



1 C-6). The VESP, including Rezone 19-01, is consistent with General Plan direction for  
2 planning SPAs in that it would help the City meet its future growth needs for housing  
3 and jobs (Policy LU-2.1) by supporting up to 2,777 new residential units and  
4 approximately 447,155 square feet of new commercial space, with flexibility built into  
5 the specific plan's implementation as well as its zoning by designating 100 acres of the  
6 site Medium Density Residential, which can support a variety of housing types, and by  
7 permitting up to 35 units/acre in the commercial designations. The road and trail system  
8 would establish multimodal connections between discrete residential planning areas that  
9 would support a mix of housing types and connect new residents to services,  
10 employment, and shopping in the Village Core area. Opportunities for affordable housing  
11 would be provided on areas designated Medium-High Density Residential, Village Core,  
12 and/or Village Commercial. The VESP will complement the City's longstanding efforts  
13 to maintain a compact urban form by developing within the City's existing sphere of  
14 influence and establishing a long-term growth boundary between urban uses and foothills  
15 in the east (VESP Actions LU-2.1 and LU-2.3), consistent with General Plan Policies  
16 LU-1.2 and LU-1.3. The VESP reflects clustering development to maintain large  
17 amounts of open space, avoiding sensitive natural features and cultural resources, as well  
18 as an open space buffer approximately 300 feet wide along its eastern edge to serve as a  
19 permanent urban growth boundary, consistent with policies LU-2.5, CD-1.1, OS-1.1, OS-  
20 2.5 and OS-3.1. Approximately 286 acres of oak woodlands would be preserved by open  
21 space zoning, consistent with Policy OS-2.6. Consistent with General Plan Action LU  
22 6.2.4 and Policies CD-2.4, OS-1.3, and OS-2.4, the VESP project design and policy  
23 framework will result in the careful location of buildings and infrastructure, reductions  
24 in excessive nighttime lighting and will preserve the foothills as a backdrop to the urban  
25 form to the extent feasible. Streets in the VESP will be accompanied by an extensive trail  
26 and bike path network that will provide a sense of place by linking future homes and the  
27 Village Core area to onsite creeks and other open spaces, consistent with Policies CD-  
28 2.1, CD-4.1, CIRC-2.1, OS-2.2. The trail and bike path network will also include north-

1 south emergency vehicle connections as shown in VESP Section 4.6, and encourage  
2 exercise and active modes of transportation, consistent with Action LU-6.2.4 and Policies  
3 CIRC-1.2, CD-3.3 and SUS-1.6. By providing a mix of land uses with walkable access  
4 between homes, recreational areas, and the commercial Village Core, the VESP is  
5 consistent with General Plan Policies LU-2.3 and LU-3.1 which call for sustainable land  
6 use patterns with a mix of uses that meet the needs of the community. The VESP will  
7 provide an additional inventory of land with capacity for development with a mix of  
8 dwelling types and sizes, consistent with Policies H.3.2, H.3.3 and HE 4.2. Development  
9 of the VESP will include internal and adjacent roadway circulation improvement as  
10 necessary to safely and efficiently accommodate traffic generated by the project,  
11 consistent with Policies CIRC-1.1 and CIRC 1.2, and future development will also be  
12 required to pay “fair share” development impact fees to help fund citywide circulation  
13 improvements beyond the project boundaries, which will assist the City in maintaining  
14 acceptable levels of service on City streets consistent with Policies CIRC 1.3 and CIRC  
15 1.4. The EIR evaluated project impacts on circulation in terms of Vehicle Miles Traveled  
16 (VMT) using the California Office of Planning & Research’s technical advisory and  
17 included mitigation requiring future development to employ travel demand management  
18 strategies that have been proven to reduce VMT, consistent with Policies CIRC-1.5 and  
19 CIRC-9.1. As supported by VESP Section 5.6 and VESP policies C-1.2 and C-1.10, the  
20 project would support public transit as called-for by General Plan Policy CIRC-5.3. The  
21 VESP has been designed with large amounts of open space and an extensive network of  
22 multi-use trails that will encourage recreational activity by future residents, consistent  
23 with General Plan policies that promote a healthy and sustainable lifestyle. The project  
24 design and policy framework for the VESP reflect a culture of stewardship and resource  
25 conservation by protecting most of the sensitive habitats within the site and elevating  
26 quality of life for existing and future citizens in the area by providing a community park  
27 and elementary school (PROS-2, PROS-3.4, PROS-4, PROS-4.1 and PROS-4.3). The  
28 retention and replacement of trees is required pursuant to the Valley’s Edge Tree

1 Preservation Program contained in Appendix E of the VESP, consistent with Policy SUS-  
2 6.4 which calls for continued support for the planting and maintenance of trees in the  
3 community to increase carbon sequestration and Policy OS-6.1 which promotes a healthy  
4 urban forest to also reduce energy consumption and urban heat gain. Policies and Design  
5 Guidelines in the VESP promote drought tolerant landscaping (PROS-4.2, DES-2.12 and  
6 Sections 6.2.3, A.5.3, A.6.5, A.6.7, and A.6.8), consistent with Policies SUS-4.2 and  
7 SUS-4.3. The project also supports providing local foods, including community gardens  
8 within Village Core Park (See VESP Sections 3.2.6 and 4.8.2), and in residential and  
9 commercial areas, consistent with General Plan Policy SUS-7.2. Consistent with Policy  
10 SUS-6.2, which directs implementation of the City's Climate Action Plan (CAP), the  
11 VESP would help implement the CAP Measures by avoiding the use of natural gas in all  
12 new structures within the project (CAP Measure E-2), installing photovoltaic arrays on  
13 all residential and HOA buildings per VESP Policies INFR-4.1, DES-2.2, and DES-2.10  
14 (CAP Measure E-4), developing a multimodal circulation system that supports transit,  
15 bicycles, pedestrians, and neighborhood electric vehicles (CAP Measure T-1), improving  
16 electric vehicle infrastructure through VESP Actions C-1.5, C-1.7, and C-1.8, in addition  
17 to Title 24 building code requirements (CAP Measure T-2), constructing a park-and-ride  
18 lot and transit stops near the Village Core per VESP Policies C-1.9 and C-1.10 (CAP  
19 Measure T-3), incorporating a Transportation Demand Management (TDM) plan per air  
20 quality EIR mitigation, which will support or expand upon other GHG-reducing efforts,  
21 establishing a mixed-use development in one of the City's new growth areas to reduce  
22 VMT (CAP Measure T-5), and increasing carbon sequestration over time by installing  
23 street trees along all new roadways and implementing the Valley's Edge Tree  
24 Preservation Program which requires replacement trees for each qualifying tree removed  
25 as a part of site development. Therefore, the VESP includes a reasonable range and  
26 degree of GHG-reducing measures to be consistent with the CAP and would assist in the  
27 attainment of the City's climate action goals by incorporating CAP measures into future  
28 development. As directed by Policy SUS-6.3, increases in GHG emissions were analyzed



1 and mitigated during the EIR process pursuant to the California Environmental Quality  
2 Act, though forecasted operational GHG emissions from the project remain significant  
3 and unavoidable. The specific plan, as modified by Mitigation Measures AQ-2 through  
4 AQ-5 from the EIR, would help the local air basin comply with state and federal ambient  
5 air quality standards, consistent with Policy OS-4.1. The VESP will assist in the provision  
6 of housing for seniors by reserving approximately one-half of the future units (1,357  
7 homes) for age-restricted households of individuals 55 years and older, consistent with  
8 Policies H.4.4 and HE 5.1. It is anticipated that some of the senior housing units, as well  
9 as any congregate care homes and assisted living facilities, will be constructed with  
10 enhanced accessibility features to accommodate older individuals with limited mobility  
11 or other accessibility needs, consistent with Policy H.4.1 and HE 1.5. The VESP plans  
12 for a variety of residential densities and unit types that will result in a range of housing  
13 options, including smaller workforce/attainable housing (e.g., cottages, courtyard homes  
14 and patio homes) to accommodate a range of incomes, consistent with Policies H.6.1 and  
15 H.6.2. The development agreement expands upon this by requiring the developer to  
16 provide a site at least 4 acres in size within or near the Village Core area for an affordable  
17 housing project, consistent with Action LU-6.2.1 and Policies HE 1.6 and HE 3.3.  
18 Policies, standards, and design guidelines in the VESP include public safety  
19 considerations that deal with crime prevention through environmental design (VESP  
20 Policy LU-1.5 and Section A.3.1), flooding concerns (Section 6.4), and wildfire concerns  
21 (VESP Policies LU-5.1 through LU-5.7 and Section 4.5), consistent with General Plan  
22 Policies CD-3.4, S-2.1, S-4.3, and S-5.5. Flooding concerns and drainage plans to reduce  
23 the likelihood of future flooding in the area are addressed in detail in Section 4.9 of the  
24 EIR and Appendix H of the EIR. The VESP's firewise policies in Section 4.5 address  
25 wildfires from five distinct perspectives: Land Planning, Fire Fighting Capability, Fire  
26 Resistant Materials and Building Standards, Fuel Reduction Management, and  
27 Emergency Preparedness. The VESP project is designed to be consistent with the General  
28 Plan and the VESP would provide a reserve of available land to support the long-term

1 growth needs of the City, consistent with Policy HE-4.1 which directs the City to enable  
2 sufficient housing construction to meet future needs; and

3 B. The site is physically suitable for the pattern of zoning classifications contained in the  
4 VESP and Rezone 19-01, and anticipated future development resulting therefrom,  
5 including access which will primarily be from Skyway Road and East 20th Street, the  
6 provision of utilities which will be extended as necessary to serve the planned future  
7 development, compatibility with adjoining land uses through the use of open space  
8 buffers, and the purposeful planning of open space areas throughout the VESP site to  
9 avoid physical constraints such as steep slopes, wetlands and ephemeral creeks. There  
10 are no physical constraints on the VESP site which would prohibit development and use  
11 of the site consistent with the proposed land use designations. City design review of  
12 future multi-family residential and commercial land development within the VESP site  
13 will ensure that specific elements of those sites are completed in a manner that is  
14 compatible with individual lots and adjoining land uses. Areas proposed for long-term  
15 preservation are appropriate to set aside and protect, and areas proposed for development  
16 are physically suitable for development.

17 **Section 3.** If any section, subsection, sentence, clause, or phrase of this Ordinance, or the  
18 application thereof to any person or circumstances, is held to be unconstitutional or to be  
19 otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other  
20 provisions or clauses of this Ordinance or application thereof which can be implemented  
21 without the invalid provisions, clause, or application, and to this end such provisions and  
22 clauses of the Ordinance are declared to be severable.

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1           **Section 4.** This ordinance shall become effective 30 days following the date of its adoption.

2           THE FOREGOING ORDINANCE was adopted by the City Council of the City of Chico at  
3 its meeting held on January 17 , 2023, by the following vote:

4 AYES: Bennett, Morgan, Tandon, Reynolds, Coolidge

5 NOES: Winslow

6 ABSENT: None

7 ABSTAINED: None

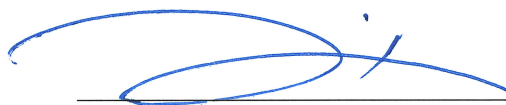
8 DISQUALIFIED: van Overbeek

9 ATTEST:

10 

11 Deborah R. Presson  
12 City Clerk

APPROVED AS TO FORM:

13 

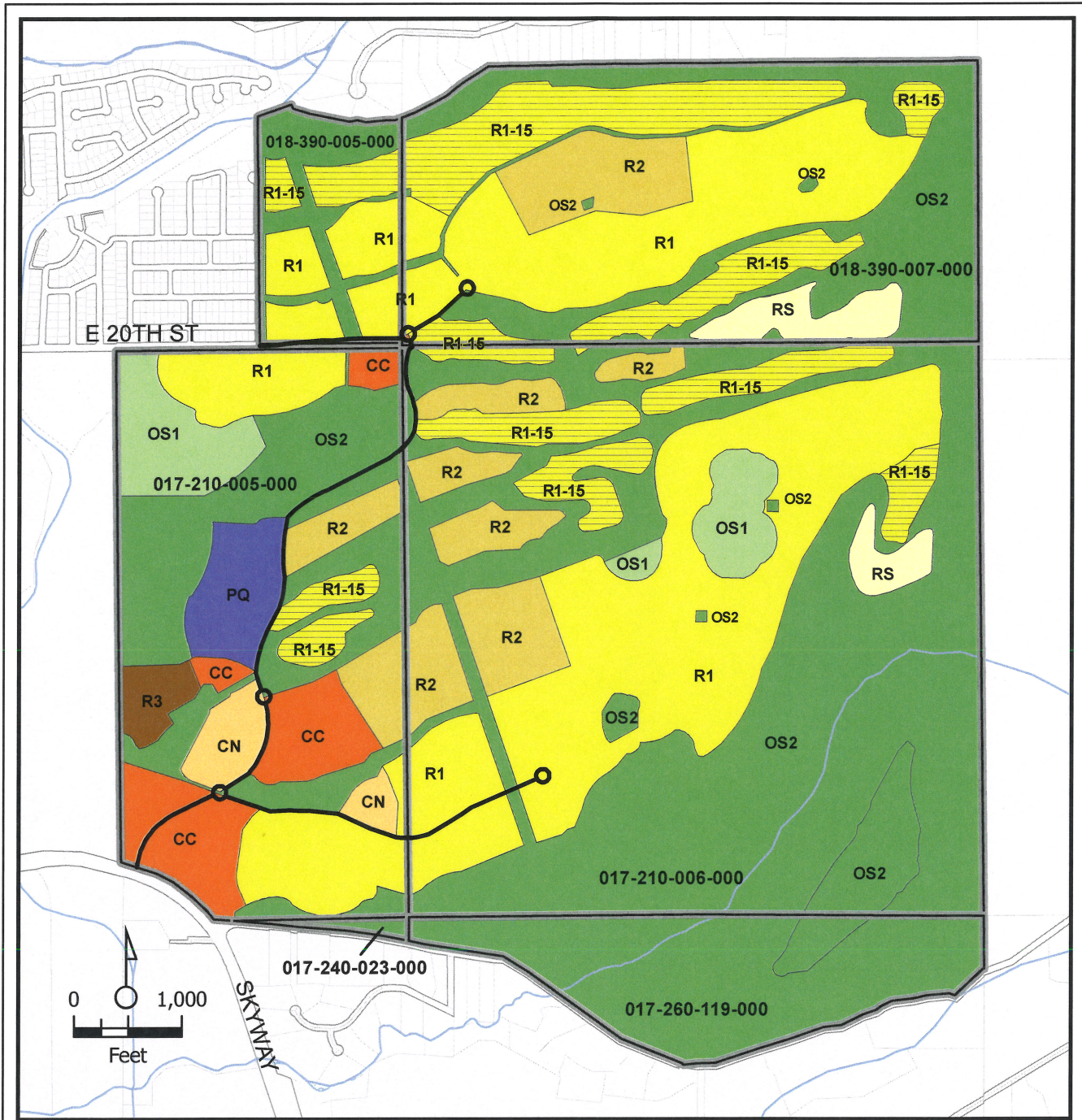
14 Vincent C. Ewing, City Attorney\*  
15 \*Pursuant to The Charter of  
16 the City of Chico, Section 906(E)



Rezone **19-01**

Approval Recommended by  
Chico Planning Commission on  
12/01/2022 by Resolution No. 22-10.

Approved by Chico City Council on  
\_\_\_\_\_ by Ordinance No. \_\_\_\_\_.



Rezone 19-01 (Valley's Edge Specific Plan)  
APNs 017-210-005, 017-210-006, 017-240-023, 017-260-119, 018-390-005, 018-390-007

From: SPA Special Planning Area

To:

- |   |                            |                                   |
|---|----------------------------|-----------------------------------|
| RS Suburban Residential                         | CN Neighborhood Commercial | PQ Public/Quasi Public Facilities |
| R1-15 Low Density Residential 15,000 sq ft min. | CC Community Commercial    | OS1 Primary Open Space            |
| R1 Low Density Residential                      |                            | OS2 Secondary Open Space          |
| R2 Medium Density Residential                   |                            |                                   |
| R3 Medium-High Density Residential              |                            |                                   |

All Zoning Districts include -VE Valley's Edge zoning overlay

