47	OPEN SPACE	Primary Open Space creekside greenway, Lindo Channel located between Hwy 99 and E. 5th Ave. <b>No Alt Use Available</b>
192	015-390-900-000	CITY OF CHICO		6.60	OPEN SPACE	Primary Open Space creekside greenway, Lindo Channel located between E. 5th Ave and Longfellow Ave. <b>No Alt Use Available</b>
193	015-470-900-000	CITY OF CHICO		21.69	OPEN SPACE	Primary Open Space creekside greenway, Lindo Channel located between Longfellow Ave and Madrone Ave. <b>No Alt Use Available</b>
194	015-520-003-000	CITY OF CHICO	11.84 ACRES LINDO CHANNEL	11.84	OPEN SPACE	Primary Open Space creekside greenway, Lindo Channel located between Madrone Ave and Brookwood Way. <b>No Alt Use Available</b>
195	015-520-900-000	CITY OF CHICO		26.86	WATER SURFACE	Primary Open Space drainage Lindo Channel located between Madrone and Manzanita Ave. <b>No Alt Use Available</b>
196	016-010-025-000	CITY OF CHICO	LOT A AMENDED LONGBOARD SUB PH 1	0.16	WATER SURFACE	Low Density Residential drainage located on the corner of Floral Ave and Whitewood Way. <b>No Alt Use Available</b>
197	016-010-049-000	CITY OF CHICO	LOT A LONGBOARD SUB #2	0.11	WATER SURFACE	Low Density Residential drainage located on the corner of Floral Ave and Pauletah Place, 51 Pauletah Place, <b>No Alt. Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
198	016-040-032-000	CITY OF CHICO	CABARET DR & RAVENSHOE WAY	0.13	WATER SURFACE	Low Density Residential drainage located next to 1280 Ravenshoe Way on the corner of Ravenshoe Way and Cabaret Dr. <b>No Alt Use Available</b>
199	016-050-087-000	CITY OF CHICO	LOT A MARIPOSA VISTA SUB PH I	0.28	WATER SURFACE	Low Density Residential drainage located next to 1051 Admiral Ln on the corner of Mariposa Ave and Admiral Ln. <b>No Alt. Use Available</b>
200	016-050-088-000	CITY OF CHICO	LOT B MARIPOSA VISTA SUB PH I	0.23	WATER SURFACE	Low Density Residential drainage located on the corner of Swallowtail Way and Viceroy Dr, near 2600 Swallowtail Way. <b>No Alt Use Available</b>
201	016-080-065-000	CITY OF CHICO	KONA DR WATER DETENTION BASIN	0.17	WATER SURFACE	Low Density Residential drainage located next to 1472 Kona Dr, appears undeveloped but with a driveway. <b>No Alt Use Available</b>
202	016-090-017-000	CITY OF CHICO	MARLIN COURT	0.09	WATER SURFACE	Low Density Residential drainage located next to 10 Marlin Ct. <b>No Alt. Use Available</b>
203	016-100-072-000	CITY OF CHICO	LOT A BRENNI RANCH SUB-LUCY WAY	0.10	WATER SURFACE	Low Density Residential drainage located next to 2664 Brenni Way on the corner of Brenni Way and Ceanothus Ave. <b>No Alt Use Available</b>
204	016-130-039-000	CITY OF CHICO	LOT A MARIGOLD PARK SUB DRAINAGE POND	0.17	WATER SURFACE	Low Density Residential drainage located next to 5 Maddie Ct. <b>No Alt Use Available</b>
205	016-130-071-000	CITY OF CHICO	MARIGOLD AVE	0.15	WATER SURFACE	Low Density Residential drainage located behind 1551 Rue Francais on Marigold Ave. <b>No Alt Use Available</b>
206	016-130-090-000	CITY OF CHICO	LOT A CARDIFF ESTATES SUB ARCH WAY	0.06	WATER SURFACE	Low Density Residential drainage located next to 1552 Arch Way on the corner of Arch Way and Marigold Ave. <b>No Alt Use Available</b>
207	016-170-001-000	CITY OF CHICO	3199 GOLF COURSE ROAD	535.53	MIDDLE BIDWELL PARK	Secondary Open Space regional park; Middle Bidwell Park, 3199 Golf Course Rd. <b>No Alt. Use Available.</b>
208	016-170-002-000	CITY OF CHICO	94.70 AC SEC 18 T22N R2E	94.70	BIDWELL RANCH RESERVE	Primary Open Space Preserve and Permanent Conservation near Upper Bidwell Park Rd including part of Sycamore Creek Diversion Channel. <b>No Alt. Use Available.</b>
209	016-170-005-000	CITY OF CHICO	1777 MANZANITA AVE	28.60	WILDWOOD CP	Secondary Open Space community park, 1777 Manzanita Ave, Wildwood Park and includes CFD station 5. <b>No Alt Use Available</b>
212	016-200-002-000	CITY OF CHICO	318.67 AC SEC 12 T22N R1E	318.67	BIDWELL RANCH RESERVE	Primary Open Space Preserve and Permanent Conservation Area in Upper Bidwell near Ceanothus Ave. <b>No Alt Use Available</b>
213	016-200-099-000	CITY OF CHICO	FLORAL AVE	292.42	FOOTHILL RESERVE	Primary Open Space Preserve and Permanent Conservation Area, Foothill Reserve off of Floral Ave. <b>No Alt Use Available.</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
215	016-200-112-000	CITY OF CHICO	LOT L OFF EATON RD	0.38	WATER SURFACE	Low Density Residential drainage between Eaton Rd and Rusty Ln. <b>No Alt Use Available</b>
216	016-230-006-000	CITY OF CHICO		289.98	MIDDLE BIDWELL PARK	Secondary Open Space Community Park, Middle Bidwell Park including Horseshoe Lake. <b>No Alt Use Available</b>
217	016-230-007-000	CITY OF CHICO		402.23	UPPER BIDWELL PARK	Primary Open Space community park, Upper Bidwell above Horseshoe Lake including Big Chico Creek. <b>No Alt Use Available.</b>
218	016-230-010-000	CITY OF CHICO	336.55 AC SEC 7 T22N R2E	336.55	BIDWELL RANCH RESERVE	Primary Open Space, Preserve and Permanent Conservation Area; Upper Bidwell. <b>No Alt Use Available</b>
219	016-240-002-000	CITY OF CHICO		480.42	UPPER BIDWELL PARK	Primary Open Space Community Park, Upper Bidwell along Big Chico Creek paralleling HWY 32 <b>No Alt Use Available</b>
220	016-260-027-000	CITY OF CHICO	LOT A FOOTHILL PARK EAST UNIT #4	0.15	WATER SURFACE	Secondary Open Space drainage located at 3286 Middletown Ave. <b>No Alt Use Available</b>
222	016-290-029-000	CITY OF CHICO	LOT D MARIPOSA VISTA SUB UNIT 1 PH 2	0.11	WATER SURFACE	Low Denisty Residential drainage located next to 2604 Swallowtail Way. <b>No Alt Use Available</b>
223	016-310-026-000	CITY OF CHICO	LOT E MARIPOSA VISTA SUB UNIT 2 PH 1	0.36	WATER SURFACE	Low Density Residential drainage located on the corner of Viceroy Dr and Vistamont Way. <b>No Alt Use Available</b>
225	018-030-026-000	CITY OF CHICO	LOT B SHASTAN HOMES @ CHICO CANYON RD	0.48	WATER SURFACE	Secondary Open Space drainage located behind 77 Chicory Rd. <b>No Alt Use Available</b>
227	018-320-048-000	CITY OF CHICO	LOT A OPEN SPACE LAKE VISTA SUB PH 1	1.76	OPEN SPACE	Secondary Open Space Designated Open Space located behind 1266 Dog Leg Dr. <b>No Alt Use Available</b>
228	018-320-049-000	CITY OF CHICO	LOT B OPEN SPACE LAKE VISTA SUB PH 1	2.74	OPEN SPACE	Secondary Open Space designated open space located between Idyllwild Cr and HWY 32. <b>No Alt Use Available</b>
229	018-390-044-000	CITY OF CHICO	LOT A HILLVIEW TERRACE PH I	7.29	WATER SURFACE	Secondary Open Space drainage, Butte Creek Diversion Channel located between E 20th St and Bancroft Dr. <b>No Alt Use Available</b>
230	018-390-045-000	CITY OF CHICO	PTN SEC 29 T22N R2E MDB & M	5.24	BELEVEDERE PRESERVE	Primary Open Space, Belevedere Preserve behind Stonehaven Ct. <b>No Alt Use Available</b>
231	018-390-051-000	CITY OF CHICO	LOT B BELVEDERE HEIGHTS SUB PH 1	6.92	WATER SURFACE	Secondary Open Space drainage, Butte Creek Diversion Channel next to Belevedere Preseve. <b>No Alt Use Available.</b>
232	018-400-100-000	CITY OF CHICO	PARCEL B OLIVE GROVE EST LITTLE CHICO CREEK	1.85	OPEN SPACE	Primary Open Space, Creekside Greenway Little Chico Creek located between Bruce Rd and Baroni Dr. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
234	018-410-062-000	CITY OF CHICO	LOT A PM 118-2	4.81	OPEN SPACE	Primary Open Space, Creekside Greenway Little Chico Creek located between Baroni Dr and Potter Rd. <b>No Alt Use Available</b>
235	018-420-028-000	CITY OF CHICO	LOT A OLIVE GROVE ESTATES UNIT 3	0.56	OPEN SPACE	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
236	018-430-071-000	CITY OF CHICO	LOT F OLIVE GROVE ESTATES UNIT # 4	0.07	OPEN SPACE	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
238	018-430-073-000	CITY OF CHICO	LOT H OLIVE GROVE ESTATES UNIT # 4	2.03	OPEN SPACE	Primary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
238	018-430-073-000	CITY OF CHICO	LOT H OLIVE GROVE ESTATES UNIT # 4	2.03	OPEN SPACE	Secondary Open Space, Creekside Greenway Little Chico Creek located beind Picholine Way. <b>No Alt Use Available</b>
239	018-440-107-000	CITY OF CHICO	LAZY S LANE	1.34	WATER SURFACE	Secondary Open Space drainage located in front of Picholine Way including the Butte Creek Diversion Channel. <b>No Alt Use Available</b>
240	018-480-062-000	CITY OF CHICO	BELGIUM AVE GREENWAY	0.14	OPEN SPACE	Medium High Density Residential designated open space on the corner of Belgium Ave and E. 20th St.
241	018-490-048-000	CITY OF CHICO	GREENWAY LOT A DOE MILL NEIGHBORHOOD	0.18	OPEN SPACE	Secondary Open Space designated open space corner of Lawler and Hutchinson St "greenway lot" and neighborhood mailboxes located here. <b>No Alt Use Available</b>
242	018-500-159-000	<b>CHICO RDA</b>	LOT #C OAK VALLEY SUB	8.12	HRBD	Primary Open Space designated open space near the intersection of Stilson Canyon and Humboldt Rd.
244	018-500-168-000	CITY OF CHICO	LOTS 5/7 OAK VALLEY SUB	11.51	OPEN SPACE	Primary Open Space Creekside Greenway off of Bruce Rd parellel to HWY 32. <b>No Alt Use Available</b>
245	018-500-169-000	CITY OF CHICO	LOTS 8/9 OAK VALLEY SUB	4.66	OPEN SPACE	Primary Open Space Creekside Greenway parellel to HWY 32 and Humboldt Rd. <b>No Alt Use Available</b>
246	018-500-170-000	CITY OF CHICO	LOTS 10/12 OAK VALLEY SUB	35.26	OPEN SPACE	Primary Open Space Creekside Greenway between Humboldt Rd and HWY 32 includes S. Dead Horse Slough. <b>No Alt Use Available</b>
248	018-500-172-000	<b>CHICO RDA</b>	HUMBOLDT RD	1.28	HRBD	Primary Open Space designated open space off of Bruce Rd including S. Dead Horse Slough. <b>No Alt Use Available.</b>
249	018-500-173-000	<b>CHICO RDA</b>	HUMBOLDT RD	1.89	HRBD	Primary Open Space designated open space located corner of Bruce and Humboldt Rd. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
250	018-500-174-000	CHICO RDA	HUMBOLDT RD	12.08	HRBD	Primary Open Space designated open space located on Humboldt Rd. <b>No Alt Use Available</b>
252	018-510-002-000	CITY OF CHICO	WARFIELD LANE & POTTER RD	14.76	POTTER RD PRESERVE	Primary Open Space, Vacant located on E. 20th St across from Poppy View Terr.
253	018-520-017-000	CITY OF CHICO	LOTS C & D LAKE VISTA SUB PH 1	1.22	OPEN SPACE	Secondary Open Space designated open space located between Idyllwild Cr and Delaney Dr.
254	018-530-053-000	CITY OF CHICO	LOT E LAKE VISTA SUB PH 2	1.23	OPEN SPACE	Secondary Open Space designated open space between Palisades Dr and Delaney Dr.
255	018-530-054-000	CITY OF CHICO	LOT F LAKE VISTA SUB PH 2	1.73	WATER SURFACE	Secondary Open Space drainage located between Peninsula and Yosemite Dr.
256	018-540-033-000	CITY OF CHICO	LOT A YOSEMITE AT 32 SUB	0.40	OPEN SPACE	Medium Density Residential creekside greenway located behind to 1401 Yosemite Dr. <b>No Alt Use Available</b>
257	018-550-074-000	CITY OF CHICO	LOT A HILLVIEW TERRACE SUB PH 2	1.86	BELEVEDERE PRESERVE	Primary Open Space, Vacant located on the corner of Potter Rd and Preservation Oak Dr.
258	018-550-075-000	CITY OF CHICO	LOT B HILLVIEW TERRACE SUB PH 2	0.25	BELEVEDERE PRESERVE	Low Density Residential, Vacant located on the corner of Potter Rd and Preservation Oak Dr.
259	018-550-076-000	CITY OF CHICO	LOT C HILLVIEW TERRACE SUB PH 2	0.86	BELEVEDERE PRESERVE	Primary Open Space, Vacant located on the corner of Potter Rd and Longwood Dr.
260	018-560-080-000	CITY OF CHICO	LOT A BELVEDERE HEIGHTS SUB PH 1	1.79	BELEVEDERE PRESERVE	Primary Open Space, Vacant located on Longwood Dr across from Bancroft Dr.
261	039-400-016-000	CITY OF CHICO	1321, 1331, & 1351 IVY ST	2.12	MFR	Medium Density Residential transitional housing/temporary shelter, located at 1321, 1331, and 1351 Ivy St.
262	039-420-001-000	CITY OF CHICO	11301 MIDWAY	14.95	OPEN SPACE	Secondary Open Space designated open space off of the Midway containing Comanche Creek. <b>No Alt Use Available</b>
263	039-530-009-000	CITY OF CHICO		100.87	WPCP	Public/Quasi Public Facility Sewage Facility located 4827 Chico River Rd. <b>No Alt Use Available.</b>
264	039-530-010-000	CITY OF CHICO		24.89	WPCP	Public/Quasi Public Facility Sewage Facility located 4827 Chico River Rd. <b>No Alt Use Available.</b>
265	039-620-028-000	CITY OF CHICO	COMANCHE CREEK GREENWAY	4.59	OPEN SPACE	Secondary Open Space Creekside Greenway located near Otterson and Aztec Dr. Includes part of Comanche Creek <b>No Alt Use Available</b>
266	042-560-900-000	CITY OF CHICO		9.12	WATER SURFACE	Primary Open Space creek/stream, Lindo Channel located between Guynn and Cussick Ave. <b>No Alt Use Available</b>

CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
267	042-600-900-000	CITY OF CHICO		2.93	WATER SURFACE	Primary Open Space creek/stream, Lindo Channel located between Guyann Ave and Railroad Tracks. <b>No Alt Use Available</b>
268	042-690-040-000	CITY OF CHICO	1510 W 8TH AVE	5.41	OAK WAY CP	Secondary Open Space community park, Oak Way Park located at 1510 W. 8th Ave. <b>No Alt Use Available</b>
269	042-690-041-000	CITY OF CHICO	W 8TH AVE	1.00	VACANT	Secondary Open Space, Vacant, Located on the corner of W. 8th Ave and Nord Ave.
270	042-800-046-000	CITY OF CHICO	LOT #A WEST SIDE PLACE SUB	0.41	WESTSIDE PLACE NP	Secondary Open Space, Vacant, Located on the corner of Ruskin and Rossetti Ln. Contains mailboxes for neighborhood.
271	042-810-026-000	CITY OF CHICO	LOT A RIVER GLEN SUB	0.14	OPEN SPACE	Secondary Open Space designated open space next to River Wood Loop and Lindo Channel.
272	043-280-050-000	CITY OF CHICO	LOT A ORCHARD COMMONS	0.11	WATER SURFACE	Low Density Residential drainage located on the corner of W. Sacramento Ave and Raven Ln. <b>No Alt Use Available</b>
273	043-620-128-000	CITY OF CHICO	LOT A CHANNEL ESTATES SUB	0.11	WATER SURFACE	Low Density Residential drainage located next to 402 W. 12th Ave. <b>No Alt Use Available</b>
274	043-760-045-000	CITY OF CHICO	LOTS C, D & H RICHMOND PK PH 2	0.71	WATER SURFACE	Low Density Residential drainage located across from 1085 Windsor Way. <b>No Alt Use Available</b>
275	045-770-017-000	CITY OF CHICO	PTN LT 74 & 75 BIDWELL 20TH	13.38	VERBENA FIELDS	Secondary Open Space Neighborhood Park, Verbena Fields located at 1550 E. 1st Ave between Wendy Way and Spanish Oak Cr. <b>No Alt Use Available</b>
276	047-550-002-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	3.27576	AIRPORT, OPEN SPACE	Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
277	047-550-002-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	26.45	OPEN SPACE	Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
278	047-550-003-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	7.56	OPEN SPACE	Airport Public Facilities designated open space located near Cohasset Rd and across from Thorntree Dr including part of Sheep Hallow Creek.
279	047-550-004-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	4.55	OPEN SPACE	Airport Public Facilities designated open space on the corner of Thorntree Dr and Cohasset Rd



CITY OF CHICO PROPERTY MASTER LIST  
EXHIBIT "A"

ID	APN	OWNER	LEGAL DESCRIPTION	ACRES	LAND USE	Parcel Description
280	047-550-005-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	71.64	OPEN SPACE	Airport Public Facilities designated open space located between Thorntree Dr and E. Eaton Rd. includes part of Sycamore Creek.
281	047-550-006-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	24.71	OPEN SPACE	Airport Public Facilities designated open space located opposite of the corner of Thorntree and Cohasset including part of Sheep Hollow Creek
282	047-550-007-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	48.75	OPEN SPACE	Airport Public Facilities designated open space located below the opposite corner of Cohasset and Thorntree, includes part of Sheep Hollow Creek
283	047-550-008-000	CITY OF CHICO	PTN CHICO MUNI AIRPORT	35.01	OPEN SPACE	Primary Open Space Preserve and Permanent Conservation Area on the corner of Cohasset and E. Eaton Rd. <b>No Aft Use Available</b>
285	047-560-020-000	CITY OF CHICO	145 BOEING AVE	0.16	OPEN SPACE	Airport Manufacturing/Industrial, designated open space located at the corner of Boeing Ave and Marauder St.
286	047-560-041-000	CITY OF CHICO	MARAUDER AVE	27.08	CWLL FIELD	Airport Manufacturing/Industrial outdoor recreation facility located between Marauder St and Cohasset Rd across from Three Oak Ct and Sky creek Ct.
287	047-560-028-000	CITY OF CHICO	LOCKHEED AVE	3.06	VACANT	Airport Manufacturing/Industrial, Vacant located behind 1075 Marauder St.
288	047-560-029-000	CITY OF CHICO	1188 FORTRESS ST	3.01	VACANT	Airport Commercial, Vacant located next to 1088 Fortress St (1900) on the corner of Fortress St and River St.
289	047-560-100-000	CITY OF CHICO	NORTHBLUP AVE & MARAUDER ST	3.01	VACANT	Airport Manufacturing/Industrial, Vacant located on the corner of River Ave and Marauder St.
290	047-560-101-000	CITY OF CHICO	RYAN AVE & FORTRESS ST	3.00	VACANT	Airport Manufacturing/Industrial, Vacant located on the corner of River Ave and Fortress St.

END

# **EXHIBIT "B"**

**CITY OF CHICO**  
**Lease Status List - City Property**  
**EXHIBIT "B"**

	PROPERTY ADDRESS CHICO, CA	LESSEE	LAND ACRES/SQ. FT.	LEASE RATE	LEASE TERM
1	2579 Fair Street	Butte Humane Society, Inc Attn: Executive Director 2580 Fair Street Chico, CA 95928	864 sq. ft.	<b>\$30.00 per month.</b> Lessee shall also pay <b>15% of City's</b> <b>monthly utility</b> <b>service costs</b>	3/1/15 to 2/28/16
2	1460 Humboldt Road and 901 Fir Street	Sacramento-Valley Limited Partnership, dba Verizon Wireless 180 Washington Valley Road Bedminster, New Jersey 07921	Portion of APN's 002-060- 013, 002-060-008, and 002-060-009	\$18,000 payable on or before the commencement date and annually thereafter <b>2014-15 \$22,801.86</b> <b>year</b>	Initial term is 5 years from commencement date of 8/17/06.
3	1460 Humboldt Road	New Cingular Wireless, PCS, LLC Attn: AT&T Legal Department 16331 NE 72nd Way Redmond, WA 98052-7827	357 square foot area of a portion of APN 002-060-013.	\$18,000 payable on or before the commencement date and annually thereafter <b>2013-14 \$20,259.16</b> <b>year</b>	Initial term is 5 years from commencement date of 3/18/10.
4	Foothill Preserve and Bidwell Ranch Properties	Bradley and Son Cattle, LLC, Attn: Jerry Bradley 9332 Frederick Lane Durham, CA 95938	Foothill Preserve - 258 acres and Bidwell Ranch - 750 acres	<b>\$2,250 per month</b> for each month or portion of the month the property is used for grazing	Five annual grazing seasons (Nov. 1-May 15) beginning 2011/12 and ending 2015/16.
5	307 West 5th Street	Stansbury Home Preservation Association P.O. Box 3262 Chico, CA 95927	Historical single family home with carriage house, APN 4-221-003	<b>No monthly rent.</b> Association pays for telephone, cable, and internet services	Agreement is effective 8/26/09 and remains in effect until terminated by either party by a 6 months written notice.
6	141 Salem Street	Far West Heritage Association Attn: Susan Donohue 270 Boeing Avenue #1 Chico, CA 95973	Improved property with a building of historical significance as a former Carnegie Library	<b>No monthly rent.</b> Association pays 75% of utilities and all telephone, cable, internet, solid waste collection and recycling services	11/1/2011 to 10/31/2021
7	1968 East 8th Street	Chico Creek Nature Center, Inc. 1968 East 8th Street Chico, CA 95928	3.6 acres	<b>No monthly rent.</b> Nature Center pays utilities with the exception of the water, garbage disposal, and electricity provided to the barn	Initial term is 1/1/96 to 12/31/00. The extended term is for an additional 27-year period

**CITY OF CHICO**  
**Lease Status List - City Property**  
**EXHIBIT "B"**

	PROPERTY ADDRESS CHICO, CA	LESSEE	LAND ACRES/SQ. FT.	LEASE RATE	LEASE TERM
8	3199 Golf Course Road	Bidwell Park Golf Club, Inc. 3199 Golf Course Road Chico, CA 95973	122 acres approximately	Minimum annual rent of \$30,000. Club shall also pay additional rent equal to .08% of gross revenues made by Club, tenants, and concessionaries up to \$1,300,000 together with 1% of gross revenues in excess of \$1,300,000 during each lease year.	Initial term is 10/6/12- 10/5/37
9	One-Mile Dam Recreation Area	Chuck Averill The Dog House 1354 East Avenue, Suite U Chico, CA 95973	256 sq. ft. space within City's building located for that purpose.	A sum equal to 15% of Concessionaire's gross receipts for sales during the month. Concessionaire shall pay for all utilities excluding water.	Initial term is 5 years commencing 6/13/10.
10	441 Main Street; Suites 150, 160, 170, and 220; and shared use of Suites 230 and 240.	Chico Chamber of Commerce Attn: President and CEO P.O. Box 3300 Chico, CA 95927	1,843 sq. ft.	2014-15 \$2,280.39 per month plus \$208.04 for utilities and management credit. Receives a monthly rent credit of 3% applied to basic rent, due to serving as coordinator between other tenants and City. Lessee to reimburse actual utility costs.	Initial term is 5 years commencing 8/1/12 and terminating 7/31/17.
	441 Main Street; Suites 140 and 210; and shared use of Suites 230 and 240	Brain Injury Coalition Attn: President P.O. Box 3497 Chico, CA 95927	288 sq. ft.	2014-15 \$339.86 per month plus \$43.20 for utilities	Initial term is 1 year commencing 7/1/12 and terminating 6/30/13.

**CITY OF CHICO**  
**Lease Status List - City Property**  
**EXHIBIT "B"**

	PROPERTY ADDRESS CHICO, CA	LESSEE	LAND ACRES/SQ. FT.	LEASE RATE	LEASE TERM
	441 Main Street, Suite 130, and shared use of Suites 230 and 240	Chico Heritage Association Attn: President P.O. Box 3517 Chico, CA 95927	332 sq. ft.	2014-15 \$362.95 per month plus \$49.80 for utilities and management credit	Initial term is 1 year commencing 9/1/12 and terminating 8/31/13.
11	411 Main Street (southerly half of ground floor of the Chico Municipal Building)	Innovate North State Attn: Managing Director 555 Main Street, Suite 200 Chico, CA 95928	2,959 sq. ft.	\$1 per year from 6/1/13. Lessee pays 100% of net revenues of Lessee's Commercialization Center and reimburse City for actual utility and operating costs.	Initial term is 5 years commencing on 6/1/13 and terminating on 6/1/18.
12	Park Facility designated as APN 005-560-032-000.	Silver Dollar BMX, Inc. P.O. Box 7490 Chico, CA	3.220 acres more or less	In lieu of payment of any rent, Lessee has agreed to design, construct, operate, and maintain Park Facility.	Initial term is 30 years commencing on 3/17/08 and terminating on 3/16/3038.
13	Equestrian Arena and Event Center at Bidwell Park	Chico Equestrian Association P.O. Box 4554 Chico, CA 95927	15 acres approx.	In lieu of rent, Lessee shall use premises operation of an equestrian area/event center for members of the Chico Equestrian Association and general public.	Initial term is 5 years commencing on 2/1/01 and terminating on 1/31/06.
14	Portion of the Chico Train Depot 450 Orange Street APN 04-113-005	Chico Art Center 450 Orange Street, Suite 6 Chico, CA 95928	6.200 sq. ft	Lessee shall maintain the Leased Premises in a state of good repair and shall pay the cost of all utilities, solid waste collection services, and costs denved from dedicated water meter for premises.	Initial term for premises designed as the "Warehouse Area" and "Railroad Spur/Railcar" shall begin on 5/15/12 and terminate on 5/14/22. Lease of the "Fire Museum" shall begin on 5/15/12 and continue until City needs space or the agreement for the Railroad Spur/Railcar and Warehouse Area terminates, whichever comes first.

**CITY OF CHICO**  
**Lease Status List - City Property**  
**EXHIBIT "B"**

	PROPERTY ADDRESS CHICO, CA	LESSEE	LAND ACRES/SQ. FT	LEASE RATE	LEASE TERM
		** Chico Art Center subleases railcar to: Linsay Brothers 923 Arbulus Chico, CA 95926	Railcar		5/15/12-5/14/15
15	Chico Train Depot NW corner of intersection of Fifth St. and Orange St.	Greyhound Lines, Inc Attn: Properties Management 350 N. St. Paul Street Dallas, TX 75201	692 sq. ft.	2014-15 \$991.85 per month	2/1/97-1/31/07
16	Observatory located in Bidwell Park between Upper Bidwell Park Road and Horseshoe Lake	Pacific Center for Astronomical Outreach Attn: President 11 Ilahee Lane Chico, CA 95973	11,000 sq. ft.	In lieu of rent, Lessee shall use premises for the purpose of operating an observatory for members of the Pacific Center of Astronomical Outreach and the general public.	Initial term is 5-year period commencing 11/1/10-11/1/15
17	101 Silver Dollar Way	Chico Community Shelter Partnership Attn: Brad Montgomery 101 Silver Dollar Way Chico, CA 95928	1.224 acres	In lieu of rent, Lessee shall provide a homeless shelter for the public interest.	10/31/01-9/30/21
18	1290 Notre Dame Blvd.	Murphy Commons Limited Partnership Attn: David Ferrier, CHIP 1001 Willow St. Chico, CA 95928	4.779 acres	\$1 per year	3/31/04-6/30/73
19	600 Flume Street	Campbell Commons Associates, a California Limited Partnership Attn: David Ferrier, CHIP 1001 Willow St. Chico, CA 95928	84 acres	\$1 per year	12/15/93-12/16/48
20	Location is confidential due to sensitive nature of service.	Catalyst Domestic Violence Services Attn: Anastacia Snyder P.O. Box 4184 Chico, CA 95927	Approx. 1 acre	\$1 per year	12/8/08-12/9/63
21	18-hole Disc golf long course located in Bidwell Park off Highway 32	Outside Recreation Advocacy. Inc. P.O. Box 7762 Chico, CA 95926	10 acres	In lieu of rent, Operator shall operate an 18-hole disc golf long course.	6/18/10-6/17/15

**CITY OF CHICO**  
**Lease Status List - City Property**  
**EXHIBIT "B"**

	PROPERTY ADDRESS CHICO, CA	LESSEE	LAND ACRES/SQ. FT.	LEASE RATE	LEASE TERM
22	Park facility located at 545 Vallombrosa Avenue known as Community Center Annex	Chico Area Recreation and Park District Attn: General Manager 545 Vallombrosa Ave. Chico, CA 95926	.018 acres	Consideration for use of the leased premises will be for conducting recreational programs and facilities.	10/24/03-1/24/28
23	Hooker Oak Recreational Area located in Bidwell Park	Chico Area Recreation and Park District Attn: General Manager 545 Vallombrosa Ave. Chico, CA 95926	35 acres	Consideration for use of the leased premises will be for conducting recreational programs and maintaining the recreational facilities.	Initial term of lease is 2/8/93 to 2/8/13.
24	Sycamore Field located in Bidwell Park	Chico Area Recreation and Park District Attn: General Manager 545 Vallombrosa Ave. Chico, CA 95926	2.6 acres	Consideration for use of the premises will be conducting recreational programs and maintaining recreational facilities.	Initial term shall be for a 20-year period commencing on 2/8/93 to 2/8/13.
25	Chico Water Pollution Control Plant 4827 Chico River Road	National Oceanic and Atmospheric Administration of U.S. Government	2400 sq. ft.	<b>\$4,200.00 annually</b>	2/1/15-1/31/20

# **EXHIBIT "C"**



**CITY OF CHICO MUNICIPAL AIRPORT  
Lease Status List - Property  
EXHIBIT "C"**

	PROPERTY ADDRESS	LESSEE	Bldg/ Hangar Sq Ft	Land Acres	LEASE RATE
P006	1335 Fortress Street	<b>California Dept. of Forestry</b> Chico Air Attack Base <u>Mailing Address:</u> Butte County Fire/Cal FIRE Oroville, CA 95965	0	4.711	2014 \$9,689.17 <b>2015 New Lease Pending</b> ANNUALLY
P010	1550 Marauder Street	<b>Chico Westside Little League</b> Patience Herveyi, President 1354 East Avenue, Box R-204 Chico, CA 95926	0	9.88	No Fee
P068	140 Airpark Blvd. Air Traffic Control Tower Dorin Toma, ATCT Manager Phone 1: 530-345-8828	<b>Federal Aviation Administration</b> P.O. Box 92007 Worldway Postal Center Los Angeles, CA 90009	0	0.18	No Fee
P102	Clear Zone Acquisition #3	<b>Sylvester Willingham</b> Chico, CA 95973	0	4.96	\$100 ANNUALLY
P160	100 Piper Avenue	<b>The Schooler Family Trust (2013)</b> Harold Schooler Schooler Flying Company Chico, CA 95928	0	0.743	2014 \$2,754.01 ANNUALLY
P162	1101 Fortress Street (unimproved parcel, northwest corner of Fortress and Lockheed (service road))	<b>Tri Counties Bank</b> Kathy Richardson P.O. Box 909 Chico, CA 95927-0909	0	0.84	2010 \$206.09 PER MONTH
P164	101 Convair Avenue	<b>The Jay Family Trust</b> Danford A. and Sandra R. Jay. Chico, CA 95973	0	0.095	2013 \$1,982.51 ANNUALLY
P195	Clear Zone Acquisitions #2, #8, #12, #20	<b>Bradley &amp; Son Cattle, LLC</b> Jerry Bradley Durham, CA 95938	0	464.27+/-	2014 \$11,751.35 ANNUALLY

**CITY OF CHICO MUNICIPAL AIRPORT  
Lease Status List - Property  
EXHIBIT "C"**

	PROPERTY ADDRESS	LESSEE	Bldg/ Hangar Sq Ft	Land Acres	LEASE RATE
P198	150 Airpark Boulevard, Suite #10 Terminal Building	<del>SkyWest Airlines/United Express</del>	1899	0	<del>\$800.00- PER MONTH- plus \$4,000- ANNUALLY- for landing- privileges/ plus landing fees- per Fee Schedule</del>
P199	1444 Fortress Street	Gaines Family, LLC (dba Transfer Flow, Inc.) Bill & Jeanne Gaines, Trustees Chico, CA 95973	0	3.09	2014 \$936.15 PER MONTH
	North West Corner of Fortress Street and Ryan Avenue	Gaines Family, LLC (dba Transfer Flow, Inc.) Bill & Jeanne Gaines, Trustees Chico, CA 95973	0	0.26 acres	In exchange for the installation and continued maintainance of improvements made to the premis (landscaping and signage)
P205	Clear Zone Acquisition-Clear Zone Lease No. 6	North Clear Zone Property Owners Association Mike Maloney, President (2011) Chico, CA 95973	0	93.134 acres	2011 947.64 ANNUALLY
P209	150 Airpark Boulevard	EL-A Apparel, Inc. (dba Cornucopia Enterprises) John and Judy Gooold Redding, CA 96002	Wall Space	0	15% of gross monthly receipts DUE QUARTERLY

**CITY OF CHICO MUNICIPAL AIRPORT  
Lease Status List - Property  
EXHIBIT "C"**

	PROPERTY ADDRESS	LESSEE	Bldg/ Hangar Sq Ft	Land Acres	LEASE RATE
P211	150 Airpark Boulevard (Terminal Building)	<b>General Services Administration Pacific Service Center</b> Attn: Regina Nickerson, Realty Specialist 650 Capitol Mall, Room 8-100 Sacramento, CA 95814  <b>For: Transportation Security Administration (TSA)</b> 650 Capitol Mall, Room 8100 Sacramento, CA 95814	706	0	2014 \$2,311.48 PER MONTH
P212	170 Convair Avenue Fortress Street/Airpark Blvd (Outdoor Aircraft Display Area)	<b>Chico Air Museum</b> Vic Alvistur, President Chico, CA 95973	0	1.636	\$1.00 ANNUALLY
P218	109 Convair Avenue	<b>Northgate Aviation - FBO</b> Maria Rock, Pres., CEO Chris Rock, V.P., Bus Dev 109 Convair Ave. Chico, CA 95973	25,055/0 /0	1.02/ 3.52/ 0.14	2012 \$2,260.05 PER MONTH/ plus fuel flowage fees per Fee Schedule/ plus \$15 PER MONTH electricity to above ground fuel tank

**CITY OF CHICO MUNICIPAL AIRPORT  
Lease Status List - Property  
EXHIBIT "C"**

	PROPERTY ADDRESS	LESSEE	Bldg/ Hangar Sq Ft	Land Acres	LEASE RATE
P218-1	Piper Avenue Fuel Farm (no address)	Northgate Aviation - FBO Maria Rock, Pres., CEO Chns Rock, V.P., Bus Dev 109 Convair Ave. Chico, CA 95973		3,704 sq ft	\$305 PER MONTH plus fuel flowage fees per Fee Schedule
P221	150 Airpark Blvd Terminal lobby space for vending machines.	<del>Chico Airport Baggage Delivery</del> Robert White	48	0	<del>\$55.95</del> PER MONTH/ plus 5% of gross receipts
P228	Various Locations	Federal Aviation Administration Attn: ANM53 1601 Lind Avenue, S.W. Renton, WA 98057	0	Multiple Locations	No Fee
P229	108 Boeing Avenue	Selken Enterprises, Inc., dba Sel-Tech Jerry Selken, President Erik Rust, General Manager Chico, CA 95973	25,152	1.35	2014 <del>\$3,950.00</del> 2015 \$4,100.00 2016 \$4,100.00 PER MONTH
P231	150 Airpark Boulevard Terminal Counter and Office Space / Parking / Auto Wash Area	The Hertz Corporation Attn: Staff Vice President, Properties and Concessions 225 Brea Blvd. Park Ridge, NJ 07656-0713  Connie Gurich 6151 Century Blvd., Suite 600 Los Angeles, CA 90045	115/321	Multi	<u>Counter Space</u> 5% monthly gross <u>Office Space</u> 2014 \$10,997.5 ANNUALLY <u>Parking Spaces</u> 2014 \$1,560.13 ANNUALLY

**CITY OF CHICO MUNICIPAL AIRPORT  
Lease Status List - Property  
EXHIBIT "C"**

	PROPERTY ADDRESS	LESSEE	Bldg/ Hangar Sq Ft	Land Acres	LEASE RATE
P233	77 Piper Avenue	<b>Air Spray (1987) Ltd.</b> Paul Lane, V.P. and CFO Edmonton, Alberta Canada	22,355	1.797	2014 \$4,135.68 PER MONTH plus Fire/Hazard Insurance
P234	110 Convair Avenue	<b>Yeastern Air, LLC</b> (Sierra Nevada Brewing Co.) Stan Cooper, Logistics Manager Chico, CA 95928	8,620 (of the total 14,735)	0	\$1,500.00 PER MONTH/ plus \$26.58 per month for share of Fire/Hazard Insurance Premium
P235	160 Convair Avenue	<b>Chico Air Museum</b> 170 Convair Avenue Chico, CA 95973	1.788 (of the total 3,312)	0	\$2.00 PER MONTH/Payable in advance.
P236	165 Ryan Avenue	<b>Chico Air Museum</b> Norm Rosene, Board President Chico, CA 95973	15,513	2.5	\$24 per year <b>PAID FOR 5 YEARS THROUGH 8/31/18</b>
P237	1105 Fortress Street	<b>1105 Fortress Street, LLC</b> c/o StanCorp Mortgage Investors, LLC Loan Administration Hillsboro, OR 97124	0	1.807	2005 <del>\$486.00</del> 2010 \$522.06 PER MONTH
	100 Lockheed Avenue	<b>VACANT</b>	12,236		
	1325 Fortress Street	<b>VACANT</b>	10,052	1.56	
	747 Fortress Street	<b>VACANT</b>	33,300		

# **EXHIBIT "D"**

Ex. "D"

CHICO MUNICIPAL AIRPORT  
GENERAL AVIATION HANGAR ROWS



**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
A01	<b>Harp Family Trust of 2009</b> Attn: Robert and Lynn Harp Chico, CA 95928	<b>Doug Maxfield</b> Chico, CA 95927-3284	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A02	<b>Scott Steele</b> Paradise, CA 95969	VACANT	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A03	<b>Don Lieberman</b> Sunseri Construction Chico, CA 95928	VACANT	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A04	<b>L Richard Morgan, M.D.</b> Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A05	<b>Don Lieberman</b> Sunseri Construction Chico, CA 95928	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A06	<b>Tom Hicks</b> Chico, CA 95973-9446	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A07	<b>Retta Herfi</b> Chico, CA 95927	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A08	<b>Benjamin Gilbert</b> Gilbert Flight Services, LLC Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A09	<b>Martin Ringvold</b> Chico, CA 95973	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A10	<b>AgriElectric</b> Attn: John N. Thorpe Chico, CA 95928	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A11	<b>Douglas Snider, DDS, APC</b> Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88



**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
A12	Jack D. Hagewood, M.D. Butte Valley, CA 95965	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A13	Mike Gannon Chico, CA 95973	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A14	Norm Rosene, DDS Chico, CA 95973	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A15	Debonair Group, UA Attn: Glen Dilley Chico, CA 95927	VACANT	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A16	William Pierini Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A17	Randall E. Caviness, M.D. Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A18	Leslie H. Sousa Chico, CA 95973	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A19	Rene Verduyssen Durham, CA 95938-9303	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A20	Edgar G. Knox Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
A21	Lewis A. Everett Chico, CA 95926	No	752	2011/12 Baseine \$488.80 2012/13 \$503.84 2013/14 \$511.36 2014/15 \$518.88
B01	Drako, Inc. Attn: Virginia L. Drake Chico, CA 95927-1448	No	1389	2011/12 Baseline \$902.85 2012/13 \$930.63 2013/14 \$944.52 2014/15 \$958.41

"D"

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
B02	<b>Randall E. Caviness, M.D.</b> Chico, CA 95926	No	1389	2011/12 Baseline \$902.85 2012/13 \$930.63 2013/14 \$944.52 2014/15 \$958.41
B03	<b>Michael L. Carver</b> Chico, CA 95973	No	1389	2011 Baseline \$902.85 2012/13 \$930.63 2013/14 \$944.52 2014/15 \$958.41
B04	<b>Thomas Aylward</b> Chico, CA 95973	VACANT	1389	2011/12 Baseline \$902.85 2012/13 \$930.63 2013/14 \$944.52 2014/15 \$958.41
B05	<b>Marcia Briggs</b> Chico, CA 95928	<b>Gene Kemper</b> Chico, CA 95926	1169	2011/12 Baseline \$759.85 2012/13 \$783.23 2013/14 \$794.92 2014/15 \$806.61
B06	<b>Lewis N. Hyatt</b> Chico, CA 95973	No	1169	2011/12 Baseline \$759.85 2012/13 \$783.23 2013/14 \$794.92 2014/15 \$806.61
B07	<b>John Burghardt</b> Forest Ranch, CA 95942	No	1087	2011/12 Baseline \$706.55 2012/13 \$728.29 2013/14 \$739.16 2014/15 \$750.03
B08	<b>Richard J. Powell, M.D.</b> Butte Valley, CA 95965	No	1087	2011/12 Baseline \$706.55 2012/13 \$728.29 2013/14 \$739.16 2014/15 \$750.03
B09	<b>Carl Selkirk</b> Chico, CA 95973	<b>Charles Dawson</b> Chico, CA	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B10	<b>Charles Carhart</b> Chico, CA 95927	No	1169	2011/12 Baseline \$759.85 2012/13 \$783.23 2013/14 \$794.92 2014/15 \$806.61
B11	<b>Ron Caporale</b> Chico, CA 95926	No	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B12	<b>Marsha Briggs</b> Chico, CA 95928	<b>Charles Carhart</b> Chico, CA 95927	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
B13	<b>Samer Sayegh</b> Chico, CA 95973-8236	No	1169	2011/12 Baseline \$759.85 2012/13 \$783.23 2013/14 \$794.92 2014/15 \$806.61
B14	<b>James Mead</b> Chico, CA 95928	<b>Bill Crowder</b> Crowder Enterprises Chico, CA 95973	1169	2011/12 Baseline \$759.85 2012/13 \$783.23 2013/14 \$794.92 2014/15 \$806.61
B15	<b>Lance Petrack-Zunich</b> Chico, CA 95928	VACANT	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B16	<b>Doug Gullion</b> Chico, CA 95928	VACANT	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B17	<b>Ralph Plemmons</b> Hamilton City, CA 95951	No	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B18	<b>Calvin Richardson</b> Chico, CA 95973-9245	No	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B19	<b>Santos Aviation, LLC</b> Chico, CA 95927-0146	<b>Ron Mengarelli</b> Paradise, CA 95969	1101	2011/12 Baseline \$715.65 2012/13 \$737.67 2013/14 \$748.68 2014/15 \$759.69
B20	<b>John A. Patrick</b> Chico, CA 95973-5849	No	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
B21	<b>John A. Patrick</b> Chico, CA 95973-5849	No	805	2011/12 Baseline \$523.25 2012/13 \$539.35 2013/14 \$547.40 2014/15 \$555.45
C01	<b>Ronald J. Engstrom</b> Chico, CA 95926	No	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13
C02	<b>Robert N. Ryan, DDS</b> Chico, CA 95928	No	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
C03	Stan or Leslie Gungl Chico, CA 95973	Mike Keating Chico, CA 95926	1116	C03-C08 and C14-C19 all on one Lease 2011/12 Baseline \$8,942.70 2012/13 \$9,217.86 2013/14 \$9,355.44 2014/15 \$9,493.02
C04	Stan or Leslie Gungl	Perry McCart Unionville, CA 89418	1116	
C05	Stan or Leslie Gungl	Paul Stain Chico, CA 95973	1118	
C06	Stan or Leslie Gungl	Anthony Nasr Chico, CA 95973	1118	
C07	Stan or Leslie Gungl	Nick Lopes Chico, CA 95928	1118	
C08	Stan or Leslie Gungl	Brent Star Chico, CA 95928	1118	
C09	Doug Guillon Chico, CA 95928	No	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13
C10	Stan or Leslie Gungl Chico, CA 95973	No	960	2011/12 Baseline \$624.00 2012/13 \$643.20 2013/14 \$652.80 2014/15 \$662.40
C11	Chico Administrative Services c/o David Favor Chico, CA 95927	No	1309	2011/12 Baseline \$850.85 2012/13 \$930.63 2013/14 \$944.52 2014/15 \$958.41
C12	Brent Warren Chico, CA 95927	No	580	2011/12 Baseline \$377.00 2012/13 \$388.60 2013/14 \$394.40 2014/15 \$400.20
C13	Thomas J. Aylward Chico, CA 95973	Greg Miley Paradise, CA 95969	1400	\$540.00
C14	Stan or Leslie Gungl	Doug Maxfield Chico, CA 95927-3284	1177	See C03 Above

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Rows ABC**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
C15	Stan or Leslie Gungl	Tom Binsfield Chico, CA 95926	1177	
C16	Stan or Leslie Gungl	Butte Flying Club Tom Binsfeld Chico, CA 95927	1177	
C17	Stan or Leslie Gungl	Thomas Lewis Chico, CA 95928	1177	
C18	Stan or Leslie Gungl	Mike Moran Chico, CA 95928	1177	
C19	Stan or Leslie Gungl Chico, CA 95973	Buck Weiler Princeton, CA 95970	1177	
C20	Keeney & Son Farms, Inc. Attn: Bud Keeney Durham, CA 95938	No	1177	C20-C23 all on one Lease 2001 \$2,460.00 2006 \$2,467.06 2011 \$2,748.60
C21	Keeney & Son Farms, Inc. Attn: Bud Keeney Durham, CA 95938	VACANT	1177	
C22	Keeney & Son Farms, Inc. Attn: Bud Keeney Durham, CA 95938	No	1177	
C23	Keeney & Son Farms, Inc. Attn: Bud Keeney Durham, CA 95938	No	1177	
C24	Thomas J. Aylward Chico, CA 95973	Chico Cassandra, LLC Michael Coen Chico, CA 95926	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13
C25	Gerald Robinson Chico, CA 95973	No	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13
C26	Thomas J. Aylward Chico, CA 95973	Hugh Tyler Chico, CA 95973	1177	2011/12 Baseline \$765.05 2012/13 \$788.59 2013/14 \$800.36 2014/15 \$812.13

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Row D**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
D01	The Jay Family Trust Danford A. Jay and Sandra R. Jay Chico, CA 95973	85 Juliet Sierra L.L.C. John Patrick/Mike Paull Chico, CA 95928	14675	2007/08 \$9,172.00 2008/09 \$9,269.00 2009/10 \$10,111.00 2010/11 \$10,610.00 2011/12 \$10,924.31 2012/13 \$11,114.51 2013/14 \$11,281.42 2014/15 \$11,366.76
D02		Matt Anchorodoguy Chico, CA 95973		
D03		Terry Cheney Chico, CA 95926		
D04		VACANT		
D05		Howie Cawkins Chico, CA 95973		
D06		Howie Cawkins Chico, CA 95973		
D07		VACANT		
D08	The Jay Family Trust Danford A. Jay and Sandra R. Jay Chico, CA 95973	Clay Kangerga Chico, CA 95973	16305	2006/07 \$10,191.00 2007/08 \$10,696.00 2008/09 \$11,234.00 2009/10 \$11,788.00 2010/11 \$11,923.34 2011/12 \$12,372.99 2012/13 \$12,582.39 2013/14 \$12,773.44 2014/15 \$12,990.54
D09		Mark Spelts Chico, CA 95928		
D10		Clay Kangerga Chico, CA 95973		
D11		Paul M. Whaley Chico, CA 95926		
D12		VACANT		
D13		VACANT		
D14	Dan Jay Aircraft Sales Chico, CA 95973	No		
D15		Vince Chambers Chico, CA 95926		

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Row D**

**"D"**

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
D01	The Jay Family Trust Danford A. Jay and Sandra R. Jay Chico, CA 95973	85 Juliet Sierra L.L.C. John Patrick/Mike Paull Chico, CA 95928	14675	2007/08 \$9,172.00 2008/09 \$9,269.00 2009/10 \$10,111.00 2010/11 \$10,610.00 2011/12 \$10,924.31 2012/13 \$11,114.51 2013/14 \$11,281.42 2014/15 \$11,366.76
D02		Matt Anchorodoguy Chico, CA 95973		
D03		Terry Cheney Chico, CA 95926		
D04		VACANT		
D05		Howle Cawkins Chico, CA 95973		
D06		Howle Cawkins Chico, CA 95973		
D07		VACANT		
D08	The Jay Family Trust Danford A. Jay and Sandra R. Jay Chico, CA 95973	Clay Kangerga Chico, CA 95973	16305	2006/07 \$10,191.00 2007/08 \$10,696.00 2008/09 \$11,234.00 2009/10 \$11,788.00 2010/11 \$11,923.34 2011/12 \$12,372.99 2012/13 \$12,582.39 2013/14 \$12,773.44 2014/15 \$12,990.54
D09		Mark Spelts Chico, CA 95928		
D10		Clay Kangerga Chico, CA 95973		
D11		Paul M. Whaley Chico, CA 95926		
D12		VACANT		
D13		VACANT		
D14	Dan Jay Aircraft Sales Chico, CA 95973	No		
D15		Vince Chambers Chico, CA 95926		

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Row D**

"D"

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
D16		<b>Mark Keenan</b> Chico, CA 95973		
D17		<b>Mark Keenan</b> Chico, CA 95973		
D18		<b>Robert M. Hathaway</b> Chico, CA 95973		
D19		<b>Rick Thompson</b> Paradise, CA 95969		
D20		<b>Gary Watters</b> Chico, CA 95926-7718		
D21		<b>Ben Gilbert</b> Chico, CA 95926		
D22		<b>VACANT</b>		
D23		<b>Robert Barnes</b> Chico, CA 95973		
D24		<b>Steve Roselle</b> Chico, CA 95928		
D25		<b>Jeff Schlicht</b> Chico, CA 95928		
D26		<b>Scott Larrabee</b> Butte City, CA		
D27		<b>Heather Jay</b> Chico, CA 95973		
D28		<b>VACANT</b>		



"D"

**CITY OF CHICO - CHICO MUNICIPAL AIRPORT  
Ground Lease Status List - Hangar Row E**

Space No.	LESSEE	SUBLESSEE	Sq Ft	ANNUAL LEASE RATE
E01	Air Carriage, LLC Henry Roberson Chico, CA 95927	No	3300	2003 \$1,063.26 2008 \$1,242.72 2013 \$1,345.16
E02	Morgan Grossman Davis, CA 94616	No	3300	2006/07 \$1,294.90 2007/08 \$1,327.12 2008/09 \$1,382.53 2009/10 \$1,382.53 2010/11 \$1,392.40 2011/12 \$1,442.09 2012/13 \$1,466.67 2013/14 \$1,486.64 2014/15 \$1,518.27
E03	David Ehrlich Chico, CA 95928 and Danlei Thomas Chico, CA 95926	No	2500	2010 \$1000.00
E04	James F. Schlund Chico, CA 95928	No	2500	2010 \$1000.00
E05	Robert Barnes Chico, CA 95973	No	2500	2011 \$1000.00
E06	Thomas J. Aylward 14577 Camaren Park Drive Chico, CA 95973 Home: 345-4017 Bus: Fax: E-mail: a757guy@yahoo.com	No	3600	2006 \$864.00 2011 \$959.20
E07	Santos Aviation, LLC Chico, CA 95927-0146	No	3600	2011 \$1440.00
E16	Bryan Elhardt and Scott Roberson Chico, CA 95926	Dan Dawson Chico, CA 95926	3346	2002 \$803.00 2007 \$923.07 2012 \$1,027.58

Exhibit "B"



**City Council Agenda Report**

**Meeting Date: 10/6/2015**

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**TO:** City Council Members  
**FROM:** Mark Orme, City Manager  
**RE:** Consideration and Approval of City Property Lease Policy (AP&P 11-66)

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**REPORT IN BRIEF:**

The City Manager developed a City Property Lease policy to guide future negotiations with entities desiring to lease City property. Further, the City Manager intends to seek renegotiation with existing lease holders to enter into new agreements which will include provisions identified within the draft Administrative Procedure and Policy (AP&P) 11-66.

Recommendation: The City Manager requests the City Council approve AP&P 11-66.

**FISCAL IMPACT:**

Not immediately measurable. The AP&P includes guidance in areas that will have financial impact. The nature and extent of the impact depend upon the specific property and terms negotiated. Overall policy direction is to protect the City's interest and ensuring the City maximizes the return on the value of each City property.

**BACKGROUND:**

The City maintains a significant number of City-owned assets which range from open space to buildings with commercial viability. In the past, City Administrations have entered into long-term leases of City assets with a wide range of terms and for long periods of time. Except for certain standard agreement template language, terms vary widely as does the value received by the City. This has recently resulted in the City having limited options in dealing with situations as they arise involving leased City property.

On March 17, 2015, the City Council heard a City Manager report regarding City-owned property. The purpose of the report was to provide background regarding City assets as well as to identify assets of interest in which the City Council desired additional information. The information would allow the City Council to advise City staff on the direction for disposing of the assets. At this meeting, City staff indicated a desire to draft a City policy governing City leases, and the City Council requested that the policy include attributes that would be included within any lease agreement.

City staff developed the City policy and is presenting it to the Internal Affairs committee for review. Since the March 2015 meeting, City staff have presented several properties identified by City Council as desiring of additional information. This included Bidwell Ranch, 11<sup>th</sup> Street properties, and 1413 Salem.

Item 4.6.

## **DISCUSSION:**

The City Property Leases AP&P includes detailed criteria to be used in all lease negotiations and agreements. There are also certain protections to ensure the City Council has review authority over leases which include

- Leases greater than five years in term (except certain airport leases intended to address the large number of small hangers);
- Below market rate leases for economic development purposes;
- Leases that do not appear to have a public purpose and/or public benefit; and
- Any substantive amendments to leases which previously required City Council approval.

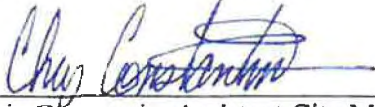
The elements identified in Exhibit 1 of the AP&P reflect City staff's analysis of a compilation of good practices currently in use in other medium to large cities which include Redding, San Jose, and San Diego. It should be noted that many cities do not have a policy as comprehensive as the one presented here which provides boundaries intended to limit exposure and the potential for gifting of public funds. However, City staff believe this draft policy will be useful in protecting the City's interest in its assets by informing future negotiations as well as setting the stage for renegotiating existing leases with a goal of providing more consistency and compliance to the new policy.

City staff intend to develop a lease agreement template integrating the elements of this AP&P for use in future lease negotiations. Further, City staff will work with existing leaseholders to renegotiate leases to bring more consistency and protections for the City.

On September 9, 2015, City staff presented the draft policy to the Internal Affairs Committee who gave direction to present the policy to the City Council with the following changes:

- Ensuring subleases include the requirement that the City be a named party on the sublease insurance;
- Require any entity entering into a lease or sublease to remain in good standing with the City by requiring compliance with any other agreement or contract, regulation (such as a business license, use permit, etc.), and ensuring the entity does not have any outstanding accounts payable with the City; and
- Requiring documentation of the estimated in-kind benefit provided by the City to an entity that receives a below market rate lease and other City in-kind benefits (paid utilities, etc.).

Prepared by:



Chris Constantin, Assistant City Manager

**DISTRIBUTION:**

City Clerk

City Attorney

Administrative Services Director

Public Works Director (2)

**ATTACHMENTS:**

Exhibit A – Draft Administrative Procedure and Policy 11-66

**CITY OF CHICO**  
**Administrative Procedure and Policy Manual**

Subject: <b>City Property Leases</b>	Number: <b>11-66</b>
	Effective Date: <b>TBD</b>
Department(s) Affected: <b>Citywide</b>	Supersedes: <b>xx-xx dated x/x/20xx</b>
AP&P Assigned to: <b>City Manager</b>	
Authority:	File Reference: <b>PM11-66</b>
	Approved:

**1.0 BACKGROUND**

The City allows the leasing of City-owned property to various entities. Terms and conditions for the City leases vary dramatically and consistency is needed to allow City Administration to make decisions on terms and conditions which provide more equitable return on the use of City property.

**2.0 SCOPE OF POLICY**

This policy applies to all City-owned property and defines the requirements for any City lease agreement.

**3.0 POLICY**

It is the policy of the City to enter into written lease agreements for any City-owned property with clear requirements that

1. Protect City interests in its property in line with the public purpose thereof;
2. Foster direct benefits to the Chico community; and
3. Maximize the return received by the City in both financial and operational terms.

The City Manager is empowered to negotiate and finalize agreements for City property. The City Manager shall seek City Council approval for any lease agreement term greater than five years. Airport leases that are annually-renewing leases (for example, small hangers) do not require City Council approval unless the lease term is set in greater than five year increments at each renewal and/or the leased space collectively is greater than 5,000 square feet.

A written lease agreement is required for any City-owned property where the lessee will receive possession and/or use for a period greater than 90 consecutive days or possession and/or use for a

period of over six months, whichever is shorter. This does not apply to room rentals where the City maintains an established fee schedule.

#### **4.0 DEFINITIONS**

**Public Purpose** – direct services provided by the City or that would have otherwise been provided by the City.

Example - Entity requesting space in a City building provides economic development services to attract businesses to Chico. This is a function of the City, thus, a partnership for the City with this entity would be classified as a public purpose.

**Public Benefit** – other benefits that have a direct/indirect nexus to furthering a City priority and/or benefiting the public as a whole.

Example - Entity requesting space in a City building coordinates volunteers assisting low income families and individuals with legal assistance in navigating federal, state and local regulations. To the extent that the activity is significantly focused on City residents, this entity's activity would be classified as a public benefit.

#### **5.0 PROCEDURE**

Lease proposals shall be evaluated in terms of the following elements, but not limited to

1. **Public Purpose** – direct services provided by the City or that would have otherwise been provided by the City;
2. **Public Benefit** – other benefits that have a direct/indirect nexus to furthering a City priority and/or benefiting the public as a whole;
3. **Use of Property** – nature of the proposed use of the property;
4. **Consideration** – consideration offered in the form of rent and other monetary-related items;
5. **Maintenance Support** – utilities and ongoing maintenance costs for City property;
6. **Financial Capability** – leesees' ability to sustain obligations under the lease agreement;
7. **Impact** – direct and indirect impact to the area surrounding the leased property, environmental factors, and public resource requirements;
8. **Expertise** – expertise regarding the proposed leasehold development and operation, as well as the nature of proposed development; and
9. **General Plan Consistency** – consistency of the intended use with the General Plan and zoning.

#### **5.1 PROCESS FOR SUBMITTING PROPOSAL TO LEASE A CITY-OWNED PROPERTY**

In order to ensure consistency in evaluation, any request for leasing of City property will require a written request from the potential lessee or third-party facilitating a lease on behalf of another entity.

The written request must include the following information regarding the leasing entity:

#### Leasing Entity

- Legal Name of Entity leasing the property;
- Other Names used by the leasing entity and commonly recognized name;
- Legal status of the entity (501c3, llc, corporation, etc.);
- Contact information for each current location of entity;
- Contact information for each principal of the entity;

#### City Property Information

- Identification of the specific City property requested;
- Term of use (3 years, every first Thursday of the month, etc.);
- Date when occupancy is requested to begin;
- Summary information of any capital changes that will be requested which alter or improve the property;

#### Intended Use

- Detailed information regarding the intended use of the property;
- Public purpose or benefits provided by the intended use of the property;
- Intended population served by use, including portion residing within Chico;
- Impacts of the lease – traffic, environmental, surrounding neighborhood, etc.; and

#### Compensation and Terms

- Outline of the lease agreement terms, specifically monetary and non-monetary items, which the lessee is proposing for the property.

If the City Manager determines that the potential lessee is a viable option to lease City property, the City can request the following information, but not be limited to

1. **Service Projection** - Projection of the number of people that will utilize the organization's services;
2. **Proof of Legal Status** – The organization will submit proof verifying the legal status of the entity (501c3, Llc, corporation, etc.);
3. **Other Leases Listing** – a list of all the property the organization leases, the use of those properties, and the lease or rent paid for those leased properties;
4. **Projected Staff** - the number of projected full-time equivalent staff the organization will utilize for operations within the City property;
5. **Financial Capabilities** – Three years of documentations showing the organizations financial condition and capabilities (i.e. review of financial statements or income tax returns, etc.);

6. **Board of Directors** - a non-profit must have a board of directors. The names, addresses and contact information for the board of directors will be provided to the city;
7. **Organizational Chart** - an organizational chart of the organization will be provided to the City;
8. **Performance Measures** – operational and performance measures for the organization will be provided to the City;
9. **Additional Information** - the City may request any additional information the City feels is necessary to determining whether to lease City property to a particular organization; and
10. **Failure to Provide** – failure to provide any of the requested information may lead to a no recourse rejection.

## **6.0 EXCEPTIONS**

Policy cannot address every nuance within a lease agreement or property negotiation, nor does policy language necessarily apply in certain circumstances. Thus, it is the City Manager's responsibility to ensure when engaging in negotiations or applying this policy to make decisions in the best interest of the City as provide under Section 3.0.



## **Exhibit 1 Elements of Lease Agreements**

The following elements will be addressed in all City lease agreements in order to ensure there is consistency among the City's leases, as well as to protect the public's interest in the City asset.

### **1. PRICING GUIDELINES**

The City will generally seek fair market value for all City property leases. The City may consider below market rates for organizations that provide a public purpose or public benefit predominately to City residents through the lease of City property.

#### MARKET RATE LEASES

The City may consider leasing vacant City property that is not immediately needed for governmental operations. The lease rate for City property should generally be market rate unless the lessee will undertake activities which, in the assessment of the City Manager, falls within Section 5.0 elements 1 and/or 2.

Appraisals, not greater than six months old from date of lease execution, may be required prior to City agreement for lease when the property is to be leased under the following conditions

1. **Market Rate** – use of property does not fall within Section 5.0 elements 1 and/or 2;
2. **Long Lease** – term of the lease will allow for a lease term that is greater than five cumulative years;
3. **Competition** – when multiple requests to lease are received on the specific property;
4. **Specialized Requirements** – federal or state requirements necessitate the lease at market rates (i.e. grant conditions for airport property); and/or
5. **Other** – when requested by the City Manager.

If an initial appraisal is performed, a new appraisal may be conducted for the leased property every five years to ensure lease terms reasonably reflect market rate.

#### BELOW MARKET RATE LEASES

The City may consider leasing vacant City property for a public purpose and/or public benefit at below market rates. To lease City property at a below market rate, potential lessees must meet the following criteria

1. **Non-Profit Status** – lessee is a recognized non-profit organization with a IRC 501c(3) status which generates substantial revenue through non-profit activities;
2. **City Focus** – lessee provides services substantially for City residents and lease of City property is for the purpose of servicing those City residents;

3. **Duplication or Substitution** – lessee services within leased property would not duplicate or substitute services currently provided within the City unless the City is able to ascertain mutual benefit in providing services within the property;
4. **Leverage** – while priority will be given to a lessee who is able to leverage other resources to benefit City residents, City may consider providing a lease to a new or struggling organization where the below market rate may serve to accelerate the organization’s ability to become self-sustaining;
5. **Financial Sustainability** – lessee is able to demonstrate ability to commit sufficient financial resources and effort to meet lease obligations and can reasonably remain a viable organization for the duration of the lease;
6. **Organizational Leadership** – lessee maintains a board of directors who regularly meet to discuss organization finances and operations;
7. **Open Meetings** – lessee organization provides open meetings and transparent information regarding finance and operations;
8. **Commitments** – lessee organization is in good standing with all obligations to the City, other governments or private entities (i.e. paid on all bills, not subject to any court judgement against the organization, etc.); and
9. **Fraud** – lessee organization or its principal employees have not been convicted of fraud, theft, or other crimes of wrongdoing against the organization or other entities.

The City may entertain a below market rate lease where the City reasonably expects a significant economic development opportunity; however, this type of lease will require City Council approval.

In granting a below market rate lease, the City will document the estimated value of the benefit provided to the entity as an in-kind contribution.

### GOVERNMENTAL LEASES

**Governmental Agencies:** The City may lease property to other governmental agencies at below market rate if the City deems the following criteria apply:

1. Activity at City property is intended to provide substantial service to City residents;
2. Agency does not possess or have use of property elsewhere within the City where the intended activity can be provided;
3. Use of City property is not used to circumvent use of lessee agency property in order to reduce lessee activity or facility costs;
4. Governmental agency intends to pay all the utility and reasonable maintenance costs of the City property; and
5. City finds a substantial interest in providing City property for another governmental agency use.

## 2. TERM GUIDELINES

While the City is open to long-term leases, the City desires to have reasonable measures of control during the lease term in the event the City requires use of its property. Additionally, long leases may represent a policy interest for the City Council, and thus, would benefit from public scrutiny and City Council approval. As a result, the lease terms will take into account the following elements

1. **General Term** – City Manager will approve leases to no more than five years unless beneficial conditions exist to seek a longer term;
  - a) Beneficial conditions may include, but are not limited to, substantial economic development potential, significant investment of capital requiring a longer return on investment, etc.;
2. **City Leases Greater than Five Years** – any lease, other than airport leases whose cumulative lease period will be greater than five years (includes possible extensions and renewals) will require City Council approval;
3. **Airport Leases** –annually-renewing leases (i.e. small hangers) do not require City Council approval unless the lease term is set in greater than five year increments at each renewal and/or the leased space(s) collectively are greater than 5,000 square feet;
4. **Public Purpose and Benefit** – any lease that does not have a public purpose and/or public benefit component will require City Council approval;
5. **Automatic Renewals** – automatic renewals shall not be provided in City property leases;
6. **Agreement Extensions** – extensions on an existing lease agreement will require written consent of the City;
7. **Appraisals** – City may require an appraisal, at the lessee’s cost, for any City property leased for a period greater than five years;
8. **Termination** – any lease greater than five years should have a provision giving the City the ability to take back the property; and
9. **Default** – any lease should have a provision that outlines the default conditions and an immediate termination of the lease if the default is not cured.

### 3. LEASE EXTENTIONS AND RENEWALS

Extensions and renewals of leases will be considered by taking into account, but not limited to, the following elements:

1. **Good Performance** – City staff will review the history of the lessee in regards to rent payments, maintenance issues and lessee’s compliance with the existing lease terms;
2. **Past Improvements** – Value of improvements made by lessee to the City’s property;
3. **Future Improvements** – Lessee proposes capital investment and redevelopment of City property which is acceptable to the City; and
4. **Compliance** – Lessee is in compliance with provisions of this AP&P at the time of extension.

#### 4. SUBLEASES

While the City will not generally allow subleasing of City property by a lessee, the City may consider a subleasing request under the following conditions;

1. **Public Purpose and Benefit** – sublease will further the public purpose or benefit provided by the lessee;
2. **Similar Conditions** – sublease will comply with the same requirements and uses of the primary lease and leasing organization including financial and operational requirements;
3. **Compliance with Policy** – sublease will comply with all elements of this AP&P;
4. **City Review** – city will have ability to review materials necessary and may approve or deny any sublease;
5. **No Detriment** – sublease cannot be detrimental to the City’s rights under the primary lease;
6. **No Right to Sublease** – lessee will have no right that requires the City to grant a sublease and lessee will not have the right to sublease unless it is explicitly allowed under a written lease agreement or amendment; and
7. **Insurance and Liability** – insurance and indemnity requirements of sublease shall equal or exceed the primary lease. The City shall be named as an additional insured on the subleasee’s policy, if the City deems the requirement a condition of the subleasee.

#### 5. LEASE PAYMENT METHODS

The City can negotiate with the following methods of lease payments:

1. fixed rates;
2. percentage of income;
3. alternative funding options (other investments which may derive a monetary benefit to the City)
4. any combination of the three; and
5. Late payments will be assessed an automatic ten percent (10 %) late fee on the unpaid lease amount due and an additional daily delinquent fee after 30 days of \$100/day. Failure to make current lease payments may result in City terminating lease.

#### 6. TAXES

As applicable, all lessees will be responsible for paying possessory taxes or other property related taxes, which may be due as a result of their tenancy. City shall notify Butte County Assessor of possessory interests.

#### 7. MAINTENANCE

The City and the lessee responsibility for maintenance will be included in the lease agreement.

The lessee may be asked to take responsibility for regular maintenance within the

1. interior of the building;
2. exterior landscaping;
3. plumbing and electrical;
4. windows;
5. exterior property maintenance (may include parking area);
6. payment of utilities; and/or
7. an exception given for normal wear and tear to the property.

The City, unless otherwise determined, will be responsible for maintaining the

1. roof;
2. exterior walls;
3. foundation; and
4. heating and air.

The City will be given the ability to conduct inspections of the property as well as the ability to conduct preventive maintenance to the roof, exterior walls, foundation, and heating and air as needed with prior notice to the lessee. For emergency repairs, the City may access the property without prior notice.

## **8. IMPROVEMENTS**

The lessee cannot make any improvements to the property without the written permission of the City Manager. For any approved improvement, the following conditions will apply:

1. **Maintenance** – lessee will be responsible for the full maintenance of the improvements during their tenancy;
2. **Removal** – lessee will remove all improvements at the termination of the lease at no cost to the city and restore the property to its original condition unless the City agrees otherwise;
3. **Reversion** – if the lessee does not remove the improvements, the improvements may, unless the City agrees otherwise, to revert to the City, or the City may assess the cost of removal to the lessee; and
4. **Right-of-Way** – any improvements made to the Right-Of-Way will generally be deeded to the City, unless otherwise agreed.

## **9. AUDITS**

The City will have the right to audit any of its leases, when it is determined necessary by the City. As appropriate, the audit clause will allow for the City's access to all records and information necessary to ensure compliance and evaluate the risk of fraud, waste, and abuse.

## **10. CANCELTION CLAUSES**

The City will include a lease provision to terminate all leases for the following reasons

1. **Intended Purpose** – if the lessee is no longer using the leased property for the intended purpose that was written in the primary lease;
2. **Failure to Pay or Late Payments** – if the lessee is no longer able to pay the full amount of rent, or late payments are made multiple times throughout the term of the lease;
3. **Compliance** – if the property is not being maintained by the lessee outside of the expected normal wear and tear;
4. **Discrimination** – if the lessee discriminates against anyone because of an individual's race, ethnicity, national origin, citizenship status, political affiliation, religion, sex, disability, medical condition, marital status, sexual orientation, gender, military status, age, and any other protected class as governed by law;
5. **Criminal Activity** – if the lessee or its agents are convicted of any crime that took place on the leased property; and
6. **Without Cause** – the City can terminate a lease without cause with a 30 to 90 day notice. For termination at no fault of the lessee, the City may agree within the lease to some type of compensation to account for investments made by the lessee into the property and/or impacts that are not unavoidable by the lessee.

Additionally, the City may terminate any below market value leases, if the lessee

1. promotes any political party, political organizations, political figures and political candidates at the leased property;
2. if the lessee promotes any religion, religious organizations and religious figures at the leased property;
3. if the lessee no longer provides a service that was included in the lease without the prior approval of the City Manager;
4. if the lessee provides a service that was not included in the lease without the prior approval of the City Manager;
5. if the City finds that the services being provided are no longer necessary or adequate to justify the below market rent;
6. if the lessee fails to provide the residents of the City access to the benefits being provided; and
7. if the residents of the City are no longer the majority beneficiary of the services being provided.

## **11. DEPOSITS AND SECURITY**

The City may require deposits and other security as part of the lease agreement in order to address abnormal damage to City property not cured as required, to address improvements not removed as required, and/or to address outstanding lease and late payments upon termination of tenancy.

## **12. AMENDMENTS**

Lease agreements may be amended from time to time. All amendments will be executed by written amendment to the lease and will require City Manager approval. If the original agreement required City Council action, all amendments involving substantive change to the lease terms will also require City Council action. Emergency amendments, temporary or otherwise, may be made by the City Manager on a case by case basis when the change is necessary to ensure continuity of operations for the City of leasee as well as the potential for significant loss and cost to the City. The amendments will be reported to the City Council within 30 days of agreement.

## **12. OTHER CITY REQUIREMENTS**

The City will require that every lessee or subleasee will remain in good standing and full compliance with any other agreement, law, regulation, or requirement that involves the City. This will include, but is not limited to, a business license, use permit, accounts payable account related to a City debt, any other agreement or contract involving the City, etc. Failure to remain in compliance with these items will constitute a breach of the lease agreement.

## **13. OTHER CLAUSES**

The City Manager may require other clauses as necessary to protect the interests of the City and City residents.







**ATTACHMENT C**

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RESOLUTION NO. 3-14

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CHICO REDEVELOPMENT AGENCY APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health & Safety Code Section 34191.5 provides that a successor agency to a former redevelopment agency shall prepare a long-range property management plan for the real properties of the former redevelopment agency; and

WHEREAS, the long-range property management plan shall include an inventory of all the properties and consist of specified information about the properties; and

WHEREAS, the long-range property management plan shall address the use or disposition of all of the properties; and

WHEREAS, the Oversight Board previously adopted Resolution No. 5-13 approving the Long Range Property Management Plan and now desires to make certain amendments to that plan:

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

- 1. The Oversight Board hereby approves the Long Range Property Management Plan of the Successor Agency to the Chico Redevelopment Agency, as set forth on the attached Exhibit A.
- 2. The adoption of this resolution and the Long Range Property Management Plan attached hereto shall supersede Resolution No.5-13 and the approval of the plan attached thereto.

THE FOREGOING RESOLUTION WAS ADOPTED at a regular meeting of the Oversight Board for the Successor Agency of the Chico Redevelopment Agency held on April 2, 2014, by the following vote:

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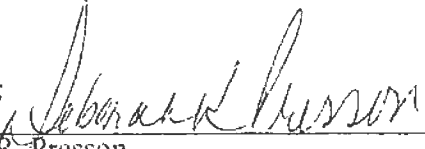
AYES: Bultema, Gilbert, Stewart, Visconti, Wahl, Wolfe, Gruendl

NOES: None

ABSENT: None

ABSTAINED: None

DISQUALIFIED: None

ATTEST:   
Deborah R. Presson  
Secretary to the Successor Agency

I, DEBORAH R. PRESSON, City Clerk of the City of Chico, hereby certify that this is a true and correct copy of the document on file in the City Clerk's office.

  
DEBORAH R. PRESSON, MMC, City Clerk

**AMENDED Long Range Property Management Plan**  
**Successor Agency to the Former Chico Redevelopment Agency**

Original Approved by Oversight Board on August 7, 2013

**Introduction**

Health & Safety Code Section 34191.5 requires that each successor agency to a former redevelopment agency prepare a long range property management plan that addresses the use and disposition of the properties owned by the former redevelopment agency.

Specifically, the plan shall include an inventory of all properties and that consists of all of the following information: the date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property; the purpose for which the property was acquired; parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan; an estimate of the current value of the parcel including, if available, any appraisal information; an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds; the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts; a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency; and a brief history of previous development proposals and activity, including the rental or lease of property.

**Summary of Properties Owned By the Successor Agency**

The properties owned by the Successor Agency fall in to three categories based on geographic location:

- Humboldt Road Burn Dump-Surplus Property
- Humboldt Road Burn Dump-Landfill/Open Space
- Airport Economic Development

These properties are described in greater detail in the inventory section of this plan and are shown Attachment 1.

AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

EXHIBIT A

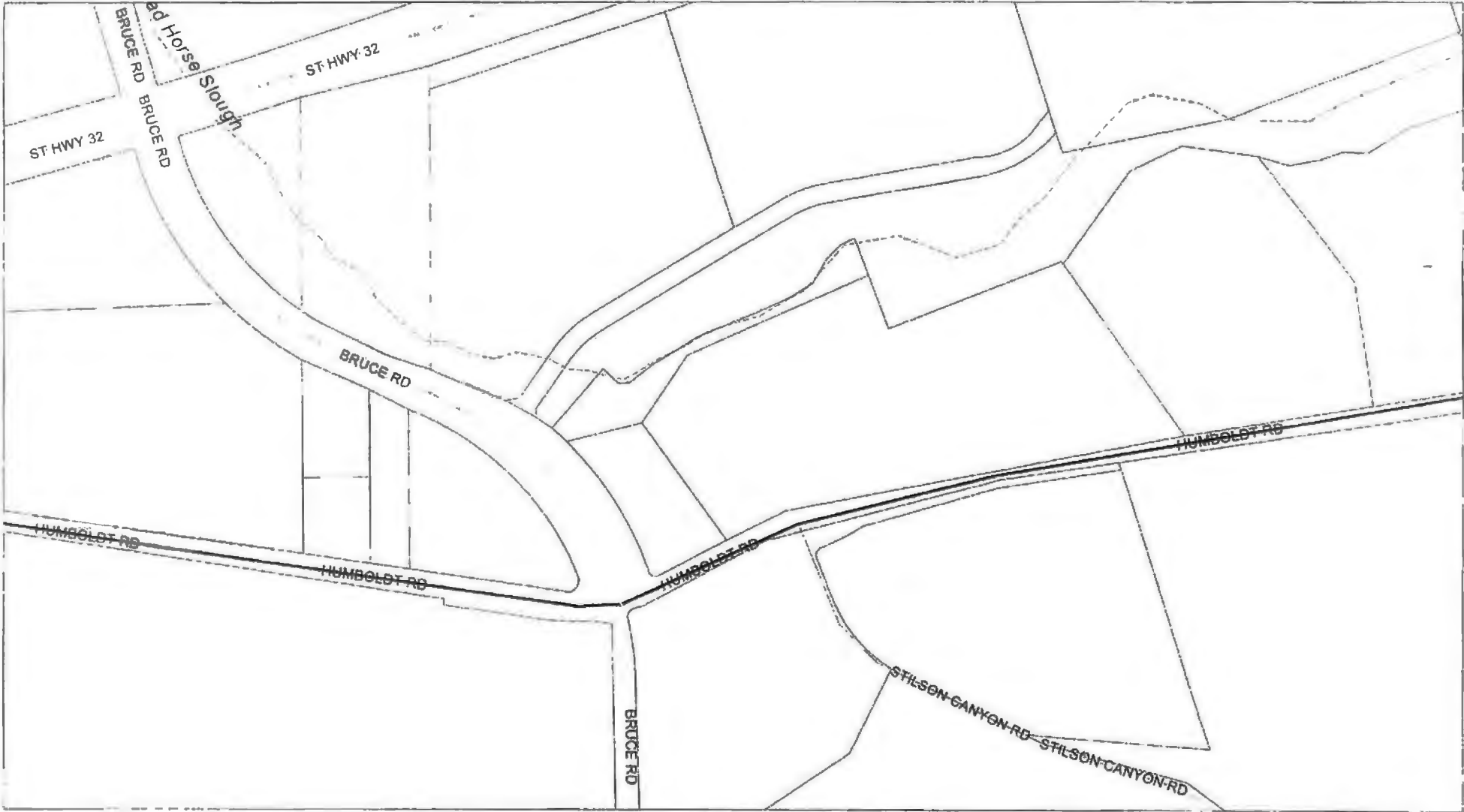
Business Agency: CHCO  
County: BUTTE

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY BY VIEW DATA

No.	Project Type	VIEW GROUP DATA		VIEW GROUP SUMMARY		View Group	Date of Review or Control Status	Proposed B/L Value	Proposed B/L Type	Purpose for which property was acquired	VIEW GROUP SUMMARY				Estimate of Current Property Value	Estimate of the Property Value	History of environmental development, studies, and litigation on or adjacent to the property	History of previous owners for the property	History of previous owners of the adjacent property
		Acquisition Date	Value of Property at Acquisition	Estimated Current Value	View Group						Area	APN	Lot Size	Current Zoning					
1	Urban Redevelopment	Phase 2	1/1/2010	\$ 150,000	\$ 170,000	Urban Redevelopment	1/1/2010	170,000	Urban Redevelopment	Urban Redevelopment	170,000	170,000	170,000	170,000	170,000	None	None	None	
2	Urban Redevelopment	Phase 1	1/1/2010	140,000	150,000	Urban Redevelopment	1/1/2010	150,000	Urban Redevelopment	Urban Redevelopment	150,000	150,000	150,000	150,000	150,000	None	None	None	
3	Urban Redevelopment	Phase 1	1/1/2010	130,000	140,000	Urban Redevelopment	1/1/2010	140,000	Urban Redevelopment	Urban Redevelopment	140,000	140,000	140,000	140,000	140,000	None	None	None	
4	Urban Redevelopment	Phase 1	1/1/2010	120,000	130,000	Urban Redevelopment	1/1/2010	130,000	Urban Redevelopment	Urban Redevelopment	130,000	130,000	130,000	130,000	130,000	None	None	None	
5	Urban Redevelopment	Phase 1	1/1/2010	110,000	120,000	Urban Redevelopment	1/1/2010	120,000	Urban Redevelopment	Urban Redevelopment	120,000	120,000	120,000	120,000	120,000	None	None	None	
6	Urban Redevelopment	Phase 1	1/1/2010	100,000	110,000	Urban Redevelopment	1/1/2010	110,000	Urban Redevelopment	Urban Redevelopment	110,000	110,000	110,000	110,000	110,000	None	None	None	
7	Urban Redevelopment	Phase 1	1/1/2010	90,000	100,000	Urban Redevelopment	1/1/2010	100,000	Urban Redevelopment	Urban Redevelopment	100,000	100,000	100,000	100,000	100,000	None	None	None	
8	Urban Redevelopment	Phase 1	1/1/2010	80,000	90,000	Urban Redevelopment	1/1/2010	90,000	Urban Redevelopment	Urban Redevelopment	90,000	90,000	90,000	90,000	90,000	None	None	None	
9	Urban Redevelopment	Phase 1	1/1/2010	70,000	80,000	Urban Redevelopment	1/1/2010	80,000	Urban Redevelopment	Urban Redevelopment	80,000	80,000	80,000	80,000	80,000	None	None	None	
10	Urban Redevelopment	Phase 1	1/1/2010	60,000	70,000	Urban Redevelopment	1/1/2010	70,000	Urban Redevelopment	Urban Redevelopment	70,000	70,000	70,000	70,000	70,000	None	None	None	
11	Urban Redevelopment	Phase 1	1/1/2010	50,000	60,000	Urban Redevelopment	1/1/2010	60,000	Urban Redevelopment	Urban Redevelopment	60,000	60,000	60,000	60,000	60,000	None	None	None	
12	Urban Redevelopment	Phase 1	1/1/2010	40,000	50,000	Urban Redevelopment	1/1/2010	50,000	Urban Redevelopment	Urban Redevelopment	50,000	50,000	50,000	50,000	50,000	None	None	None	
13	Urban Redevelopment	Phase 1	1/1/2010	30,000	40,000	Urban Redevelopment	1/1/2010	40,000	Urban Redevelopment	Urban Redevelopment	40,000	40,000	40,000	40,000	40,000	None	None	None	
14	Urban Redevelopment	Phase 1	1/1/2010	20,000	30,000	Urban Redevelopment	1/1/2010	30,000	Urban Redevelopment	Urban Redevelopment	30,000	30,000	30,000	30,000	30,000	None	None	None	
15	Urban Redevelopment	Phase 1	1/1/2010	10,000	20,000	Urban Redevelopment	1/1/2010	20,000	Urban Redevelopment	Urban Redevelopment	20,000	20,000	20,000	20,000	20,000	None	None	None	

# HUMBOLDT ROAD BURN DUMP

EXHIBIT A



**ATTACHMENT 1**

# AIRPORT ECONOMIC DEVELOPMENT

EXHIBIT A



**Chico Successor Agency  
Amended Long Range Property Management Plan  
Original Approved by Oversight Board on August 7, 2013**

**Note 1: Permissible Use Detail**

**Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 were acquired and remediated as part of the Humboldt Road Burn Dump site cleanup. Although the parcels did have some level of contaminated soils, the contaminated soil was removed and placed in the landfill on the east side of Bruce Road. The Regional Water Quality Control Board issued a Certificate of Compliance in 2006 and the properties can be developed in the future without restriction. The parcels are zoned for commercial use. The ultimate goal for development of the parcels is for projects that generate property taxes benefiting the taxing entities, as well as sales and/or transient occupancy taxes for the City of Chico. ~~Therefore, the parcels shall be retained by the Successor Agency for future development to benefit the taxing entities.~~ The Successor Agency to the Chico Redevelopment Agency intends to transfer these properties to the City of Chico. The City of Chico will retain them for future development activities, and will work to enter into a compensation agreement with the other taxing entities pursuant to Health & Safety Code Section 34180(f). - All property sales shall be at fair market value based on an appraisal prepared within 6 months of the date of sale by an appraiser with a Member of the Appraisal Institute (MAI) designation. All property sales shall be approved by the Oversight Board to the Successor Agency to the Chico Redevelopment Agency.

**Humboldt Road Burn Dump-Landfill/Open Space**

Properties 5-8 comprise the Humboldt Road Burn Dump closed landfill and are located near the northeast corner of Bruce and Humboldt Roads. Following a lengthy remediation process that involved several adjacent parcels with different owners, the Regional Water Quality Control Board ordered that contaminated soils be consolidated and capped in a landfill on the site. The landfill is now closed and is subject to long-term (30-year) post closure monitoring, and the parcels comprising the landfill are restricted in future use and development in perpetuity. Therefore, the parcels shall be retained by the Successor Agency for fulfillment of governmental use/enforceable obligations.



### **Airport Economic Development**

Properties 9-13 are located in the business park adjacent to Chico Municipal Airport and are what remain from the release of land from the Federal Government to the City of Chico between the early 1950s and early 1970s. Approximately 80 acres of the released lands were ultimately sold to the Chico Redevelopment Agency in 1987 to fund airport and infrastructure improvements that would, in turn, facilitate the reuse of the released lands for economic development. The released lands have been crucial in the establishment of a business and industrial park at the airport that has long been a part of the City of Chico's economic development strategy and policies.

Airport properties have been sold for economic development purposes pursuant to Disposition and Development Agreements to ensure their orderly and timely development with uses consistent with the City's General Plan and airport use. The City has significant interest in continuing to exercise this control and authority in order to ensure that the remaining undeveloped properties in the Chico Municipal Airport industrial park are also developed in an orderly and timely manner and consistent with the City's economic development policies, General Plan and airport use. The ultimate goal for development of the parcels would be projects that generate property taxes benefiting the taxing entities, as well as sales taxes for the City of Chico. The Successor Agency to the Chico Redevelopment Agency intends to transfer these properties to the City of Chico. The City of Chico will retain them for future development activities, and will work to enter into a compensation agreement with the other taxing entities pursuant to Health & Safety Code Section 34180(f). ~~Therefore, the parcels shall be retained by the Successor Agency for future development to benefit the taxing entities.~~ All property sales shall be at fair market value based on an appraisal prepared within 6 months of the date of sale by an appraiser with a Member of the Appraisal Institute (MAI) designation. All property sales shall be approved by the Oversight Board to the Successor Agency to the Chico Redevelopment Agency.

### **Note 2: History of environmental contamination**

#### **Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 were formerly operated as privately owned waste disposal sites. The parcels contained a thin veneer of waste material with no elevated levels of contamination other than metals (primarily lead). Remedial investigations and a baseline risk assessment were completed by the City of Chico in 2002. A Clean Up and Abatement Order was issued by California Regional Water Quality Control Board (RWQCB) in 2003. A Remedial Action Plan (RAP) was prepared by the Chico Redevelopment Agency (RDA) and approved by RWQCB in 2004. Properties were acquired by the RDA in 2004 and 2005. Excavation and transfer of contaminated soil was completed in 2005. Confirmation sampling after remedial actions confirmed that residual lead levels were below the threshold levels established in the RAP. A Certificate of Completion of the RAP was issued by RWQCB in 2005.

#### **Humboldt Road Burn Dump-Landfill/Open Space**

Property 5 is a consolidated waste cell (Fogarty Cell) which is part of the former Humboldt Road Burn Dump (HRBD). The cell contains approximately 100,000 yards of compacted waste from the HRBD and from adjacent parcels.

Properties 6-8 comprise a consolidated waste cell (RDA Cell) which is part of the former HRBD. The cell contains approximately 310,000 yards of compacted waste from the HRBD and from adjacent parcels.

#### **Airport Economic Development**

Property 9 unknown.

Property 10 unknown.

Properties 11-12 are vacant parcels acquired by the RDA for future economic development purposes. A Phase 1 Environmental Assessment, which was conducted in 2003 prior to acquisition by the RDA, concluded there were no obvious onsite environmental conditions that warranted further assessment.

Property 13 unknown.

**Note 3: Potential for transit oriented development**

**Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 are located adjacent to a regional bus transit route, but the parcels are surrounded by open space and land that will see limited development. The area is auto dependent. There is very limited potential for transit oriented development in the near term, and future potential depends on the pace at which this part of Chico grows and builds out.

**Humboldt Road Burn Dump-Landfill/Open Space**

Properties 5-8 comprise the Humboldt Road Burn Dump, which is a close landfill subject to long-term monitoring and maintenance. There is no potential for transit oriented development.

**Airport Economic Development**

Properties 9-13 are located within in a business/light industrial park located adjacent to the Chico Municipal Airport. Residential development is not permitted in the airport zoning district, and there presently is no transit service to the airport area. There is essentially no potential for transit oriented development.

**Note 4: Advancement of planning objectives**

**Humboldt Road Burn Dump-Surplus Property**

There are no specific successor agency planning objectives advanced by use of Properties 1-4.

**Humboldt Road Burn Dump-Landfill/Open Space**

There are no specific successor agency planning objectives advanced by use of Properties 5-8.

**Airport Economic Development**

It is in the interest of the City of Chico for properties 9-13 to develop in a manner that is consistent with the City's economic development policy, and in a manner determined by the City to result in the orderly and timely development of the property consistent with airport use and the City's General Plan.

**Note 5: History of previous development proposals**

**Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 have been evaluated by the City of Chico as a future site to locate the Chico Police Department and by the State of California as a future site for the Chico headquarters of the California Highway Patrol. In both cases, other sites were determined to be superior and further consideration of the subject site was abandoned.

**Humboldt Road Burn Dump-Landfill/Open Space**

There have been no proposals for development of Properties 5-8.

**Airport Economic Development**

There have been no proposals for development of Properties 9, 10 or 13.

Properties 11-12 were originally purchased from the RDA by Fleetwood Motor Homes for the purposes of developing a parking facility to accommodate expansion of the Fleetwood facility. Fleetwood ultimately ceased operations, the parking facility was never developed, and the property was purchased back by the RDA. There have been three purchase options granted for potential development of one or both of the properties, all of which have expired.





Succeeding Agency to Former Chico RDA Property  
 APNs 002-180-(087, 088, 089 and 095)-000

