



1 process entitlement requests within the Valley’s Edge Specific Plan area.

2 **Section 3.** The City Council finds that:

3 A. Adding the Valley’s Edge (-VE) overlay zone is consistent with the General Plan in that  
4 it would facilitate implementation of the Valley’s Edge Specific Plan (VESP), which  
5 constitutes the comprehensive planning effort for the particular area identified as the Doe  
6 Mill/Honey Run Special Planning Area (SPA-5) by the General Plan. The VESP is  
7 consistent with General Plan direction specific to SPA-5, general direction for planning  
8 Special Planning Areas (SPAs), and is supportive of and consistent with General Plan  
9 policies and objectives pertaining to development projects. The VESP is consistent with  
10 General Plan direction for SPA-5 in that both the VESP and General Plan call for: a  
11 recreation oriented mixed-use development offering a broad range of housing types and  
12 densities; a Village Core and retail along Skyway Road; primary circulation connections  
13 to Skyway Road and East 20th Street; incorporating a community park; maintaining open  
14 space by clustering development; providing open space buffers along the north, south and  
15 easterly boundaries; utilizing visual simulations to ensure that visual impacts are  
16 minimized; incorporating special lighting standards to reduce impacts on the nighttime  
17 sky; preserving sensitive habitats; and addressing wildland fire considerations (General  
18 Plan Action LU-6.2.4 and Written Description for SPA-5 in Appendix C, Page C-6). The  
19 VESP, including CA 22-02, is consistent with General Plan direction for planning SPAs  
20 in that it would help the City meet its future growth needs for housing and jobs (Policy  
21 LU-2.1) by supporting up to 2,777 new residential units and approximately 447,155  
22 square feet of new commercial space, with flexibility built into the specific plan’s  
23 implementation as well as its zoning by designating 100 acres of the site Medium Density  
24 Residential, which can support a variety of housing types, and by permitting up to 35  
25 units/acre in the commercial designations. The road and trail system would establish  
26 multimodal connections between discrete residential planning areas that would support a  
27 mix of housing types and connect new residents to services, employment, and shopping  
28 in the Village Core area. Opportunities for affordable housing would be provided on areas

1 designated Medium-High Density Residential, Village Core, and/or Village Commercial.  
2 The VESP will complement the City’s longstanding efforts to maintain a compact urban  
3 form by developing within the City’s existing sphere of influence and establishing a long-  
4 term growth boundary between urban uses and foothills in the east (VESP Actions LU-  
5 2.1 and LU-2.3), consistent with General Plan Policies LU-1.2 and LU-1.3. The VESP  
6 reflects clustering development to maintain large amounts of open space, avoiding  
7 sensitive natural features and cultural resources, as well as an open space buffer  
8 approximately 300 feet wide along its eastern edge to serve as a permanent urban growth  
9 boundary, consistent with policies LU-2.5, CD-1.1, OS-1.1, OS-2.5 and OS-3.1.  
10 Approximately 286 acres of oak woodlands would be preserved by open space zoning,  
11 consistent with Policy OS-2.6. Consistent with General Plan Action LU 6.2.4 and Policies  
12 CD-2.4, OS-1.3, and OS-2.4, the VESP project design and policy framework will result  
13 in the careful location of buildings and infrastructure, reductions in excessive nighttime  
14 lighting and will preserve the foothills as a backdrop to the urban form to the extent  
15 feasible. Streets in the VESP will be accompanied by an extensive trail and bike path  
16 network that will provide a sense of place by linking future homes and the Village Core  
17 area to onsite creeks and other open spaces, consistent with Policies CD-2.1, CD-4.1,  
18 CIRC-2.1, OS-2.2. The trail and bike path network will also include north-south  
19 emergency vehicle connections as shown in VESP Section 4.6, and encourage exercise  
20 and active modes of transportation, consistent with Action LU-6.2.4 and Policies CIRC-  
21 1.2, CD-3.3 and SUS-1.6. By providing a mix of land uses with walkable access between  
22 homes, recreational areas, and the commercial Village Core, the VESP is consistent with  
23 General Plan Policies LU-2.3 and LU-3.1 which call for sustainable land use patterns with  
24 a mix of uses that meet the needs of the community. The VESP will provide an additional  
25 inventory of land with capacity for development with a mix of dwelling types and sizes,  
26 consistent with Policies H.3.2, H.3.3 and HE 4.2. Development of the VESP will include  
27 internal and adjacent roadway circulation improvement as necessary to safely and  
28 efficiently accommodate traffic generated by the project, consistent with Policies CIRC-

1 1.1 and CIRC 1.2, and future development will also be required to pay “fair share”  
2 development impact fees to help fund citywide circulation improvements beyond the  
3 project boundaries, which will assist the City in maintaining acceptable levels of service  
4 on City streets consistent with Policies CIRC 1.3 and CIRC 1.4. The EIR evaluated project  
5 impacts on circulation in terms of Vehicle Miles Traveled (VMT) using the California  
6 Office of Planning & Research’s technical advisory and included mitigation requiring  
7 future development to employ travel demand management strategies that have been  
8 proven to reduce VMT, consistent with Policies CIRC-1.5 and CIRC-9.1. As supported  
9 by VESP Section 5.6 and VESP policies C-1.2 and C-1.10, the project would support  
10 public transit as called-for by General Plan Policy CIRC-5.3. The VESP has been designed  
11 with large amounts of open space and an extensive network of multi-use trails that will  
12 encourage recreational activity by future residents, consistent with General Plan policies  
13 that promote a healthy and sustainable lifestyle. The project design and policy framework  
14 for the VESP reflect a culture of stewardship and resource conservation by protecting  
15 most of the sensitive habitats within the site and elevating quality of life for existing and  
16 future citizens in the area by providing a community park and elementary school (PROS-  
17 2, PROS-3.4, PROS-4, PROS-4.1 and PROS-4.3). The retention and replacement of trees  
18 is required pursuant to the Valley’s Edge Tree Preservation Program contained in  
19 Appendix E of the VESP, consistent with Policy SUS-6.4 which calls for continued  
20 support for the planting and maintenance of trees in the community to increase carbon  
21 sequestration and Policy OS-6.1 which promotes a healthy urban forest to also reduce  
22 energy consumption and urban heat gain. Policies and Design Guidelines in the VESP  
23 promote drought tolerant landscaping (PROS-4.2, DES-2.12 and Sections 6.2.3, A.5.3,  
24 A.6.5, A.6.7, and A.6.8), consistent with Policies SUS-4.2 and SUS-4.3. The project also  
25 supports providing local foods, including community gardens within Village Core Park  
26 (See VESP Sections 3.2.6 and 4.8.2), and in residential and commercial areas, consistent  
27 with General Plan Policy SUS-7.2. Consistent with Policy SUS-6.2, which directs  
28 implementation of the City’s Climate Action Plan (CAP), the VESP would help

1 implement the CAP Measures by avoiding the use of natural gas in all new structures  
2 within the project (CAP Measure E-2), installing photovoltaic arrays on all residential and  
3 HOA buildings per VESP Policies INFR-4.1, DES-2.2, and DES-2.10 (CAP Measure E-  
4 4), developing a multimodal circulation system that supports transit, bicycles, pedestrians,  
5 and neighborhood electric vehicles (CAP Measure T-1), improving electric vehicle  
6 infrastructure through VESP Actions C-1.5, C-1.7, and C-1.8, in addition to Title 24  
7 building code requirements (CAP Measure T-2), constructing a park-and-ride lot and  
8 transit stops near the Village Core per VESP Policies C-1.9 and C-1.10 (CAP Measure T-  
9 3), incorporating a Transportation Demand Management (TDM) plan per air quality EIR  
10 mitigation, which will support or expand upon other GHG-reducing efforts, establishing  
11 a mixed-use development in one of the City's new growth areas to reduce VMT (CAP  
12 Measure T-5), and increasing carbon sequestration over time by installing street trees  
13 along all new roadways and implementing the Valley's Edge Tree Preservation Program  
14 which requires replacement trees for each qualifying tree removed as a part of site  
15 development. Therefore, the VESP includes a reasonable range and degree of GHG-  
16 reducing measures to be consistent with the CAP and would assist in the attainment of the  
17 City's climate action goals by incorporating CAP measures into future development. As  
18 directed by Policy SUS-6.3, increases in GHG emissions were analyzed and mitigated  
19 during the EIR process pursuant to the California Environmental Quality Act, though  
20 forecasted operational GHG emissions from the project remain significant and  
21 unavoidable. The specific plan, as modified by Mitigation Measures AQ-2 through AQ-5  
22 from the EIR, would help the local air basin comply with state and federal ambient air  
23 quality standards, consistent with Policy OS-4.1. The VESP will assist in the provision of  
24 housing for seniors by reserving approximately one-half of the future units (1,357 homes)  
25 for age-restricted households of individuals 55 years and older, consistent with Policies  
26 H.4.4 and HE 5.1. It is anticipated that some of the senior housing units, as well as any  
27 congregate care homes and assisted living facilities, will be constructed with enhanced  
28 accessibility features to accommodate older individuals with limited mobility or other

1 accessibility needs, consistent with Policy H.4.1 and HE 1.5. The VESP plans for a variety  
2 of residential densities and unit types that will result in a range of housing options,  
3 including smaller workforce/attainable housing (e.g., cottages, courtyard homes and patio  
4 homes) to accommodate a range of incomes, consistent with Policies H.6.1 and H.6.2. The  
5 development agreement expands upon this by requiring the developer to provide a site at  
6 least 4 acres in size within or near the Village Core area for an affordable housing project,  
7 consistent with Action LU-6.2.1 and Policies HE 1.6 and HE 3.3. Policies, standards, and  
8 design guidelines in the VESP include public safety considerations that deal with crime  
9 prevention through environmental design (VESP Policy LU-1.5 and Section A.3.1),  
10 flooding concerns (Section 6.4), and wildfire concerns (VESP Policies LU-5.1 through  
11 LU-5.7 and Section 4.5), consistent with General Plan Policies CD-3.4, S-2.1, S-4.3, and  
12 S-5.5. Flooding concerns and drainage plans to reduce the likelihood of future flooding in  
13 the area are addressed in detail in Section 4.9 of the EIR and Appendix H of the EIR. The  
14 VESP's firewise policies in Section 4.5 address wildfires from five distinct perspectives:  
15 Land Planning, Fire Fighting Capability, Fire Resistant Materials and Building Standards,  
16 Fuel Reduction Management, and Emergency Preparedness. The VESP project is  
17 designed to be consistent with the General Plan and the VESP would provide a reserve of  
18 available land to support the long-term growth needs of the City, consistent with Policy  
19 HE-4.1 which directs the City to enable sufficient housing construction to meet future  
20 needs; and

- 21 B. Adding the Valley's Edge (-VE) overlay zone is consistent with other applicable  
22 provisions of Title 19 of the Chico Municipal Code in that the -VE overlay zone directs  
23 implementation of the Valley's Edge Specific Plan by referring to the specific plan's land  
24 use allowances and development standards and directs the use of Title 19 regulations for  
25 administration, permitting procedures, and for land use allowances and development  
26 standards where the specific plan is silent. The land use allowances and development  
27 standards contained in the Valley's Edge Specific Plan are modeled after, and are similar  
28 to, Title 19 land use allowances and development standards, with intentional exceptions

1 to encourage consistency between future development within the specific plan area and  
 2 the goals and actions contained within the specific plan. For example, the VESP contains  
 3 special foothill development standards such as reduced height allowances and increased  
 4 setbacks in response to the site's prominent position, which advances VESP Actions LU-  
 5 4.1, LU-4.2 and LU-4.3 directed at minimizing visual impacts from VESP development.  
 6 The -VE overlay zone will result in uses which are compatible internally within the  
 7 specific plan area and between the specific plan area and surrounding sites.

8 **Section 4.** Table 4-1, Zoning Districts, of subdivision 19.40.010, Zoning Districts Generally,  
 9 of Title 19, Land Use and Development Regulations, is amended as follows, in part, with all other  
 10 existing provisions of Table 4-1 remaining the same:

11 TABLE 4-1

12 ZONING DISTRICTS

Zoning Map Symbol	Zoning District Name	Primary General Plan Land Use Designation and Permitted Densities (1)
<b>Overlay Zoning District</b>		
-VE	Valley's Edge	All designations

17 **Section 5.** 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 otherwise  
 19 invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or  
 20 clauses of this Ordinance or application thereof which can be implemented without the invalid  
 21 provisions, clause, or application, and to this end such provisions and clauses of the Ordinance are  
 22 declared to be severable.

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**Section 6.** This Ordinance shall be effective thirty (30) days following its adoption.

THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of the City of Chico held on January 17, 2023, by the following vote:

AYES: Bennett, Morgan, Tandon, Reynolds, Coolidge

NOES: Winslow

ABSENT: None

ABSTAINED: None

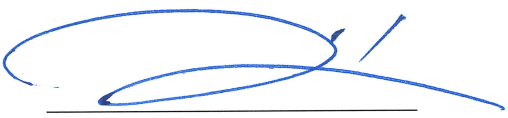
DISQUALIFIED: van Overbeek

ATTEST:

APPROVED AS TO FORM:



Deborah R. Presson  
City Clerk



Vincent C. Ewing, City Attorney\*

\*Pursuant to The Charter of  
the City of Chico, Section 906(E)